

Residential construction¹ in the period of January-February 2024

21.03.2024


88.3

Index number of dwellings completed y/y

In the first two months of 2024, there were less 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 increased.

Dwellings completed

According to the preliminary data, 30.8 thousand dwellings were completed in the period of January-February 2024, i.e. by 11.7% less than in the corresponding month of 2023. Developers completed 18.1 thousand dwellings – by 5.9% less than a year ago, whereas private investors completed 12.0 thousand dwellings, i.e. by 20.0% less. Within these forms of construction, 97.7% of the total number of newly completed dwellings was built. Within other forms of construction 0.7 thousand dwellings were completed (similar amount in the previous year).

The total useful floor area of dwellings completed amounted to 2.9 million m², i.e. by 14.3% less than a year ago and its average value for 1 dwelling was 92.8 m².

Developers and private investors completed respectively: 58.8% and 38.9% of the total number of dwellings

Table 1. Dwellings completed

SPECIFICATION	02 2024			01-02 2024	
	Number of dwellings	02 2023=100	01 2024=100	Number of dwellings	01-02 2023=100
TOTAL	16 048	101.7	108.7	30 810	88.3
Private	5 913	82.2	97.6	11 970	80.0
For sale or rent	9 796	120.2	117.9	18 103	94.1
of which for rent	27	45.8	33.3	108	70.1
Cooperative	-	.	.	113	58.2
Municipal	105	214.3	57.4	288	180.0
Public building society	234	105.9	229.4	336	108.7
Company	-	.	.	-	.

¹ Preliminary data; subject to change upon developing final data.

Dwellings for which permits have been granted or which have been registered with a construction project²

In the period of January-February 2024, permits and registrations have been granted for construction of 41.9 thousand dwellings, i.e. by 32.7% more than a year ago. Permits for construction of the biggest number of dwellings were given to developers (30.1 thousand, an increase of 42.3% y/y) and to private investors (11.0 thousand, an increase of 14.7%). Within these forms of construction, permits have been granted and registrations with a construction project were made for 98.0% of dwellings in total. In other forms of construction 0.8 thousand dwellings for which permits have been granted or which have been registered with a construction project were noted (0.9 thousand in the previous year).

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

SPECIFICATION	02 2024			01-02 2024	
	Number of dwellings	02 2023=100	01 2024=100	Number of dwellings	01-02 2023=100
TOTAL	21 382	131.3	104.2	41 912	132.7
Private	5 620	117.9	105.2	10 963	114.7
For sale or rent	15 469	142.3	105.7	30 101	142.3
Cooperative	-	.	.	-	.
Municipal	100	36.1	80.0	225	73.1
Public building society	193	59.2	45.3	619	118.8
Company	-	.	.	4	400.0

Dwellings in which construction has begun

In the first two months of 2024, the number of dwellings in which construction has begun was 36.3 thousand, i.e. by 79.0% more than a year before. Developers have started construction of 26.2 thousand dwellings (by 111.4% more), and private investors of 9.4 thousand (by 25.3% more). Altogether the share of these forms of construction was 98.2% of the total number of dwellings. In other forms of construction the number of dwellings in which construction has begun was 0.6 thousand (0.4 thousand in the previous year).

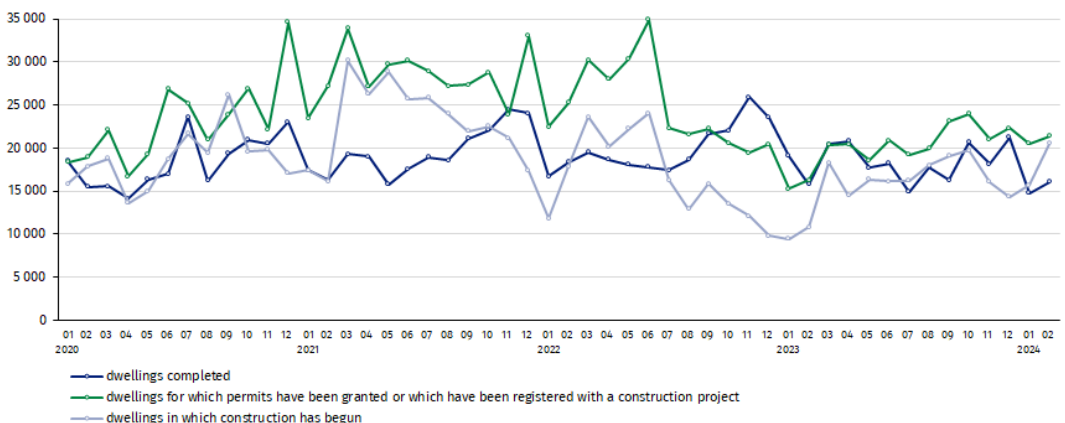
Table 3. Dwellings in which construction has begun

