

Residential construction¹ in the period of January-June 2024

22.07.2024


85.4

Index number of dwellings completed y/y

In the period of January-June 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, 95.5 thousand dwellings were completed in the first half of 2024, i.e. by 14.6% less than in the corresponding period of 2023. Developers completed 58.5 thousand dwellings – by 9.3% less than a year ago, whereas private investors completed 34.8 thousand dwellings, i.e. by 23.6% less. Within these forms of construction, 97.6% of the total number of newly completed dwellings was built. Within other forms of construction 2.3 thousand dwellings were completed (1.8 thousand in the previous year).

The total useful floor area of dwellings completed amounted to 8.7 million m², i.e. by 17.6% less than a year ago and its average value for 1 dwelling was 90.6 m².

Developers and private investors completed respectively: 61.2% and 36.4% of the total number of dwellings

Table 1. Dwellings completed

| SPECIFICATION | 06 2024 | | | 01-06 2024 | |
|-------------------------|---------------------|-------------|--------------|---------------------|----------------|
| | Number of dwellings | 06 2023=100 | 05 2024=100 | Number of dwellings | 01-06 2023=100 |
| TOTAL | 16 855 | 92.3 | 116.1 | 95 546 | 85.4 |
| Private | 5 675 | 128.1 | 107.6 | 34 790 | 76.4 |
| For sale or rent | 10 812 | 79.9 | 122.7 | 58 502 | 90.7 |
| of which for rent | 26 | 78.8 | 59.1 | 317 | 45.6 |
| Cooperative | 120 | . | 196.7 | 300 | 51.8 |
| Municipal | 96 | 50.8 | 37.5 | 874 | 176.2 |
| Public building society | 152 | 140.7 | 155.1 | 1 067 | 145.0 |
| Company | - | . | . | 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-June 2024, permits and registrations have been granted for construction of 143.3 thousand dwellings, i.e. by 28.0% more than a year ago. Permits for construction of the biggest number of dwellings were given to developers (101.2 thousand, an increase of 37.2% y/y) and to private investors (39.0 thousand, an increase of 12.5%). Within these forms of construction, permits have been granted and registrations with a construction project were made for 97.8% of dwellings in total. In other forms of construction 3.1 thousand dwellings for which permits have been granted or which have been registered with a construction project were noted (3.6 thousand in the previous year).

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

| SPECIFICATION | 06 2024 | | | 01-06 2024 | |
|-------------------------|---------------------|--------------|-------------|---------------------|----------------|
| | Number of dwellings | 06 2023=100 | 05 2024=100 | Number of dwellings | 01-06 2023=100 |
| TOTAL | 24 025 | 114.9 | 98.2 | 143 290 | 128.0 |
| Private | 7 189 | 109.9 | 104.7 | 38 964 | 112.5 |
| For sale or rent | 16 195 | 118.8 | 95.4 | 101 204 | 137.2 |
| Cooperative | 75 | . | . | 75 | 20.4 |
| Municipal | 178 | 41.9 | 104.7 | 760 | 78.2 |
| Public building society | 388 | 121.6 | 85.8 | 2 278 | 104.5 |
| Company | - | . | . | 9 | 30.0 |

Dwellings in which construction has begun

In the first half of 2024, the number of dwellings in which construction has begun was 122.4 thousand, i.e. by 43.0% more than a year before. Developers have started construction of 80.6 thousand dwellings (by 68.1% more y/y), and private investors of 39.9 thousand (by 12.2% 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 1.9 thousand (2.1 in the previous year).

Table 3. Dwellings in which construction has begun

| SPECIFICATION | 06 2024 | | | 01-06 2024 | |
|-------------------------|---------------------|--------------|--------------|---------------------|---------------------|
| | Number of dwellings | 06 2023=100 | 05 2024=100 | Number of dwellings | 01-06 2023=100 |
| TOTAL | 21 229 | 131.5 | 107.1 | 122 372 | 143.0 |
| Private | 6 851 | 101.3 | 90.7 | 39 924 | 112.2 |
| For sale or rent | 14 092 | 158.9 | 118.2 | 80 591 | 168.1 |
| of which for rent | 6 | 30.0 | 28.6 | 194 | 130.2 |
| Cooperative | 32 | 168.4 | 20.5 | 324 | almost 12-fold more |
| Municipal | 145 | 89.5 | 166.7 | 404 | 103.3 |
| Public building society | 109 | 34.0 | 104.8 | 1 112 | 73.9 |
| Company | - | . | . | 17 | 11.9 |

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

It is estimated that at the end of June 2024, there were 827.8 thousand dwellings under construction, i.e. by 2.6% more than in the corresponding month of 2023.

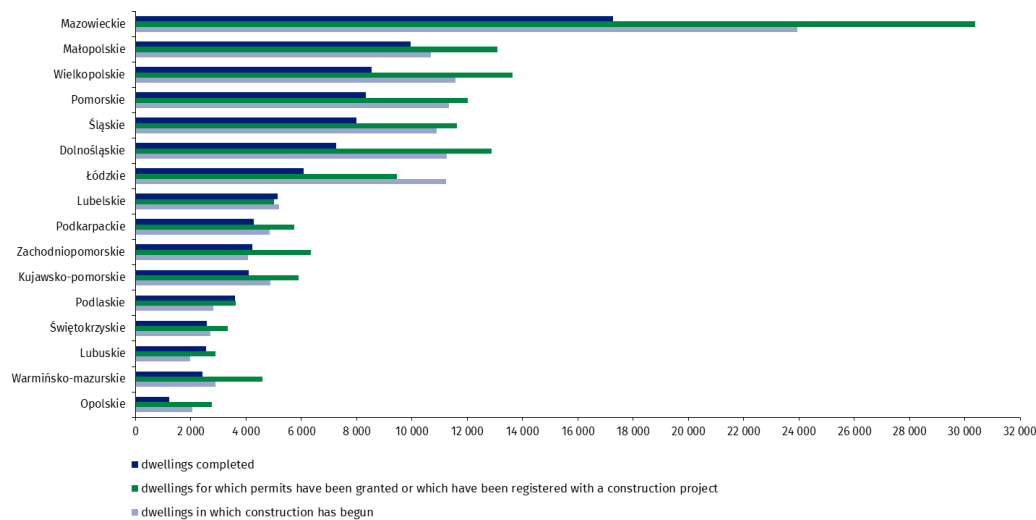
Chart 1. Residential construction in Poland



In June 2024, compared to May 2024, the number of dwellings for which permits have been granted or which have been registered with a construction project decreased (by 1.8%) whereas the number of dwellings in which construction has begun as well as the number of dwellings completed increased (respectively by 7.1% and 16.1%)

In the period of January-June 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: 17.3 thousand, 23.9 thousand and 30.4 thousand dwellings). High values were also noted in: Wielkopolskie (8.5 thousand, 11.6 thousand and 13.6 thousand), Małopolskie (10.0 thousand, 10.7 thousand and 13.1 thousand) and Pomorskie (8.3 thousand, 11.3 thousand and 12.0 thousand).

Chart 2. Residential construction by voivodships in January-June 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](#)