

Housing economy in 2019

15.09.2020


The increase in the number of dwellings compared to the previous year

In Poland, as of the end of 2019, there were recorded 14.8 million dwellings (an increase of 1.4 % compared with the end of 2018) with the total useful floor area of 1,101.4 million m², with 56.6 million rooms.

Dwelling stocks

As of 31 December 2019, dwelling stocks located on the territory of Poland amounted to 14.8 million of dwellings with the total useful floor area of 1,101.4 million m², with 56.6 million rooms. Compared to the year before, 197.7 thousand of dwellings were built (an increase of 1.4 %) with the total useful floor area of 17,231.1 thousand m² (an increase of 1.6 %) and 737.3 thousand rooms (an increase of 1.3 %).

As of the end of 2019, dwelling stocks in Poland amounted to 14.8 million

More than 10 million dwellings with the useful floor area of 648 million m² and 35.6 million rooms were located in urban areas. About 4.8 million dwellings with the useful floor area of 453.4 million m² and 21.0 million rooms were located in rural areas. In urban areas the number of dwellings increased by 144.2 thousand (by 1.5 %), while in rural areas the increase was of 53.5 thousand (of 1.1 %).

Total useful floor area amounted to 1,101.4 million m², and the number of rooms to 56.6 million

Table 1. Dwelling stocks (as of 31.12)

Specification	2018			2019			
	Total	Urban areas	Rural areas	Total	2018 = 100	Urban areas	Rural areas
Dwellings in thousands	14 615.1	9 864.8	4 750.3	14 812.8	101.4	10 009.0	4 803.8
Rooms in dwellings in thousands	55 874.3	35 142.3	20 732.0	56 611.6	101.3	35 600.3	21 011.3
Useful floor area of dwellings in thousand m ²	1 084 166.5	637 833.8	446 332.6	1 101 397.6	101.6	647 985.8	453 411.8
Dwellings per 1 000 population	380.5	427.7	309.6	385.9	101.4	434.5	313.0
Dwelling stocks, the average:							
number of rooms in a dwelling	3.82	3.56	4.36	3.82	100.0	3.56	4.37
useful floor area in m ²							
per dwelling	74.2	64.7	94.0	74.4	100.3	64.7	94.4
per person	28.2	27.7	29.1	28.7	101.8	28.1	29.5
number of persons							
per dwelling	2.63	2.34	3.23	2.59	98.5	2.30	3.20
per room	0.69	0.66	0.74	0.68	98.6	0.65	0.73

In 2019, housing conditions in Poland slightly improved compared to the previous years. As of 31 December 2019 the average number of rooms per 1 dwelling amounted to 3.82, while in urban areas to 3.56, and in rural areas to 4.37. However, the average dwelling size amounted

In Poland, housing conditions are slightly improving

to 74.4 m² and increased by 0.2 m² compared to the previous year. In rural areas, dwellings were, on average, by 29.7 m² larger than in urban areas (relevant indicators were 94.4 m² for rural areas, and 64.7 m² for urban areas).

In 2019, compared to the previous year, the average useful floor area per 1 person increased by 0.5 m² and amounted to 28.7 m² (in urban areas it increased from 27.7 m² to 28.1 m², and in rural areas from 29.1 m² to 29.5 m²). Disproportions between urban and rural areas also concerned the degree of population of dwellings. Rural dwellings had denser population than urban dwellings. On average, there were 2.30 persons per 1 dwelling in urban areas, whereas in rural areas 3.20, while the average for Poland was 2.59. At the same time the average number of persons per 1 room in Poland amounted to 0.68, however in rural areas it was higher and amounted to 0.73, while in urban areas – 0.65 person per 1 room.

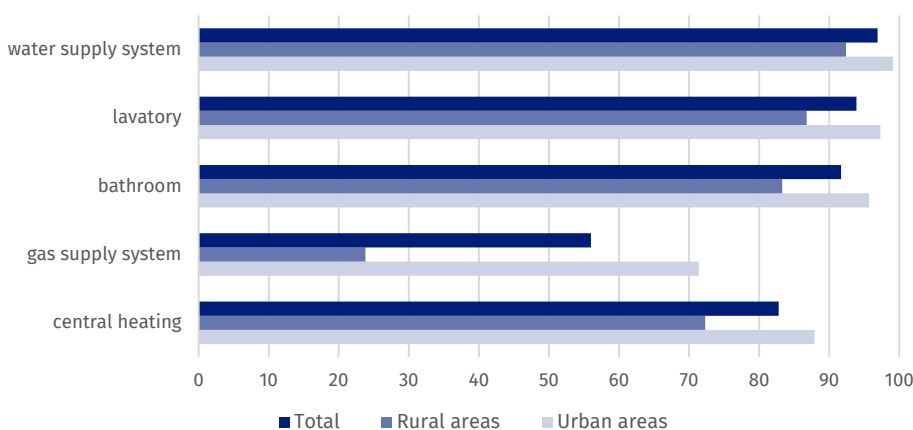
An increasing percentage of dwellings fitted with sanitary and technical installations indicated an improvement in housing conditions of population.

