

# Residential construction<sup>1</sup> in the period of January - August 2023

21.09.2023


**99.8**

Index number of dwellings completed y/y

In the first eight 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, 145.0 thousand dwellings were completed in the period of January - August 2023, i.e. 0.2% less than in the corresponding period of 2022. Developers completed 86.7 thousand dwellings – by 1.8% more than a year ago, whereas private investors completed 55.7 thousand dwellings, i.e. by 4.4% less. 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 2.6 thousand dwellings were completed (1.9 thousand in the previous year).

The total useful floor area of dwellings completed amounted to 13.3 million m<sup>2</sup>, i.e. by 3.0% less than a year ago and the average useful floor area of 1 dwelling was 91.9 m<sup>2</sup>.

Developers and private investors completed respectively: 59.8% and 38.4% of the total number of dwellings

**Table 1. Dwellings completed**

SPECIFICATION	08 2023			01-08 2023	
	Number of dwellings	08 2022=100	07 2023=100	Number of dwellings	01-08 2022=100
<b>TOTAL</b>	<b>18 312</b>	<b>98.0</b>	<b>126.5</b>	<b>144 970</b>	<b>99.8</b>
Private	5 227	78.5	108.2	55 672	95.6
For sale or rent	12 708	107.8	136.7	86 726	101.8
of which for rent	30	23.1	75.0	765	50.8
Cooperative	1	31-fold less	154-fold less	735	95.0
Municipal	259	350.0	323.8	835	286.0
Public building society	117	94.4	99.2	999	126.9
Company	-	.	.	3	12- fold less

<sup>1</sup> 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 - August 2023, permits and registrations have been granted for construction of 151.2 thousand dwellings, i.e. by 29.8% less than in the corresponding period of 2022. Permits for construction of the biggest number of dwellings were given to developers (98.5 thousand, a decrease of 32.9% y/y) and to private investors (47.9 thousand, a decrease of 26.7%). Within these forms of construction, permits have been granted and registrations with a construction project were made for 96.8% of dwellings in total. In other forms of construction 4.8 thousand dwellings for which permits have been granted or which have been registered with a construction project were noted (in the previous year 3.1 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 - August 2023 by 29.8% y/y

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

SPECIFICATION	08 2023			01-08 2023	
	Number of dwellings	08 2022=100	07 2023=100	Number of dwellings	01-08 2022=100
<b>TOTAL</b>	<b>20 006</b>	<b>92.5</b>	<b>104.2</b>	<b>151 163</b>	<b>70.2</b>
Private	6 535	91.9	97.2	47 894	73.3
For sale or rent	12 754	89.4	106.5	98 494	67.1
Cooperative	-	.	.	368	72.3
Municipal	347	354.1	205.3	1 488	99.1
Public building society	302	277.1	89.1	2 821	249.4
Company	68	.	.	98	over 32-fold more

## Dwellings in which construction has begun

In the period of January - August 2023, the number of dwellings in which construction has begun was 119.8 thousand, i.e. by 19.5% less than a year ago. Developers have started construction of 68.0 thousand dwellings (by 20.1% less), and private investors of 48.9 thousand (by 20.5% less). Altogether the share of these forms of construction was 97.6% of the total number of dwellings. In other forms of construction the number of dwellings in which construction has begun was 2.9 thousand (2.3 thousand in the previous year).

**Table 3. Dwellings in which construction has begun**

SPECIFICATION	08 2023			01-08 2023	
	Number of dwellings	08 2022=100	07 2023=100	Number of dwellings	01-08 2022=100
<b>TOTAL</b>	<b>17 999</b>	<b>139.4</b>	<b>111.1</b>	<b>119 792</b>	<b>80.5</b>
Private	6 664	89.2	100.4	48 875	79.5
For sale or rent	10 781	207.4	116.4	67 997	79.9
of which for rent	45	642.9	166.7	221	61.2
Cooperative	85	531.3	.	113	19.3
Municipal	89	50.9	34.8	736	94.4
Public building society	316	over 13-fold more	718.2	1 864	210.1
Company	64	228.6	.	207	249.4

It is estimated that at the end of August 2023, there were 807.9 thousand dwellings under construction, i.e. by 7.7% less than in the corresponding month of 2022.

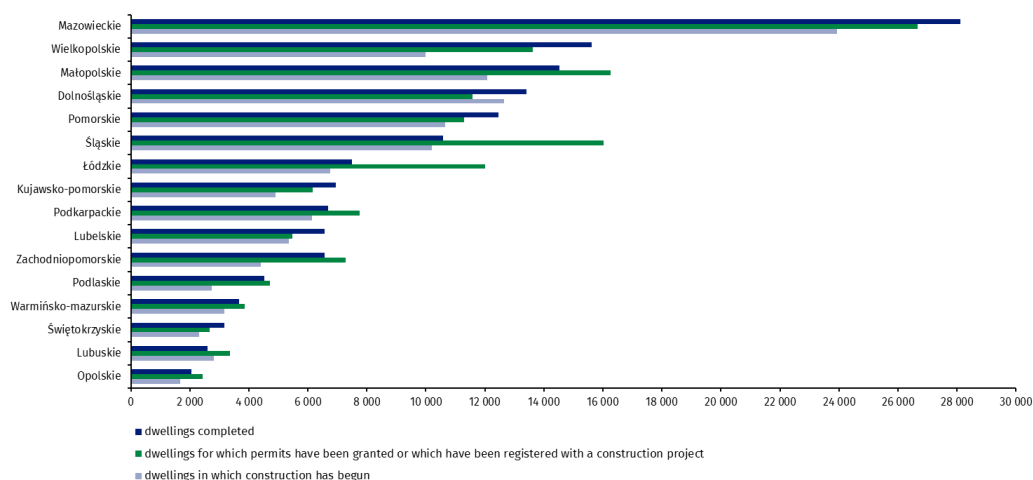
**Chart 1. Residential construction in Poland**



In August, compared to July 2023, the number of dwellings completed increased (by 26,5%) as well as the number of dwellings in which construction has begun and the number of dwellings for which permits have been granted or which have been registered with a construction project (respectively by 11.1% and 4.2%)

In the period of January - August 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: 28.1 thousand, 23.9 thousand and 26.7 thousand dwellings). High values were also noted in Wielkopolskie (15.6 thousand, 10.0 thousand and 13.6 thousand) and Małopolskie (14.5 thousand, 12.1 thousand and 16.3 thousand).

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



In case of quoting Statistics Poland data, please provide information: "Source of data: Statistics Poland" and in case of publishing calculations made on data published by Statistics Poland, please include the following disclaimer: "Own study based on figures from Statistics Poland".

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#### **Data available in databases**

[Dwellings in which construction has begun - monthly accruing data](#)

[Dwellings completed – quarterly accruing data](#)

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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](#)