

Residential construction in Mazowieckie Voivodship in 2023

15 July 2024

 **100.8**

Indices of the number of dwellings completed y/y

In 2023, more dwellings were completed in Mazowieckie Voivodship than in the previous year. The number of dwellings in which construction had begun and for which permits have been granted or which have been registered with a construction project decreased.

New residential buildings completed¹

In Mazowieckie Voivodship, in 2023, 16005 new residential buildings were completed (i.e. by 6.3% less than a year before). Most of them were completed in rural areas – 10897 (68.1%). Taking into account the number of storeys, the majority were 2-storey (65.7%) and 1-storey buildings (26.9% of new buildings). The average duration of construction of a new residential building amounted to 44.6 months and was 0.5 months longer than in 2022. In urban areas, their construction time decreased by 0.4 months, while in rural areas increased by 0.1 months.

In 2023, private investors built – 11004 new residential buildings (in 2022 – 12191 buildings). Their share in the total number of new residential buildings completed was 68.8% (in 2022 – 71.4%). In terms of the number of dwellings built by private investors, mainly single-dwelling buildings predominated, which in 2023 accounted for 98.2% of the number of new residential buildings completed by private investors.

By 6.3% less new residential buildings were completed

Private investors completed nearly 69% of the total number of new residential buildings

Dwellings completed²

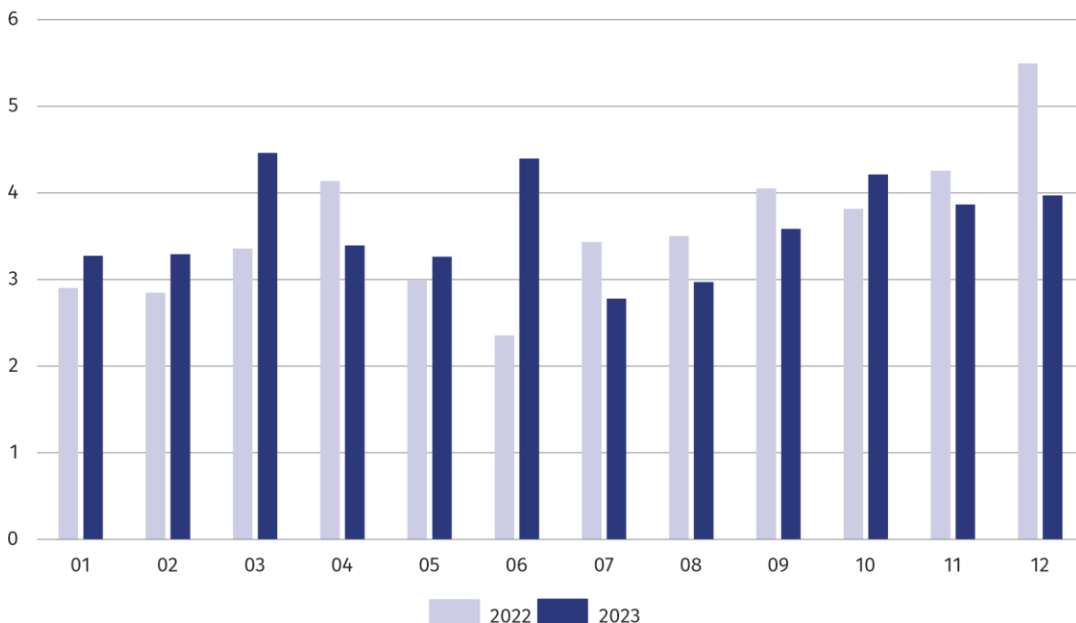
In 2023, 43464 dwellings were completed in Mazowieckie Voivodship (i.e. by 0.8% more than in the previous year). The largest number of dwellings was completed in March – 4461, and the least in July – 2778. The share of dwellings completed in the Voivodship accounted for 19.6% of the total construction output in the country.

The largest group of completed dwellings was built in new residential buildings (99.3%). The rest are dwellings created as a result of enlarging already existing residential buildings (0.5%), created as a result of reconstructing and adapting non-residential spaces in residential buildings (0.1%), as well as in non-residential buildings (0.04%).

¹ Applies to buildings completed as a whole or as first parts of new buildings; does not apply to collective accommodation buildings and single-family buildings not adapted to permanent residence (summer houses and bungalows as well as country residences).² Including dwellings obtained from reconstruction and adaptation of non-residential spaces as well as dwellings in collective accommodation buildings and non-residential buildings.

Chart 1. Dwellings completed

thousand



In the urban areas of the Voivodship, 30313 dwellings were completed (by 2.6% more than a year before), and their share in the total number of dwellings in the Voivodship increased by 1.2 pp. Dwellings completed in m.st. Warszawa accounted for 37.0% of the effects of housing construction in the Voivodship and 53.1% of effects achieved in urban areas (in 2022, respectively 35.9% and 52.3%). In rural areas of the Voivodship, the number of dwellings completed went down by 3.2% in annual terms.

