

Residential construction¹ in January 2023

21.02.2023


109.1

Index number of dwellings completed y/y

In January 2023, 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, 18.2 thousand dwellings were completed in January 2023, i.e. 9.1% more than in the corresponding month of 2022. Developers completed 10.4 thousand dwellings – by 16.1% more than a year ago, whereas private investors completed 7.6 thousand dwellings, i.e. by 3.7% more. Within these forms of construction, 98.8% 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 0.2 thousand dwellings were completed (0.4 thousand in the previous year).

The total useful floor area of dwellings completed amounted to 1.7 million m², i.e. by 5.6% more than a year ago and the average useful floor area of 1 dwelling was 94.8 m².

Developers and private investors completed respectively: 57.1% and 41.7% of the total number of dwellings

Table 1. Dwellings completed

SPECIFICATION	01 2023		
	Number of dwellings	01 2022=100	12 2022=100
TOTAL	18 244	109.1	74.9
Private	7 610	103.7	79.6
For sale or rent	10 414	116.1	73.1
of which for rent	79	133.9	76.7
Cooperative	21	almost 13-fold less	32.8
Municipal	111	853.8	73.0
Public building society	88	82.2	27.2
Company	-	.	.

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 January 2023, permits and registrations have been granted for construction of 15.2 thousand dwellings, i.e. by 32.5% less than in January 2022. Permits for construction of the biggest number of dwellings were given to developers (10.2 thousand, a decrease of 35.9% y/y) and to private investors (4.8 thousand, a decrease of 26.2%). Within these forms of construction, permits have been granted and registrations with a construction project were made for 98.6% of dwellings in total. In other forms of construction 0.2 thousand dwellings for which permits have been granted or which have been registered with a construction project were noted (0.1 thousand 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 2023 by 32.5% y/y

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

SPECIFICATION	01 2023		
	Number of dwellings	01 2022=100	12 2022=100
TOTAL	15 189	67.5	76.0
Private	4 795	73.8	91.9
For sale or rent	10 174	64.1	71.8
Cooperative	2	25-fold less	50.0
Municipal	23	35.4	almost 14-fold less
Public building society	195	.	72.5
Company	-	.	.

Dwellings in which construction has begun

In January 2023, the number of dwellings in which construction has begun was 9.4 thousand, i.e. by 19.9% less than a year ago. Developers have started construction of 5.8 thousand dwellings (by 20.7% less), and private investors of 3.6 thousand (by 18.2% less). Altogether the share of these forms of construction was 99.2% of the total number of dwellings. In other forms of construction the number of dwellings in which construction has begun was 0.1 thousand (similar amount in the previous year).

Table 3. Dwellings in which construction has begun

SPECIFICATION	01 2023		
	Number of dwellings	01 2022=100	12 2022=100
TOTAL	9 446	80.1	96.0
Private	3 557	81.8	125.8
For sale or rent	5 817	79.3	83.7
of which for rent	9	over 17-fold less	almost 17-fold less
Cooperative	-	.	.
Municipal	-	.	.
Public building society	72	90.0	156.5
Company	-	.	.

It is estimated that at the end of January 2023, there were 824.2 thousand dwellings under construction, i.e. by 4.9% less than in the corresponding month of 2022.

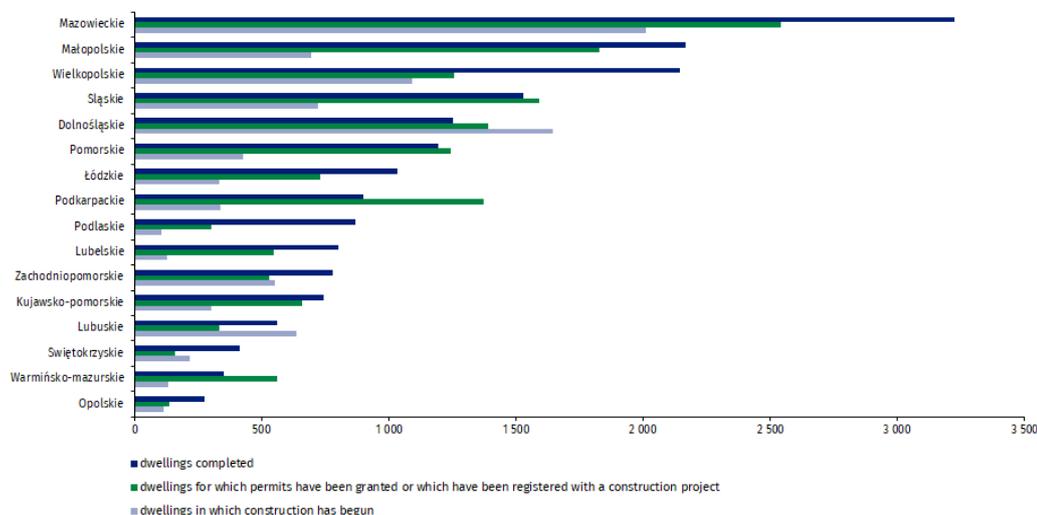
Chart 1. Housing construction in Poland



In January 2023, compared to December 2022, the number of dwellings completed decreased (by 25.1%), as well as the number of dwellings for which permits have been granted or which have been registered with a construction project and in which construction has begun (respectively by 24.0% and 4.0%)

In January 2023, 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: 3.2 thousand, 2.0 thousand and 2.5 thousand dwellings). High values were also noted in Małopolskie (2.2 thousand, 0.7 thousand and 1.8 thousand) and Wielkopolskie (2.1 thousand, 1.1 thousand and 1.3 thousand).

Chart 2. Housing construction by voivodships in January 2023



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".

Prepared by:
Statistical Office in Lublin

Director Krzysztof Markowski
Phone: (+48) 695 255 301

Press Office

Phone: (+48 22) 608 38 04

e-mail: obslugaprasowa@stat.gov.pl

Issued by:
**The Spokesperson for the President
of Statistics Poland**

Karolina Banaszek
Phone: (+48) 695 255 011

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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](#)