SPECIFICATION	02 2024			01-02 2024	
	Number of dwellings	02 2023=100	01 2024=100	Number of dwellings	01-02 2023=100
TOTAL	20 551	190.0	130.7	36 271	179.0
Private	5 873	148.7	166.4	9 403	125.3
For sale or rent	14 179	215.2	117.7	26 230	211.4
of which for rent	72	over 14-fold more	189.5	110	785.7
Cooperative	81	.	352.2	104	.
Municipal	64	48.5	355.6	82	62.1
Public building society	352	237.8	359.2	450	204.5
Company	2	.	.	2	.

² Including a simplified procedure for single-family residential buildings.

It is estimated that at the end of February 2024, there were 806.4 thousand dwellings under construction, i.e. by 1.5% less than in the corresponding month of 2023.

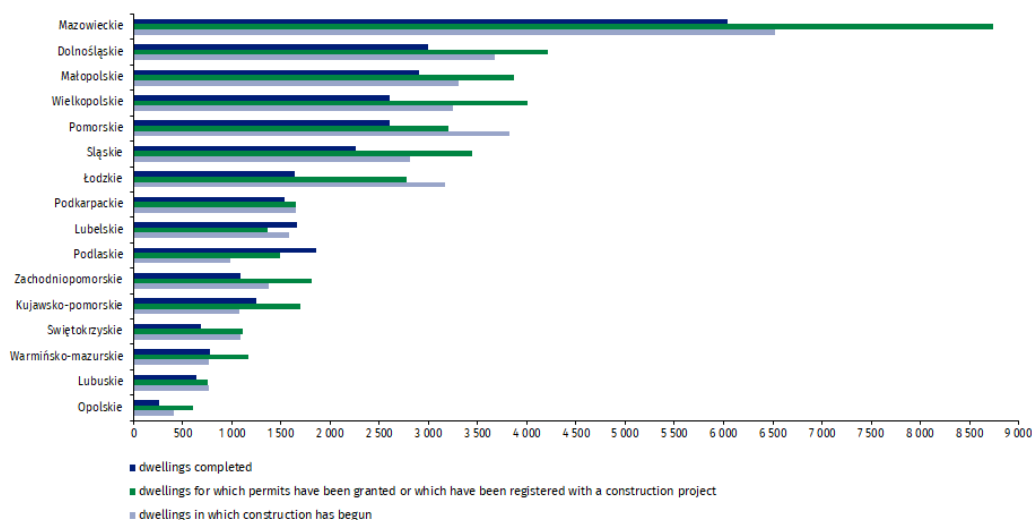
Chart 1. Residential construction in Poland



In February 2024, compared to January 2024, the number of dwellings completed as well as the number of dwellings for which permits have been granted or which have been registered with a construction project and the number of dwellings in which construction has begun increased (respectively by 8.7%, 4.2% and 30.7%)

In the period of January-February 2024, 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: 6.0 thousand, 6.5 thousand and 8.7 thousand dwellings). High values were also noted in Dolnośląskie (3.0 thousand, 3.7 thousand and 4.2 thousand), Małopolskie (2.9 thousand, 3.3 thousand and 3.9 thousand) and Wielkopolskie (2.6 thousand, 3.2 thousand and 4.0 thousand).

Chart 2. Residential construction by voivodships in January-February 2024



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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](#)