In urban areas, 88.5% of dwellings were built for sale or rent (in m.st. Warszawa 94.0%). In rural areas, more than 66% of dwellings completed were dwellings built by private investors.

In 2023, in Mazowieckie Voivodship, there was an increase in the number of dwellings completed in construction for sale or rent (by 1357), in buildings built by public building societies (by 282), as well as in municipal construction (by 191). Fewer dwellings than a year before were completed in private (by 442), cooperative (by 275) and in company construction (by 16).

Dwellings completed in m.st. Warszawa accounted for nearly 37.0% of total dwellings completed in the Voivodship

Chart 2. Structure of dwellings completed by forms of residential construction

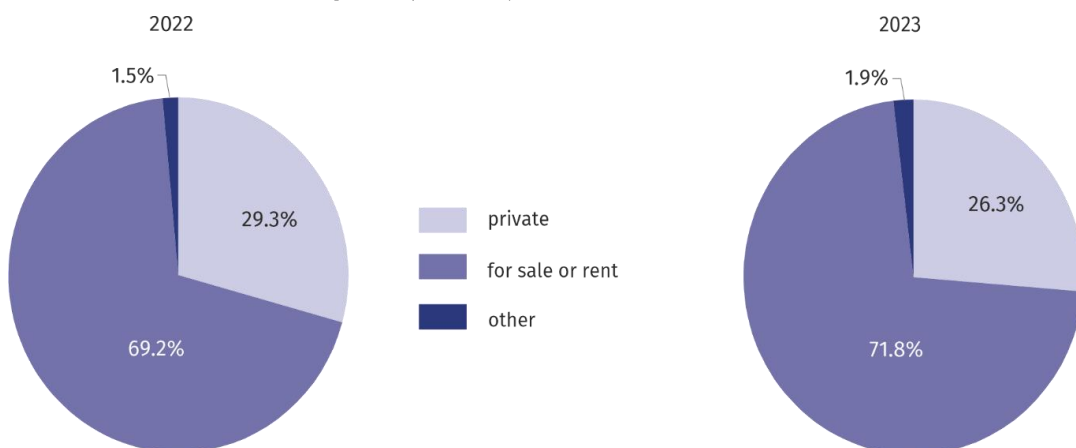


Table 1. Dwellings completed by forms of housing construction in 2023

Specification	Dwellings	Rooms	Useful floor area of dwellings in m ²	
			total	per dwelling
Grand total	43464	157194	3765945	86,6
Urban areas	30313	91689	2069664	68,3
of which m.st. Warszawa	16092	44875	993438	61,7
Rural areas	13151	65505	1696281	129,0
Construction:				
Private	11413	62341	1693418	148,4
For sale or rent	31200	92952	2033357	65,2
Cooperative	191	469	9354	49,0
Municipal	262	538	10873	41,5
Public building society	384	847	18132	47,2
Company	14	47	811	57,9

Standard of dwellings completed

In 2023, the average useful floor area per dwelling completed was 86.6 m² and decreased by 2.6 m² compared to the previous year. Dwellings with the largest average useful floor area were completed in private construction – 148.4 m² (in 2022 – 147.5 m²), the smallest in municipal construction – 41.5 m² (in 2022 – 43.8 m²).

In urban areas, the average useful floor area per dwelling completed amounted to 68.3 m² (in 2022 – 70.2 m²), and in rural areas it was almost twice as large.

Among powiats, the largest average useful floor area per dwelling completed was in the siedlecki powiat – 153.9 m² and it was almost twice as large as the average in the Voivodship. A large average useful floor area per dwelling completed was characterised by dwellings in the powiats: ostrołęcki – 146.9 m², makowski – 144.7 m², szydłowiecki – 141.5 m². Dwellings with the smallest area were built in m.st. Warszawa – 61.7 m², Płock – 63.8 m², Ostrołęka – 68.4 m².

In 2023, dwellings completed in Mazowieckie Voivodship consisted on average of 3.6 rooms (3.7 in 2021). The largest dwellings were completed by investors who built private dwellings – 5.5 rooms, and the smallest by investors who built municipal dwellings – 2.1 rooms.

