

Residential construction¹ in the period of January-December 2024

23.01.2025


90.4

Index number of dwellings completed y/y

In 2024, there were less dwellings completed than the year before. Whereas 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 increased.

Dwellings completed

According to the preliminary data, 199.9 thousand dwellings were completed in 2024, i.e. by 9.6% less than in 2023. Developers completed 124.3 thousand dwellings – by 9.6% less than a year ago, whereas private investors completed 69.8 thousand dwellings, i.e. by 12.1% less. Within these forms of construction, 97.1% of the total number of newly completed dwellings was built. Within other forms of construction 5.8 thousand dwellings were completed (4.3 thousand in the previous year).

The total useful floor area of dwellings completed amounted to 17.8 million m², i.e. by 10.3% less than a year ago and its average value for 1 dwelling was 89.2 m².

Developers and private investors completed respectively: 62.2% and 34.9% of the total number of dwellings

Table 1. Dwellings completed

SPECIFICATION	12 2024			01-12 2024	
	Number of dwellings	12 2023=100	11 2024=100	Number of dwellings	01-12 2023=100
TOTAL	21 155	99.3	128.0	199 931	90.4
Private	6 745	104.3	123.4	69 781	87.9
For sale or rent	13 939	96.3	130.4	124 347	90.4
of which for rent	463	586.1	over 19 – fold more	1 256	56.9
Cooperative	169	393.0	804.8	1 260	125.2
Municipal	127	93.4	119.8	1 914	155.4
Public building society	133	86.9	53.8	2 555	126.7
Company	42	175.0	.	74	132.1

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

Dwellings for which permits have been granted or which have been registered with a construction project²

In 2024, permits and registrations have been granted for construction of 290.7 thousand dwellings, i.e. by 20.3% more than a year ago. Permits for construction of the biggest number of dwellings were given to developers (205.1 thousand, an increase of 26.6% y/y) and to private investors (79.1 thousand, an increase of 9.3%). Within these forms of construction, permits have been granted and registrations with a construction project were made for 97.8% of dwellings in total. In other forms of construction 6.5 thousand dwellings for which permits have been granted or which have been registered with a construction project were noted (7.3 thousand in the previous year).

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

SPECIFICATION	12 2024			01-12 2024	
	Number of dwellings	12 2023=100	11 2024=100	Number of dwellings	01-12 2023=100
TOTAL	23 208	104.0	102.7	290 661	120.3
Private	5 721	99.5	99.8	79 084	109.3
For sale or rent	17 002	106.8	102.7	205 078	126.6
Cooperative	-	.	.	255	52.3
Municipal	46	43.8	38.0	1 585	78.5
Public building society	407	74.3	266.0	4 618	99.0
Company	32	.	.	41	41.0

Dwellings in which construction has begun

In 2024, the number of dwellings in which construction has begun was 233.8 thousand, i.e. by 23.7% more than a year before. Developers have started construction of 152.5 thousand dwellings (by 33.2% more y/y), and private investors of 76.8 thousand (by 10.3% more). Altogether the share of these forms of construction was 98.0% of the total number of dwellings. In other forms of construction the number of dwellings in which construction has begun was 4.6 thousand (5.0 thousand in the previous year).

Table 3. Dwellings in which construction has begun

SPECIFICATION	12 2024			01-12 2024	
	Number of dwellings	12 2023=100	11 2024=100	Number of dwellings	01-12 2023=100
TOTAL	12 583	87.5	76.7	233 832	123.7
Private	3 476	121.9	72.2	76 757	110.3
For sale or rent	8 203	73.6	71.8	152 513	133.2
of which for rent	62	163.2	76.5	428	123.0
Cooperative	100	312.5	.	719	249.7
Municipal	612	almost 19 – fold more	almost 15 – fold more	1 116	115.5
Public building society	192	60.6	150.0	2 709	77.4
Company	-	.	.	18	almost 12 – fold less

² Including a simplified procedure for single-family residential buildings.

It is estimated that at the end of December 2024, there were 834.8 thousand dwellings under construction, i.e. by 4.2% more than in the corresponding month of 2023.

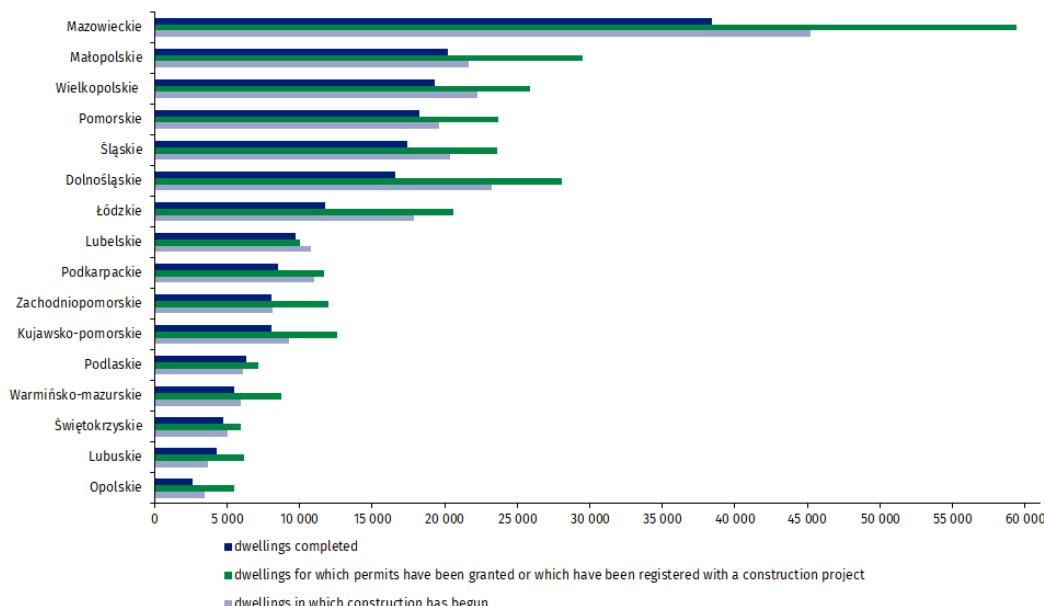
Chart 1. Residential construction in Poland



In December 2024, compared to the previous month, the number of dwellings in which construction has begun decreased (by 23.3%), whereas the number of dwellings completed as well as the number of dwellings for which permits have been granted or which have been registered with a construction project increased (by 28.0% and 2.7%, respectively).

In 2024, the highest total number 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 (38.4 thousand, 45.2 thousand and 59.4 thousand dwellings, respectively). High values were also noted in: Małopolskie (20.2 thousand, 21.7 thousand and 29.5 thousand), Dolnośląskie (16.6 thousand, 23.2 thousand and 28.1 thousand) and Wielkopolskie (19.3 thousand, 22.3 thousand and 25.9 thousand).

Chart 2. Residential construction by voivodships in 2024



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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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](#)