

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

23.01.2023


**101.7**

Index number of dwellings completed y/y

In 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, 238.6 thousand dwellings were completed in the period of January-December 2022, i.e. 1.7% more than in the corresponding period of 2021. Developers completed 143.8 thousand dwellings – by 1.3% more than a year ago, whereas private investors completed 91.0 thousand dwellings, i.e. by 3.2% more. Within these forms of construction, 98.4% 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 3.8 thousand dwellings were completed (4.6 thousand in the previous year).

The total useful floor area of dwellings completed amounted to 22.1 million m<sup>2</sup>, i.e. by 1.2% more than a year ago and the average useful floor area of 1 dwelling was 92.5 m<sup>2</sup>.

Developers and private investors completed respectively: 60.3% and 38.1% of the total number of dwellings

**Table 1. Dwellings completed**

SPECIFICATION	12 2022			01-12 2022	
	Number of dwellings	12 2021=100	11 2022=100	Number of dwellings	01-12 2021=100
<b>TOTAL</b>	<b>24 350</b>	<b>101.4</b>	<b>96.9</b>	<b>238 584</b>	<b>101.7</b>
Private	9 558	102.0	112.8	90 988	103.2
For sale or rent	14 251	99.7	88.7	143 809	101.3
of which for rent	103	66.0	39.9	2 028	101.8
Cooperative	64	75.3	15.5	1 514	75.0
Municipal	152	434.3	760.0	629	49.9
Public building society	324	171.4	203.8	1 607	132.3
Company	1	40-fold less	.	37	32.2

<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 2022, permits and registrations have been granted for construction of 297.4 thousand dwellings, i.e. by 12.8% less than in 2021. Permits for construction of the biggest number of dwellings were given to developers (203.0 thousand, a decrease of 4.9% y/y) and to private investors (89.5 thousand, a decrease of 27.2%). 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 4.9 thousand dwellings for which permits have been granted or which have been registered with a construction project were noted (4.5 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 2022 by 12.8% y/y

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

SPECIFICATION	12 2022			01-12 2022	
	Number of dwellings	12 2021=100	11 2022=100	Number of dwellings	01-12 2021=100
<b>TOTAL</b>	<b>19 982</b>	<b>60.5</b>	<b>103.2</b>	<b>297 416</b>	<b>87.2</b>
Private	5 215	63.1	92.3	89 530	72.8
For sale or rent	14 176	59.6	107.8	203 025	95.1
Cooperative	4	27-fold less	15.4	643	76.0
Municipal	312	35.9	124.3	2 251	127.2
Public building society	269	.	96.1	1 912	114.5
Company	6	150.0	100.0	55	29.1

### Dwellings in which construction has begun

In 2022, the number of dwellings in which construction has begun was 200.3 thousand, i.e. by 27.8% less than a year ago. Developers have started construction of 115.3 thousand dwellings (by 30.7% less), and private investors of 82.2 thousand (by 22.5% 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 2.9 thousand (5.1 thousand in the previous year).

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

SPECIFICATION	12 2022			01-12 2022	
	Number of dwellings	12 2021=100	11 2022=100	Number of dwellings	01-12 2021=100
<b>TOTAL</b>	<b>9 844</b>	<b>56.7</b>	<b>81.2</b>	<b>200 288</b>	<b>72.2</b>
Private	2 827	60.3	62.4	82 150	77.5
For sale or rent	6 949	55.2	94.3	115 285	69.3
of which for rent	151	over 15-fold more	539.3	563	38.2
Cooperative	-	.	.	687	35.9
Municipal	22	36.7	366.7	839	79.5
Public building society	46	255.6	35.4	1 243	64.9
Company	-	.	.	84	44.4

It is estimated that at the end of December 2022, there were 833.0 thousand dwellings under construction, i.e. by 4.4% less than in the corresponding period of 2021.

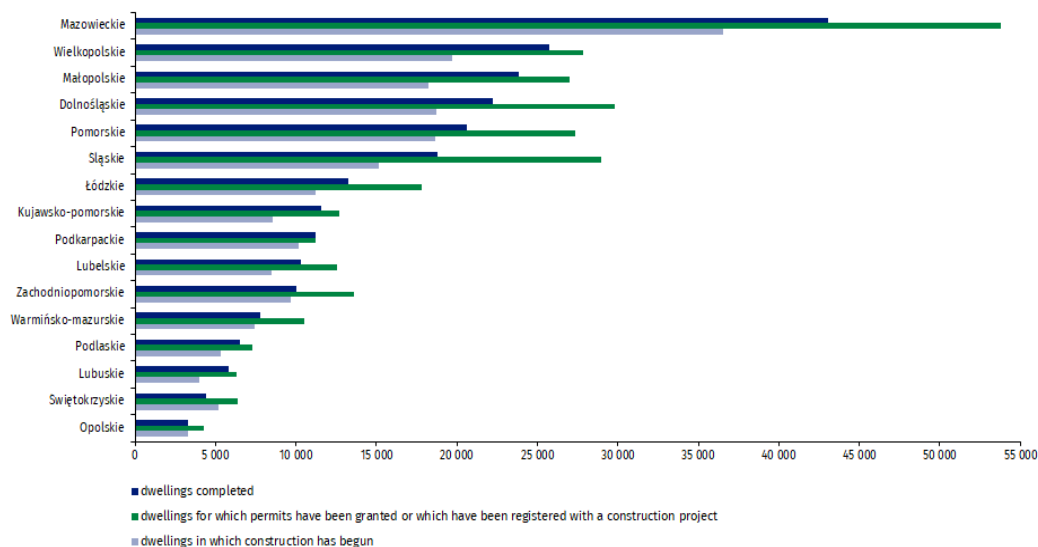
**Chart 1. Construction activity in the scope of residential construction in Poland**



In December, compared to November 2022, the number of dwellings for which permits have been granted or which have been registered with a construction project increased (by 3.2%), whereas the number of dwellings completed and the number of dwellings in which construction has begun decreased (respectively by 3.1% and 18.8%)

In 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: 43.1 thousand, 36.6 thousand and 53.8 thousand dwellings). High values were also noted in Wielkopolskie (25.8 thousand, 19.7 thousand and 27.8 thousand) and Małopolskie (23.8 thousand, 18.2 thousand and 27.0 thousand).

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



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”.

Prepared by:  
**Statistical Office in Lublin**

**Director Krzysztof Markowski**  
Phone: (+48) 695 255 301


**Press Office**

Phone: (+48 22) 608 38 04

**e-mail: [obslugaprasowa@stat.gov.pl](mailto:obslugaprasowa@stat.gov.pl)**

Issued by:  
**The Spokesperson for the President  
of Statistics Poland**

**Karolina Banaszek**  
Phone: (+48) 695 255 011

-  [www.stat.gov.pl/en/](http://www.stat.gov.pl/en/)
-  [@StatPoland](https://twitter.com/StatPoland)
-  [@GlownyUrzadStatystyczny](https://www.facebook.com/GlownyUrzadStatystyczny)
-  [gus\\_stat](https://www.instagram.com/gus_stat)
-  [glownyurządstatystycznygus](https://www.youtube.com/glownyurządstatystycznygus)
-  [glownyurządstatystyczny](https://www.linkedin.com/company/glownyurządstatystyczny)

**Related information**

[Statistical Bulletin](#)

[Socio-economic situation of the country](#)

[Construction results](#)

**Data available in databases**

[Knowledge Databases Construction](#)

[Local Data Bank](#)

**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](#)