

Residential construction¹ in the period of January - July 2023

22.08.2023


99.8

Index number of dwellings completed y/y

In the first seven months of 2023, there were less dwellings completed than the year before. 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 also decreased.

Dwellings completed

According to the preliminary data, 126.4 thousand dwellings were completed in the period of January - July 2023, i.e. 0.2% less than in the corresponding period of 2022. Developers completed 73.6 thousand dwellings – by 0.3% more than a year ago, whereas private investors completed 50.6 thousand dwellings, i.e. by 2.0% less. Within these forms of construction, 98.3% 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 2.2 thousand dwellings were completed (1.7 thousand in the previous year).

The total useful floor area of dwellings completed amounted to 11.9 million m², i.e. by 1.6% less than a year ago and the average useful floor area of 1 dwelling was 93.8 m².

Developers and private investors completed respectively: 58.3% and 40.0% of the total number of dwellings

Table 1. Dwellings completed

SPECIFICATION	07 2023			01-07 2023	
	Number of dwellings	07 2022=100	06 2023=100	Number of dwellings	01-07 2022=100
TOTAL	14 481	83.1	79.8	126 354	99.8
Private	4 831	71.8	105.6	50 567	98.0
For sale or rent	9 298	87.4	70.0	73 626	100.3
of which for rent	40	over 17-fold less	153.8	671	48.8
Cooperative	154	.	.	734	98.8
Municipal	80	381.0	41.5	576	264.2
Public building society	118	251.1	109.3	848	127.9
Company	-	.	.	3	12- fold less

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 January - July 2023, permits and registrations have been granted for construction of 131.1 thousand dwellings, i.e. by 32.3% less than in the corresponding period of 2022. Permits for construction of the biggest number of dwellings were given to developers (85.6 thousand, a decrease of 35.4% y/y) and to private investors (41.6 thousand, a decrease of 28.7%). Within these forms of construction, permits have been granted and registrations with a construction project were made for 97.0% of dwellings in total. In other forms of construction 3.9 thousand dwellings for which permits have been granted or which have been registered with a construction project were noted (in the previous year 2.9 thousand).

The number of dwellings for which permits have been granted or which have been registered with a construction project decreased in the period of January - July 2023 by 32.3% y/y

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

SPECIFICATION	07 2023			01-07 2023	
	Number of dwellings	07 2022=100	06 2023=100	Number of dwellings	01-07 2022=100
TOTAL	19 208	85.9	92.0	131 082	67.7
Private	6 726	86.1	100.7	41 561	71.3
For sale or rent	11 974	83.3	89.1	85 613	64.6
Cooperative	-	.	.	415	86.8
Municipal	169	150.9	43.9	1 077	76.7
Public building society	339	753.3	92.9	2 387	233.6
Company	-	.	.	29	966.7

Dwellings in which construction has begun

In the period of January - July 2023, the number of dwellings in which construction has begun was 101.8 thousand, i.e. by 25.1% less than a year ago. Developers have started construction of 57.2 thousand dwellings (by 28.4% less), and private investors of 42.2 thousand (by 21.8% less). Altogether the share of these forms of construction was 97.7% of the total number of dwellings. In other forms of construction the number of dwellings in which construction has begun was 2.4 thousand (2.1 thousand in the previous year).

Table 3. Dwellings in which construction has begun

SPECIFICATION	07 2023			01-07 2023	
	Number of dwellings	07 2022=100	06 2023=100	Number of dwellings	01-07 2022=100
TOTAL	16 195	99.5	100.3	101 793	74.9
Private	6 635	87.6	98.1	42 211	78.2
For sale or rent	9 260	110.8	104.4	57 216	71.6
of which for rent	27	20.6	135.0	176	49.7
Cooperative	-	.	.	28	over 20-fold less
Municipal	256	324.1	158.0	647	106.9
Public building society	44	18.6	13.7	1 548	179.4
Company	-	.	.	143	260.0

It is estimated that at the end of July 2023, there were 808.5 thousand dwellings under construction, i.e. by 8.2% less than in the corresponding month of 2022.

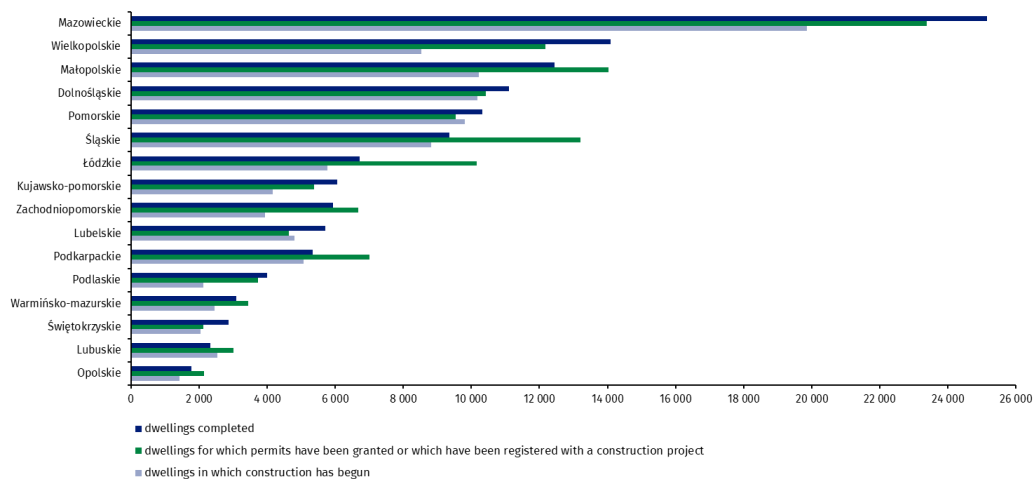
Chart 1. Residential construction in Poland



In July, compared to June 2023, the number of dwellings completed decreased as well as the number of dwellings for which permits have been granted or which have been registered with a construction project (respectively by 20.2% and 8.0%), whereas the number of dwellings in which construction has begun increased (by 0.3%)

In the period of January - July 2023, 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: 25.2 thousand, 19.9 thousand and 23.4 thousand dwellings). High values were also noted in Wielkopolskie (14.1 thousand, 8.5 thousand and 12.2 thousand) and Małopolskie (12.4 thousand, 10.2 thousand and 14.0 thousand).

Chart 2. Residential construction by voivodships in the period of January - July 2023



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Data available in databases

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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](#)