

Residential construction¹ in the period of January-May 2024

24.06.2024


84.1

Index number of dwellings completed y/y

In the period of January-May 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, 78.7 thousand dwellings were completed in the period of January-May 2024, i.e. by 15.9% less than in the corresponding period of 2023. Developers completed 47.7 thousand dwellings – by 6.4% less than a year ago, whereas private investors completed 29.1 thousand dwellings, i.e. by 29.2% less. Within these forms of construction, 97.6% of the total number of newly completed dwellings was built. Within other forms of construction 1.9 thousand dwellings were completed (1.5 thousand in the previous year).

The total useful floor area of dwellings completed amounted to 7.2 million m², i.e. by 20.8% less than a year ago and its average value for 1 dwelling was 91.1 m².

Developers and private investors completed respectively: 60.6% and 37.0% of the total number of dwellings

Table 1. Dwellings completed

SPECIFICATION	05 2024			01-05 2024	
	Number of dwellings	05 2023=100	04 2024=100	Number of dwellings	01-05 2023=100
TOTAL	14 513	81.9	91.3	78 691	84.1
Private	5 273	74.4	91.6	29 115	70.8
For sale or rent	8 813	85.0	90.2	47 690	93.6
of which for rent	44	16.9	314.3	291	44.0
Cooperative	61	59.8	96.8	180	31.1
Municipal	256	825.8	266.7	778	253.4
Public building society	98	74.2	47.6	915	145.7
Company	12	.	12-fold more	13	433.3

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-May 2024, permits and registrations have been granted for construction of 119.3 thousand dwellings, i.e. by 31.0% more than a year ago. Permits for construction of the biggest number of dwellings were given to developers (85.0 thousand, an increase of 41.4% y/y) and to private investors (31.8 thousand, an increase of 13.1%). Within these forms of construction, permits have been granted and registrations with a construction project were made for 97.9% of dwellings in total. In other forms of construction 2.5 thousand dwellings for which permits have been granted or which have been registered with a construction project were noted (2.8 thousand in the previous year).

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

SPECIFICATION	05 2024			01-05 2024	
	Number of dwellings	05 2023=100	04 2024=100	Number of dwellings	01-05 2023=100
TOTAL	24 460	131.6	98.5	119 265	131.0
Private	6 867	104.0	92.5	31 775	113.1
For sale or rent	16 971	152.3	99.8	85 009	141.4
Cooperative	-	.	.	-	.
Municipal	170	197.7	404.8	582	106.4
Public building society	452	103.9	121.8	1 890	101.6
Company	-	.	.	9	32.1

Dwellings in which construction has begun

In the first five months of 2024, the number of dwellings in which construction has begun was 101.1 thousand, i.e. by 45.6% more than a year before. Developers have started construction of 66.5 thousand dwellings (by 70.1% more y/y), and private investors of 33.1 thousand (by 14.8% more). Altogether the share of these forms of construction was 98.4% of the total number of dwellings. In other forms of construction the number of dwellings in which construction has begun was 1.6 thousand (similar amount in the previous year).

Table 3. Dwellings in which construction has begun

SPECIFICATION	05 2024			01-05 2024	
	Number of dwellings	05 2023=100	04 2024=100	Number of dwellings	01-05 2023=100
TOTAL	19 826	121.1	93.3	101 143	145.6
Private	7 555	102.0	89.0	33 073	114.8
For sale or rent	11 924	137.2	94.8	66 499	170.1
of which for rent	21	35.0	63.6	188	145.7
Cooperative	156	.	487.5	292	over 32-fold more
Municipal	87	202.3	124.3	259	113.1
Public building society	104	114.3	192.6	1 003	84.8
Company	-	.	.	17	12.0

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

It is estimated that at the end of May 2024, there were 823.4 thousand dwellings under construction, i.e. by 1.8% more than in the corresponding month of 2023.

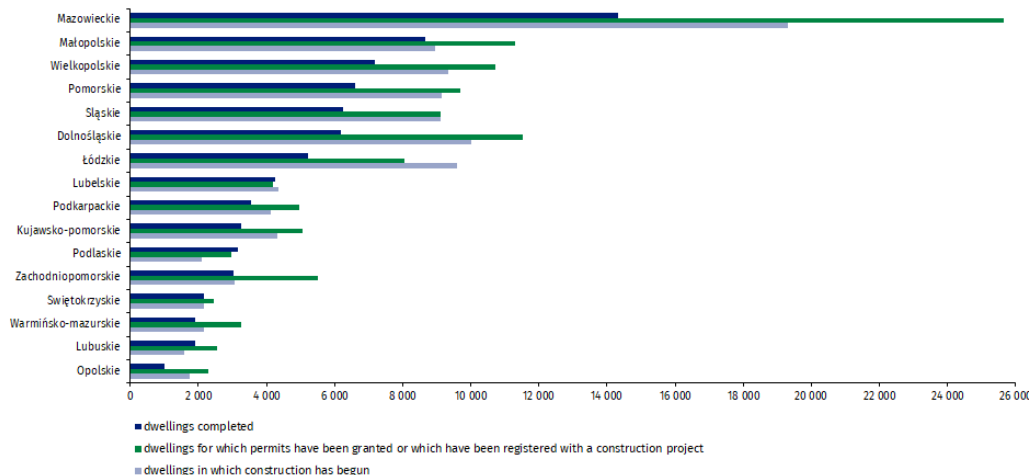
Chart 1. Residential construction in Poland



In May 2024, compared to April 2024, the number of dwellings for which permits have been granted or which have been registered with a construction project, the number of dwellings in which construction has begun and the number of dwellings completed decreased (respectively by 1.5%, 6.7% and 8.7%)

In the period of January-May 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: 14.3 thousand, 19.3 thousand and 25.7 thousand dwellings). High values were also noted in: Małopolskie (8.7 thousand, 9.0 thousand and 11.3 thousand), Dolnośląskie (6.2 thousand, 10.0 thousand and 11.5 thousand) and Wielkopolskie (7.2 thousand, 9.3 thousand and 10.7 thousand).

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



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Prepared by:
Statistical Office in Lublin

Director Krzysztof Markowski, Ph.D.







Phone: (+48) 695 255 301

Issued by:
Press Office

Mobile +48 695 255 032

Phone +48 22 608 38 04, +48 22 449 41 45,
+48 22 608 30 09

e-mail: obslugaprasowa@stat.gov.pl

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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](#)