

# Housing economy in 2022

14.09.2023


**1,4%**

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

In Poland, as of the end of 2022, there were recorded over 15.6 million dwellings (an increase of 1.4 % compared to the end of 2021) with the total useful floor area 1 172,9 million m<sup>2</sup>, with 59.7 million rooms.

## Dwelling stocks

As of 31 December 2022, dwelling stocks located on the territory of Poland amounted to over 15.6 million (an increase of 1.4 %) of dwellings with the total useful floor area of 1,172.9 million m<sup>2</sup> (an increase of 1.7 %) with 59.7 million rooms (an increase of 1.4 %).

Compared to the 2021 year, 215.7 thousand of dwellings were built with the total useful floor area of 19,098.3 thousand m<sup>2</sup> and 812.9 thousand rooms.

Almost 10.6 million dwellings with the useful floor area of 684.3 million m<sup>2</sup> and 37.0 million rooms were located in urban areas. More than 5.0 million dwellings with the useful floor area of 488.6 million m<sup>2</sup> and 22.7 million rooms were in rural areas. In urban areas the number of dwellings increased by 148.2 thousand (by 1.4 %), while in rural areas the increase was 67.5 thousand (also 1.4 %).

**Table 1. Dwelling stocks (as of 31 December)**

Specification	2021			2022			
	Total	Urban areas	Rural areas	Total	2021 = 100	Urban areas	Rural areas
Dwellings in thousands	15 359.5	10 412.9	4 946.6	15 575.2	101.4	10 561.1	5 014.1
Rooms in dwellings in thousands	58 915.5	36 558.5	22 357.0	59 728.4	101.4	37 031.6	22 696.7
Useful floor area of dwellings in thousand m <sup>2</sup>	1 153 821.3	673 814.5	480 006.8	1 172 919.6	101.7	684 342.8	488 576.7
Dwellings per 1 000 population	405.2	460.3	323.7	412.4	101.8	469.6	328.2
Dwelling stocks, the average:							
number of rooms in a dwelling	3.84	3.51	4.52	3.83	99.7	3.51	4.53
useful floor area in m <sup>2</sup> :							
per dwelling	75.1	64.7	97.0	75.3	100.3	64.8	97.4
per person	30.4	29.8	31.4	31.1	102.3	30.4	32.0
number of persons:							
per dwelling	2.47	2.17	3.09	2.42	98.0	2.13	3.05
per room	0.64	0.62	0.68	0.63	98.4	0.61	0.67

In 2022 housing conditions in Poland slightly improved. The average dwelling size amounted to 75.3 m<sup>2</sup> and increased by 0.2 m<sup>2</sup> in comparison with the previous year. The average useful floor area per 1 person increased by 0.7 m<sup>2</sup> and amounted to 31.1 m<sup>2</sup> (in urban areas increased from 29.8 m<sup>2</sup> to 30.4 m<sup>2</sup>, and in rural areas from 31.4 m<sup>2</sup> to 32.0 m<sup>2</sup>).

In Poland housing conditions slightly improved

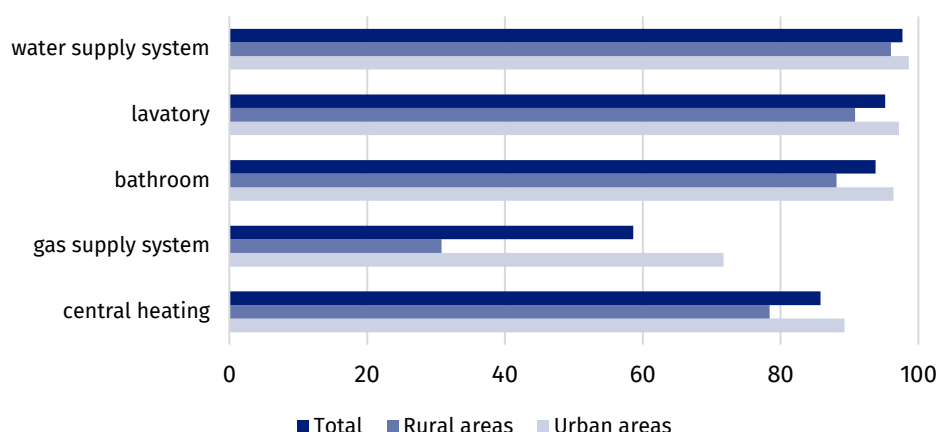
In rural areas, dwellings were on average 32.6 m<sup>2</sup> larger than in urban areas (relevant indicators were 97.4 m<sup>2</sup> for rural areas, and 64.8 m<sup>2</sup> for urban areas). As of 31 December 2022, the average number of rooms per 1 dwelling reached 3,83. In rural areas it amounted to 4.53, and it was significantly (over 29 %) higher than in urban areas (3.51).

There were 470 dwellings per 1000 residents in urban areas, while in rural areas only 328. Disproportions between urban and rural areas also concerned the density of population in dwellings. There were 213 persons per 100 dwellings in urban areas, whereas in rural areas 305, and the average for Poland was 242. The average number of persons per 1 room amounted to 0.63, whereby in rural areas it was higher (0.67) than in urban areas (0.61).

