

Residential construction¹ in the period of January - September 2023

23.10.2023


96.6

Index number of dwellings completed y/y

In the first three quarters 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, 161.3 thousand dwellings were completed in the period of January - September 2023, i.e. 3.4% less than in the corresponding period of 2022. Developers completed 97.2 thousand dwellings – by 2.4% less than a year ago, whereas private investors completed 61.0 thousand dwellings, i.e. by 6.5% less. Within these forms of construction, 98.1% 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 3.1 thousand dwellings were completed (2.2 thousand in the previous year).

The total useful floor area of dwellings completed amounted to 14.8 million m², i.e. by 5.4% less than a year ago and the average useful floor area of 1 dwelling was 91.6 m².

Developers and private investors completed respectively: 60.3% and 37.8% of the total number of dwellings

Table 1. Dwellings completed

SPECIFICATION	09 2023			01-09 2023	
	Number of dwellings	09 2022=100	08 2023=100	Number of dwellings	01-09 2022=100
TOTAL	16 338	75.3	89.2	161 308	96.6
Private	5 325	76.2	101.9	60 997	93.5
For sale or rent	10 469	72.6	82.4	97 195	97.6
of which for rent	237	over 10-fold more	790.0	1 002	65.6
Cooperative	115	67.6	115-fold more	850	90.0
Municipal	89	228.2	34.4	924	279.2
Public building society	333	444.0	284.6	1 332	154.5
Company	7	.	.	10	27,8

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 three quarters of 2023, permits and registrations have been granted for construction of 174.3 thousand dwellings, i.e. by 26.6% less than in the corresponding period of 2022. Permits for construction of the biggest number of dwellings were given to developers (114.8 thousand, a decrease of 29.0% y/y) and to private investors (54.3 thousand, a decrease of 24.8%). Within these forms of construction, permits have been granted and registrations with a construction project were made for 97.0% of dwellings in total. In other forms of construction 5.2 thousand dwellings for which permits have been granted or which have been registered with a construction project were noted (in the previous year 3.5 thousand).

The number of dwellings for which permits have been granted or which have been registered with a construction project decreased in the period of January - September 2023 by 26.6% y/y

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

SPECIFICATION	09 2023			01-09 2023	
	Number of dwellings	09 2022=100	08 2023=100	Number of dwellings	01-09 2022=100
TOTAL	23 171	104.2	115.8	174 334	73.4
Private	6 422	93.0	98.3	54 316	75.2
For sale or rent	16 311	108.6	127.9	114 805	71.0
Cooperative	60	125.0	.	428	76.8
Municipal	106	80.9	30.5	1 594	97.6
Public building society	272	295.7	90.1	3 093	252.9
Company	-	.	.	98	227.9

Dwellings in which construction has begun

In the period of January - September 2023, the number of dwellings in which construction has begun was 138.9 thousand, i.e. by 15.7% less than a year ago. Developers have started construction of 80.2 thousand dwellings (by 14.5% less), and private investors of 55.5 thousand (by 19.0% less). Altogether the share of these forms of construction was 97.7% of the total number of dwellings. In other forms of construction the number of dwellings in which construction has begun was 3.1 thousand (2.4 thousand in the previous year).

Table 3. Dwellings in which construction has begun

SPECIFICATION	09 2023			01-09 2023	
	Number of dwellings	09 2022=100	08 2023=100	Number of dwellings	01-09 2022=100
TOTAL	19 092	120.4	106.1	138 884	84.3
Private	6 672	93.9	100.1	55 547	81.0
For sale or rent	12 201	140.1	113.2	80 198	85.5
of which for rent	6	66.7	13.3	227	61.4
Cooperative	-	.	.	113	19.3
Municipal	14	200.0	15.7	750	95.3
Public building society	205	525.6	64.9	2 069	223.4
Company	-	.	.	207	249.4

It is estimated that at the end of September 2023, there were 810.7 thousand dwellings under construction, i.e. by 6.7% less than in the corresponding month of 2022.

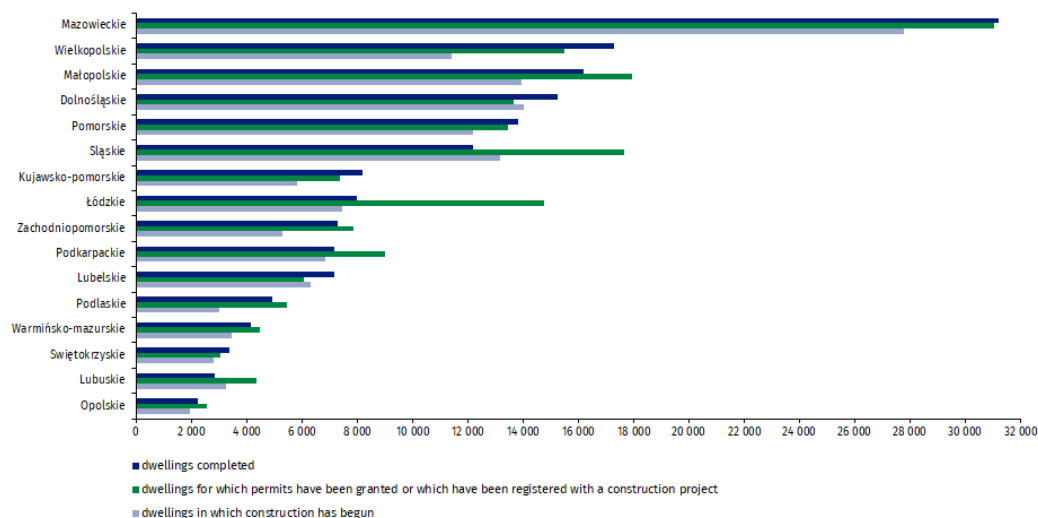
Chart 1. Residential construction in Poland



In September, compared to August 2023, the number of dwellings for which permits have been granted or which have been registered with a construction project as well as the number of dwellings in which construction has begun increased (respectively by 15.8% and 6.1%) whereas the number of dwellings completed decreased (by 10,8%)

In the period of January - September 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: 31.2 thousand, 27.8 thousand and 31.1 thousand dwellings). High values were also noted in Wielkopolskie (17.3 thousand, 11.4 thousand and 15.5 thousand) and Małopolskie (16.2 thousand, 14.0 thousand and 18.0 thousand).

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



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”.

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Data available in databases

[Dwellings in which construction has begun - monthly accruing data](#)

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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](#)