

Residential construction¹ in the period of January-June 2022

21.07.2022


103.8

Index number of dwellings completed y/y

In the first half of 2022, 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, 109.4 thousand dwellings were completed in the first half of 2022, i.e. 3.8% more than in the previous year. **Developers** completed 62.9 thousand dwellings – by 3.7% more than in 2021, whereas **private investors** completed 44.9 thousand dwellings, i.e. by 6.0% more. Within these forms of construction, 98.5% 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 1 598 dwellings were completed (2 459 in the previous year).

The total useful floor area of dwellings completed amounted to 10.5 million m², i.e. by 4.2% more than a year ago and the average useful floor area of 1 dwelling was 95.5 m².

Developers and private investors completed respectively: 57.5% and 41.0% of the total number of dwellings

Table 1. Dwellings completed

SPECIFICATION	06 2022			01-06 2022	
	Number of dwellings	06 2021=100	05 2022=100	Number of dwellings	01-06 2021=100
TOTAL	18 224	103.6	103.7	109 411	103.8
Private	6 873	100.8	102.7	44 894	106.0
For sale or rent	11 185	110.8	104.3	62 919	103.7
of which for rent	44	53.0	46.3	487	49.7
Cooperative	101	22.3	.	743	59.3
Municipal	48	31.0	.	206	22.7
Public building society	14	20.0	over 12-fold less	616	209.5
Company	3	300.0	.	33	550.0

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 first half of 2022, permits and registrations have been granted for construction of 170.8 thousand dwellings, i.e. by 0.5% less than in the corresponding period of 2021. Permits for construction of the biggest number of dwellings were given to **developers** (117.5 thousand, an increase of 7.4% y/y) and to **private investors** (50.6 thousand, a decrease of 16.1%). Within these forms of construction, permits have been granted and registrations with a construction project were made for 98.4% of dwellings in total. In **other forms** of construction 2 705 dwellings for which permits have been granted or which have been registered with a construction project were noted (2 015 dwellings in the previous year).

The number of dwellings for which permits have been granted or which have been registered with a construction project decreased in the period of 01-06 2022 by 0.5% y/y

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

SPECIFICATION	06 2022			01-06 2022	
	Number of dwellings	06 2021=100	05 2022=100	Number of dwellings	01-06 2021=100
TOTAL	34 810	115.4	115.3	170 803	99.5
Private	8 517	73.0	94.2	50 593	83.9
For sale or rent	25 953	142.3	124.6	117 505	107.4
Cooperative	52	208.0	.	469	82.3
Municipal	168	233.3	56.6	1 296	268.9
Public building society	120	69.4	500.0	937	98.2
Company	-	.	.	3	33.3

Dwellings in which construction has begun

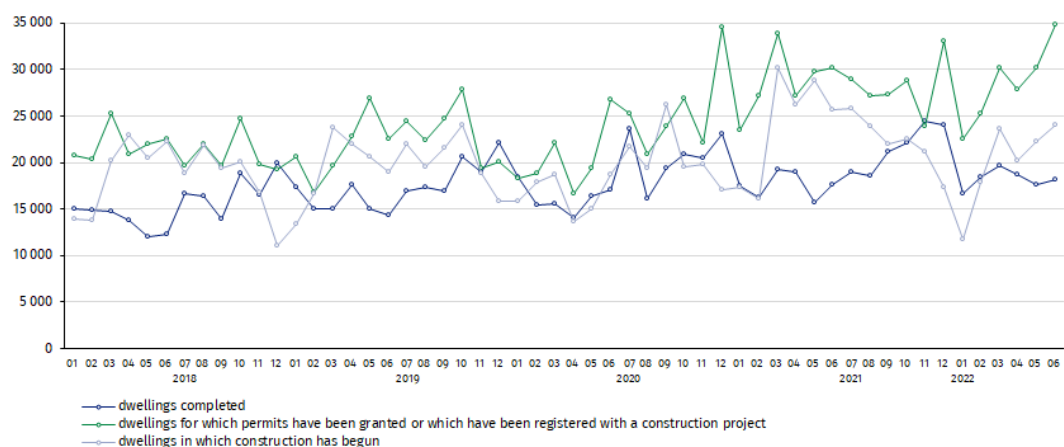
From the beginning of the year till the end of June 2022, the number of dwellings in which construction has begun was 119.7 thousand, i.e. by 17.2% less than a year ago. **Developers** have started construction of 71.6 thousand dwellings (by 18.4% less), and **private investors** of 46.4 thousand (by 14.5% less). 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 1 744 (2 605 in the previous year).

