

Residential construction¹ in the period of January-February 2022

21.03.2022


99.9

Index number of dwellings completed y/y

In the first two months of 2022, there were slightly 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, 33.7 thousand dwellings were completed in the period of January-February 2022, i.e. comparable to the quantity in the previous year (by 0,1% less). **Developers** completed 18.2 thousand dwellings – by 6.5% less than in 2021, whereas **private investors** completed 14.9 thousand dwellings, i.e. by 7.8% more. Within these forms of construction, 98.0% 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 677 dwellings were completed (530 in the previous year).

The total useful floor area of dwellings completed amounted to 3.3 million m², i.e. by 2.1% more than a year ago and the average useful floor area of 1 dwelling was 98.0 m².

Developers and private investors completed respectively 53.9% and 44.1% of the total number of dwellings

Table 1. Dwellings completed

SPECIFICATION	02 2022			01-02 2022	
	Number of dwellings	02 2021=100	01 2022=100	Number of dwellings	01-02 2021=100
TOTAL	18 420	113.2	120.3	33 735	99.9
Private	7 759	112.5	108.9	14 883	107.8
For sale or rent	10 270	112.7	129.9	18 175	93.5
of which for rent	85	157.4	173.5	134	83.8
Cooperative	37	.	22.8	199	122.8
Municipal	128	56.6	609.5	149	46.9
Public building society	226	869.2	309.6	299	598.0
Company	-	.	.	30	.

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-February 2022, permits and registrations have been granted for construction of 47.7 thousand dwellings, i.e. by 5.8% less than in the corresponding period of 2021. Permits for construction of the biggest number of dwellings were given to **developers** (33.1 thousand, an decrease of 0.7% y/y) and to **private investors** (14.2 thousand, a decrease of 16.2%). Within these forms of construction, permits have been granted and registrations with a construction project were made for 99.1% of dwellings in total. In **other forms** of construction 427 dwellings for which permits have been granted or which have been registered with a construction project were noted (403 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 the period of January-February 2022 by 5.8% y/y

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

SPECIFICATION	02 2022			01-02 2022	
	Number of dwellings	02 2021=100	01 2022=100	Number of dwellings	01-02 2021=100
TOTAL	25 522	93.8	114.9	47 743	94.2
Private	7 699	88.3	118.4	14 204	83.8
For sale or rent	17 512	96.1	112.3	33 112	99.3
Cooperative	15	12.3	30.0	65	33.0
Municipal	182	171.7	280.0	247	184.3
Public building society	112	203.6	.	112	160.0
Company	2	.	200.0	3	150.0

Dwellings in which construction has begun

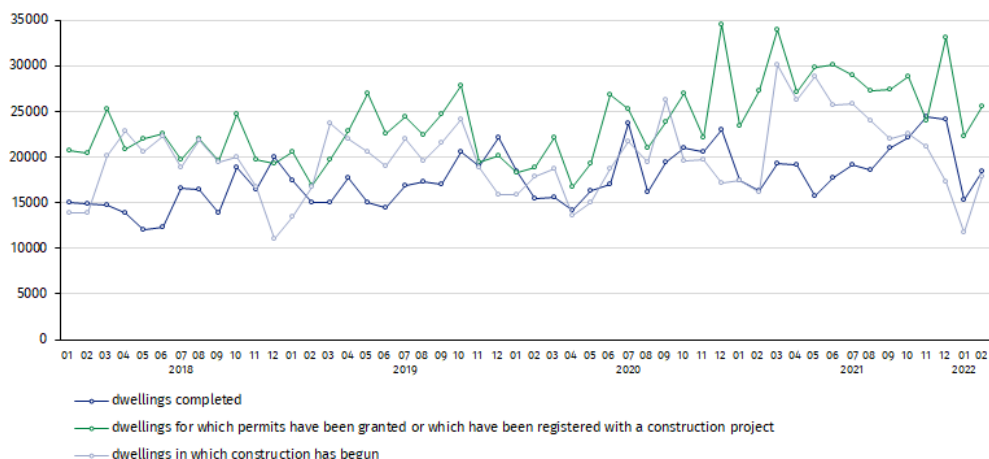
From the begging of the year till the end of February 2022, the number of dwellings in which construction has begun was 29.7 thousand, i.e. by 11.6% less than a year ago. **Developers** have started construction of 18.7 thousand dwellings (by 16.4% less), and **private** investors of 10.6 thousand (by 3.7% more). Altogether the share of these forms of construction was 98.5% of the total number of dwellings. In **other forms** of construction the number of dwellings in which construction has begun was 444 (1 053 in the previous year).

Table 3. Dwellings in which construction has begun

SPECIFICATION	02 2022			01-02 2022	
	Number of dwellings	02 2021=100	01 2022=100	Number of dwellings	01-02 2021=100
TOTAL	17 855	110.8	151.3	29 655	88.4
Private	6 202	114.1	142.6	10 551	103.7
For sale or rent	11 320	114.6	154.2	18 660	83.6
of which for rent	-	.	.	155	360.5
Cooperative	-	.	.	3	almost 59-fold less
Municipal	54	54.5	192.9	82	78.8
Public building society	279	43.5	348.8	359	46.4
Company	-	.	.	-	.

It is estimated that at the end of February 2022, there were 867.0 thousand dwellings under construction, i.e. by 4.7% more than in the corresponding period of 2021.

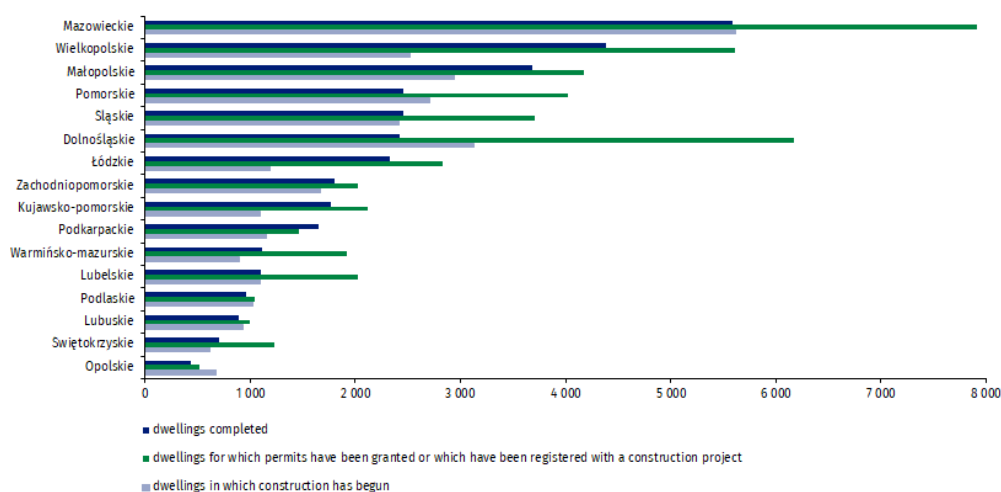
Chart 1. Construction activity in the scope of residential construction in Poland



In February, compared to January 2022, the number of dwellings completed increased (by 20.3%), as well as the number of dwellings for which permits have been granted or which have been registered with a construction project (by 14.9%) and the number of dwellings in which construction has begun (by 51.3%)

In the period of January-February 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 5.6 thousand, 5.6 thousand and 7.9 thousand). High values were also noted in Wielkopolskie (4.4 thousand, 2.5 thousand and 5.6 thousand) and Małopolskie (3.7 thousand, 2.9 thousand and 4.2 thousand).

Chart 2. Construction activity in the scope of residential construction by voivodships (January- February 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](#)