

Residential construction¹ in the period of January–April 2025

22.05.2025

 **3.3%**

Decrease in the number of dwellings completed compared to the corresponding period of 2024

In the period January–April 2025, there were less by 3.3% dwellings completed than in the corresponding period of the previous year. 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 (by 14.7% and 6.8%, respectively).

Dwellings completed

According to the preliminary data, 62.2 thousand dwellings were completed in the period January–April 2025, i.e. by 3.3% less than in the corresponding period of 2024. Developers² completed 37.7 thousand dwellings – by 2.9% less than a year ago, whereas private investors completed 22.9 thousand dwellings, i.e. by 4.5% less. Within these two forms of construction, 97.5% of the total number of new dwellings was completed. In the other forms, 1.5 thousand dwellings were completed.

The total useful floor area of newly dwellings completed amounted to 5.6 million m², i.e. by 3.6% less than a year ago and its average value for 1 dwelling was 90.8 m².

Developers and private investors completed respectively: 60.7% and 36.8% of the total number of dwellings

Table 1. Dwellings completed

SPECIFICATION	04 2025			01-04 2025	
	number of dwellings	03 2025=100	04 2024=100	number of dwellings	01-04 2024=100
TOTAL	16 125	102.6	101.2	62 192	96.7
Private	5 847	99.3	98.7	22 911	95.5
For sale or rent	10 011	106.1	103.8	37 748	97.1
of which for rent	93	77.5	244.7	331	124.0
Cooperative	–	.	.	210	176.5
Municipal	16	over 11-fold less	17.0	293	56.7
Public building society	251	224.1	121.8	991	121.3
Company	–	.	.	39	39- fold more

¹ Preliminary data; subject to change upon developing final data.

² The form of construction - “For sale or rent”.

Dwellings for which permits have been granted³

In the period January–April 2025, building permits were issued for 80.9 thousand dwellings, i.e. by 14.7% less than a year ago, of which 51.1 thousand permits to developers (a decrease of 25.0% y/y) and 26.1 thousand to private investors (an increase of 4.7%). Within these two forms of construction, permits have been granted for 95.4% of dwellings in total. In other forms of construction, building permits were issued for 3.7 thousand dwellings.

Table 2. Dwellings for which permits have been granted

SPECIFICATION	04 2025			01-04 2025	
	number of dwellings	03 2025=100	04 2024=100	number of dwellings	01-04 2024=100
TOTAL	18 997	85.5	76.4	80 861	85.3
Private	7 783	109.4	105.0	26 069	104.7
For sale or rent	10 683	76.9	62.7	51 087	75.0
Cooperative	–	.	.	164	.
Municipal	157	107.5	373.8	1 394	338.3
Public building society	374	39.0	100.8	2 147	149.3
Company	–	.	.	–	.

Dwellings in which construction has begun

In the period January–April 2025, the number of dwellings in which construction has begun was 75.8 thousand, i.e. by 6.8% less than a year before. Developers have started construction of 48.4 thousand dwellings (by 11.4% less than in the previous year), and private investors of 25.9 thousand (by 1.4% more). Altogether the share of these forms of construction amounted to 98.0% of the total number of dwellings. In other forms of construction the number of dwellings in which construction has begun was 1.5 thousand.

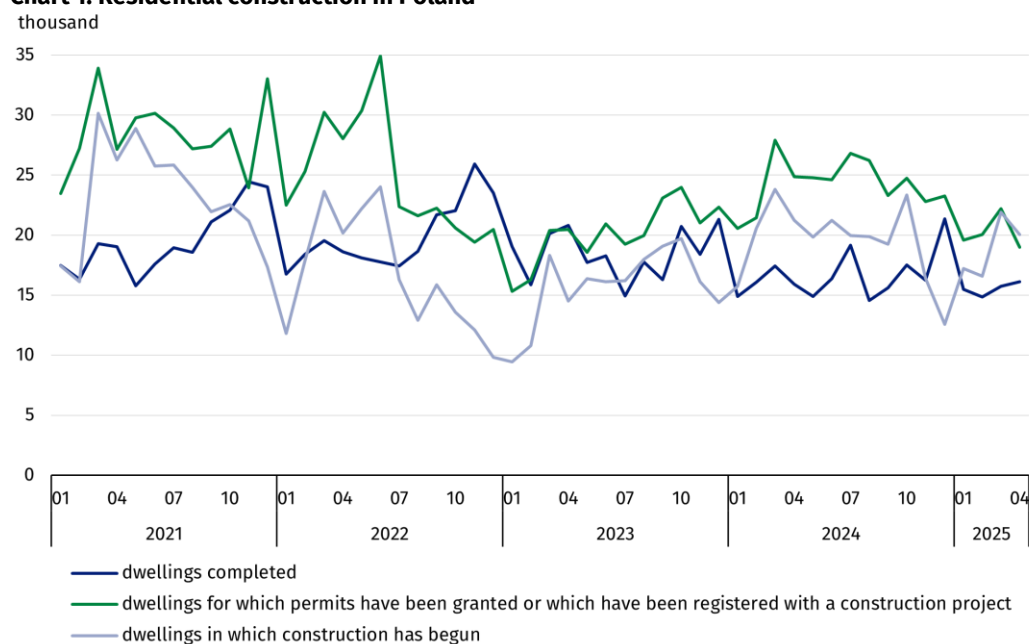
Table 3. Dwellings in which construction has begun

