

# Residential construction<sup>1</sup> in January 2022

21.02.2022


**87.5**

Index number of dwellings completed y/y

In January 2022, 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, 15.3 thousand dwellings were completed in January 2022, i.e. by 12.5% less than a year ago. **Developers** completed 7.9 thousand dwellings – by 23.5% less than in 2020, whereas **private investors** completed 7.1 thousand dwellings, i.e. by 3.2% more. 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 286 dwellings were completed (278 in the previous year).

The total useful floor area of dwellings completed in January 2022 amounted to 1.5 million m<sup>2</sup>, i.e. by 6.9% less than a year ago and the average useful floor area of 1 dwelling was 100.6 m<sup>2</sup>.

Developers and private investors completed respectively 51.6% and 46.5% of the total number of dwellings

**Table 1. Dwellings completed**

SPECIFICATION	01 2022		
	Number of dwellings	01 2021=100	12 2021=100
<b>TOTAL</b>	<b>15 315</b>	<b>87.5</b>	<b>58.1</b>
Private	7 124	103.2	72.9
For sale or rent	7 905	76.5	49.0
of which for rent	49	46.2	33.6
Cooperative	162	100.0	87.1
Municipal	21	22.8	60.0
Public building society	73	304.2	38.6
Company	30	.	75.0

<sup>1</sup> 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 January 2022, permits and registrations have been granted for construction of 22.2 thousand dwellings, i.e. by 5.4% less than in the corresponding month of 2021. Permits for construction of the biggest number of dwellings were given to **developers** (15.6 thousand, an increase of 3.1% y/y) and to **private investors** (6.5 thousand, a decrease of 20.9%). Within these forms of construction, permits have been granted and registrations with a construction project were made for 99.5% of dwellings in total. In **other forms** of construction 116 dwellings for which permits have been granted or which have been registered with a construction project were noted (120 dwellings in the previous year).

The number of dwellings for which permits have been granted or which have been registered with a construction project decreased in January 2022 by 5.4% y/y

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

SPECIFICATION	01 2022		
	Number of dwellings	01 2021=100	12 2021=100
<b>TOTAL</b>	<b>22 221</b>	<b>94.6</b>	<b>67.9</b>
Private	6 505	79.1	78.9
For sale or rent	15 600	103.1	66.3
Cooperative	50	66.7	46.3
Municipal	65	232.1	over 13 – fold less
Public building society	-	.	.
Company	1	50.0	25.0

### Dwellings in which construction has begun

In January 2022, the number of dwellings in which construction has begun was 11.8 thousand, i.e. by 32.3% less than a year ago. **Developers** have started construction of 7.3 thousand dwellings (by 40.9% less), and **private investors** of 4.3 thousand (by 8.2% less). Altogether the share of these forms of construction was 99.1% of the total number of dwellings. In **other forms** of construction the number of dwellings in which construction has begun was 111 (252 in the previous year).

**Table 3. Dwellings in which construction has begun**

SPECIFICATION	01 2022		
	Number of dwellings	01 2021=100	12 2021=100
<b>TOTAL</b>	<b>11 800</b>	<b>67.7</b>	<b>68.0</b>
Private	4 349	91.8	92.7
For sale or rent	7 340	59.1	58.3
of which for rent	155	469.7	15.5–fold more
Cooperative	3	almost 39– fold less	.
Municipal	28	almost 6– fold more	46.7
Public building society	80	61.1	444.4
Company	-	.	.

It is estimated that at the end of January 2022, there were 867.8 thousand dwellings under construction, i.e. by 4.7% more than in the corresponding month of 2021.

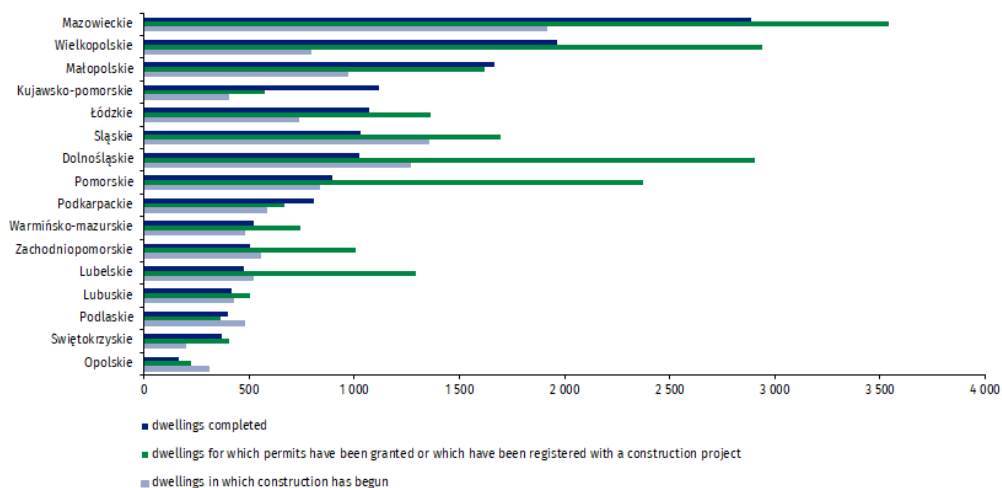
**Chart 1. Construction activity in the scope of residential construction in Poland**



In January 2022, compared to December 2021, the number of dwellings completed decreased (by 41.9%), as well as the number of dwellings for which permits have been granted or which have been registered with a construction project (by 32.1%) and the number of dwellings in which construction has begun (by 32.0%)

In January 2022, 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 2.9 thousand, 1.9 thousand and 3.5 thousand). High values were also noted in Wielkopolskie (2.0 thousand, 0.8 thousand and 2.9 thousand), Małopolskie (1.7 thousand, 1.0 thousand and 1.6 thousand) and Dolnośląskie (1.0 thousand, 1.3 thousand and 2.9 thousand).

**Chart 2. Construction activity in the scope of residential construction by voivodships in January 2022**



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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](#)