

Residential construction¹ in the period of January-September 2022

21.10.2022


101.8

Index number of dwellings completed y/y

In the first three quarters 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, 167.0 thousand dwellings were completed in the period of January-September 2022, i.e. 1.8% more than in the previous year. Developers completed 99.4 thousand dwellings – by 2.3% more than in 2021, whereas private investors completed 65.4 thousand dwellings, i.e. by 2.9% more. Within these forms of construction, 98.7% of the total number of newly completed dwellings was built. Within other forms of construction, i.e. co-operative, municipal, public building society and company construction 2 200 dwellings were completed (3 321 in the previous year).

The total useful floor area of dwellings completed amounted to 15.6 million m², i.e. by 1.6% more than a year ago and the average useful floor area of 1 dwelling was 93.7 m².

Developers and private investors completed respectively: 59.5% and 39.2% of the total number of dwellings

Table 1. Dwellings completed

SPECIFICATION	09 2022			01-09 2022	
	Number of dwellings	09 2021=100	08 2022=100	Number of dwellings	01-09 2021=100
TOTAL	21 460	101.6	116.5	166 992	101.8
Private	7 335	108.2	110.4	65 391	102.9
For sale or rent	13 752	97.4	118.4	99 401	102.3
of which for rent	26	13.2	152.9	1 509	87.0
Cooperative	170	almost 57-fold more	320.8	966	70.2
Municipal	83	345.8	319.2	336	34.5
Public building society	120	67.8	151.9	862	96.4
Company	-	.	.	36	48.0

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

In the period of three quarters of 2022, permits and registrations have been granted for construction of 236.9 thousand dwellings, i.e. by 7.2% less than in the corresponding period of 2021. Permits for construction of the biggest number of dwellings were given to developers (161.1 thousand, an increase of 1.7% y/y) and to private investors (72.3 thousand, a decrease of 23.1%). Within these forms of construction, permits have been granted and registrations with a construction project were made for 98.6% of dwellings in total. In other forms of construction 3 408 dwellings for which permits have been granted or which have been registered with a construction project were noted (2 813 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 01-09 2022 by 7.2% y/y

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

SPECIFICATION	09 2022			01-09 2022	
	Number of dwellings	09 2021=100	08 2022=100	Number of dwellings	01-09 2021=100
TOTAL	22 089	80.6	102.6	236 877	92.8
Private	6 886	60.1	96.4	72 325	76.9
For sale or rent	14 892	95.7	105.3	161 144	101.7
Cooperative	48	160.0	154.8	557	76.7
Municipal	179	158.4	182.7	1 633	217.2
Public building society	44	23.9	40.4	1 175	97.1
Company	40	66.7	.	43	34.4

Dwellings in which construction has begun

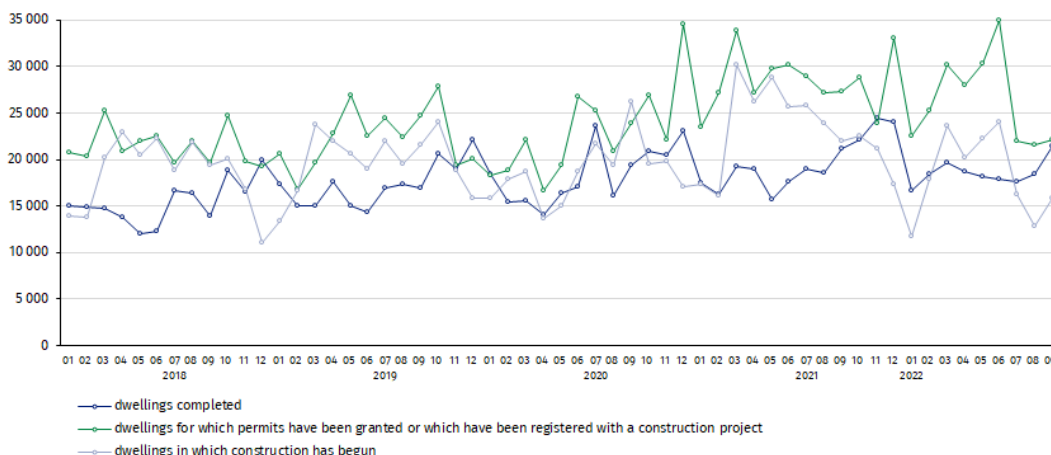
From January to September 2022, the number of dwellings in which construction has begun was 164.8 thousand, i.e. by 23.8% less than a year ago. Developers have started construction of 93.8 thousand dwellings (by 26.7% less), and private investors of 68.6 thousand (by 19.0% less). Altogether the share 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 2 380 (3 795 in the previous year).

