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Sommario/riassunto	<p>Development activity in Poland has been expanding constantly for almost 30 years. Although initially the transformation period was not favourable for developers, today the number of apartments delivered by them is the largest since the 1990s. This activity, however, is strongly diversified in terms of territory, both on a supranational basis as well as within a given country. Therefore, it can be said that a variety of factors influence development activity. The main goal of this monography was to identify potential factors of the growth of development activity in the Polish residential market and to determine the gradation of their validity using, among others, statistical and econometric tools based on the example of selected cities, as well as to present the consequences of differences in this area and to indicate the possibility of improving the conditions of development activity in the examined market. The surveys carried out using quantitative and qualitative methods have shown that development activity is influenced by both nationwide and local factors as well as those resulting from the specificity of real estate or the developer. Therefore, this activity should be stimulated through the use of all the determinants described in the monography. This requires a conscious involvement of both government and local government entities which should be vitally</p>

interested in improving the functioning of the residential market as well as the dynamics and effects of development activity in this market. Otherwise, the housing conditions of Poland's population will improve at a very slow pace, differing significantly from social expectations.
