

Residential construction¹ in the period of January–February 2025

20.03.2025

 **2.1%**

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

In the period January–February 2025, there were less by 2.1% 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 5.7% and 6.8%, respectively).

Dwellings completed

According to the preliminary data, 30.3 thousand dwellings were completed in the period January–February 2025, i.e. by 2.1% less than in corresponding period of 2024. Developers² completed 18.3 thousand dwellings – by 0.4% more than a year ago, whereas private investors completed 11.2 thousand dwellings, i.e. by 7.1% less. Within these forms of construction, 97.1% of the total number new dwellings were completed. In the other forms, 874 dwellings were completed (compared to 752 in the period January–February 2024).

The total useful floor area of dwellings completed amounted to 2.8 million m², i.e. by 2.6% less than a year ago and its average value for 1 dwelling was 91.5 m².

Developers and private investors completed respectively: 60.3% and 36.8% of the total number of dwellings

Table 1. Dwellings completed

SPECIFICATION	02 2025			01-02 2025	
	number of dwellings	01 2025=100	02 2024=100	number of dwellings	01-02 2024=100
TOTAL	14 863	96.0	92.3	30 345	97.9
Private	5 627	101.5	96.0	11 173	92.9
For sale or rent	8 912	94.9	89.8	18 298	100.4
of which for rent	68	136.0	234.5	118	110.3
Cooperative	121	504.2	.	145	402.8
Municipal	46	86.8	45.5	99	34.4
Public building society	156	33.1	71.2	628	146.7
Company	1	100.0	.	2	.

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

² Whenever the note mentions developers, it refers to the form of construction "For sale or rent".

Dwellings for which permits have been granted³

In the first two months of 2025, building have been granted for 39.7 thousand dwellings, i.e. by 5.7% less than a year ago, of which 26.5 thousand were issued to developers (a decrease of 12.4% y/y) and 11.2 thousand to private investors (an increase of 2.3%). Within these two forms of construction, permits have been granted for 95.0% of dwellings in total. In other forms of construction 2.0 thousand dwellings covered by issued building permits were noted in the analysed period (846 in the previous year).

Table 2. Dwellings for which permits have been granted

SPECIFICATION	02 2025		01-02 2025		
	number of dwellings	01 2025=100	02 2024=100	number of dwellings	01-02 2024=100
TOTAL	20 051	102.3	93.4	39 657	94.3
Private	5 639	101.9	101.3	11 172	102.3
For sale or rent	13 391	102.0	85.8	26 519	87.6
Cooperative	-	-	-	60	-
Municipal	492	82.1	492.0	1 091	484.9
Public building society	529	185.0	274.1	815	132.1
Company	-	-	-	-	-

Dwellings in which construction has begun

In the period January–February 2025, the number of dwellings in which construction has begun was 33.8 thousand, i.e. by 6.8% less than a year before. Developers have started construction of 23.5 thousand dwellings (by 10.2% less than in the previous year), and private investors of 9.6 thousand (by 2.3% more). Altogether the share of these forms of construction was 98.1% of the total number of dwellings. In other forms of construction the number of dwellings in which construction has begun was 655 (638 in the previous year).

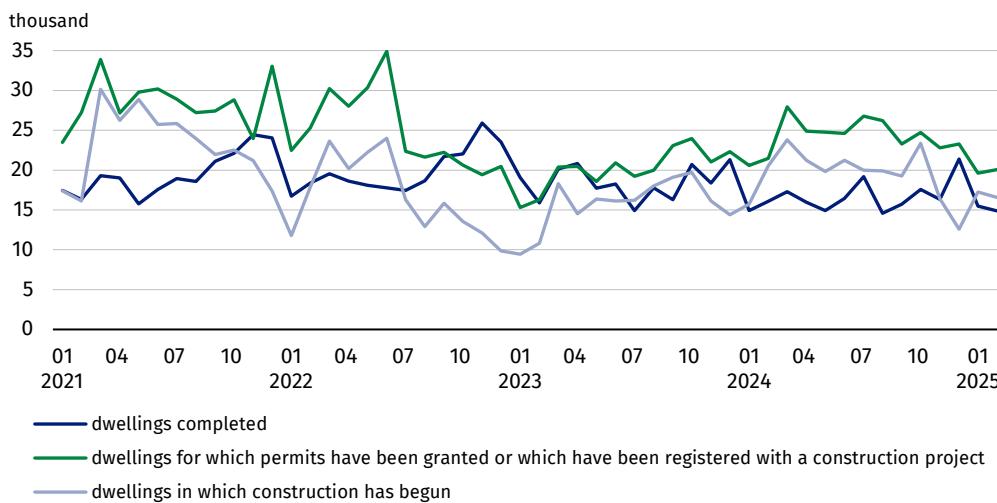
Table 3. Dwellings in which construction has begun