Table 3. Dwellings in which construction has begun

SPECIFICATION	09 2022			01-09 2022	
	Number of dwellings	09 2021=100	08 2022=100	Number of dwellings	01-09 2021=100
TOTAL	15 861	72.2	122.8	164 758	76.2
Private	7 108	69.7	95.1	68 551	81.0
For sale or rent	8 707	77.3	167.5	93 827	73.3
of which for rent	9	13.6	128.6	370	41.4
Cooperative	-	.	.	584	37.6
Municipal	7	over 11-fold less	25- fold less	787	114.9
Public building society	39	14.5	162.5	926	67.8
Company	-	.	.	83	43.9

It is estimated that at the end of September 2022, there were 869.1 thousand dwellings under construction, i.e. by 1.3% less than in the corresponding period of 2021.

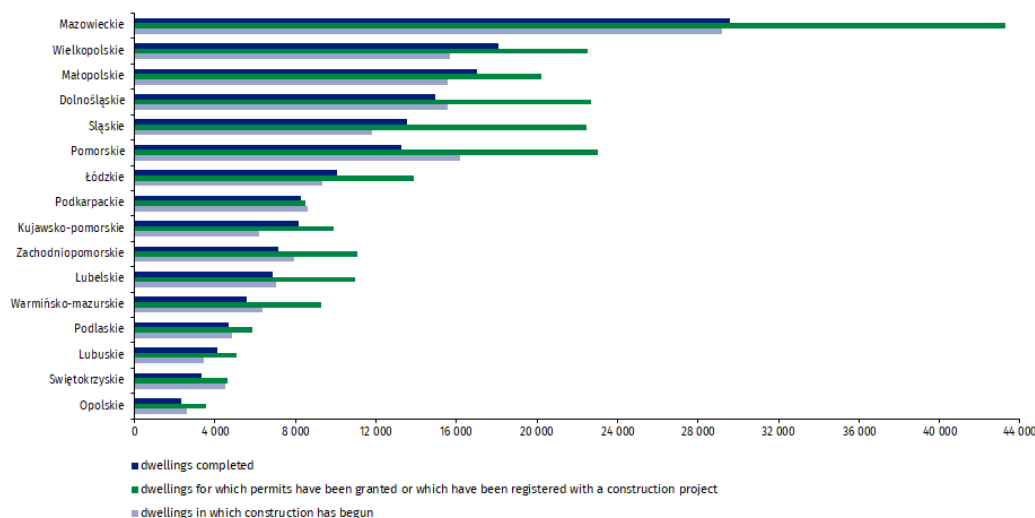
Chart 1. Construction activity in the scope of residential construction in Poland



In September, compared to August 2022, the number of dwellings completed increased (by 16.5%), as well as the number of dwellings for which permits have been granted or which have been registered with a construction project decreased (by 2.6%) and the number of dwellings in which construction has begun (by 22.8%)

In the period of January-September 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: 29.6 thousand, 29.2 thousand and 43.3 thousand). High values were also noted in Wielkopolskie (18.1 thousand, 15.7 thousand and 22.5 thousand) and Małopolskie (17.0 thousand, 15.6 thousand and 20.2 thousand).

Chart 2. Construction activity in the scope of residential construction by voivodships (January- September 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](#)