

Residential construction¹ in the period of January-March 2024

22.04.2024


88.1

Index number of dwellings completed y/y

In the first quarter of 2024, there were less 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 increased.

Dwellings completed

According to the preliminary data, 48.8 thousand dwellings were completed in the period of January-March 2024, i.e. by 11.9% less than in the corresponding period of 2023. Developers completed 29.4 thousand dwellings – by 4.0% less than a year ago, whereas private investors completed 18.2 thousand dwellings, i.e. by 22.5% less. Within these forms of construction, 97.8% of the total number of newly completed dwellings was built. Within other forms of construction 1.1 thousand dwellings were completed (by 0,1 thousand less than in the previous year).

The total useful floor area of dwellings completed amounted to 4.5 million m², i.e. by 15.6% less than a year ago and its average value for 1 dwelling was 91.3 m².

Developers and private investors completed respectively: 60.4% and 37.4% of the total number of dwellings

Table 1. Dwellings completed

SPECIFICATION	03 2024			01-03 2024	
	Number of dwellings	03 2023=100	02 2024=100	Number of dwellings	01-03 2023=100
TOTAL	17 947	87.6	111.8	48 757	88.1
Private	6 279	73.0	106.2	18 249	77.5
For sale or rent	11 327	99.3	115.6	29 430	96.0
of which for rent	125	67.9	463.0	233	68.9
Cooperative	20	8.5	.	133	31.1
Municipal	138	226.2	131.4	426	192.8
Public building society	183	101.1	78.2	519	105.9
Company	-	.	.	-	.

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 project²

In the period of January-March 2024, permits and registrations have been granted for construction of 69.0 thousand dwellings, i.e. by 32.8% more than a year ago. Permits for construction of the biggest number of dwellings were given to developers (50.0 thousand, an increase of 44.6% y/y) and to private investors (17.6 thousand, an increase of 12.7%). Within these forms of construction, permits have been granted and registrations with a construction project were made for 97.9% of dwellings in total. In other forms of construction 1.4 thousand dwellings for which permits have been granted or which have been registered with a construction project were noted (1.8 thousand in the previous year).

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

SPECIFICATION	03 2024			01-03 2024	
	Number of dwellings	03 2023=100	02 2024=100	Number of dwellings	01-03 2023=100
TOTAL	27 118	133.1	126.8	69 030	132.8
Private	6 596	109.5	117.4	17 559	112.7
For sale or rent	19 927	148.3	128.8	50 028	144.6
Cooperative	-	.	.	-	.
Municipal	145	181.3	145.0	370	95.4
Public building society	450	55.6	233.2	1 069	80.4
Company	-	.	.	4	16.0

Dwellings in which construction has begun

In the first quarter of 2024, the number of dwellings in which construction has begun was 60.1 thousand, i.e. by 55.8% more than a year before. Developers have started construction of 42.0 thousand dwellings (by 79.3% more), and private investors of 17.0 thousand (by 16.1% more). Altogether the share of these forms of construction was 98.2% of the total number of dwellings. In other forms of construction the number of dwellings in which construction has begun was 1.1 thousand (0.5 thousand in the previous year).

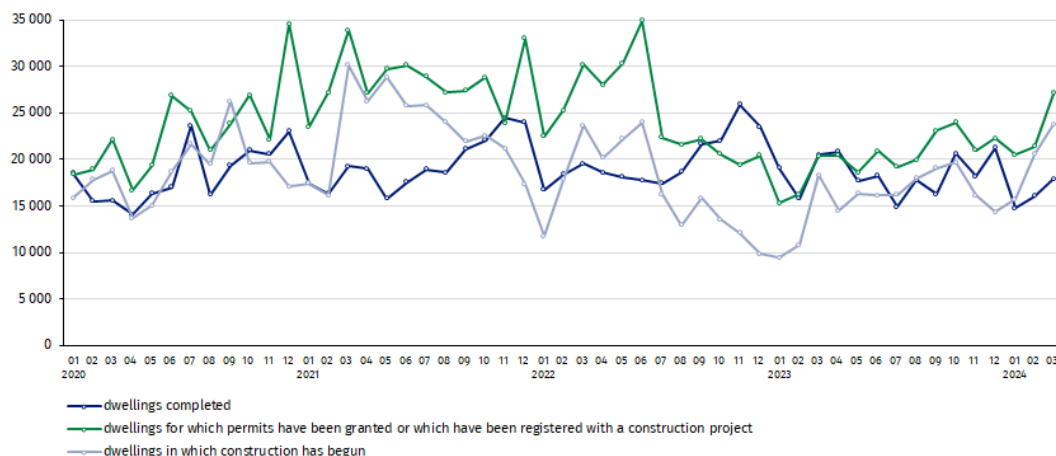
Table 3. Dwellings in which construction has begun

