

Residential construction¹ in the period of January - April 2023

23.05.2023


103.1

Index number of dwellings completed y/y

In the first four months 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, 75.6 thousand dwellings were completed in the period of January - April 2023, i.e. 3.1% more than in the corresponding period of 2022. Developers completed 40.7 thousand dwellings – by 0.5% more than a year ago, whereas private investors completed 33.7 thousand dwellings, i.e. by 6.6% more. Within these forms of construction, 98.4% 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 1.2 thousand dwellings were completed (1.3 thousand in the previous year).

The total useful floor area of dwellings completed amounted to 7.3 million m², i.e. by 2.5% less than a year ago and the average useful floor area of 1 dwelling was 97.1 m².

Developers and private investors completed respectively: 53.8% and 44.6% of the total number of dwellings

Table 1. Dwellings completed

SPECIFICATION	04 2023			01-04 2023	
	Number of dwellings	04 2022=100	03 2023=100	Number of dwellings	01-04 2022=100
TOTAL	20 678	111.0	99.4	75 563	103.1
Private	10 025	130.1	112.7	33 694	106.6
For sale or rent	10 550	97.4	93.8	40 650	100.5
of which for rent	65	130.0	138.3	266	77.8
Cooperative	50	67.6	20.7	453	70.6
Municipal	53	407.7	88.3	273	183.2
Public building society	-	.	.	490	114.0
Company	-	.	.	3	almost 11-fold less

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 - April 2023, permits and registrations have been granted for construction of 72.1 thousand dwellings, i.e. by 32.0% less than in the corresponding period of 2022. Permits for construction of the biggest number of dwellings were given to developers (48.5 thousand, a decrease of 31.6% y/y) and to private investors (21.6 thousand, a decrease of 34.6%). Within these forms of construction, permits have been granted and registrations with a construction project were made for 97.3% of dwellings in total. In other forms of construction 2.0 thousand dwellings for which permits have been granted or which have been registered with a construction project were noted (similar amount 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 - April 2023 by 32.0% y/y

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

SPECIFICATION	04 2023			01-04 2023	
	Number of dwellings	04 2022=100	03 2023=100	Number of dwellings	01-04 2022=100
TOTAL	20 464	73.0	101.1	72 081	68.0
Private	5 936	66.7	98.1	21 585	65.4
For sale or rent	14 333	77.7	107.9	48 524	68.4
Cooperative	47	39.5	.	89	21.3
Municipal	49	23.8	61.3	429	51.9
Public building society	96	27.4	11.9	1426	179.8
Company	3	.	12.5	28	933.3

Dwellings in which construction has begun

In the first four months of 2023, the number of dwellings in which construction has begun was 53.1 thousand, i.e. by 27.7% less than a year ago. Developers have started construction of 30.4 thousand dwellings (by 28.9% less), and private investors of 21.4 thousand (by 27.8% less). Altogether the share of these forms of construction was 97.6% of the total number of dwellings. In other forms of construction the number of dwellings in which construction has begun was 1.3 thousand (1.0 thousand in the previous year).

Table 3. Dwellings in which construction has begun

SPECIFICATION	04 2023			01-04 2023	
	Number of dwellings	04 2022=100	03 2023=100	Number of dwellings	01-04 2022=100
TOTAL	14 513	71.9	79.3	53 086	72.3
Private	6 733	76.6	94.0	21 400	72.2
For sale or rent	6 981	62.9	63.4	30 397	71.1
of which for rent	38	345.5	223.5	69	33.5
Cooperative	-	.	.	9	almost 36-fold less
Municipal	9	11.3	20.0	186	98.4
Public building society	790	over 13-fold more	963.4	1 092	218.0
Company	-	.	.	2	16-fold less

It is estimated that at the end of April 2023, there were 810.5 thousand dwellings under construction, i.e. by 7.0% less than in the corresponding month of 2022.

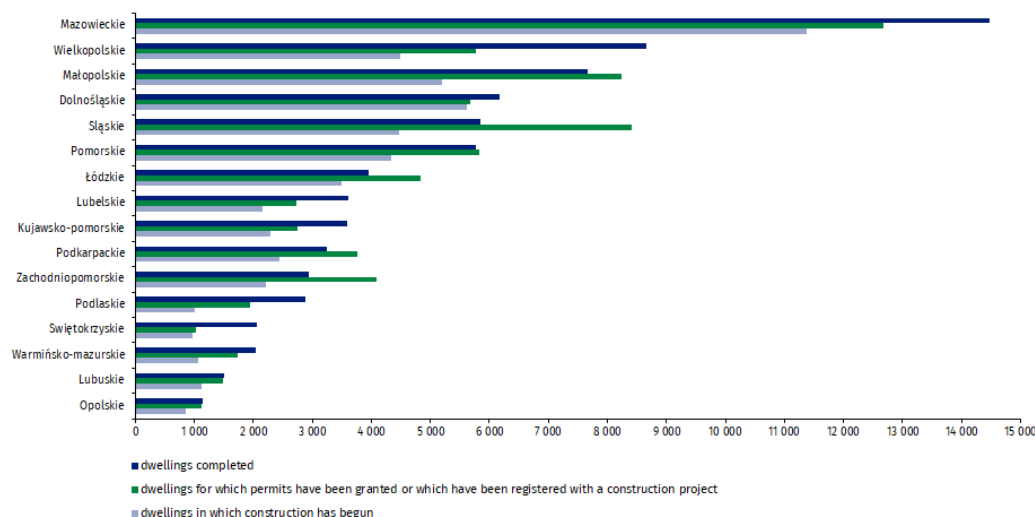
Chart 1. Residential construction in Poland



In April, compared to March 2023, the number of dwellings completed and in which construction has begun decreased (respectively by 0.6% and 20.7%), whereas the number of dwellings for which permits have been granted or which have been registered with a construction project increased (by 1.1%)

In the period of January - April 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: 14.5 thousand, 11.4 thousand and 12.7 thousand dwellings). High values were also noted in Wielkopolskie (8.7 thousand, 4.5 thousand and 5.8 thousand) and Małopolskie (7.7 thousand, 5.2 thousand and 8.2 thousand).

Chart 2. Residential construction by voivodships in the period of January - April 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](#)