

Residential construction¹ in the period of January - December 2023

22.01.2024


92.4

Index number of dwellings completed y/y

In 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, 220.4 thousand dwellings were completed in 2023, i.e. by 7.6% less than in 2022. Developers completed 136.5 thousand dwellings – by 5.2% less than a year ago, whereas private investors completed 79.6 thousand dwellings, i.e. by 12.3% 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 4.3 thousand dwellings were completed (3.8 thousand in the previous year).

The total useful floor area of dwellings completed amounted to 19.9 million m², i.e. by 9.7% less than a year ago and the average useful floor area of 1 dwelling was 90.2 m².

Developers and private investors completed respectively: 62.0% and 36.1% of the total number of dwellings

Table 1. Dwellings completed

SPECIFICATION	12 2023			01-12 2023	
	Number of dwellings	12 2022=100	11 2023=100	Number of dwellings	01-12 2022=100
TOTAL	20 772	88.3	109.9	220 379	92.4
Private	6 801	75.2	114.3	79 558	87.7
For sale or rent	13 557	97.1	107.7	136 539	94.8
of which for rent	75	72.8	22.1	2 205	109.6
Cooperative	43	34.1	81.1	975	64.4
Municipal	134	83.2	127.6	1 233	196.0
Public building society	213	87.3	110.4	2 018	125.7
Company	24	24-fold more	171.4	56	151.4

¹ Preliminary data – subject to change upon developing final data.

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

In 2023, permits and registrations have been granted for construction of 241.1 thousand dwellings, i.e. by 19.1% less than a year ago. Permits for construction of the biggest number of dwellings were given to developers (161.8 thousand, a decrease of 20.6% y/y) and to private investors (72.5 thousand, a decrease of 19.0%). Within these forms of construction, permits have been granted and registrations with a construction project were made for 97.2% of dwellings in total. In other forms of construction 6.9 thousand dwellings for which permits have been granted or which have been registered with a construction project were noted (4.9 thousand in the previous year).

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

SPECIFICATION	12 2023			01-12 2023	
	Number of dwellings	12 2022=100	11 2023=100	Number of dwellings	01-12 2022=100
TOTAL	22 018	107.6	106.1	241 097	80.9
Private	5 815	110.8	97.5	72 460	81.0
For sale or rent	15 816	108.2	112.4	161 772	79.4
Cooperative	1	25.0	50-fold less	488	75.9
Municipal	105	33.7	65.6	1 971	87.4
Public building society	281	104.5	56.3	4 306	225.2
Company	-	.	.	100	181.8

Dwellings in which construction has begun

In 2023, the number of dwellings in which construction has begun was 189.1 thousand, i.e. by 5.6% less than a year before. Developers have started construction of 114.5 thousand dwellings (by 0.7% less), and private investors of 69.6 thousand (by 15.3% 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 5.0 thousand (2.9 thousand in the previous year).

Table 3. Dwellings in which construction has begun

SPECIFICATION	12 2023			01-12 2023	
	Number of dwellings	12 2022=100	11 2023=100	Number of dwellings	01-12 2022=100
TOTAL	14 381	146.1	89.3	189 093	94.4
Private	2 851	100.8	63.4	69 607	84.7
For sale or rent	11 148	160.4	102.3	114 526	99.3
of which for rent	38	25.2	50.7	348	61.8
Cooperative	32	.	52.5	288	41.9
Municipal	33	150.0	36.7	966	115.1
Public building society	317	689.1	56.7	3 498	281.4
Company	-	.	.	208	247.6

It is estimated that at the end of December 2023, there were 801.8 thousand dwellings under construction, i.e. by 3.8% less than in the corresponding month of 2022.

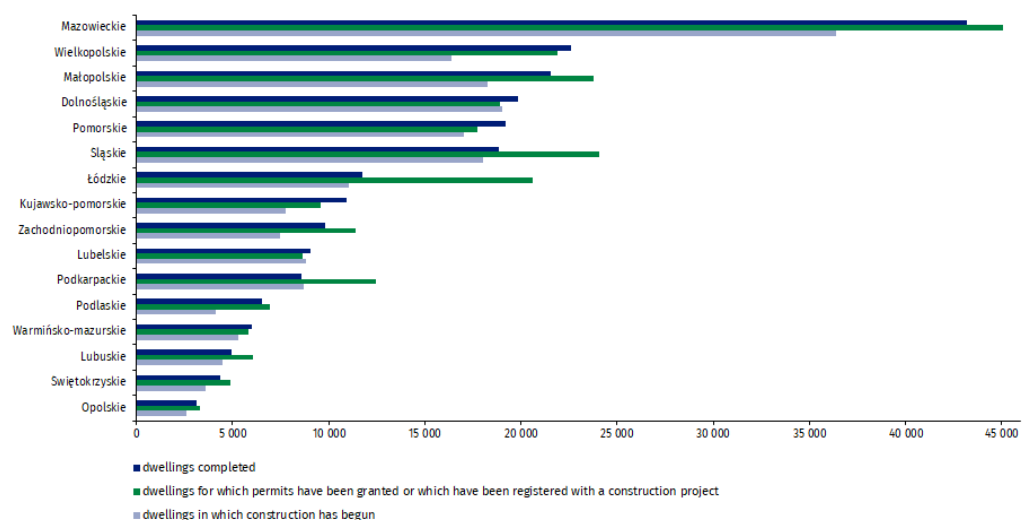
Chart 1. Residential construction in Poland



In December, compared to November 2023, the number of dwellings completed as well as the number of dwellings for which permits have been granted or which have been registered with a construction project increased (respectively by 9.9% and 6.1%), whereas the number of dwellings in which construction has begun decreased (by 10.7%)

In 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: 43.2 thousand, 36.4 thousand and 45.0 thousand dwellings). High values were also noted in Wielkopolskie (22.6 thousand, 16.4 thousand and 21.9 thousand) and Małopolskie (21.5 thousand, 18.3 thousand and 23.8 thousand).

Chart 2. Residential construction by voivodships in 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](#)