

Residential construction¹ in the period of January–March 2025

22.04.2025

 **4.6%**

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

In the period January–March 2025, there were less by 4.6% 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 11.6% and 7.3%, respectively).

Dwellings completed

According to the preliminary data, 46.1 thousand dwellings were completed in the period January–March 2025, i.e. by 4.6% less than in the corresponding period of 2024. Developers² completed 27.7 thousand dwellings – by 4.7% less than a year ago, whereas private investors completed 17.1 thousand dwellings, i.e. by 5.7% less. Within these two forms of construction, 97.2% of the total number of new dwellings was completed. In the other forms, 1.3 thousand dwellings were completed.

The total useful floor area of dwellings completed amounted to 4.2 million m², i.e. by 4.1% less than a year ago and its average value for 1 dwelling was 91.4 m².

Developers and private investors completed respectively: 60.2% and 37.0% of the total number of dwellings

Table 1. Dwellings completed

SPECIFICATION	03 2025			01-03 2025	
	number of dwellings	02 2025=100	03 2024=100	number of dwellings	01-03 2024=100
TOTAL	15 722	105.8	91.0	46 067	95.4
Private	5 891	104.7	97.2	17 064	94.3
For sale or rent	9 439	105.9	86.8	27 737	95.3
of which for rent	120	176.5	95.2	238	102.1
Cooperative	65	53.7	325.0	210	375.0
Municipal	178	387.0	129.0	277	65.0
Public building society	112	71.8	61.2	740	121.1
Company	37	37-fold more	.	39	.

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

² It refers to the form of construction “For sale or rent”.

Dwellings for which permits have been granted³

In the period January–March 2025, building have been granted for 61.9 thousand dwellings, i.e. by 11.6% less than a year ago, of which 40.4 thousand were issued to developers (a decrease of 20.8% y/y) and 18.3 thousand to private investors (an increase of 4.6%). Within these two forms of construction, permits have been granted for 94.9% of dwellings in total. In other forms of construction 3.2 thousand dwellings covered by issued building permits were noted in the analysed period.

Table 2. Dwellings for which permits have been granted

SPECIFICATION	03 2025			01-03 2025	
	number of dwellings	02 2025=100	03 2024=100	number of dwellings	01-03 2024=100
TOTAL	22 207	110.8	79.5	61 864	88.4
Private	7 114	126.2	108.4	18 286	104.6
For sale or rent	13 885	103.7	66.9	40 404	79.2
Cooperative	104	.	.	164	.
Municipal	146	29.7	100.7	1 237	334.3
Public building society	958	181.1	212.9	1 773	166.2
Company	–	.	.	–	.

Dwellings in which construction has begun

In the period January–March 2025, the number of dwellings in which construction has begun was 55.7 thousand, i.e. by 7.3% less than a year before. Developers have started construction of 36.5 thousand dwellings (by 13.0% less than in the previous year), and private investors of 18.0 thousand (by 5.5% more). Altogether the share of these forms of construction amounted to 97.8% of the total number of dwellings. In other forms of construction the number of dwellings in which construction has begun was 1.2 thousand.

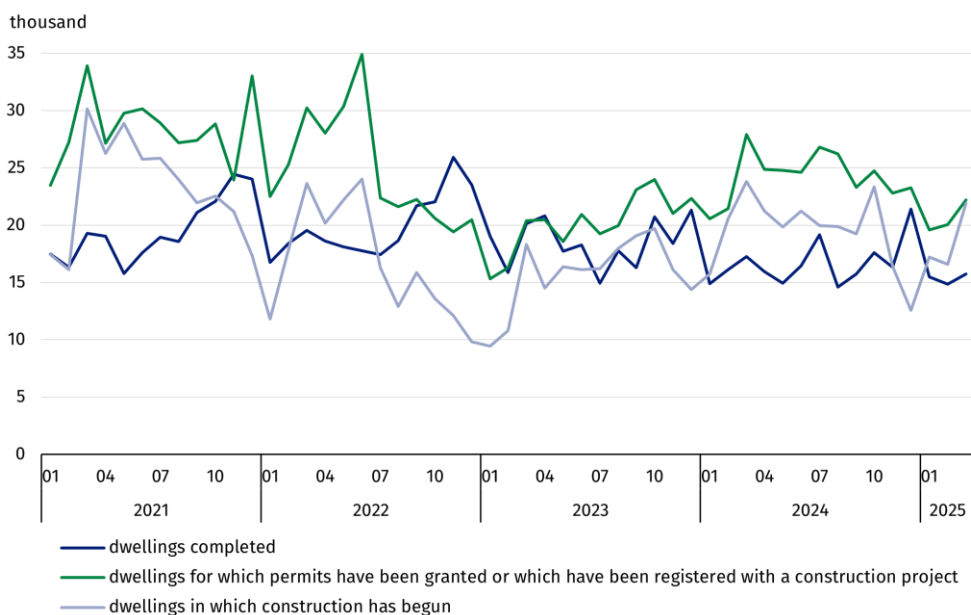
Table 3. Dwellings in which construction has begun