Dwellings with the largest average useful floor area were completed in private construction – 148.4 m²

The average dwelling completed consisted of 3.6 rooms

Table 2. Dwellings completed by the number of rooms in 2023

Specification	Total	Dwellings – in % – with specified number of rooms							
		1	2	3	4	5	6	7	8 and more
Private construction									
Total	11413	0,2	0,8	3,7	15,1	33,4	29,6	11,4	5,8
Urban areas	2699	0,5	0,7	3,6	13,5	32,0	29,2	12,0	8,4
of which m.st. Warszawa	582	1,9	1,4	4,1	10,8	27,5	28,0	13,9	12,4
Rural areas	8714	0,1	0,8	3,7	15,6	33,8	29,7	11,2	5,0
In addition to private construction									
Total	32051	6,6	34,5	30,6	17,3	7,6	2,7	0,4	0,3
Urban areas	27614	7,3	38,3	32,4	15,8	4,1	1,7	0,2	0,1
of which m.st. Warszawa	15510	8,9	40,1	31,3	15,3	3,3	0,9	0,2	0,1
Rural areas	4437	1,9	10,7	19,3	27,0	29,3	9,2	1,4	1,2

The quality of dwellings completed determines their equipment in technical and sanitary installations. In 2023, nearly 95% of the dwellings were fitted with water supply system, almost 80% with sewage system with the connection to the network, 41% with central heating from the network, nearly 40% with hot water centrally provided and more than 35% with gas from gas supply system.

Intensity of housing construction

In 2023, 7.9 dwellings were completed per 1,000 population (an annual increase of 0.3 points; in urban areas, a 0.2 pp increase, and in rural areas a 0.2 point decrease).

Table 3. Selected indicators concerning dwellings completed in 2023

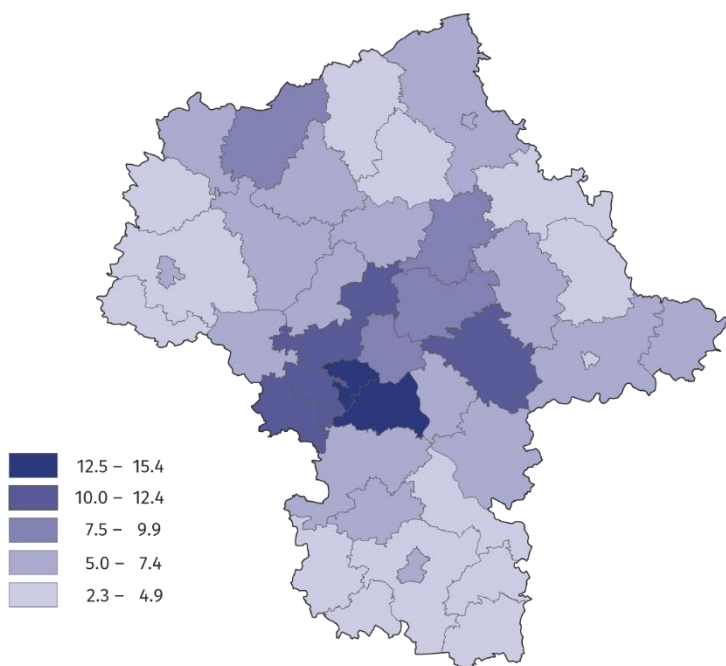
Specification	Voivodship	Urban areas	Rural areas
Dwellings per 1000 population	7,9	8,5	6,8
Dwellings per 1000 contracted marriages	1945	2046	1748
Rooms per 1000 population	28,5	25,7	33,7

Most dwellings per 1000 population were completed in piaseczyński powiat – 15.4 (compared to 13.9 in 2022, pruszkowski – by 14.4 (compared to 13.1 in 2022), żyrardowski – 12.3 (compared to 5.7 in 2022), while the lowest in lipski and makowski powiats – 2.3 each (compared to 3.4 and 4.5, respectively in 2021). In 11 powiats (grodziski, legionowski, miński, mławski, piaseczyński, pruszkowski, warszawski zachodni, wołomiński, wyszkowski, żyrardowski, m.st. Warszawa), the rate adopted a value higher than the voivodship average – 7.9.

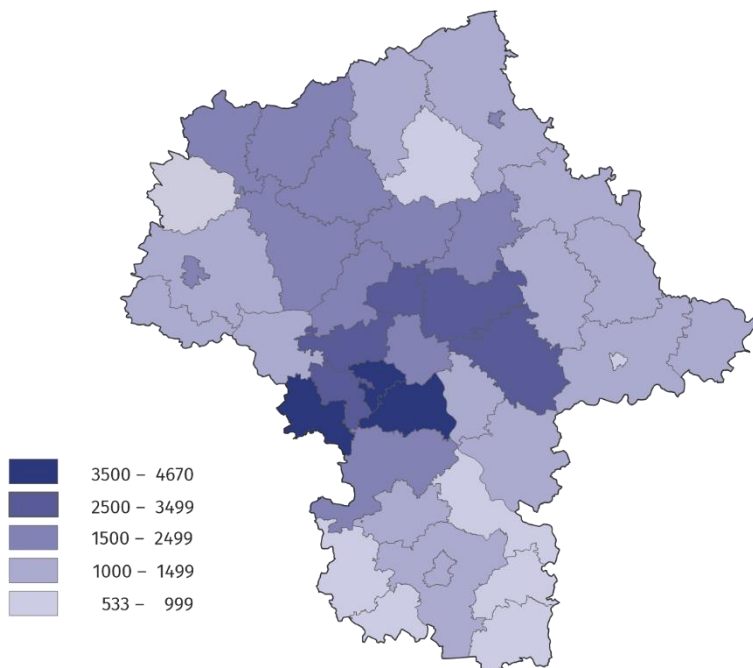
In 2023, the number of dwellings completed per 1000 newly contracted marriages increased and amounted to 1945 (compared to 1838 in 2022); in urban areas – 2046, in rural areas –

