

# Residential construction<sup>1</sup> in the period of January-August 2022

21.09.2022


**101.8**

Index number of dwellings completed y/y

In the first eight months 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, 145.5 thousand dwellings were completed in the period of January-August 2022, i.e. 1.8% more than in the previous year. **Developers** completed 85.6 thousand dwellings – by 3.1% more than in 2021, whereas **private investors** completed 58.1 thousand dwellings, i.e. by 2.2% more. Within these forms of construction, 98.7% 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 1 827 dwellings were completed (3 108 in the previous year).

The total useful floor area of dwellings completed amounted to 13.8 million m<sup>2</sup>, i.e. by 1.4% more than a year ago and the average useful floor area of 1 dwelling was 94.5 m<sup>2</sup>.

Developers and private investors completed respectively: 58.8% and 39.9% of the total number of dwellings

**Table 1. Dwellings completed**

SPECIFICATION	08 2022			01-08 2022	
	Number of dwellings	08 2021=100	07 2022=100	Number of dwellings	01-08 2021=100
<b>TOTAL</b>	<b>18 417</b>	<b>99.1</b>	<b>104.8</b>	<b>145 532</b>	<b>101.8</b>
Private	6 643	94.1	101.9	58 056	102.2
For sale or rent	11 616	103.3	105.7	85 649	103.1
of which for rent	17	11.2	almost 45-fold less	1 483	96.5
Cooperative	53	80.3	.	796	57.9
Municipal	26	113.0	123.8	253	26.6
Public building society	79	43.9	168.1	742	103.5
Company	-	.	.	36	54.5

<sup>1</sup> 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

From the beginning of January until the end of August 2022, permits and registrations have been granted for construction of 214.8 thousand dwellings, i.e. by 5.7% less than in the corresponding period of 2021. Permits for construction of the biggest number of dwellings were given to **developers** (146.3 thousand, an increase of 2.4% y/y) and to **private investors** (65.4 thousand, a decrease of 20.7%). Within these forms of construction, permits have been granted and registrations with a construction project were made for 98.6% of dwellings in total. In **other forms** of construction 3 097 dwellings for which permits have been granted or which have been registered with a construction project were noted (2 426 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 01-08 2022 by 5.7% y/y

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

SPECIFICATION	08 2022			01-08 2022	
	Number of dwellings	08 2021=100	07 2022=100	Number of dwellings	01-08 2021=100
<b>TOTAL</b>	<b>21 530</b>	<b>79,1</b>	<b>97,9</b>	<b>214 788</b>	<b>94,3</b>
Private	7 144	67,5	91,0	65 439	79,3
For sale or rent	14 148	85,5	100,9	146 252	102,4
Cooperative	31	31-fold more	344,4	509	73,1
Municipal	98	251,3	153,1	1 454	227,5
Public building society	109	.	242,2	1 131	110,2
Company	-	.	.	3	almost 22-fold less

## Dwellings in which construction has begun

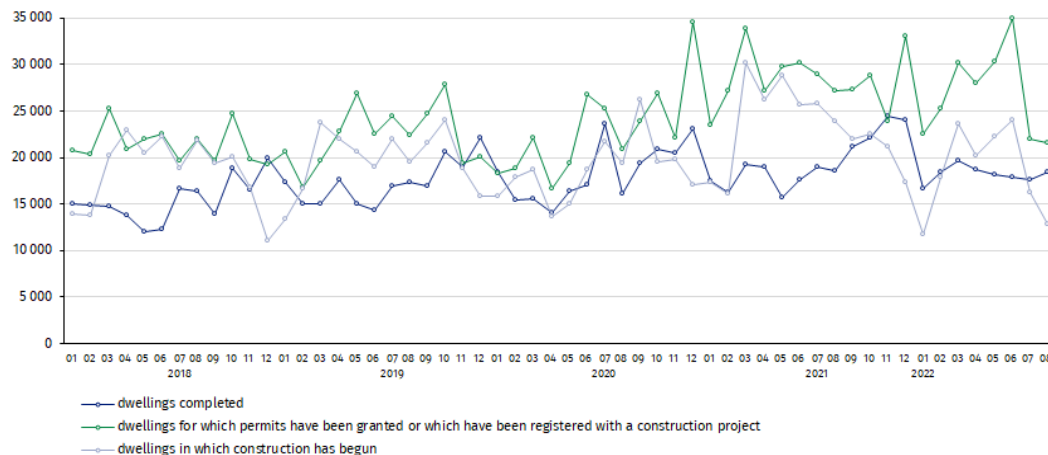
From the beginning of the year till the end of August 2022, the number of dwellings in which construction has begun was 148.9 thousand, i.e. by 23.4% less than a year ago. **Developers** have started construction of 85.1 thousand dwellings (by 27.0% less), and **private** investors of 61.4 thousand (by 17.4% less). 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 2 334 (3 305 in the previous year).

