

# Housing economy in 2020

**14.09.2021**


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

**In Poland, as of the end of 2020, there were recorded over 15.0 million dwellings (an increase of 1.4 % compared to the end of 2019) with the total useful floor area of 1,118.8 million m<sup>2</sup>, with 57.4 million rooms.**

## Dwelling stocks

As of 31 December 2020, dwelling stocks located on the territory of Poland amounted to over 15.0 million of dwellings with the total useful floor area of 1,118.8 million m<sup>2</sup>, with 57.4 million rooms.

Compared to the year before, 202.6 thousand of dwellings were built (an increase of 1.4 %) with the total useful floor area of 17,415.6 thousand m<sup>2</sup> (an increase of 1.6 %) and 746.2 thousand rooms (an increase of 1.3 %).

More than 10 million dwellings with the useful floor area of 658 million m<sup>2</sup> and 36.1 million rooms were located in urban areas. Almost 4.9 million dwellings with the useful floor area of 460.8 million m<sup>2</sup> and 21.3 million rooms were located in rural areas. In urban areas the number of dwellings increased by 144.9 thousand (by 1.4 %), while in rural areas the increase was of 57.7 thousand (of 1.2 %).

**Table 1. Dwelling stocks (as of 31.12)**

| Specification   | 2019        |             |             | 2020        |            |             |             |
|---|-------------|-------------|-------------|-------------|------------|-------------|-------------|
|   | Total       | Urban areas | Rural areas | Total       | 2019 = 100 | Urban areas | Rural areas |
| Dwellings in thousands                                    | 14 812.8    | 10 009.0    | 4 803.8     | 15 015.3    | 101.4      | 10 153.8    | 4 861.5     |
| Rooms in dwellings in thousands                           | 56 611.6    | 35 600.3    | 21 011.3    | 57 357.8    | 101.3      | 36 052.8    | 21 305.0    |
| Useful floor area of dwellings in thousand m <sup>2</sup> | 1 101 397.6 | 647 985.8   | 453 411.8   | 1 118 813.2 | 101.6      | 658 039.2   | 460 774.0   |
| Dwellings per 1 000 population                            | 385.9       | 434.5       | 313.0       | 392.4       | 101.7      | 443.3       | 316.5       |
| Dwelling stocks, the average:                             |             |             |             |             |            |             |             |
| number of rooms in a dwelling                             | 3.82        | 3.56        | 4.37        | 3.82        | 100.0      | 3.55        | 4.38        |
| useful floor area in m <sup>2</sup>                       |             |             |             |             |            |             |             |
| per dwelling  | 74.4        | 64.7        | 94.4        | 74.5        | 100.1      | 64.8        | 94.8        |
| per person  | 28.7        | 28.1        | 29.5        | 29.2        | 101.7      | 28.7        | 30.0        |
| number of persons   |             |             |             |             |            |             |             |
| per dwelling  | 2.59        | 2.30        | 3.20        | 2.55        | 98.5       | 2.26        | 3.16        |
| per room  | 0.68        | 0.65        | 0.73        | 0.67        | 98.5       | 0.64        | 0.72        |

In 2020, housing conditions in Poland slightly improved compared to the previous years. As of 31 December 2020 the average number of rooms per 1 dwelling amounted to 3.82, in urban areas to 3.55, and in rural areas to 4.38. However, the average dwelling size amounted to 74.5 m<sup>2</sup> and increased by 0.1 m<sup>2</sup> compared to the previous year. In rural areas, dwellings

In Poland, housing conditions are slightly improving

were, on average, by 30.0 m<sup>2</sup> larger than in urban areas (relevant indicators were 94.8 m<sup>2</sup> for rural areas, and 64.8 m<sup>2</sup> for urban areas).

In 2020, compared to the previous year, the average useful floor area per 1 person increased by 0.5 m<sup>2</sup> and amounted to 29.2 m<sup>2</sup> (in urban areas increased from 28.1 m<sup>2</sup> to 28.7 m<sup>2</sup>, and in rural areas from 29.5 m<sup>2</sup> to 30.0 m<sup>2</sup>). 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 2.26 persons per 1 dwelling in urban areas, whereas in rural areas 3.16, while the average for Poland was 2.55. At the same time the average number of persons per 1 room in Poland amounted to 0.67, however in rural areas it was higher and amounted to 0.72, while in urban areas – 0.64 person per 1 room.

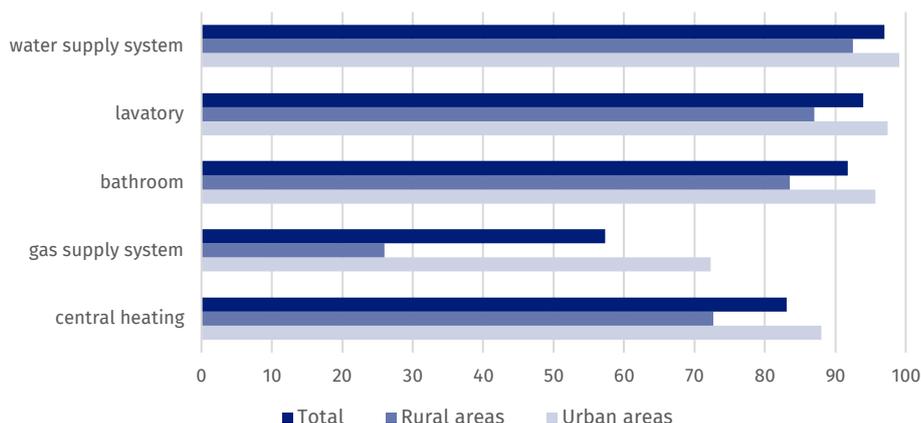
An increasing percentage of dwellings fitted with sanitary and technical installations indicated an improvement in housing conditions of population.

