

# Residential construction<sup>1</sup> in the period of January - March 2023

24.04.2023


**100.1**

Index number of dwellings completed y/y

In the first quarter of 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, 54.9 thousand dwellings were completed in the period of January - March 2023, i.e. 0.1% more than in the corresponding period of 2022. Developers completed 30.1 thousand dwellings – by 1.1% more than a year ago, whereas private investors completed 23.7 thousand dwellings, i.e. by 1.0% less. 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 1.1 thousand dwellings were completed (1.2 thousand in the previous year).

The total useful floor area of dwellings completed amounted to 5.3 million m<sup>2</sup>, i.e. by 1.7% less than a year ago and the average useful floor area of 1 dwelling was 96.0 m<sup>2</sup>.

Developers and private investors completed respectively: 54.9% and 43.1% of the total number of dwellings

**Table 1. Dwellings completed**

SPECIFICATION	03 2023			01-03 2023	
	Number of dwellings	03 2022=100	02 2023=100	Number of dwellings	01-03 2022=100
<b>TOTAL</b>	<b>20 803</b>	<b>105.4</b>	<b>131.3</b>	<b>54 885</b>	<b>100.1</b>
Private	8 894	100.3	124.1	23 669	99.0
For sale or rent	11 253	107.6	133.4	30 100	101.1
of which for rent	47	38.5	62.7	201	67.0
Cooperative	241	95.6	170.9	403	71.0
Municipal	60	15-fold more	122.4	220	151.7
Public building society	354	234.4	737.5	490	114.0
Company	1	.	50.0	3	10- fold less

<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 the first quarter of 2023, permits and registrations have been granted for construction of 51.6 thousand dwellings, i.e. by 33.8% less than in the corresponding period of 2022. Permits for construction of the biggest number of dwellings were given to developers (34.2 thousand, a decrease of 34.9% y/y) and to private investors (15.6 thousand, a decrease of 35.0%). Within these forms of construction, permits have been granted and registrations with a construction project were made for 96.6% of dwellings in total. In other forms of construction 1.8 thousand dwellings for which permits have been granted or which have been registered with a construction project were noted (1.4 thousand 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 first quarter of 2023 by 33.8% y/y

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

SPECIFICATION	03 2023			01-03 2023	
	Number of dwellings	03 2022=100	02 2023=100	Number of dwellings	01-03 2022=100
<b>TOTAL</b>	<b>20 242</b>	<b>67.0</b>	<b>125.1</b>	<b>51 617</b>	<b>66.2</b>
Private	6 051	59.9	126.0	15 649	65.0
For sale or rent	13 278	69.2	123.6	34 191	65.1
Cooperative	-	.	.	42	14.1
Municipal	80	21.4	28.9	380	61.2
Public building society	809	244.4	248.2	1330	300.2
Company	24	.	24-fold more	25	833.3

## Dwellings in which construction has begun

In the first quarter of 2023, the number of dwellings in which construction has begun was 27.6 thousand, i.e. by 27.6% less than a year ago. Developers have started construction of 23.4 thousand dwellings (by 26.1% less), and private investors of 14.7 thousand (by 29.7% less). Altogether the share of these forms of construction was 98.7% of the total number of dwellings. In other forms of construction the number of dwellings in which construction has begun was 0.5 thousand (0.8 thousand in the previous year).

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

SPECIFICATION	03 2023			01-03 2023	
	Number of dwellings	03 2022=100	02 2023=100	Number of dwellings	01-03 2022=100
<b>TOTAL</b>	<b>18 310</b>	<b>77.5</b>	<b>169.3</b>	<b>38 573</b>	<b>72.4</b>
Private	7 161	69.5	181.3	14 667	70.3
For sale or rent	11 011	84.6	167.1	23 416	73.9
of which for rent	17	42.5	340.0	31	15.9
Cooperative	9	over 19-fold less	.	9	over 19-fold less
Municipal	45	166.7	34.1	177	162.4
Public building society	82	100.0	55.4	302	68.5
Company	2	16-fold less	.	2	16-fold less

It is estimated that at the end of March 2023, there were 816.7 thousand dwellings under construction, i.e. by 6.1% less than in the corresponding month of 2022.

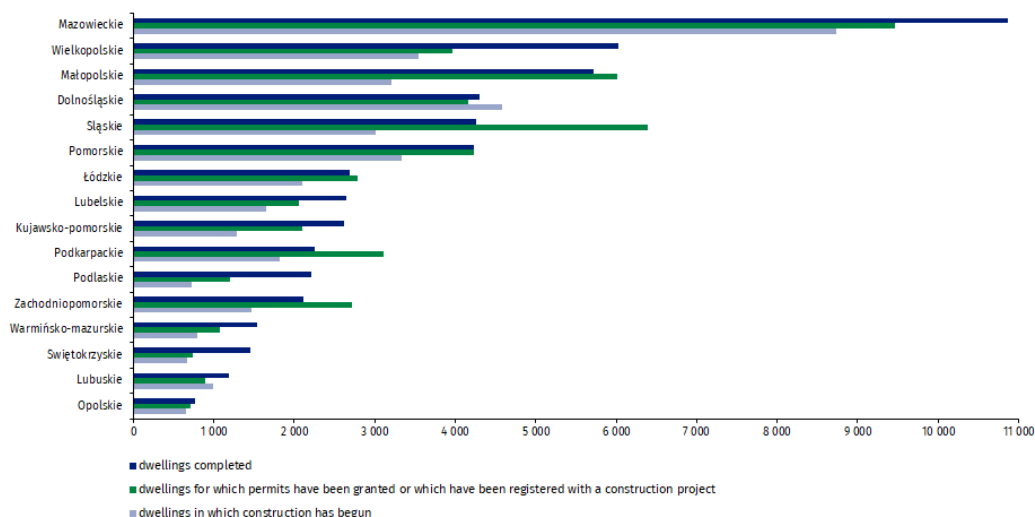
**Chart 1. Residential construction in Poland**



In March, compared to February 2023, the number of dwellings completed increased (by 31.3%) as well as for which permits have been granted or which have been registered with a construction project increased (by 25.1%) and in which construction has begun (by 69.3%)

In the period of January - March 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: 10.9 thousand, 8.7 thousand and 9.5 thousand dwellings). High values were also noted in Wielkopolskie (6.0 thousand, 3.6 thousand and 4.0 thousand) and Małopolskie (5.7 thousand, 3.2 thousand and 6.0 thousand).

**Chart 2. Residential construction by voivodships in the period of January - March 2023**



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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](#)