

Residential construction¹ in the period of January-April 2022

23.05.2022


102.0

Index number of dwellings completed y/y

In the first four months of 2022, there were more dwellings completed than the year before. Whereas the number of dwellings for which permits have been granted or which have been registered with a construction project as well as dwellings in which construction has begun decreased.

Dwellings completed

According to the preliminary data, 73.5 thousand dwellings were completed in the period of January-April 2022, i.e. 2.0% more than in the previous year. **Developers** completed 40.6 thousand dwellings – by 3.1% less than in 2021, whereas **private investors** completed 31.6 thousand dwellings, i.e. by 10.2% more. Within these forms of construction, 98.2% of the total number of newly completed dwellings was built. Within **other forms** of construction, i.e. cooperative, municipal, public building society and company construction 1 281 dwellings were completed (1 501 in the previous year).

The total useful floor area of dwellings completed amounted to 7.1 million m², i.e. by 4.1% more than a year ago and the average useful floor area of 1 dwelling was 97.0 m².

Developers and private investors completed respectively: 55.2% and 43.0% of the total number of dwellings

Table 1. Dwellings completed

SPECIFICATION	04 2022			01-04 2022	
	Number of dwellings	04 2021=100	03 2022=100	Number of dwellings	01-04 2021=100
TOTAL	18 764	98.7	89.3	73 506	102.0
Private	7 427	102.2	79.7	31 626	110.2
For sale or rent	11 250	99.0	100.7	40 599	96.9
of which for rent	48	almost 13-fold less	40.7	300	36.7
Cooperative	74	60.7	over 5-fold less	653	101.6
Municipal	13	almost 10-fold less	325.0	166	26.3
Public building society	-	.	.	432	192.9
Company	-	.	.	30	10- fold more

¹ Reported data – subject to change upon developing quarterly reports.

Dwellings for which permits have been granted or which have been registered with a construction project

From January to the end of April of 2022, permits and registrations have been granted for construction of 105.6 thousand dwellings, i.e. by 5.5% less than in the corresponding period of 2021. Permits for construction of the biggest number of dwellings were given to **developers** (70.2 thousand, a decrease of 4.6% y/y) and to **private investors** (33.4 thousand, a decrease of 10.6%). Within these forms of construction, permits have been granted and registrations with a construction project were made for 98.1% of dwellings in total. In **other forms** of construction 2 044 dwellings for which permits have been granted or which have been registered with a construction project were noted (833 dwellings in the previous year).

The number of dwellings for which permits have been granted or which have been registered with a construction project decreased in the period of 01-04 2022 by 5.5% y/y

Table 2. Dwellings for which permits have been granted or which have been registered with a construction project

SPECIFICATION	04 2022			01-04 2022	
	Number of dwellings	04 2021=100	03 2022=100	Number of dwellings	01-04 2021=100
TOTAL	27 836	102.5	92.6	105 644	94.5
Private	8 948	88.1	87.6	33 371	89.4
For sale or rent	18 209	107.4	96.3	70 229	95.4
Cooperative	119	119- fold more	51.1	417	110.3
Municipal	210	617.6	56.1	831	290.6
Public building society	350	almost 16- fold more	105.7	793	486.5
Company	-	.	.	3	50.0

Dwellings in which construction has begun

From the beginning of the year till the end of April 2022, the number of dwellings in which construction has begun was 42.8 thousand, i.e. by 18.3% less than a year ago. **Developers** have started construction of 42.8 thousand dwellings (by 22.6% less), and **private investors** of 29.6 thousand (by 10.5% less). Altogether the share of these forms of construction was 98.6% of the total number of dwellings. In **other forms** of construction the number of dwellings in which construction has begun was 1 045 (1 609 in the previous year).

Table 3. Dwellings in which construction has begun

SPECIFICATION	04 2022			01-04 2022	
	Number of dwellings	04 2021=100	03 2022=100	Number of dwellings	01-04 2021=100
TOTAL	20 173	76.8	85.4	73 460	81.7
Private	8 790	80.1	85.3	29 645	89.5
For sale or rent	11 095	73.5	85.2	42 770	77.4
of which for rent	11	over 9-fold less	27.5	206	75.7
Cooperative	148	78.7	86.0	323	48.1
Municipal	80	20- fold more	296.3	189	173.4
Public building society	60	.	73.2	501	60.5
Company	-	.	.	32	.

It is estimated that at the end of April 2022, there were 871.3 thousand dwellings under construction, i.e. by 2.9% more than in the corresponding period of 2021.

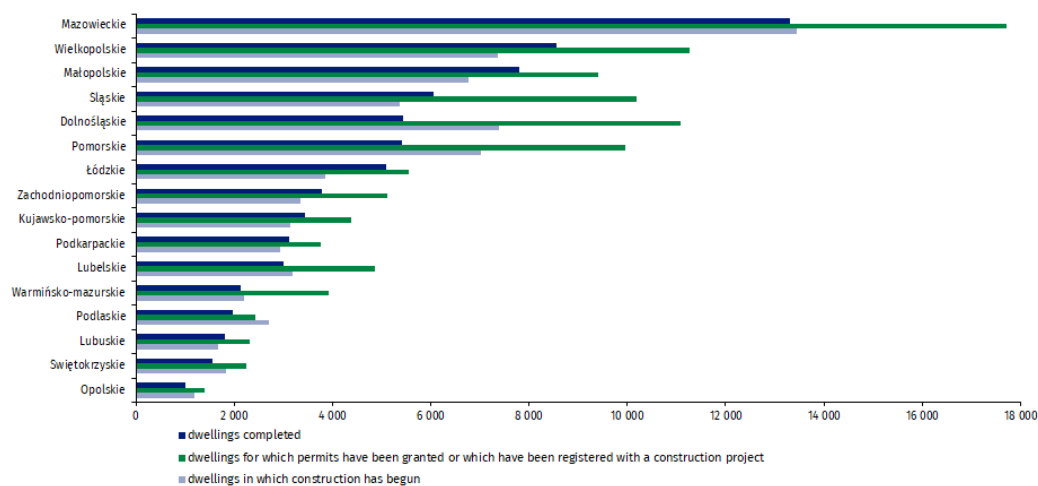
Chart 1. Construction activity in the scope of residential construction in Poland



In April, compared to March 2022, the number of dwellings completed decreased (by 10.7%), as well as the number of dwellings for which permits have been granted or which have been registered with a construction project (by 7.4%) and the number of dwellings in which construction has begun (by 14.6%)

In the first four months of 2022, the highest values of dwellings completed, as well as dwellings in which construction has begun and dwellings for which permits have been granted or which have been registered with a construction project, were recorded in Mazowieckie voivodship (respectively: 13.3 thousand, 13.5 thousand and 17.7 thousand). High values were also noted in Wielkopolskie (8.6 thousand, 7.4 thousand and 11.3 thousand) and Małopolskie (7.8 thousand, 6.8 thousand and 9.4 thousand).

Chart 2. Construction activity in the scope of residential construction by voivodships (January- April 2022)



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Terms used in official statistics

[Dwellings for which permits have been granted or which have been registered with a construction project](#)

[Dwellings in which construction has begun](#)

[Dwellings completed](#)