SPECIFICATION	02 2025		01-02 2025		
	number of dwellings	01 2025=100	02 2024=100	number of dwellings	01-02 2024=100
TOTAL	16 585	96.2	80.7	33 818	93.2
Private	5 473	132.0	93.2	9 620	102.3
For sale or rent	10 925	86.6	77.1	23 543	89.8
of which for rent	7	13.2	over 10-fold less	60	54.5
Cooperative	62	62-fold more	76.5	63	60.6
Municipal	102	44.3	159.4	332	404.9
Public building society	18	almost 13-fold less	over 20-fold less	255	56.7
Company	5	-	250.0	5	250.0

³ Whenever the text mentions buildings permits, this should be understood as building permits issued and registrations with a construction project – also covered by a simplified procedure for single-family residential buildings.

It is estimated that at the end of February 2025, there were 837.8 thousand dwellings under construction, i.e. by 3.9% more than in the corresponding month of 2024.

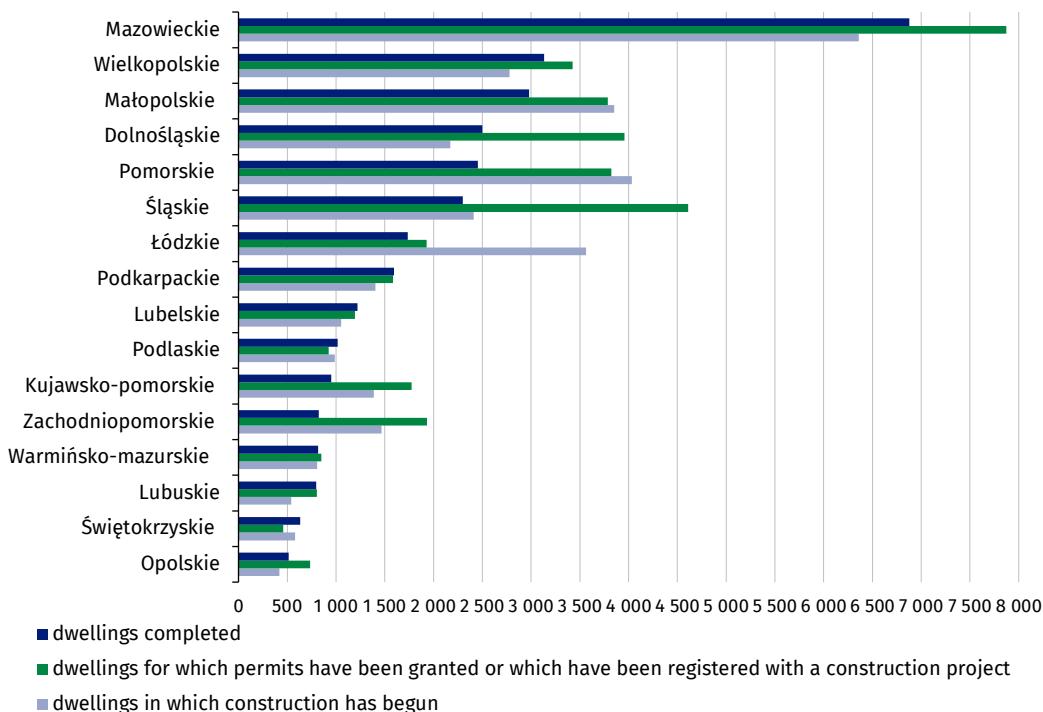
Chart 1. Residential construction in Poland



In February 2025, compared to the previous month, the number of dwellings in which construction has begun as well as the number of dwellings completed decreased (by 3.8% and 4.0%, respectively), whereas the number of dwellings for which permits have been granted increased (by 2.3%).

In the period January–February 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 (6.9 thousand, 6.4 thousand and 7.9 thousand dwellings, respectively) and in the following voivodeships: Małopolskie (3.0 thousand, 3.9 thousand and 3.8 thousand), Pomorskie (2.5 thousand, 4.0 thousand and 3.8 thousand), Wielkopolskie (3.1 thousand, 2.8 thousand and 3.4 thousand) and Śląskie (2.3 thousand, 2.4 thousand and 4.6 thousand).

Chart 2. Residential construction by voivodships in January–February 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](#)