Water supply system were fitted in 96.9 % of dwellings, lavatory was in 93.9 %, and bathroom in 91.7 %, however, every second dwelling was fitted with gas installation.

Disproportions in dwellings fitted with basic installations have been present between urban and rural areas. In urban areas water supply system was fitted in 99.1% of dwellings, lavatory – in 97.3 %, and bathroom – in 95.7 %. In rural areas 92.4 % of dwellings were connected to water supply system, 86.8 % dwellings had lavatory, and 83.3 % had bathroom.

Number of dwellings fitted with sanitary and technical installations increased in 2019 in Poland

Chart 1. Dwellings fitted with installations in % of total number of dwellings in 2019 (as of 31.12.2019)



Gmina's (municipal) dwelling stocks

Gmina's (municipal) dwelling stocks should be understood as premises used for satisfying housing needs, owned by gminas (municipalities). As of the end of 2019, the number of residential premises with rental contracts (excluding replacement premises and temporary premises) amounted to 641,801 and their useful floor area to 28,577.6 thousand m². The average useful floor area of rented premises in gmina's dwelling stocks was 44.5 m².

As of the end of 2019, the number of premises rented from gmina's (municipal) dwelling stock was 641,801

The number of residential premises with social rental agreements¹ amounted to 73,970 and their useful floor area to 2,520.6 thousand m². In addition, as of the end of 2019, gminas had rental contracts for 1,600 temporary premises with useful floor area of 34.7 thousand m².

¹ Concerns contracts for social premises and social premises rental contracts concluded both prior and following the entry into force of the act of 22 March 2018 on amendment of the act of financial support for creation of social premises, sheltered housing, night shelters and shelters for homeless people, the act on protection of rights of occupants, municipal dwelling stock, and amendment of the Civil Code, and amendment of certain other acts.

In 2019, as many as 150 579 households waited for gminas stocks rental (excluding replacement premises and temporary premises). Compared to 2018, the demand for rental of premises being part of gminas dwelling stocks increased by 0.8%.

In the total number of households waiting for gminas housing stocks rental 81,214 of households waited for social renting², of which 47,644 of households under execution of eviction sentences.

Compared to 2018, the number of households waiting for residential premises rental from gminas increased by 0.8 %

Table 2. Households waiting for residential premises and temporary premises rental from gminas dwelling stocks – as of 31.12.2019

Specification	Total	For social renting premises ³		For temporary premises renting
		Total	Of which execution of eviction sentences	
In absolute numbers				
Poland	150 579	81 214	47 644	17 891
Urban areas	130 066	74 110	46 605	17 772
Rural areas	20 513	7 104	1 039	119
Poland = 100%				
Urban areas	86.4	91.3	97.8	99.3
Rural areas	13.6	8.7	2.2	0.7

Housing allowances

In 2019, approx. 2.9 million housing allowances for the total amount of PLN 595.8 million were paid. Analogically to the previous year, the highest number of housing allowances was paid to the users of gminas premises, i.e. 40.6 % and housing cooperatives dwellings – 26.2 %, while the lowest number was paid to the users of dwellings of public building societies – 2.1 %, and other entities – 6.0 %.

The number of paid housing allowances decreased by 11.0 %, while their amount – by 10.4 %

Average amount of housing allowance was PLN 206.9. The highest average amount of the allowance was paid to the users of private premises – PLN 259.9, while the lowest – to the users of premises being part of housing cooperatives stocks – PLN 183.0.

Table 3. Housing allowances

Specification	2018	2017 = 100	2019	2018 = 100
Number of housing allowances paid in thousands	3 235.9	89.2	2 879.0	89.0
Amount of housing allowances paid in thousand PLN	664 796.2	89.0	595 776.0	89.6
Average amount of housing allowance in PLN	205.4	99.8	206.9	100.7

Management of land for housing construction

As for the land being part of gminas stocks meant for housing construction as of the end of 2019, about 57.8 % was located in urban areas, and 65.0 % of land was meant for single-family housing.

Gminas owned 28 088.3 ha of lands destined for housing construction, of which 78.5 % of their total area for single-family housing

Out of the total area of land meant for housing construction, 45.3 % accounted for non-developed land (of which 61.3 % was in urban areas).

² As above.

³ As above.

In 2019, gminas handed over to investors 776.6 ha of land for housing construction, of which 84.8 % were meant for single-family housing. Of the total area of land meant for housing construction 58.4 % accounted for land in urban areas.

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Prepared by:

Trade and Services Department
Director Ewa Adach-Stankiewicz
Office: tel. (+48 22) 608 30 67

Issued by:

The Spokesperson for the President
of the Statistics Poland
Karolina Banaszek
Mobile: (+48) 695 255 011

Press Office

Office: tel. (+48 22) 608 3491, 608 3804

e-mail: obslugaprasowa@stat.gov.pl



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Data available in databases

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Terms used in official statistics

[Dwelling](#)

[Useful floor area of a dwelling](#)

[Room](#)

[Housing allowance](#)

[Common lands](#)