Residential construction[[1]](#footnote-1) in the period of January-April 2022

In the first four months of 2022, 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.

⇧ 102.0

Index number of dwellings
completed y/y

Dwellings completed

Developers and private investors completed respectively: 55.2% and 43.0% of the total number of dwellings

According to the preliminary data, 73.5 thousand dwellings were completed in the period of January-April 2022, i.e. 2.0% more than in the previous year. **Developers** completed 40.6 thousand dwellings – by 3.1% less than in 2021, whereas **private** **investors** completed 31.6 thousand dwellings, i.e. by 10.2% more. Within these forms of construction, 98.2% 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 1 281 dwellings were completed (1 501 in the previous year).

The total useful floor area of dwellings completed amounted to 7.1 million m2, i.e. by 4.1% more than a year ago and the average useful floor area of 1 dwelling was 97.0 m2.

**Table 1. Dwellings completed**

|  |  |  |
| --- | --- | --- |
| SPECIFICATION | 04 2022 | 01-04 2022 |
| Number of dwellings | 04 2021=100 | 03 2022=100 | Number of dwellings | 01-04 2021=100 |
| **TOTAL** | **18 764** | **98.7** | **89.3** | **73 506** | **102.0** |
| Private | 7 427 | 102.2 | 79.7 | 31 626 | 110.2 |
| For sale or rent  | 11 250 | 99.0 | 100.7 | 40 599 | 96.9 |
|  of which for rent | 48 | almost 13-fold less | 40.7 | 300 | 36.7 |
| Cooperative | 74 | 60.7 | over 5-fold less | 653 | 101.6 |
| Municipal | 13 | almost 10-fold less | 325.0 | 166 | 26.3 |
| Public building society | - | . | . | 432 | 192.9 |
| Company | - | . | . | 30 | 10- fold more |

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

The number of dwellings for which permits have been granted or which have been registered with a construction project decreased in the period of 01-04 2022 by 5.5% y/y

From January to the end of April of 2022, permits and registrations have been granted for construction of 105.6 thousand dwellings, i.e. by 5.5% less than in the corresponding period of 2021. Permits for construction of the biggest number of dwellings were given to **developers** (70.2 thousand, a decrease of 4.6% y/y) and to **private investors** (33.4 thousand, a decrease of 10.6%). Within these forms of construction, permits have been granted and registrations with a construction project were made for 98.1% of dwellings in total. In **other forms** of construction 2 044 dwellingsfor which permits have been granted or which have been registered with a construction project were noted (833 dwellings in the previous year).

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

|  |  |  |
| --- | --- | --- |
| SPECIFICATION | 04 2022 | 01-04 2022 |
| Number of dwellings | 04 2021=100 | 03 2022=100 | Number of dwellings | 01-04 2021=100 |
| **TOTAL** | **27 836** | **102.5** | **92.6** | **105 644** | **94.5** |
| Private | 8 948 | 88.1 | 87.6 | 33 371 | 89.4 |
| For sale or rent  | 18 209 | 107.4 | 96.3 | 70 229 | 95.4 |
| Cooperative | 119 | 119- fold more | 51.1 | 417 | 110.3 |
| Municipal | 210 | 617.6 | 56.1 | 831 | 290.6 |
| Public building society | 350 | almost 16- fold more | 105.7 | 793 | 486.5 |
| Company | - | . | . | 3 | 50.0 |

**Dwellings in which construction has begun**

From the begging of the year till the end of April 2022, the number of dwellings in which construction has begun was 42.8 thousand, i.e. by 18.3% less than a year ago. Developers have started construction of 42.8 thousand dwellings (by 22.6% less), and private investors of 29.6 thousand (by 10.5% less). Altogether the share of these forms of construction was 98.6% of the total number of dwellings. In other forms of construction the number of dwellings in which construction has begun was 1 045 (1 609 in the previous year).

Table 3. Dwellings in which construction has begun

|  |  |  |
| --- | --- | --- |
| SPECIFICATION | 04 2022 | 01-04 2022 |
| Number of dwellings | 04 2021=100 | 03 2022=100 | Number of dwellings | 01-042021=100 |
| **TOTAL** | **20 173** | **76.8** | **85.4** | **73 460** | **81.7** |
| Private | 8 790 | 80.1 | 85.3 | 29 645 | 89.5 |
| For sale or rent  | 11 095 | 73.5 | 85.2 | 42 770 | 77.4 |
|  of which for rent | 11 | over 9-fold less | 27.5 | 206 | 75.7 |
| Cooperative | 148 | 78.7 | 86.0 | 323 | 48.1 |
| Municipal | 80 | 20- fold more | 296.3 | 189 | 173.4 |
| Public building society | 60 | . | 73.2 | 501 | 60.5 |
| Company | - | . | . | 32 | . |

It is estimated that at the end of April 2022, there were 871.3 thousand dwellings under construction, i.e. by 2.9% more than in the corresponding period of 2021.

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

#  Number of dwellings completed, number of dwellings for which permits have been granted or which have been registered with a construction project and number of dwellings in which construction has begun in particular months of year 2018, 2019, 2020,2021 and 2022

In April, compared to March 2022, the number of dwellings completed decreased (by 10.7%), as well as the number of dwellings for which permits have been granted or which have been registered with a construction project (by 7.4%) and the number of dwellings in which construction has begun (by 14.6%)

In the first four months of 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: 13.3 thousand, 13.5 thousand and 17.7 thousand). High values were also noted in Wielkopolskie (8.6 thousand, 7.4 thousand and 11.3 thousand) and Małopolskie (7.8 thousand, 6.8 thousand and 9.4 thousand).

# **Chart 2. Construction activity in the scope of residential construction by voivodships(January- April 2022)**

# Number of dwellings completed, number of dwellings for which permits have been granted or which have been registered with a construction project and number of dwellings in which construction has begun in January-April 2022 in particular voivodships

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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1. Reported data – subject to change upon developing quarterly reports. [↑](#footnote-ref-1)