**Table 3. Dwellings in which construction has begun**

SPECIFICATION	08 2022			01-08 2022	
	Number of dwellings	08 2021=100	07 2022=100	Number of dwellings	01-08 2021=100
<b>TOTAL</b>	<b>12 913</b>	<b>53,9</b>	<b>79,3</b>	<b>148 897</b>	<b>76,6</b>
Private	7 472	77,3	98,7	61 443	82,6
For sale or rent	5 198	37,0	62,2	85 120	73,0
of which for rent	7	almost 30-fold less	almost 19-fold less	361	43,7
Cooperative	16	16,8	177,8	584	40,8
Municipal	175	135,7	221,5	780	128,9
Public building society	24	45,3	10,2	887	80,9
Company	28	.	121,7	83	48,5

It is estimated that at the end of August 2022, there were 874.7 thousand dwellings under construction, i.e. by 0.6% less than in the corresponding period of 2021.

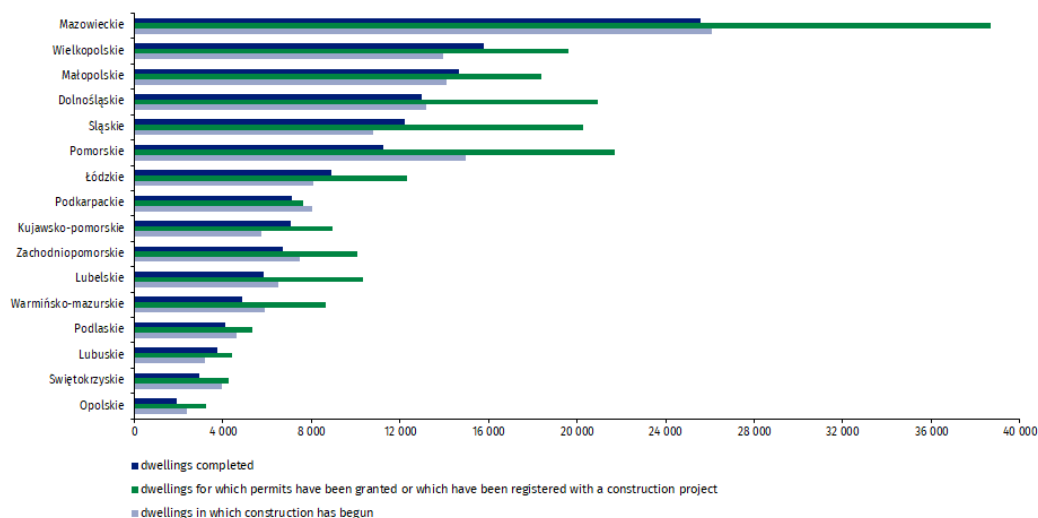
**Chart 1. Construction activity in the scope of residential construction in Poland**



In August, compared to July 2022, the number of dwellings completed increased (by 4.8%), whereas the number of dwellings for which permits have been granted or which have been registered with a construction project decreased (by 2.1%) as well as the number of dwellings in which construction has begun (by 20.7%)

In the period of January-August 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: 25.5 thousand, 26.1 thousand and 38.7 thousand). High values were also noted in Wielkopolskie (15.8 thousand, 13.9 thousand and 19.6 thousand) and Małopolskie (14.7 thousand, 14.1 thousand and 18.4 thousand).

**Chart 2. Construction activity in the scope of residential construction by voivodships (January- August 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](#)