

Residential construction¹ in the period of January - November 2023

21.12.2023


92.9

Index number of dwellings completed y/y

In the period of January - November 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, 199.6 thousand dwellings were completed in the period of January - November 2023, i.e. 7.1% less than in the corresponding period of 2022. Developers completed 123.0 thousand dwellings – by 5.4% less than a year ago, whereas private investors completed 72.8 thousand dwellings, i.e. by 10.9% 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 3.9 thousand dwellings were completed (3.3 thousand in the previous year).

The total useful floor area of dwellings completed amounted to 18.1 million m², i.e. by 8.9% less than a year ago and the average useful floor area of 1 dwelling was 90.5 m².

Developers and private investors completed respectively: 61.6% and 36.5% of the total number of dwellings

Table 1. Dwellings completed

SPECIFICATION	11 2023			01-11 2023	
	Number of dwellings	11 2022=100	10 2023=100	Number of dwellings	01-11 2022=100
TOTAL	18 905	73.0	96.7	199 607	92.9
Private	5 949	69.5	100.6	72 757	89.1
For sale or rent	12 591	75.0	95.0	122 982	94.6
of which for rent	340	132.8	430.4	2 130	111.6
Cooperative	53	15.1	182.8	932	67.2
Municipal	105	525.0	150.0	1 099	234.8
Public building society	193	102.1	68.9	1 805	132.5
Company	14	.	200.0	32	88.9

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 eleven months of 2023, permits and registrations have been granted for construction of 219.1 thousand dwellings, i.e. by 21.1% less than in the corresponding period of 2022. Permits for construction of the biggest number of dwellings were given to developers (146.0 thousand, a decrease of 22.8% y/y) and to private investors (66.6 thousand, a decrease of 20.9%). 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 6.5 thousand dwellings for which permits have been granted or which have been registered with a construction project were noted (in the previous year 4.3 thousand).

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

SPECIFICATION	11 2023			01-11 2023	
	Number of dwellings	11 2022=100	10 2023=100	Number of dwellings	01-11 2022=100
TOTAL	20 745	106.8	86.1	219 079	78.9
Private	5 963	106.6	91.7	66 645	79.1
For sale or rent	14 071	106.0	82.6	145 956	77.2
Cooperative	50	192.3	555.6	487	76.2
Municipal	160	62.7	142.9	1 866	96.0
Public building society	499	178.2	115.2	4 025	245.0
Company	2	33.3	.	100	204.1

Dwellings in which construction has begun

From January to November 2023, the number of dwellings in which construction has begun was 174.7 thousand, i.e. by 8.3% less than a year ago. Developers have started construction of 103.4 thousand dwellings (by 4.6% less), and private investors of 66.8 thousand (by 15.8% less). Altogether the share of these forms of construction was 97.4% of the total number of dwellings. In other forms of construction the number of dwellings in which construction has begun was 4.6 thousand (2.8 thousand in the previous year).

Table 3. Dwellings in which construction has begun

SPECIFICATION	11 2023			01-11 2023	
	Number of dwellings	11 2022=100	10 2023=100	Number of dwellings	01-11 2022=100
TOTAL	16 107	132.9	81.7	174 712	91.7
Private	4 495	99.3	66.9	66 756	84.2
For sale or rent	10 901	148.0	88.8	103 378	95.4
of which for rent	75	267.9	937.5	310	75.2
Cooperative	61	71.8	74.4	256	37.3
Municipal	90	15-fold more	96.8	933	114.2
Public building society	559	430.0	101.1	3 181	265.7
Company	1	100.0	.	208	247.6

It is estimated that at the end of November 2023, there were 808.2 thousand dwellings under construction, i.e. by 4.6% less than in the corresponding month of 2022.

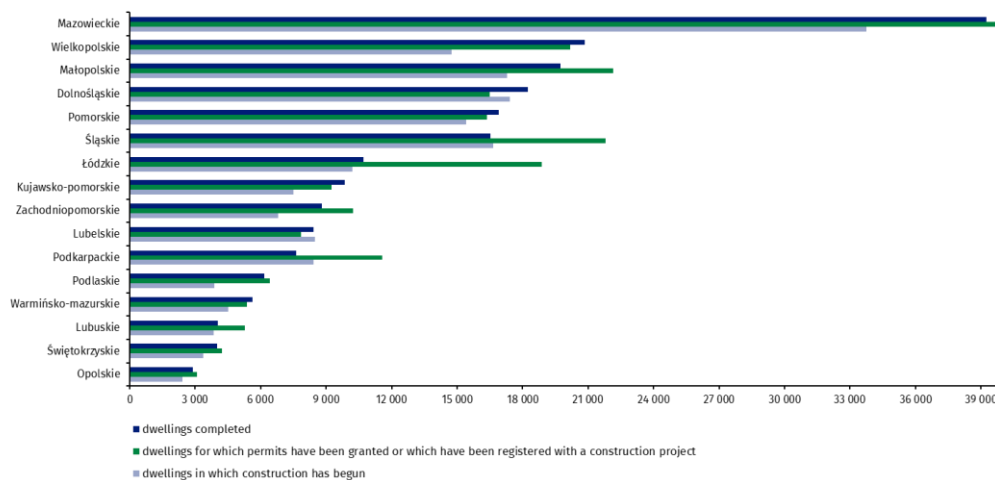
Chart 1. Residential construction in Poland



In November, compared to October 2023, the number of dwellings in which construction has begun, 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 completed decreased (respectively by 18.3%, 13.9% and 3.3%)

In the period of January - November 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: 39.2 thousand, 33.7 thousand and 39.9 thousand dwellings). High values were also noted in Wielkopolskie (20.8 thousand, 14.8 thousand and 20.2 thousand) and Małopolskie (19.8 thousand, 17.3 thousand and 22.2 thousand).

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