1748. In 34 out of 42 powiats of the Voivodship more dwellings were completed than marriages were contracted. The highest rate was recorded in piaseczyński powiat – 4670, the lowest in makowski powiat – 533.

Map 1. Dwellings completed per 1000 population in 2023



Map 2. Dwellings completed per 1000 contracted marriages in 2023



Dwellings in which construction has begun

In 2023, the construction of 36372 dwellings has begun in Mazowieckie Voivodship (i.e. 0.5% less than in 2022). In 2021, dwellings in which construction has begun intended for sale or rent accounted for 69.7%, and dwellings in private construction 28.5%. The remaining 1.8% were investments started by investors in cooperative, municipal, public building society and company construction.

Nearly 70% made up dwellings in which construction has begun intended for sale or rent

Permits granted or registrations with a construction project

In 2023, in Mazowieckie Voivodship the number of dwellings for which permits have been granted or which have been registered with a construction project amounted to 44929 (i.e. 17.0% less than in 2022) with an average area of 84.8 m². 44541 dwellings will be built in new residential buildings (compared to 53434 dwellings in 2022). The remaining dwellings will be built in new non-residential buildings, collective accommodation buildings and in extended and reconstructed residential and non-residential buildings. Of all the apartments for which permits were granted or which were registered with a construction project 24.2% (compared to 23.0% in 2022) will be implemented by private investors.

The number of dwellings for which permits have been granted or which have been registered with a construction project decreased by 17.0%

Chart 3. Residential construction



^a Including dwellings obtained from reconstruction and adaptation of non-residential spaces as well as dwellings in collective accommodation buildings and non-residential buildings.

Table 4. Mazowieckie Voivodship against the background of the country in 2023 – selected data

Specification	Poland	Voivodship	
		Total	Poland=100
New residential buildings completed^a			
number	99807	16005	16,0
cubic volume in thousand m ³	99020,8	19763,6	20,0
Dwellings completed^b			
number	221259	43464	19,6
per 1000 population	5,9	7,9	.
per 1000 contracted marriages	1517	1945	.
Rooms^b			
number	838232	157194	18,8
average number of rooms per dwelling	3,8	3,6	.
Useful floor area per dwelling^b			
in thousand m ²	19903,4	3765,9	18,9
average per dwelling in m ²	90,0	86,6	.
Dwellings completed by forms of residential construction^b:			
private	79365	11413	14,4
for sale or rent	137583	31200	22,7
cooperative	1006	191	19,0
municipal	1232	262	21,3
public building society	2017	384	19,0
company	56	14	25,0

a Applies to buildings completed as a whole or as first parts of new buildings; it does not apply to collective accommodation buildings and single-family buildings not adapted to permanent residence (summer houses and bungalows as well as country residences). b Including dwellings obtained from reconstruction and adaptation of non-residential spaces as well as dwellings in collective accommodation buildings and non-residential buildings.

Table 4. Mazowieckie Voivodship against the background of the country in 2023 – selected data (cont.)

Specification	Poland	Voivodship	
	total		Poland=100
Dwellings in which construction has begun			
number	189093	36372	19,2
private	69607	10367	14,9
for sale or rent	114526	25340	22,1
cooperative	288	47	16,3
municipal	966	115	11,9
public building society	3498	403	11,5
company	208	100	48,1
Dwellings for which permits have been granted or which have been registered with a construction project	241690	44929	18,6
of which private construction	72331	10876	15,0

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[Statistical Bulletin of Mazowieckie Voivodship - quarter 4/2023](#)

[Report on the socio-economic situation of Mazowieckie Voivodship 2024](#)

Data available in databases

[Local Data Bank, Industry and construction](#)

[Knowledge Databases, Construction](#)

Terms used in official statistics

[Private construction](#)

[Municipal construction](#)

[Construction for sale or rent](#)

[Public building society](#)

[Cooperative construction](#)

[Company construction](#)

[Rooms completed](#)

[Dwellings completed](#)

[Useful floor space of a dwelling completed](#)

