

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

23.11.2022


**101.4**

Index number of dwellings completed y/y

From January to the end of October this year, 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, 188.8 thousand dwellings were completed in the period of January-October 2022, i.e. 1.4% more than in the previous year. Developers completed 113.0 thousand dwellings – by 1.7% more than in 2021, whereas private investors completed 73.1 thousand dwellings, i.e. by 2.7% more. Within these forms of construction, 98.6% of the total number of newly completed dwellings was built. Within other forms of construction, i.e. co-operative, municipal, public building society and company construction 2 672 dwellings were completed (3 841 in the previous year).

The total useful floor area of dwellings completed amounted to 17.6 million m<sup>2</sup>, i.e. by 1.0% more than a year ago and the average useful floor area of 1 dwelling was 93.0 m<sup>2</sup>.

Developers and private investors completed respectively: 59.9% and 38.7% of the total number of dwellings

**Table 1. Dwellings completed**

SPECIFICATION	10 2022			01-10 2022	
	Number of dwellings	10 2021=100	09 2022=100	Number of dwellings	01-10 2021=100
<b>TOTAL</b>	<b>21 783</b>	<b>98,6</b>	<b>101.5</b>	<b>188 775</b>	<b>101.4</b>
Private	7 681	101.0	104.7	73 072	102.7
For sale or rent	13 630	97.5	99.1	113 031	101.7
of which for rent	120	235.3	461.5	1 629	91.3
Cooperative	93	26.9	54.7	1 059	61.5
Municipal	117	67.2	141,0	453	39.4
Public building society	262	.	218.3	1 124	125.7
Company	-	.	.	36	48.0

<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

In the period of ten months of 2022, permits and registrations have been granted for construction of 257.5 thousand dwellings, i.e. by 9.4% less than in the corresponding period of 2021. Permits for construction of the biggest number of dwellings were given to developers (175.1 thousand, a decrease of 0.2% y/y) and to private investors (78.7 thousand, a decrease of 25.2%). 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 3 659 dwellings for which permits have been granted or which have been registered with a construction project were noted (3 279 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 01-10 2022 by 9.4% y/y

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

SPECIFICATION	10 2022			01-10 2022	
	Number of dwellings	10 2021=100	09 2022=100	Number of dwellings	01-10 2021=100
<b>TOTAL</b>	<b>20 584</b>	<b>71.4</b>	<b>93.2</b>	<b>257 461</b>	<b>90.6</b>
Private	6 388	56.9	92.8	78 713	74.8
For sale or rent	13 945	81.4	93.6	175 089	99.8
Cooperative	56	.	116.7	613	84.4
Municipal	55	53.9	30.7	1 688	197.7
Public building society	140	45.2	318.2	1 315	86.5
Company	-	.	.	43	24.0

## Dwellings in which construction has begun

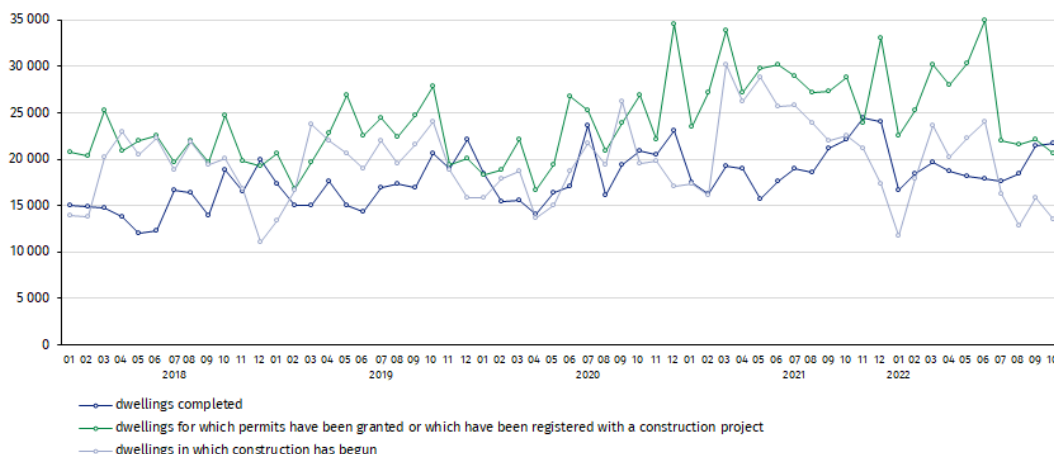
From January to October 2022, the number of dwellings in which construction has begun was 178.3 thousand, i.e. by 25.3% less than a year ago. Developers have started construction of 101.0 thousand dwellings (by 28.3% less), and private investors of 74.8 thousand (by 20.4% less). Altogether the share of these forms of construction was 98.6% of the total number of dwellings. In other forms of construction the number of dwellings in which construction has begun was 2 563 (4 153 in the previous year).

