

Residential construction¹ in the period of January-November 2022

21.12.2022


101.7
 Index number of dwellings completed y/y

From January to the end of November 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, 214.2 thousand dwellings were completed in the period of January-November 2022, i.e. 1.7% more than in the previous year. Developers completed 129.6 thousand dwellings – by 1.5% more than in 2021, whereas private investors completed 81.4 thousand dwellings, i.e. by 3.4% 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. co-operative, municipal, public building society and company construction 3.2 thousand dwellings were completed (4.3 thousand in the previous year).

The total useful floor area of dwellings completed amounted to 19.7 million m², i.e. by 1.3% more than a year ago and the average useful floor area of 1 dwelling was 92.2 m².

Developers and private investors completed respectively: 60.5% and 38.0% of the total number of dwellings

Table 1. Dwellings completed

SPECIFICATION	11 2022			01-11 2022	
	Number of dwellings	11 2021=100	10 2022=100	Number of dwellings	01-11 2021=100
TOTAL	25 135	102.7	115.4	214 234	101.7
Private	8 473	111.6	110.3	81 430	103.4
For sale or rent	16 070	97.7	117.9	129 558	101.5
of which for rent	258	496.2	215.0	1 925	104.8
Cooperative	413	195.7	444.1	1 450	75.0
Municipal	20	26.3	17.1	477	38.9
Public building society	159	120.5	60.7	1 283	125.0
Company	-	.	.	36	48.0

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 period of eleven months of 2022, permits and registrations have been granted for construction of 277.4 thousand dwellings, i.e. by 9.9% less than in the corresponding period of 2021. Permits for construction of the biggest number of dwellings were given to developers (188.8 thousand, a decrease of 0.5% y/y) and to private investors (84.3 thousand, a decrease of 26.5%). Within these forms of construction, permits have been granted and registrations with a construction project were made for 98.5% of dwellings in total. In other forms of construction 4.3 thousand dwellings for which permits have been granted or which have been registered with a construction project were noted (3.5 thousand 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 01-11 2022 by 9.9% y/y

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

SPECIFICATION	11 2022			01-11 2022	
	Number of dwellings	11 2021=100	10 2022=100	Number of dwellings	01-11 2021=100
TOTAL	19 363	80.9	94.1	277 434	90.1
Private	5 652	59.6	88.5	84 315	73.5
For sale or rent	13 148	92.3	94.3	188 849	99.5
Cooperative	26	216.7	46.4	639	86.6
Municipal	251	557.8	456.4	1939	215.7
Public building society	280	186.7	200.0	1 643	98.4
Company	6	100.0	.	49	26.5

Dwellings in which construction has begun

From January to November 2022, the number of dwellings in which construction has begun was 190.4 thousand, i.e. by 26.8% less than a year ago. Developers have started construction of 108.3 thousand dwellings (by 29.5% less), and private investors of 79.3 thousand (by 21.8% 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 2.8 thousand (5.0 thousand in the previous year).

Table 3. Dwellings in which construction has begun

SPECIFICATION	11 2022			01-11 2022	
	Number of dwellings	11 2021=100	10 2022=100	Number of dwellings	01-11 2021=100
TOTAL	12 117	57.2	89.3	190 444	73.2
Private	4 528	60.7	72.5	79 323	78.2
For sale or rent	7 367	57.1	103.2	108 336	70.5
of which for rent	28	over 20-fold less	200.0	412	28.2
Cooperative	85	23.7	472.2	687	35.9
Municipal	6	over 30-fold less	25.0	817	82.0
Public building society	130	43.2	92.2	1 197	63.1
Company	1	.	.	84	44.4

It is estimated that at the end of November 2022, there were 847.5 thousand dwellings under construction, i.e. by 3.5% less than in the corresponding period of 2021.

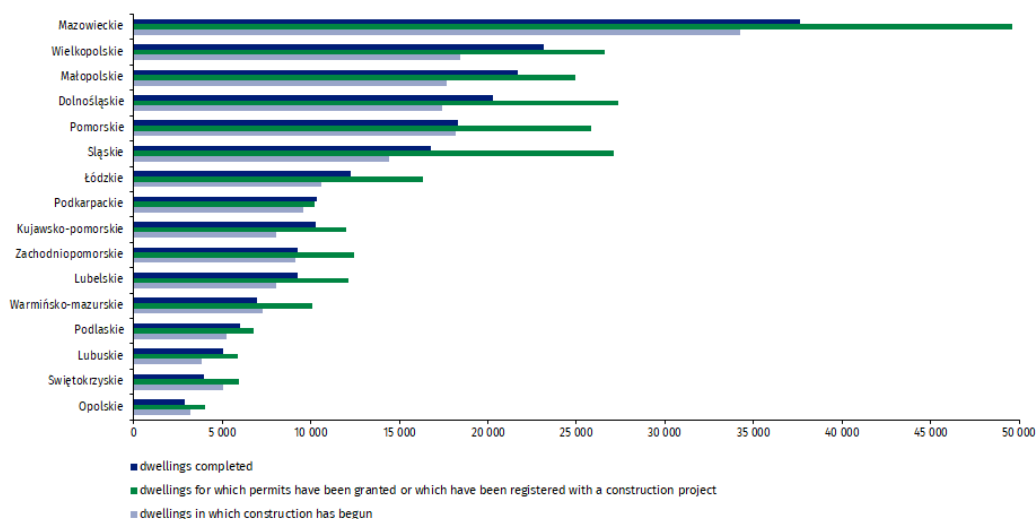
Chart 1. Construction activity in the scope of residential construction in Poland



In November, compared to October 2022, the number of dwellings completed increased (by 15.4%), 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 5.9% and 10.7%)

In the period of January–November 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: 37.7 thousand, 34.3 thousand and 49.6 thousand). High values were also noted in Wielkopolskie (23.1 thousand, 18.5 thousand and 26.6 thousand) and Małopolskie (21.7 thousand, 17.7 thousand and 25.0 thousand).

Chart 2. Construction activity in the scope of residential construction by voivodships (January– November 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](#)