

Residential construction¹ in the period of January - June 2023

20.07.2023


102.5

Index number of dwellings completed y/y

In the first half of 2023, there were more dwellings completed than the year before. Whereas 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 decreased.

Dwellings completed

According to the preliminary data, 111.9 thousand dwellings were completed in the period of January - June 2023, i.e. 2.5% more than in the corresponding period of 2022. Developers completed 64.3 thousand dwellings – by 2.5% more than a year ago, whereas private investors completed 45.7 thousand dwellings, i.e. by 2.0% more. Within these forms of construction, 98.4% 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 1.8 thousand dwellings were completed (1.6 thousand in the previous year).

The total useful floor area of dwellings completed amounted to 10.6 million m², i.e. by 1.1% more than a year ago and the average useful floor area of 1 dwelling was 94.4 m².

Developers and private investors completed respectively: 57.5% and 40.9% of the total number of dwellings

Table 1. Dwellings completed

SPECIFICATION	06 2023			01-06 2023	
	Number of dwellings	06 2022=100	05 2023=100	Number of dwellings	01-06 2022=100
TOTAL	18 156	102.1	102.7	111 873	102.5
Private	4 573	69.4	60.4	45 736	102.0
For sale or rent	13 282	120.2	135.0	64 328	102.5
of which for rent	26	10.2	12.9	631	91.4
Cooperative	-	.	.	580	78.1
Municipal	193	603.1	665.5	496	251.8
Public building society	108	771.4	81.8	730	118.5
Company	-	.	.	3	almost 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 - June 2023, permits and registrations have been granted for construction of 111.9 thousand dwellings, i.e. by 34.7% less than in the corresponding period of 2022. Permits for construction of the biggest number of dwellings were given to developers (73.6 thousand, a decrease of 37.6% y/y) and to private investors (34.8 thousand, a decrease of 30.9%). 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 3.4 thousand dwellings for which permits have been granted or which have been registered with a construction project were noted (in the previous year 2.7 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 - June 2023 by 34.7% y/y

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

SPECIFICATION	06 2023			01-06 2023	
	Number of dwellings	06 2022=100	05 2023=100	Number of dwellings	01-06 2022=100
TOTAL	20 868	59.8	112.4	111 874	65.3
Private	6 678	78.9	100.6	34 835	69.1
For sale or rent	13 439	51.5	119.3	73 639	62.4
Cooperative	-	.	.	415	88.5
Municipal	385	229.2	447.7	908	70.3
Public building society	365	228.1	142.0	2 048	209.6
Company	1	.	.	29	966.7

Dwellings in which construction has begun

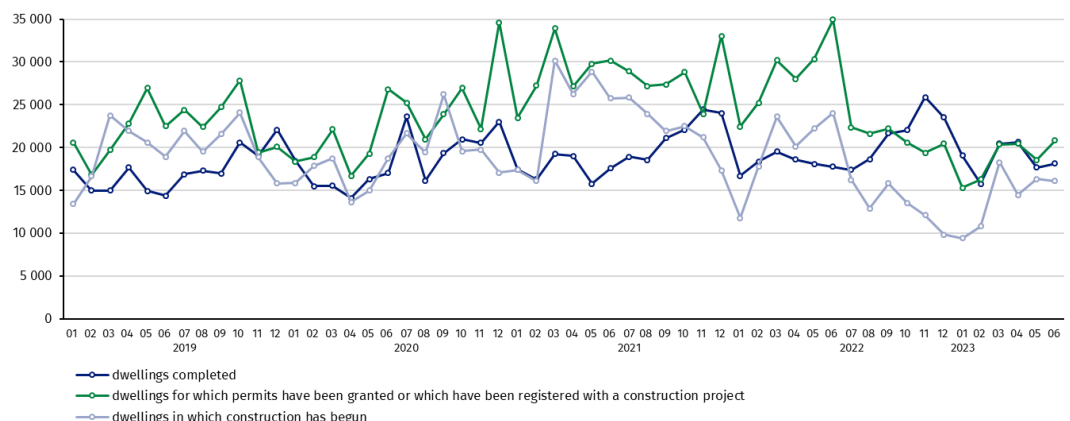
In the first half of 2023, the number of dwellings in which construction has begun was 85.6 thousand, i.e. by 28.5% less than a year ago. Developers have started construction of 48.0 thousand dwellings (by 33.0% less), and private investors of 35.6 thousand (by 23.3% less). Altogether the share of these 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 2.1 thousand (1.7 thousand in the previous year).

Table 3. Dwellings in which construction has begun

SPECIFICATION	06 2023			01-06 2023	
	Number of dwellings	06 2022=100	05 2023=100	Number of dwellings	01-06 2022=100
TOTAL	16 140	67.2	98.6	85 598	71.5
Private	6 766	84.3	91.3	35 576	76.7
For sale or rent	8 871	56.6	102.1	47 956	67.0
of which for rent	20	200.0	33.3	149	66.8
Cooperative	19	40.4	.	28	almost 20-fold less
Municipal	162	77.9	376.7	391	74.3
Public building society	321	411.5	352.7	1 504	239.9
Company	1	.	140-fold less	143	446.9

It is estimated that at the end of June 2023, there were 806.8 thousand dwellings under construction, i.e. by 8.5% less than in the corresponding month of 2022.

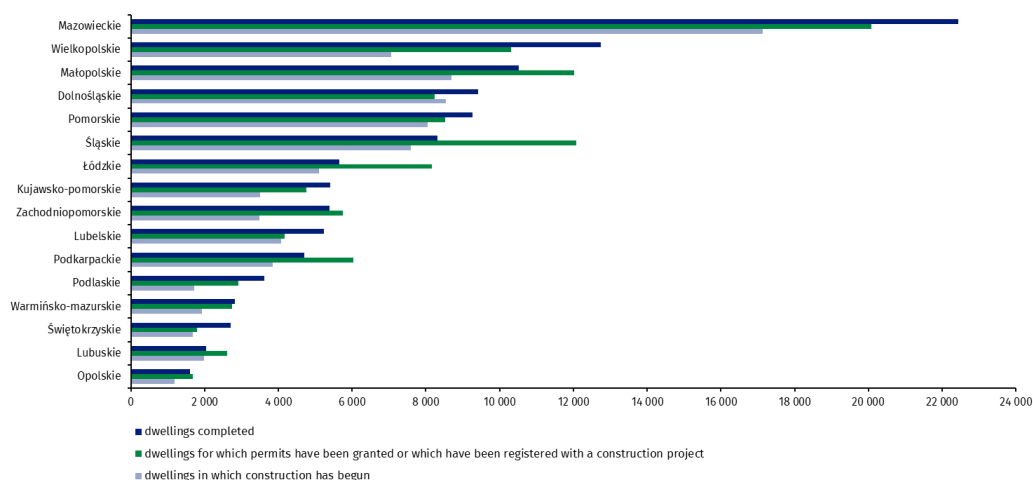
Chart 1. Residential construction in Poland



In June, compared to May 2023, the number of dwellings completed and for which permits have been granted or which have been registered with a construction project increased (respectively by 2.7% and 12.4%), whereas the number of dwellings in which construction has begun decreased (by 1.4%)

In the period of January - June 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: 22.4 thousand, 17.1 thousand and 20.1 thousand dwellings). High values were also noted in Wielkopolskie (12.7 thousand, 7.1 thousand and 10.3 thousand) and Małopolskie (10.5 thousand, 8.7 thousand and 12.0 thousand).

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