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

SPECIFICATION	10 2022			01-10 2022	
	Number of dwellings	10 2021=100	09 2022=100	Number of dwellings	01-10 2021=100
<b>TOTAL</b>	<b>13 569</b>	<b>60.2</b>	<b>85.5</b>	<b>178 327</b>	<b>74.7</b>
Private	6 244	67.0	87.8	74 795	79.6
For sale or rent	7 142	55.6	82.0	100 969	71.7
of which for rent	14	155.6	155.6	384	42.6
Cooperative	18	.	.	602	38.7
Municipal	24	18.6	342.9	811	99.6
Public building society	141	61.6	361.5	1 067	66.9
Company	-	.	.	83	43.9

It is estimated that at the end of October 2022, there were 860.9 thousand dwellings under construction, i.e. by 2.3% less than in the corresponding period of 2021.

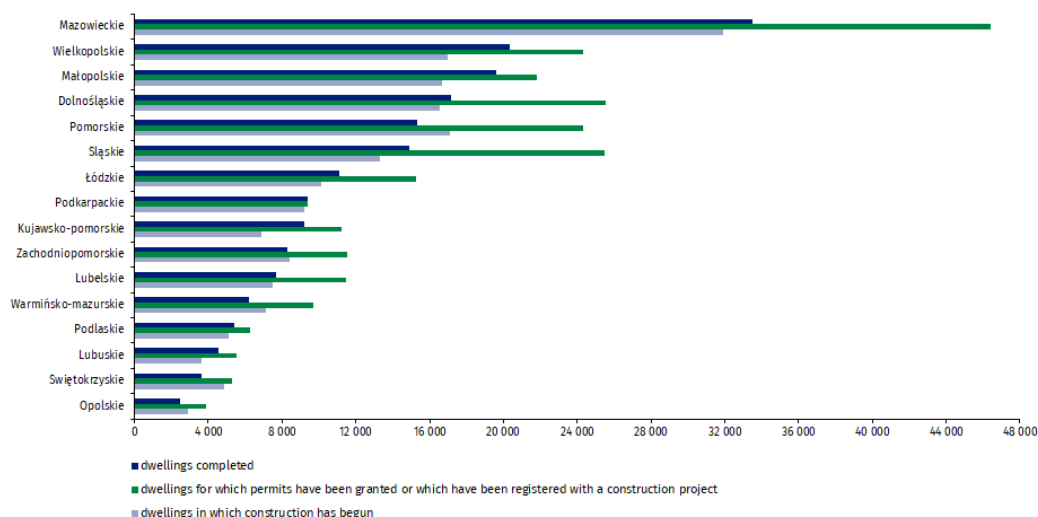
**Chart 1. Construction activity in the scope of residential construction in Poland**



In October, compared to September 2022, the number of dwellings completed increased (by 1.5%), whereas the number of dwellings for which permits have been granted or which have been registered with a construction project decreased and the number of dwellings in which construction has begun decreased (respectively by 6.8% and 14.5%)

In the period of January-October 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: 33.5 thousand, 31.9 thousand and 46.4 thousand). High values were also noted in Wielkopolskie (20.3 thousand, 17.0 thousand and 24.3 thousand) and Małopolskie (19.6 thousand, 16.7 thousand and 21.8 thousand).

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