Water supply system were fitted in 97,0 % of dwellings, lavatory was in 94,0 %, and bathroom in 91.8 %. 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 97.4 %, and bathroom – in 95.7 %. In rural areas 92.5 % of dwellings were connected to water supply system, 87,0 % dwellings had lavatory, and 83.5 % had bathroom.

Number of dwellings fitted with sanitary and technical installations increased in 2020 in Poland

**Chart 1. Dwellings fitted with installations in % of total number of dwellings in 2020 (as of 31.12)**



### Gmina's dwelling stocks

Gmina's dwelling stocks should be understood as premises used for satisfying housing needs, owned by gmina. As of the end of 2020, the number of residential premises with rental contracts (excluding replacement premises and temporary premises) amounted to 648,374 and their useful floor area to 28,727.0 thousand m<sup>2</sup>. Compared to the 2019, the number of rental contracts for such dwellings increased by 6,573 (i.e. by 1.0 %), and useful floor area of such premises rose by 149.5 thousand m<sup>2</sup> (a rise of 0.5 %). The average useful floor area of rented premises in gmina's dwelling stocks was 44.3 m<sup>2</sup>.

As of the end of 2020, the number of premises rented from gmina's dwelling stocks was 648,374

As of 31 December 2020 the number of residential premises with social rental agreements<sup>1</sup> amounted to 65,846 and was lower by 11.0 % compared to 2019, and their useful floor area to 2,239.0 thousand m<sup>2</sup> (a decrease of 11.2 % compared to 2019). In addition, as of the end of 2020, gminas had rental contracts for 1,760 temporary premises with useful floor area of 39.3 thousand m<sup>2</sup>.

<sup>1</sup> Data for 2019 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 2020, as many as 136,156 households waited for gminas' stocks rental (excluding replacement premises and temporary premises). Compared to 2019, the demand for rental of premises being part of gminas' dwelling stocks decreased by 9.6 %.

In the total number of households waiting for gminas' housing stocks rental 74,859 of households waited for social renting<sup>2</sup> (a decrease of 7.8 % compared to 2019), of which 43,406 of households under execution of eviction sentences (a decrease of 8.9 %).

Compared to 2019, the number of households waiting for residential premises rental from gminas decreased by 9.6 %

**Table 2. Households waiting for residential premises and temporary premises rental from gminas' dwelling stocks – as of 31.12.2020**

| Specification       | Total   | Social renting premises <sup>3</sup> |  | Temporary premises renting |
|---------------------|---------|--------------------------------------|--|----------------------------|
|                     |         | Total                                | Of which execution of eviction sentences |                            |
| In absolute numbers |         |                                      |  |                            |
| Poland              | 136 156 | 74 859                               | 43 406                                   | 16 898                     |
| Urban areas         | 117 080 | 68 436                               | 42 479                                   | 16 779                     |
| Rural areas         | 19 076  | 6 423                                | 927                                      | 119                        |
| Poland = 100 %      |         |                                      |  |                            |
| Urban areas         | 86.0    | 84.4                                 | 89.3                                     | 91.4                       |
| Rural areas         | 14.0    | 15.6                                 | 10.7                                     | 8.6                        |

### Housing allowances

In 2020, approx. 2.6 million housing allowances for the total amount of PLN 580.8 million were paid. Analogically to the previous year, the highest number of housing allowances was paid to the users of gminas' premises, i.e. 40.4 % and housing cooperatives dwellings – 25.9 %, while the lowest number was paid to the users of dwellings of public building societies – 2.1 %, and other entities – 5.8 %.

The number of paid housing allowances decreased by 11.5 %, while their amount – by 2.5 %

Average amount of housing allowance was PLN 225.48. The highest average amount of the allowance was paid to the users of private premises – PLN 281.30, while the lowest – to the users of premises being part of housing condominiums – PLN 196.78.

**Table 3. Housing allowances**

| Specification                                     | 2019      | 2018 = 100 | 2020      | 2019 = 100 |
|---|-----------|------------|-----------|------------|
| Number of housing allowances paid in thousands    | 2 879.0   | 89.0       | 2 575.7   | 89.5       |
| Amount of housing allowances paid in thousand PLN | 595 776.0 | 89.6       | 580 759.5 | 97.5       |
| Average amount of housing allowance in PLN        | 206.94    | 100.7      | 225.48    | 109.0      |

<sup>2</sup> As above.

<sup>3</sup> As above.

## Management of land for housing construction

As for the land being part of gminas' stocks meant for housing construction as of the end of 2020, about 57.9 % was located in urban areas, with 65.3 % of urban land meant for single-family housing.

Out of the total area of land meant for housing construction, 44.6 % accounted for improved land (of which 61.5 % was in urban areas).

In 2020, gminas handed over to investors 921.6 ha of land for housing construction, of which 83.9 % were meant for single-family housing. Of the total area of land meant for housing construction 54.9 % accounted for land in urban areas.

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Gminas owned 27 698.3 ha of lands destined for housing construction, of which 78.6 % of their total area for single-family housing

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#### **Related information**

[Housing economy in 2019](#)

[Housing Economy and Municipal infrastructure in 2019](#)

#### **Data available in databases**

[Local Data Bank](#)

[Knowledge Databases \(DBW\) Municipal and Dwelling Infrastructure](#)

#### **Terms used in official statistics**

[Dwelling](#)

[Useful floor area of a dwelling](#)

[Room](#)

[Housing allowance](#)

[Common lands](#)