

Residential construction¹ in the period of January - October 2023

22.11.2023


95.7

Index number of dwellings completed y/y

In the period of January - October 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, 180.9 thousand dwellings were completed in the period of January - October 2023, i.e. 4.3% less than in the corresponding period of 2022. Developers completed 110.4 thousand dwellings – by 2.5% less than a year ago, whereas private investors completed 66.9 thousand dwellings, i.e. by 8.5% less. Within these forms of construction, 98.1% 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 3.5 thousand dwellings were completed (2.7 thousand in the previous year).

The total useful floor area of dwellings completed amounted to 16.5 million m², i.e. by 6.3% less than a year ago and the average useful floor area of 1 dwelling was 91.0 m².

Developers and private investors completed respectively: 61.1% and 37.0% of the total number of dwellings

Table 1. Dwellings completed

SPECIFICATION	10 2023			01-10 2023	
	Number of dwellings	10 2022=100	09 2023=100	Number of dwellings	01-10 2022=100
TOTAL	19 549	88.7	119.7	180 857	95.7
Private	5 915	74.7	111.1	66 912	91.5
For sale or rent	13 248	97.4	126.5	110 443	97.5
of which for rent	79	63.7	33.3	1 081	65.4
Cooperative	29	31.5	25.2	879	84.8
Municipal	70	59.8	78.7	994	221.9
Public building society	280	90.0	84.1	1 612	137.4
Company	7	.	100.0	17	47,2

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 ten months of 2023, permits and registrations have been granted for construction of 198.4 thousand dwellings, i.e. by 23.1% less than in the corresponding period of 2022. Permits for construction of the biggest number of dwellings were given to developers (131.8 thousand, a decrease of 25.0% y/y) and to private investors (60.8 thousand, a decrease of 22.6%). Within these forms of construction, permits have been granted and registrations with a construction project were made for 97.1% of dwellings in total. In other forms of construction 5.8 thousand dwellings for which permits have been granted or which have been registered with a construction project were noted (in the previous year 3.7 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 - October 2023 by 23.1% y/y

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

SPECIFICATION	10 2023			01-10 2023	
	Number of dwellings	10 2022=100	09 2023=100	Number of dwellings	01-10 2022=100
TOTAL	24 083	116.9	103.9	198 417	76.9
Private	6 500	102.6	101.2	60 816	77.4
For sale or rent	17 029	121.4	104.4	131 834	75.0
Cooperative	9	16.1	15.0	437	71.3
Municipal	112	203.6	105.7	1 706	101.1
Public building society	433	309.3	159.2	3 526	258.7
Company	-	.	.	98	227.9

Dwellings in which construction has begun

From January to October 2023, the number of dwellings in which construction has begun was 158.6 thousand, i.e. by 11.1% less than a year ago. Developers have started construction of 92.5 thousand dwellings (by 8.4% less), and private investors of 62.3 thousand (by 16.8% 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 3.9 thousand (2.6 thousand in the previous year).

Table 3. Dwellings in which construction has begun

SPECIFICATION	10 2023			01-10 2023	
	Number of dwellings	10 2022=100	09 2023=100	Number of dwellings	01-10 2022=100
TOTAL	19 721	145.3	103.3	158 605	88.9
Private	6 714	107.5	100.6	62 261	83.2
For sale or rent	12 279	171.9	100.6	92 477	91.6
of which for rent	8	57.1	133.3	235	61.2
Cooperative	82	455.6	.	195	32.4
Municipal	93	387.5	664.3	843	103.9
Public building society	553	392.2	269.8	2 622	245.7
Company	-	.	.	207	249.4

It is estimated that at the end of October 2023, there were 810.9 thousand dwellings under construction, i.e. by 5.8% less than in the corresponding month of 2022.

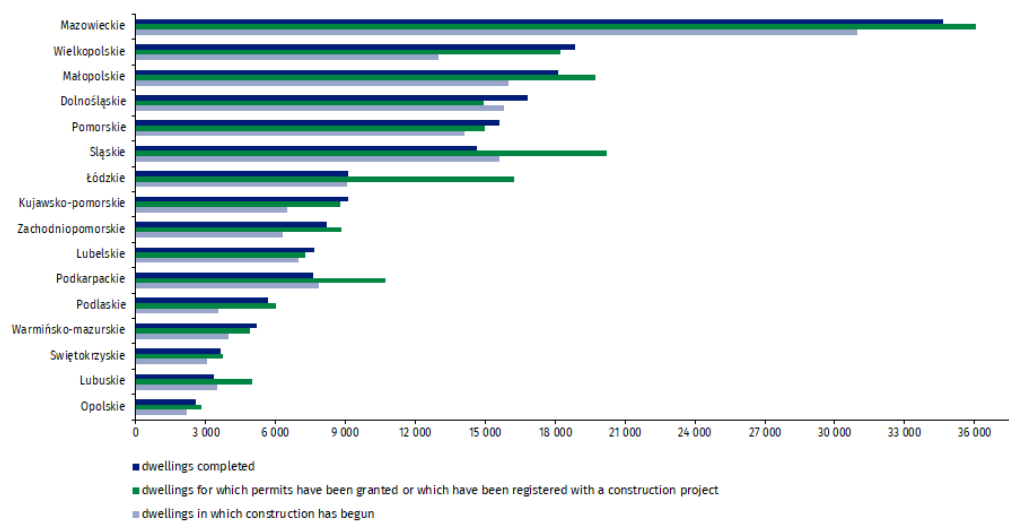
Chart 1. Residential construction in Poland



In October, compared to September 2023, the number of dwellings completed, the number of dwellings for which permits have been granted or which have been registered with a construction project as well as the number of dwellings in which construction has begun increased (respectively by 19.7%, 3.9% and 3.3%)

In the period of January - October 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: 34.6 thousand, 31.0 thousand and 36.1 thousand dwellings). High values were also noted in Wielkopolskie (18.9 thousand, 13.0 thousand and 18.2 thousand) and Małopolskie (18.1 thousand, 16.0 thousand and 19.7 thousand).

Chart 2. Residential construction by voivodships in the period of January - October 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](#)

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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](#)