SPECIFICATION	03 2025			01-03 2025	
	number of dwellings	02 2025=100	03 2024=100	number of dwellings	01-03 2024=100
TOTAL	21 899	132.0	92.0	55 717	92.7
Private	8 344	152.5	109.4	17 964	105.5
For sale or rent	12 988	118.9	82.4	36 531	87.0
of which for rent	256	almost 37-fold more	almost 11-fold more	316	235.8
Cooperative	105	169.4	.	168	161.5
Municipal	97	95.1	485.0	429	420.6
Public building society	365	over 20-fold more	92.4	620	73.4
Company	–	.	.	5	250.0

³ Including registrations with a construction project, also those covered by a simplified procedure for single-family residential buildings.

It is estimated that at the end of March 2025, there were 844.0 thousand dwellings under construction, i.e. by 3.8% more than in the corresponding month of 2024.

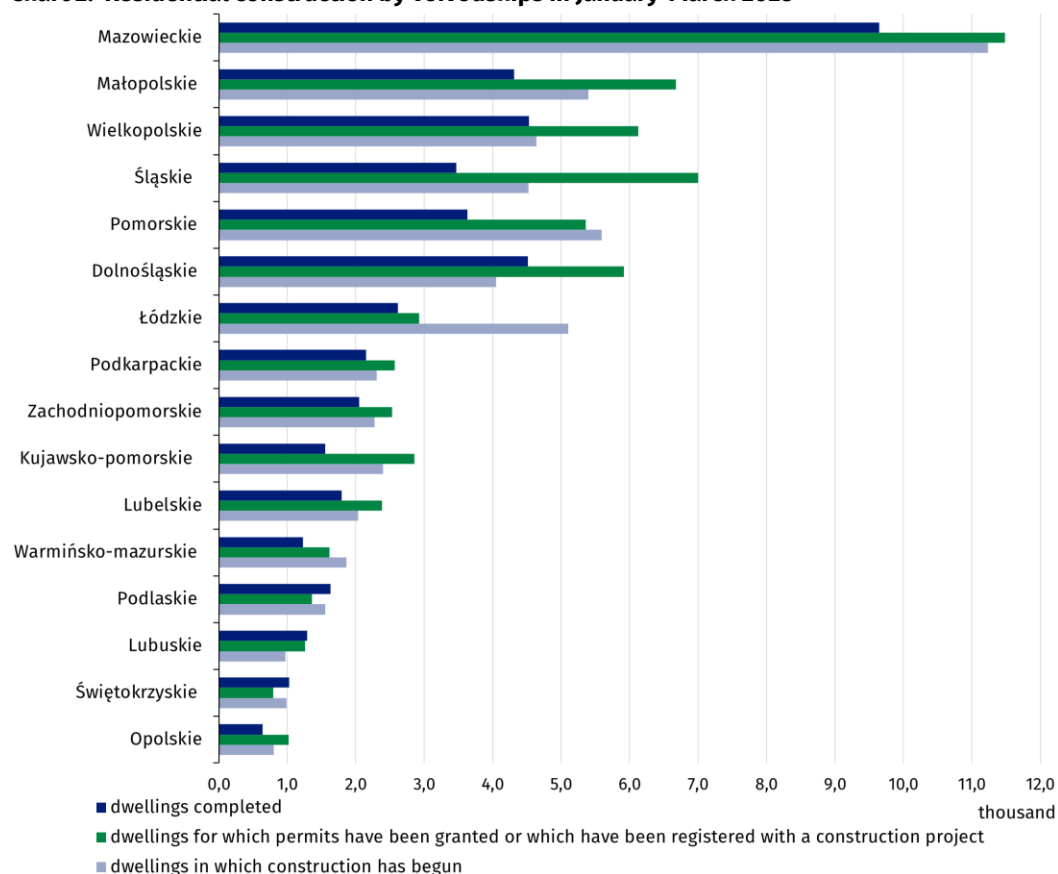
Chart 1. Residential construction in Poland



In March 2025, compared to the previous month, the number of dwellings in which construction has begun, the number of dwellings for which permits have been granted as well as the number of dwellings completed increased (by 32.0%, 10.8% and 5.8%, respectively).

In the period January-March 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 (9.6 thousand, 11.2 thousand and 11.5 thousand dwellings, respectively) and in the following voivodeships: Małopolskie (4.3 thousand, 5.4 thousand and 6.7 thousand), Wielkopolskie (4.5 thousand, 4.6 thousand and 6.1 thousand), Śląskie (3.5 thousand, 4.5 thousand and 7.0 thousand) and Pomorskie (3.6 thousand, 5.6 thousand and 5.4 thousand).

Chart 2. Residential construction by voivodships in January-March 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](#)