SPECIFICATION	04 2025			01-04 2025	
	number of dwellings	03 2025=100	04 2024=100	number of dwellings	01-04 2024=100
TOTAL	20 061	91.6	94.5	75 778	93.2
Private	7 914	94.8	93.2	25 878	101.4
For sale or rent	11 828	91.1	94.0	48 359	88.6
of which for rent	222	86.7	672.7	538	322.2
Cooperative	–	.	.	168	123.5
Municipal	3	over 32-fold less	over 23-fold less	432	251.2
Public building society	316	86.6	585.2	936	104.1
Company	–	.	.	5	29.4

³ Including registrations with a construction project and a simplified procedure for single-family residential buildings.

It is estimated that at the end of April 2025, there were 848.3 thousand dwellings under construction, i.e. by 3.7% more than in the corresponding month of 2024.

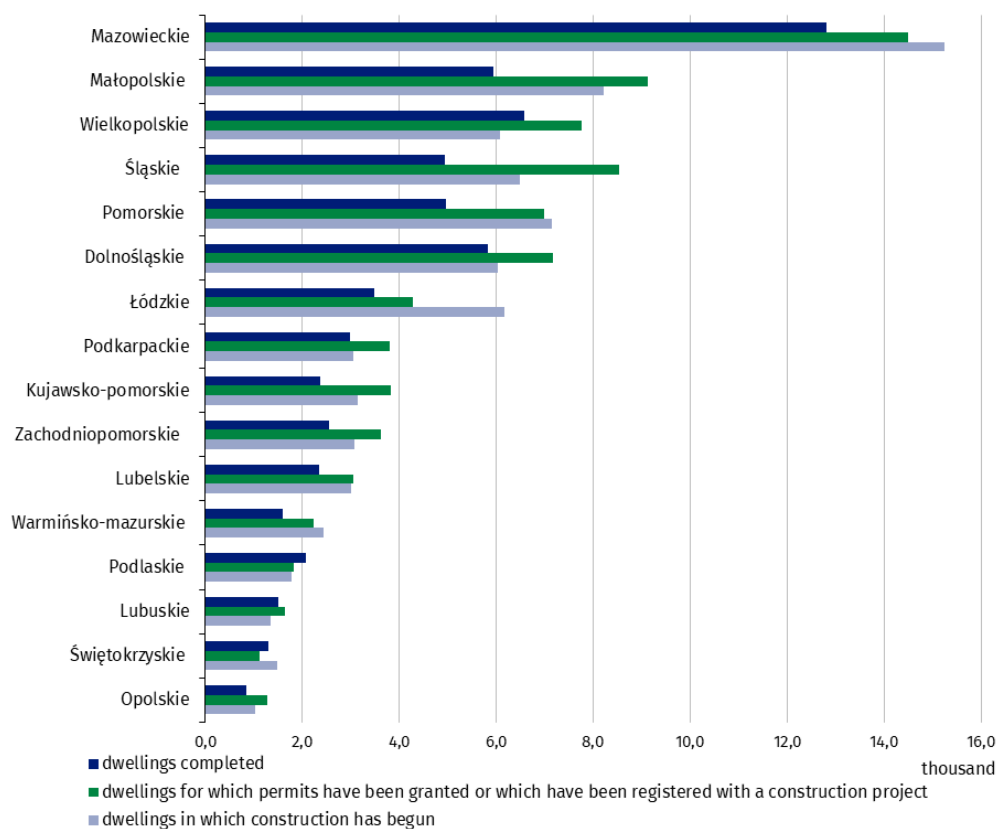
Chart 1. Residential construction in Poland



In April 2025, compared to the previous month, the number of dwellings completed increased (by 2.6%), whereas the number of dwellings for which permits have been granted as well as the number of dwellings in which construction has begun decreased (by 14.5% and 8.4%, respectively).

In the period January-April 2025, the highest total number of dwellings completed, as well as dwellings in which construction has begun and dwellings for which permits have been granted, were recorded in Mazowieckie voivodship (12.8 thousand, 15.2 thousand and 14.5 thousand dwellings, respectively) and in the following voivodeships: Małopolskie (6.0 thousand, 8.2 thousand and 9.1 thousand), Wielkopolskie (6.6 thousand, 6.1 thousand and 7.8 thousand), Śląskie (4.9 thousand, 6.5 thousand and 8.5 thousand) and Pomorskie (5.0 thousand, 7.1 thousand and 7.0 thousand).

Chart 2. Residential construction by voivodships in January-April 2025



Meaning of symbols:

Dash (–) – means magnitude zero.

Dot (.) – means: data not available, classified data (statistical confidentiality) or providing data impossible or purposeless.

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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](#)