

Residential construction¹ in the period of January-February 2023

21.03.2023


97.1

Index number of dwellings completed y/y

In the first two months of 2023, there were less dwellings completed than the year before. 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 also decreased.

Dwellings completed

According to the preliminary data, 34.1 thousand dwellings were completed in the period of January-February 2023, i.e. 2.9% less than in the corresponding period of 2022. Developers completed 18.8 thousand dwellings – by 2.4% less than a year ago, whereas private investors completed 14.8 thousand dwellings, i.e. by 1.7% less. 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 0.5 thousand dwellings were completed (0.8 thousand in the previous year).

The total useful floor area of dwellings completed amounted to 3.3 million m², i.e. by 3.5% less than a year ago and the average useful floor area of 1 dwelling was 96.5 m².

Developers and private investors completed respectively: 55.3% and 43.4% of the total number of dwellings

Table 1. Dwellings completed

SPECIFICATION	02 2023			01-02 2023	
	Number of dwellings	02 2022=100	01 2023=100	Number of dwellings	01-02 2022=100
TOTAL	15 838	86.1	86.8	34 082	97.1
Private	7 165	93.1	94.2	14 775	98.3
For sale or rent	8 433	81.5	81.0	18 847	97.6
of which for rent	75	63.0	94.9	154	86.5
Cooperative	141	293.8	671.4	162	51.3
Municipal	49	38.3	44.1	160	113.5
Public building society	48	27.9	54.5	136	48.7
Company	2	.	.	2	15-fold less

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 January-February 2023, permits and registrations have been granted for construction of 31.4 thousand dwellings, i.e. by 34.3% less than in the corresponding period of 2022. Permits for construction of the biggest number of dwellings were given to developers (20.9 thousand, a decrease of 37.3% y/y) and to private investors (9.6 thousand, a decrease of 31.4%). Within these forms of construction, permits have been granted and registrations with a construction project were made for 97.2% of dwellings in total. In other forms of construction 0.9 thousand dwellings for which permits have been granted or which have been registered with a construction project were noted (0.4 thousand 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 01-02 2023 by 34.3% y/y

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

SPECIFICATION	02 2023			01-02 2023	
	Number of dwellings	02 2022=100	01 2023=100	Number of dwellings	01-02 2022=100
TOTAL	16 186	64.0	106,6	31 375	65.7
Private	4 803	64.1	100,2	9 598	68.6
For sale or rent	10 739	61.5	105,6	20 913	62.7
Cooperative	40	266.7	20-fold more	42	64.6
Municipal	277	152.2	over 12-fold more	300	121.5
Public building society	326	291.1	167.2	521	465.2
Company	1	50.0	.	1	33.3

Dwellings in which construction has begun

In the first two months of 2023, the number of dwellings in which construction has begun was 20.3 thousand, i.e. by 31.7% less than a year ago. Developers have started construction of 12.4 thousand dwellings (by 33.5% less), and private investors of 7.5 thousand (by 28.9% less). Altogether the share of these forms of construction was 98.3% of the total number of dwellings. In other forms of construction the number of dwellings in which construction has begun was 0.4 thousand (similar amount in the previous year).

Table 3. Dwellings in which construction has begun

SPECIFICATION	02 2023			01-02 2023	
	Number of dwellings	02 2022=100	01 2023=100	Number of dwellings	01-02 2022=100
TOTAL	10 817	60.6	114.5	20 263	68.3
Private	3 949	63.7	111.0	7 506	71.1
For sale or rent	6 588	58.2	113.3	12 405	66.5
of which for rent	5	.	55.6	14	9.0
Cooperative	-	.	.	-	.
Municipal	132	244.4	.	132	161.0
Public building society	148	53.0	205.6	220	61.3
Company	-	.	.	-	.

It is estimated that at the end of February 2023, there were 819.2 thousand dwellings under construction, i.e. by 5.4% less than in the corresponding month of 2022.

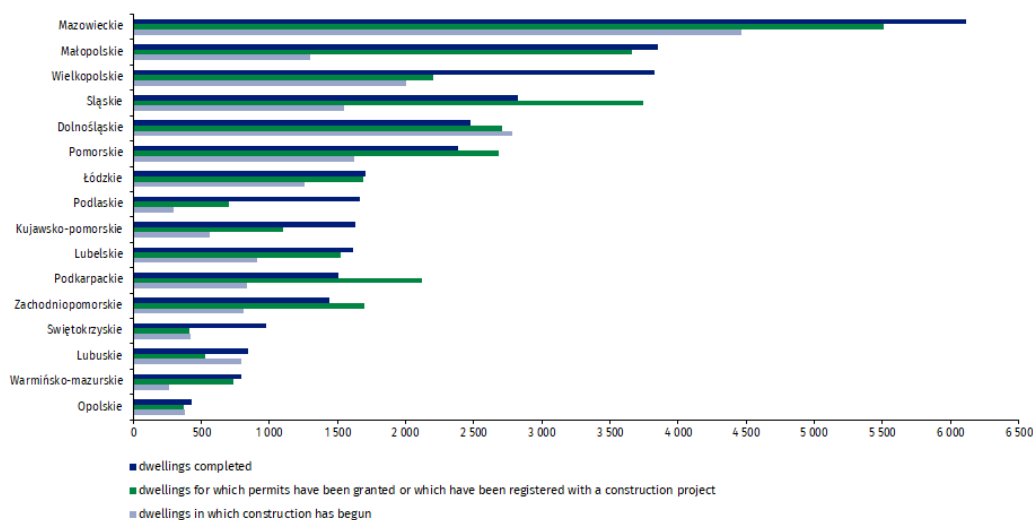
Chart 1. Residential construction in Poland



In February, compared to January 2023, the number of dwellings for which permits have been granted or which have been registered with a construction project increased (by 6.6%), as well as the number of dwellings in which construction has begun (by 14.5%), whereas the number of dwellings completed decreased (by 13.2%)

In the period of January- February 2023, 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: 6.1 thousand, 4.5 thousand and 5.5 thousand dwellings). High values were also noted in Małopolskie (3.9 thousand, 1.3 thousand and 3.7 thousand) and Wielkopolskie (3.8 thousand, 2.0 thousand and 2.2 thousand).

Chart 2. Residential construction by voivodships in the period of January- February 2023



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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](#)