Table 3. Dwellings in which construction has begun

SPECIFICATION	06 2022			01-06 2022	
	Number of dwellings	06 2021=100	05 2022=100	Number of dwellings	01-06 2021=100
TOTAL	24 021	93.3	108.1	119 707	82.8
Private	8 028	77.5	92.0	46 400	85.5
For sale or rent	15 660	105.2	119.2	71 563	81.6
of which for rent	10	111.1	142.9	223	39.4
Cooperative	47	17.0	24.9	559	43.3
Municipal	208	.	161.2	526	305.8
Public building society	78	86.7	162.5	627	62.0
Company	-	.	.	32	24.8

It is estimated that at the end of June 2022, there were 881.6 thousand dwellings under construction, i.e. by 1.6% more than in the corresponding period of 2021.

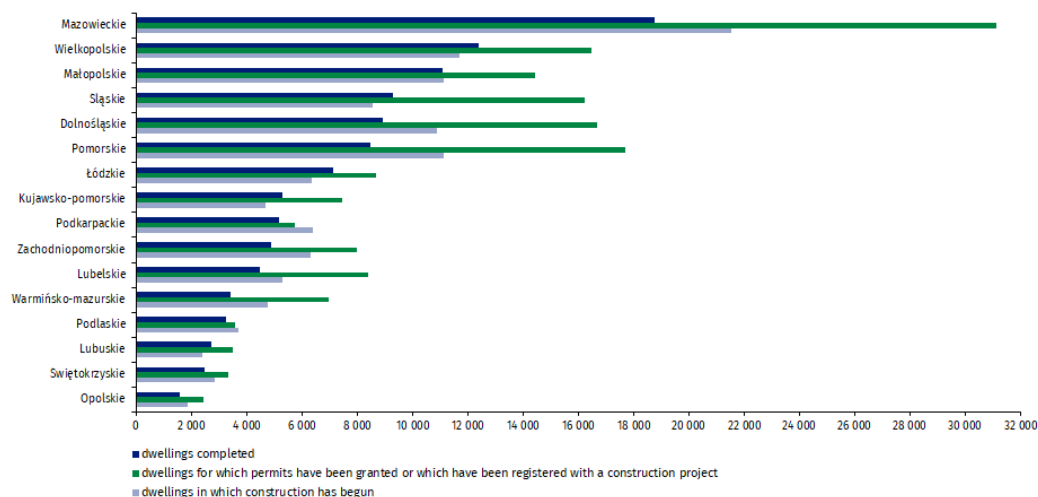
Chart 1. Construction activity in the scope of residential construction in Poland



In June, compared to May 2022, the number of dwellings completed increased (by 3.7%), as well as the number of dwellings for which permits have been granted or which have been registered with a construction project (by 15.3%) and the number of dwellings in which construction has begun (by 8.1%)

In the first half of 2022, 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: 18.8 thousand, 21.6 thousand and 31.1 thousand). High values were also noted in Wielkopolskie (12.4 thousand, 11.7 thousand and 16.5 thousand) and Małopolskie (11.1 thousand, 11.1 thousand and 14.4 thousand).

Chart 2. Construction activity in the scope of residential construction by voivodships (January- June 2022)



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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](#)