


Residential construction¹ in the period of January-July 2022

22.08.2022


102.1
 Index number of dwellings completed y/y

In the first seven 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.

Dwellings completed

According to the preliminary data, 127.0 thousand dwellings were completed in the period of January-July 2022, i.e. 2.1% more than in the previous year. **Developers** completed 73.9 thousand dwellings – by 2.9% more than in 2021, whereas **private investors** completed 51.4 thousand dwellings, i.e. by 3.4% more. Within these forms of construction, 98.7% 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 1 667 dwellings were completed (2 834 in the previous year).

The total useful floor area of dwellings completed amounted to 12.1 million m², i.e. by 1.9% more than a year ago and the average useful floor area of 1 dwelling was 94.9 m².

Developers and private investors completed respectively: 58.2% and 40.5% of the total number of dwellings

Table 1. Dwellings completed

SPECIFICATION	07 2022			01-07 2022	
	Number of dwellings	07 2021=100	06 2022=100	Number of dwellings	01-07 2021=100
TOTAL	17 571	92.7	96.4	126 982	102.1
Private	6 517	88.3	94.8	51 411	103.4
For sale or rent	10 985	98.1	98.2	73 904	102.9
of which for rent	759	186.9	over 17-fold more	1 246	90.0
Cooperative	-	.	.	743	56.8
Municipal	21	95.5	43.8	227	24.5
Public building society	47	19.3	335.7	663	123.5
Company	1	55-fold less	33.3	34	55.7

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

From the beginning of January until the end of July 2022, permits and registrations have been granted for construction of 192.8 thousand dwellings, i.e. by 3.9% less than in the corresponding period of 2021. Permits for construction of the biggest number of dwellings were given to **developers** (131.5 thousand, an increase of 4.1% y/y) and to **private investors** (58.4 thousand, a decrease of 18.8%). Within these forms of construction, permits have been granted and registrations with a construction project were made for 98.5% of dwellings in total. In **other forms** of construction 2 823 dwellings for which permits have been granted or which have been registered with a construction project were noted (2 354 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 01-07 2022 by 3.9% y/y

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

SPECIFICATION	07 2022			01-07 2022	
	Number of dwellings	07 2021=100	06 2022=100	Number of dwellings	01-07 2021=100
TOTAL	21 987	76.0	63.2	192 790	96.1
Private	7 852	67.0	92.2	58 445	81.2
For sale or rent	14 017	83.1	54.0	131 522	104.1
Cooperative	9	almost 14-fold less	17.3	478	68.8
Municipal	64	54.2	38.1	1 360	226.7
Public building society	45	62.5	37.5	982	95.7
Company	-	.	.	3	11-fold less

Dwellings in which construction has begun

From the beginning of the year till the end of July 2022, the number of dwellings in which construction has begun was 136.0 thousand, i.e. by 20.2% less than a year ago. **Developers** have started construction of 79.9 thousand dwellings (by 22.1% less), and **private investors** of 54.0 thousand (by 16.6% less). 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 2 091 (3 028 in the previous year).

Table 3. Dwellings in which construction has begun

SPECIFICATION	07 2022			01-07 2022	
	Number of dwellings	07 2021=100	06 2022=100	Number of dwellings	01-07 2021=100
TOTAL	16 277	63.0	67.8	135 984	79.8
Private	7 571	72.4	94.3	53 971	83.4
For sale or rent	8 359	55.9	53.4	79 922	77.9
of which for rent	131	242.6	over 13-fold more	354	57.1
Cooperative	9	20.0	19.1	568	42.5
Municipal	79	26.0	38.0	605	127.1
Public building society	236	737.5	302.6	863	82.7
Company	23	54.8	.	55	32.2

It is estimated that at the end of July 2022, there were 880.3 thousand dwellings under construction, i.e. by 0.7% more than in the corresponding period of 2021.

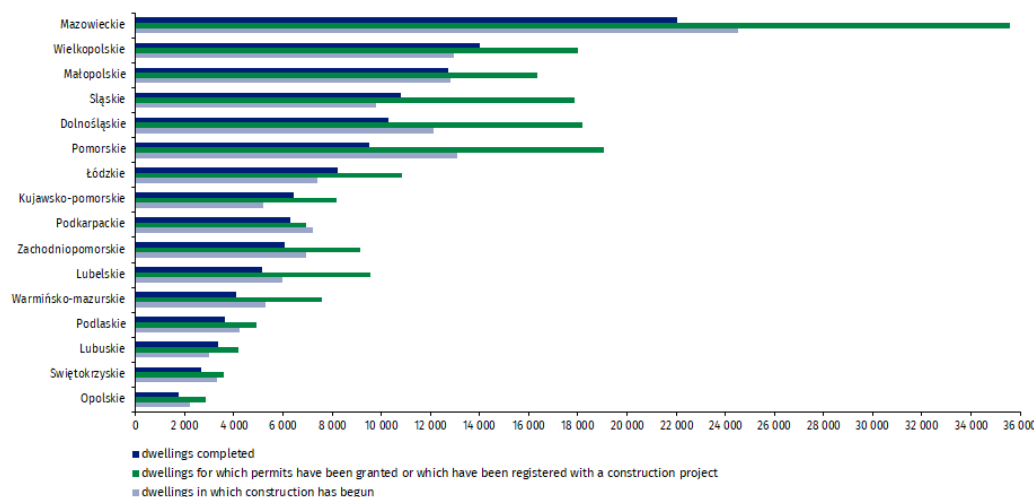
Chart 1. Construction activity in the scope of residential construction in Poland



In July, compared to June 2022, the number of dwellings completed decreased (by 3.6%), as well as the number of dwellings for which permits have been granted or which have been registered with a construction project (by 36.8%) and the number of dwellings in which construction has begun (by 32.2%)

In the period of January-July 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: 22.0 thousand, 24.5 thousand and 35.6 thousand). High values were also noted in Wielkopolskie (14.0 thousand, 13.0 thousand and 18.0 thousand) and Małopolskie (12.7 thousand, 12.8 thousand and 16.3 thousand).

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