

Residential construction¹ in the period of January - May 2023

22.06.2023


102.5

Index number of dwellings completed y/y

In the first five 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, 93.7 thousand dwellings were completed in the period of January - May 2023, i.e. 2.5% more than in the corresponding period of 2022. Developers completed 51.0 thousand dwellings – by 1.3% less than a year ago, whereas private investors completed 41.2 thousand dwellings, i.e. by 7.6% 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 1.5 thousand dwellings were completed (1.4 thousand in the previous year).

The total useful floor area of dwellings completed amounted to 9.1 million m², i.e. by 2.8% more than a year ago and the average useful floor area of 1 dwelling was 96.8 m².

Developers and private investors completed respectively: 54.5% and 43.9% of the total number of dwellings

Table 1. Dwellings completed

SPECIFICATION	05 2023			01-05 2023	
	Number of dwellings	05 2022=100	04 2023=100	Number of dwellings	01-05 2022=100
TOTAL	17 680	97.6	85.5	93 717	102.5
Private	7 576	113.8	75.6	41 163	107.6
For sale or rent	9 841	87.4	93.3	51 046	98.7
of which for rent	202	219.6	310.8	605	139.4
Cooperative	102	.	204.0	580	90.3
Municipal	29	181.3	54.7	303	183.6
Public building society	132	76.7	.	622	103.3
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 - May 2023, permits and registrations have been granted for construction of 91.0 thousand dwellings, i.e. by 33.3% less than in the corresponding period of 2022. Permits for construction of the biggest number of dwellings were given to developers (60.2 thousand, a decrease of 34.6% y/y) and to private investors (28.2 thousand, a decrease of 32.9%). Within these forms of construction, permits have been granted and registrations with a construction project were made for 97.1% of dwellings in total. In other forms of construction 2.6 thousand dwellings for which permits have been granted or which have been registered with a construction project were noted (in the previous year 2.4 thousand).

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 - May 2023 by 33.3% y/y

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

SPECIFICATION	05 2023			01-05 2023	
	Number of dwellings	05 2022=100	04 2023=100	Number of dwellings	01-05 2022=100
TOTAL	18 574	61.2	90.8	91 006	66.7
Private	6 637	73.8	111.8	28 157	67.1
For sale or rent	11 268	53.5	78.6	60 200	65.4
Cooperative	326	.	693.6	415	99.5
Municipal	86	29.0	175.5	523	46.5
Public building society	257	almost 11-fold more	267.7	1683	206.0
Company	-	.	.	28	933.3

Dwellings in which construction has begun

In the first five months of 2023, the number of dwellings in which construction has begun was 69.5 thousand, i.e. by 27.4% less than a year ago. Developers have started construction of 39.1 thousand dwellings (by 30.1% less), and private investors of 28.8 thousand (by 24.9% less). Altogether the share of these forms of construction was 97.7% of the total number of dwellings. In other forms of construction the number of dwellings in which construction has begun was 1.6 thousand (1.4 thousand in the previous year).

Table 3. Dwellings in which construction has begun

SPECIFICATION	05 2023			01-05 2023	
	Number of dwellings	05 2022=100	04 2023=100	Number of dwellings	01-05 2022=100
TOTAL	16 372	73.7	112.8	69 458	72.6
Private	7 410	84.9	110.1	28 810	75.1
For sale or rent	8 688	66.2	124.5	39 085	69.9
of which for rent	60	857.1	157.9	129	60.6
Cooperative	-	.	.	9	almost 57-fold less
Municipal	43	33.3	477.8	229	72.0
Public building society	91	189.6	11.5	1 183	215.5
Company	140	.	.	142	443.8

It is estimated that at the end of May 2023, there were 808.8 thousand dwellings under construction, i.e. by 7.6% less than in the corresponding month of 2022.

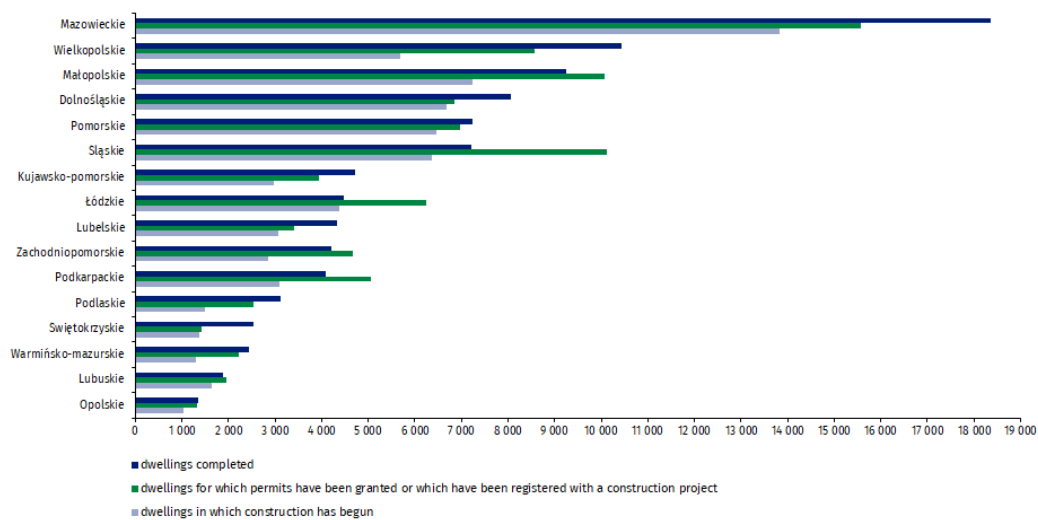
Chart 1. Residential construction in Poland



In May, compared to April 2023, the number of dwellings completed and for which permits have been granted or which have been registered with a construction project decreased (respectively by 14.5% and 9.2%), whereas the number of dwellings in which construction has begun increased (by 12.8%)

In the period of January - May 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: 18.3 thousand, 13.8 thousand and 15.6 thousand dwellings). High values were also noted in Wielkopolskie (10.4 thousand, 5.7 thousand and 8.6 thousand) and Małopolskie (9.2 thousand, 7.2 thousand and 10.1 thousand).

Chart 2. Residential construction by voivodships in the period of January - May 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”.

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Data available in databases

[Dwellings in which construction has begun - monthly accruing data](#)

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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](#)