SPECIFICATION	03 2024			01-03 2024	
	Number of dwellings	03 2023=100	03 2024=100	Number of dwellings	01-03 2023=100
TOTAL	23 807	130.0	115.8	60 078	155.8
Private	7 628	106.5	129.9	17 031	116.1
For sale or rent	15 764	143.2	111.2	41 994	179.3
of which for rent	24	141.2	33.3	134	432.3
Cooperative	-	.	.	104	almost 12-fold more
Municipal	20	44.4	31.3	102	57.6
Public building society	395	481.7	112.2	845	279.8
Company	-	.	.	2	100.0

² Including a simplified procedure for single-family residential buildings.

It is estimated that at the end of March 2024, there were 812.2 thousand dwellings under construction, i.e. by 0.5% less than in the corresponding month of 2023.

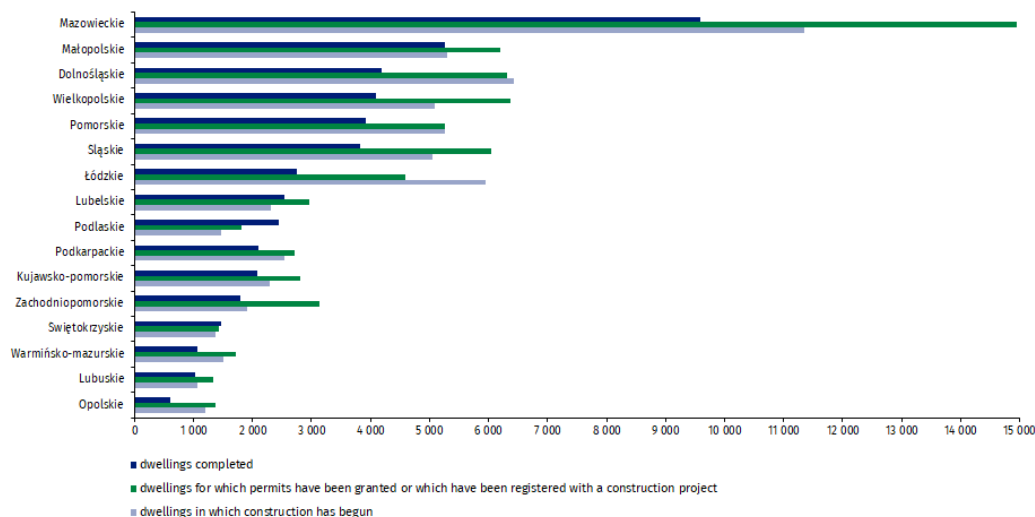
Chart 1. Residential construction in Poland



In March 2024, compared to February 2024, 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 and the number of dwellings in which construction has begun increased (respectively by 11.8%, 26.8% and 15.8%)

In the period of January-March 2024, 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: 9.6 thousand, 11.3 thousand and 14.9 thousand dwellings). High values were also noted in Dolnośląskie (4.2 thousand, 6.4 thousand and 6.3 thousand), Małopolskie (5.3 thousand, 5.3 thousand and 6.2 thousand) and Wielkopolskie (4.1 thousand, 5.1 thousand and 6.4 thousand).

Chart 2. Residential construction by voivodships in January-March 2024



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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](#)