High percentage of dwellings fitted with sanitary and technical installations indicated an improvement in housing conditions of population. Water supply system was fitted in 97.7 % of dwellings, lavatory in 95.2 %, bathroom in 93.8 %, and 58.6 % dwelling were fitted with gas installation. Disproportions in dwellings fitted with basic installations have been present between urban and rural areas. In urban areas, share of dwellings fitted with installations was higher than in rural areas (gas installations - a deviation of 40.9 p.p., bathroom 8.3 p.p., lavatory 6.4 p.p., and water supply system 2.6 p.p.).

In 2022, there were disproportions between urban and rural areas in dwellings fitted with basic installations

**Chart 1. Dwellings fitted with installations in % of total number of dwellings in 2022 (as of 31 December)**



### 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 2022, the number of residential premises with rental contracts (excluding replacement premises and temporary premises) amounted to 619,699 and their useful floor area to 27,447.9 thousand m<sup>2</sup>. Compared to 2021, the number of rental contracts for such dwellings decreased by 11,029 (1.75 %), and useful floor area of such premises decreased by 637.5 thousand m<sup>2</sup> (2.3%). The average useful floor area of rented premises in gmina's dwelling stocks did not change in comparison with the 2021, and it was 44.3 m<sup>2</sup>.

As of the end of 2022, the number of premises rented from gmina's dwelling stocks was 619,699.

As of 31 December 2022, the number of residential premises with social rental agreements amounted to 65,643 and was lower by only 0.9 % (compared to 2021), and their useful floor area to 2,277.7 thousand m<sup>2</sup> (a decrease of 0.4 %). Gminas had rental contracts for 1,826 temporary premises with useful floor area of 41.7 thousand m<sup>2</sup>.

In 2022, as many as 126,425 households waited for gminas' stocks rental (excluding replacement premises and temporary premises). Compared to 2021, number of households waited for rental of premises being part of gminas' dwelling stocks decreased by 2.0 %.

70,192 households waited for social renting (a decrease of 1,5 % compared to 2021), of which 40,026 of households under execution of eviction sentences (a decrease of 4.8 %).

Compared to 2021, number of households waiting for residential premises rental from gminas decreased by 2.0 %.

**Table 2. Households waiting for residential premises and temporary premises rental from gminas' dwelling stocks – as of 31 December 2022**

Specification	Total	Social renting premises		Temporary premises renting
		Total	Of which execution of eviction sentences	
In absolute numbers				
Poland	126 425	70 192	40 026	16 537
Urban areas	108 565	64 070	39 283	16 406
Rural areas	17 860	6 122	743	131
Poland = 100				
Urban areas	85,9	91,3	98,7	99,2
Rural areas	14,1	8,7	1,9	0,8

### Housing allowances

In 2022, over 2.6 million housing allowances were paid, 166,500 more than in 2021. Their total amount reached PLN 730.5 million and it was PLN 115.3 mln higher than in the previous year. There was the domination of housing allowances (in their total number) that was paid to the users of gminas' premises (39.0 % share) and housing cooperatives dwellings (26.8 % share). The share of allowances paid to the users of dwellings of public building societies and other entities occurred to be very low (2.4 % and 4.8 %).

Average amount of housing allowance was PLN 275.8. The average amount of the allowance that was paid to the users of dwellings of public building societies reached PLN 333.5, while the lowest (PLN 239.2) to the users of premises being part of housing condominiums.

The number of paid housing allowances increased by 6.7 %, and their amount by 18.7 %.

**Table 3. Housing allowances**

Specification	2021	2020 = 100	2022	2021 = 100
Number of housing allowances paid in thousands	2 482,2	96,4	2 648,7	106,7
Amount of housing allowances paid in thousand PLN	615 192,2	105,9	730 520,9	118,7
Average amount of housing allowance in PLN	247,8	109,9	275,8	111,3

### Management of land for housing construction

In Poland, land (not built up) being part of gminas' stocks meant for housing construction, comprised 27 356.0 ha. As of the end of 2022, 58.6 % such a kind of land was located in urban areas, of which 64.3 % of urban land meant for single-family housing.

Out of the total area of land meant for housing construction, 43.3 % accounted for land with infrastructure facilities (of which 62.6 % was in urban areas).

In 2022, gminas handed over to investors 908.7 ha of land for housing construction, of which 79.7 % were meant for single-family housing. Of the total area of land meant for housing construction, 57.2 % accounted for land in urban areas.

Gminas owned 27 356.0 ha of land destined for housing construction, of which 77.0 % of their total area for single-family housing

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#### **Related information**

[Housing Economy in 2021](#)

[Housing Economy and Municipal Infrastructure in 2021](#)

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

[Local Data Bank](#)

[Knowledge Database Municipal and Dwelling Infrastructure](#)

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

[Dwelling](#)

[Dwellings owned by a gmina](#)

[Dwelling stocks](#)

[Housing allowance](#)

[Households awaiting the rental of premises from a gmina](#)

[Improved lands](#)

[Social renting](#)