

Housing economy in 2023

16.09.2024 r.


1,3%

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

In Poland, as of the end of 2023, there were recorded over 15.7 million dwellings (an increase of 1.3 % compared to the end of 2022) with the total useful floor area 1 190,7 million m², with 60,5 million rooms.

Dwelling stocks

As of 31 December 2023, dwelling stocks located on the territory of Poland amounted to over 15.7 million (an increase of 1.3 %) of dwellings with the total useful floor area of 1,190.7 million m² (an increase of 1.5 %) with 60.5 million rooms (an increase of 1.3 %).

Compared to the 2022 year, number of dwellings an increase of 204.1 thousand , and the total useful floor area an increase of of 17,748.4 thousand m² and 753.3 thousand rooms.

Almost 10.7 million dwellings with the useful floor area of 694.4 million m² and 37.5 million rooms were located in urban areas. More than 5.0 million dwellings with the useful floor area of 496.2 million m² and 22.9 million rooms were in rural areas. In urban areas the number of dwellings increased by 144.1 thousand (by 1.4 %), while in rural areas the increase was 59.9 thousand (by 1.2 %).

Table 1. Dwelling stocks (as of 31 December)

Specification	2022			2023			
	Total	Urban areas	Rural areas	Total	2022=100	Urban areas	Rural areas
Dwellings in thousands	15 575.2	10 561.1	5 014.1	15 779.2	101.3	10 705.2	5074.0
Rooms in dwellings in thousands	59 728.4	37 031.6	22 696.7	60 481.7	101.3	37 485.4	22 99.3
Useful floor area of dwellings in thousand m ²	1 172 919.6	684 342.8	488 576.7	1 190 667.9	101.5	694 424.5	496 243.4
Dwellings per 1 000 population	412.4	469.6	328.2	419.3	101.7	478.4	332.5
Dwelling stocks, the average:							
number of rooms in a dwelling	3.83	3.51	4.53	3.83	100.0	3.50	4.53
useful floor area in m ² :							
per dwelling	75.3	64.8	97.4	75.5	100.3	64.9	97.8
per person	31.1	30.4	32.0	31.6	101.6	31.0	32.5
number of persons:							
per dwelling	2.42	2.13	3.05	2.39	98.8	2.09	3.01
per room	0.63	0.61	0.67	0.62	98.4	0.60	0.66

In 2023 housing conditions in Poland slightly improved. The average dwelling size amounted to 75.5 m² and increased by 0.2 m² in comparison with the previous year. The average useful floor area per 1 person increased by 0.5 m² and amounted to 31.6 m² (in urban areas increased from 30.4 m² to 31.0 m², and in rural areas from 32.0 m² to 32.5 m²).

In Poland housing conditions slightly

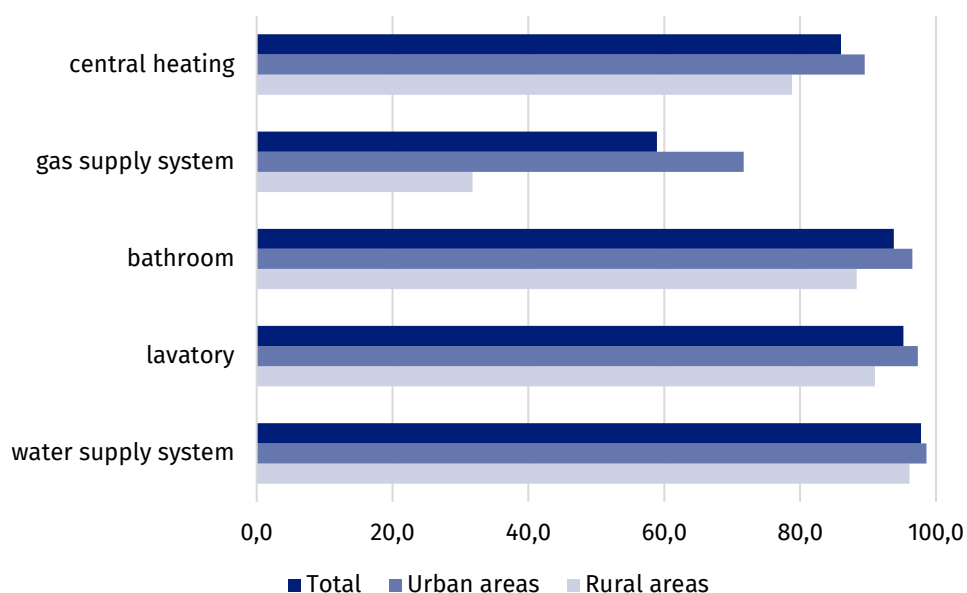
In rural areas, dwellings were on average 32.9 m² larger than in urban areas (relevant indicators were 97.8 m² for rural areas, and 64.9 m² for urban areas). As of 31 December 2023, the average number of rooms per 1 dwelling reached 3,83. In rural areas it amounted to 4.53, and it was significantly (by 29.4 %) higher than in urban areas (3.50).

