

Residential construction¹ in the period of January-April 2024

23.05.2024


85.2

Index number of dwellings completed y/y

In the period of January-April 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, 64.6 thousand dwellings were completed in the period of January-April 2024, i.e. by 14.8% less than in the corresponding period of 2023. Developers completed 39.2 thousand dwellings – by 3.4% less than a year ago, whereas private investors completed 24.0 thousand dwellings, i.e. by 29.5% less. Within these forms of construction, 97.8% of the total number of newly completed dwellings was built. Within other forms of construction 1.4 thousand dwellings were completed (1.3 thousand in the previous year).

The total useful floor area of dwellings completed amounted to 5.9 million m², i.e. by 20.2% less than a year ago and its average value for 1 dwelling was 91.1 m².

Developers and private investors completed respectively: 60.7% and 37.1% of the total number of dwellings

Table 1. Dwellings completed

SPECIFICATION	04 2024			01-04 2024	
	Number of dwellings	04 2023=100	03 2024=100	Number of dwellings	01-04 2023=100
TOTAL	15 892	76.3	88.5	64 649	85.2
Private	5 755	54.8	91.7	24 004	70.5
For sale or rent	9 771	96.0	86.3	39 201	96.6
of which for rent	14	21.9	11.2	247	61.4
Cooperative	63	126.0	315.0	196	41.1
Municipal	96	174.5	69.6	522	189.1
Public building society	206	605.9	112.6	725	146.2
Company	1	.	.	1	33.3

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-April 2024, permits and registrations have been granted for construction of 93.9 thousand dwellings, i.e. by 29.6% more than a year ago. Permits for construction of the biggest number of dwellings were given to developers (67.0 thousand, an increase of 36.8% y/y) and to private investors (25.0 thousand, an increase of 16.3%). 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 1.9 thousand dwellings for which permits have been granted or which have been registered with a construction project were noted (2.0 thousand in the previous year).

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

SPECIFICATION	04 2024			01-04 2024	
	Number of dwellings	04 2023=100	03 2024=100	Number of dwellings	01-04 2023=100
TOTAL	24 838	121.3	91.6	93 868	129.6
Private	7 427	125.8	112.6	24 986	116.3
For sale or rent	16 997	118.1	85.3	67 025	136.8
Cooperative	-	.	.	-	.
Municipal	42	57.5	29.0	412	89.4
Public building society	371	386.5	82.4	1 440	101.0
Company	1	33.3	.	5	17.9

Dwellings in which construction has begun

In the first four months of 2024, the number of dwellings in which construction has begun was 81.3 thousand, i.e. by 53.2% more than a year before. Developers have started construction of 54.6 thousand dwellings (by 79.5% more), and private investors of 25.5 thousand (by 19.2% more). Altogether the share of these forms of construction was 98.5% of the total number of dwellings. In other forms of construction the number of dwellings in which construction has begun was 1.2 thousand (1.3 thousand in the previous year).

Table 3. Dwellings in which construction has begun

SPECIFICATION	04 2024			01-04 2024	
	Number of dwellings	04 2023=100	03 2024=100	Number of dwellings	01-04 2023=100
TOTAL	21 239	146.3	89.2	81 317	153.2
Private	8 487	126.1	111.3	25 518	119.2
For sale or rent	12 581	180.2	79.8	54 575	179.5
of which for rent	33	86.8	137.5	167	242.0
Cooperative	32	.	.	136	over 15-fold more
Municipal	70	777.8	350.0	172	92.5
Public building society	54	6.8	13.7	899	82.3
Company	15	.	.	17	850.0

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

It is estimated that at the end of April 2024, there were 817.6 thousand dwellings under construction, i.e. by 0.9% more than in the corresponding month of 2023.

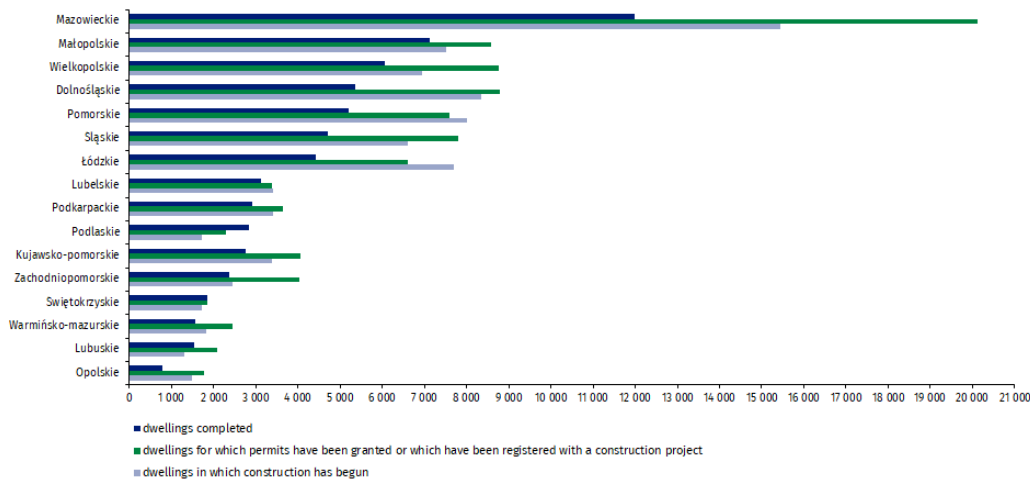
Chart 1. Residential construction in Poland



In April 2024, compared to March 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 decreased (respectively by 11.5%, 8.4% and 10.8%)

In the period of January-April 2024, the highest total number 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: 12.0 thousand, 15.4 thousand and 20.1 thousand dwellings). High values were also noted in: Małopolskie (7.1 thousand, 7.5 thousand and 8.6 thousand), Dolnośląskie (5.4 thousand, 8.4 thousand and 8.8 thousand) and Wielkopolskie (6.1 thousand, 6.9 thousand and 8.8 thousand).

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



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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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](#)