There were 478 dwellings per 1000 residents in urban areas, while in rural areas only 332. Disproportions between urban and rural areas also concerned the density of population in dwellings. There were 209 persons per 100 dwellings in urban areas, whereas in rural areas 301, and the average for Poland was 238. The average number of persons per 1 room amounted to 0.62, whereby in rural areas it was higher (0.66) than in urban areas (0.60).

High percentage of dwellings fitted with sanitary and technical installations indicated an improvement in housing conditions of population. Water supply system was fitted in 97.8 % of dwellings, lavatory in 95.2 %, bathroom in 93.8 %, and 58.9 % 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 39.9 p.p., bathroom 8.2 p.p., lavatory 6.3 p.p., and water supply system 2.5 p.p.).

In 2023, 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 2023 (as of 31 December)



Gminas' dwelling stocks

Gminas' dwelling stocks should be understood as premises used for satisfying housing needs, owned by gmina. As of the end of 2023, the number of residential premises with rental contracts (excluding replacement premises and temporary premises) amounted to 603,241 and their useful floor area to 26,836.2 thousand m². Compared to 2022, the number of rental contracts for such dwellings decreased by 16,458 (2.66 %), and useful floor area of such premises decreased by 611.7 thousand m² (2.23%). The average useful floor area of rented premises in gminas' dwelling stocks increased by 0.2 m² in comparison with the 2022, and it was 44.5 m².

As of the end of 2023, the number of premises rented from gminas' dwelling stocks was 603,241

As of 31 December 2023, the number of residential premises with social rental agreements amounted to 63,779 and was lower by 2.8 % (compared to 2022), and their useful floor area to

2,220.4 thousand m² (a decrease of 2.5 %). Gminas had rental contracts for 1,827 temporary premises with useful floor area of 43.5 thousand m².

In 2023, as many as 123,805 households waited for gminas' stocks rental (excluding replacement premises and temporary premises). Compared to 2022, number of households waited for rental of premises being part of gminas' dwelling stocks decreased by 2.1 %. 67,372 households waited for social renting (a decrease of 4,0 % compared to 2022), of which 38,274 of households under execution of eviction sentences (a decrease of 4.4 %).

Compared to 2022, number of households waiting for residential premises rental from gminas decreased by 2.1 %

Table 2. Households waiting for residential premises and temporary premises rental from gminas' dwelling stocks – as of 31 December 2023

Specification	Total	Social renting premises		Temporary premises renting
		Total	Of which execution of eviction sentences	
In absolute numbers				
Poland	123 805	67 372	38 274	15 751
Urban areas	106 188	61 349	37 591	15 616
Rural areas	17 617	6 023	683	135
Poland = 100				
Urban areas	8.8	91.1	98.2	99.1
Rural areas	14.2	8.9	1.8	0.9

Housing allowances

In 2023, over 2.6 million housing allowances were paid, 159,900 more than in 2022. Their total amount reached PLN 879.3 million and it was PLN 148.8 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 (37.6 % share) and housing cooperatives dwellings (27.4 % share). The share of allowances paid to the users of dwellings of public building societies and other entities occurred to be very low (2.5 % and 4.9 %). Average amount of housing allowance was PLN 313.1. The average amount of the allowance that was paid to the users of dwellings of private units reached PLN 365.4 and was the highest, while the lowest (PLN 277.3) to the users of premises being part of housing condominiums.

The number of paid housing allowances increased by 6.0 %, and their amount by 20.4 %

Table 3. Housing allowances

Specification	2022	2021 = 100	2023	2022 = 100
Number of housing allowances paid in thousands	2 648.7	106.7	2 808.6	106.0
Amount of housing allowances paid in thousand PLN	730 520.9	118.7	879 301.2	120.4
Average amount of housing allowance in PLN	275.8	111.3	313.1	113.5

Management of land for housing construction

In Poland, land (not built up) being part of gminas' stocks meant for housing construction, comprised 24,431.0 ha. As of the end of 2023, 62.5 % such a kind of land was located in urban areas, of which 64.0 % of urban land meant for single-family housing. Out of the total area of land meant for housing construction, 48.0 % accounted for land with infrastructure facilities (of which 62.5 % was in urban areas).

In 2023, gminas handed over to investors 679.1 ha of land for housing construction, of which 79.2 % were meant for single-family housing. Of the total area of land meant for housing construction, 55.8 % accounted for land in urban areas.

Gminas owned 24,431.4.0 ha of land destined for housing construction, of which 75.8 % of their total area for single-family housing

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Related information

[Housing Economy in 2022](#)

[Housing Economy and Municipal Infrastructure in 2022](#)

[Housing conditions in Poland according to the results of the National Population and Housing Census 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](#)