

Residential construction¹ in the period of January-November 2024

19.12.2024


89.4

Index number of dwellings completed y/y

In the period of January-November 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, 178.8 thousand dwellings were completed in the period of January-November 2024, i.e. by 10.6% less than in the corresponding period of 2023. Developers completed 110.4 thousand dwellings – by 10.3% less than a year ago, whereas private investors completed 63.0 thousand dwellings, i.e. by 13.5% less. Within these forms of construction, 97.0% of the total number of newly completed dwellings was built. Within other forms of construction 5.3 thousand dwellings were completed (4.0 thousand in the previous year).

The total useful floor area of dwellings completed amounted to 16.0 million m², i.e. by 11.6% less than a year ago and its average value for 1 dwelling was 89.5 m².

Developers and private investors completed respectively: 61.8% and 35.2% of the total number of dwellings

Table 1. Dwellings completed

SPECIFICATION	11 2024			01-11 2024	
	Number of dwellings	11 2023=100	10 2024=100	Number of dwellings	01-11 2023=100
TOTAL	16 529	89.9	96.5	178 776	89.4
Private	5 468	91.8	90.3	63 036	86.5
For sale or rent	10 687	88.6	103.5	110 408	89.7
of which for rent	24	almost 16 - fold less	25.0	793	37.2
Cooperative	21	39.6	10.7	1 091	113.3
Municipal	106	134.2	33.0	1 787	163.0
Public building society	247	110.3	107.9	2 422	129.9
Company	-	.	.	32	100.0

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 the period of ten months of 2024, permits and registrations have been granted for construction of 267.5 thousand dwellings, i.e. by 22.0% more than a year ago. Permits for construction of the biggest number of dwellings were given to developers (188.1 thousand, an increase of 28.8% y/y) and to private investors (73.4 thousand, an increase of 10.2%). 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 6.0 thousand dwellings for which permits have been granted or which have been registered with a construction project were noted (6.6 thousand in the previous year).

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

SPECIFICATION	11 2024			01-11 2024	
	Number of dwellings	11 2023=100	10 2024=100	Number of dwellings	01-11 2023=100
TOTAL	22 604	107.5	92.8	267 453	122.0
Private	5 731	96.7	77.1	73 363	110.2
For sale or rent	16 551	116.2	101.2	188 076	128.8
Cooperative	48	96.0	.	255	52.4
Municipal	121	59.0	64.7	1 539	80.4
Public building society	153	26.0	41.4	4 211	102.3
Company	-	.	.	9	over 11 – fold less

Dwellings in which construction has begun

In the first eleven months of 2024, the number of dwellings in which construction has begun was 221.2 thousand, i.e. by 26.6% more than a year before. Developers have started construction of 144.3 thousand dwellings (by 39.6% more y/y), and private investors of 73.3 thousand (by 9.8% more). Altogether the share of these forms of construction was 98.3% of the total number of dwellings. In other forms of construction the number of dwellings in which construction has begun was 3.7 thousand (4.6 thousand in the previous year).

Table 3. Dwellings in which construction has begun

SPECIFICATION	11 2024			01-11 2024	
	Number of dwellings	11 2023=100	10 2024=100	Number of dwellings	01-11 2023=100
TOTAL	16 411	101.9	70.3	221 249	126.6
Private	4 814	107.1	68.0	73 281	109.8
For sale or rent	11 427	104.8	71.8	144 310	139.6
of which for rent	81	108.0	311.5	366	118.1
Cooperative	-	.	.	619	241.8
Municipal	42	46.7	.	504	54.0
Public building society	128	22.9	45.9	2 517	79.1
Company	-	.	.	18	almost 12 – fold less

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

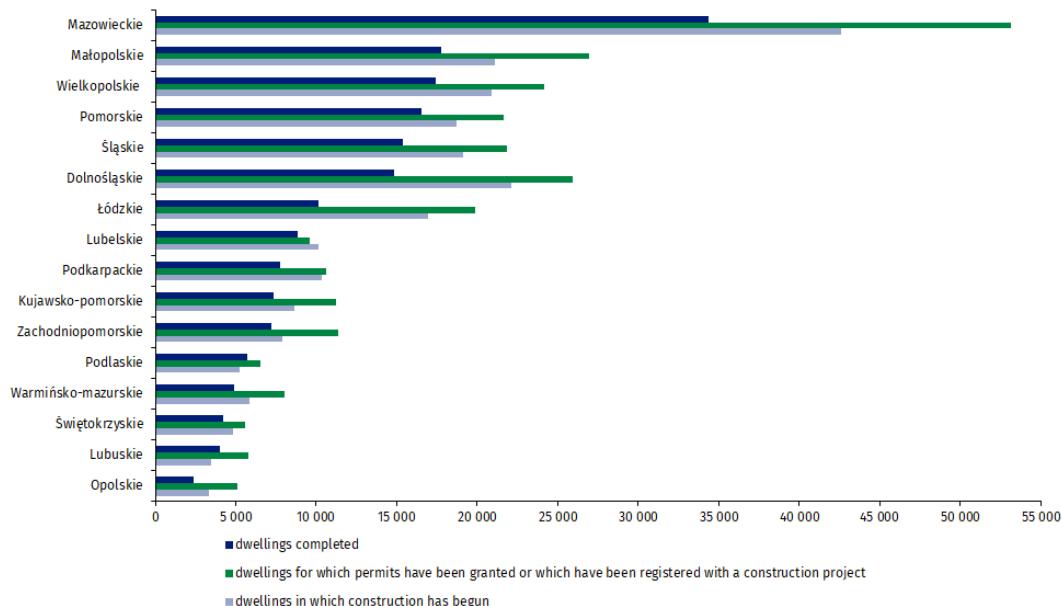
It is estimated that at the end of November 2024, there were 843.4 thousand dwellings under construction, i.e. by 4.4% more than in the corresponding month of 2023.

Chart 1. Residential construction in Poland



In the period of January–November 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 (34.3 thousand, 42.6 thousand and 53.2 thousand dwellings, respectively). High values were also observed in: Małopolskie (17.7 thousand, 21.1 thousand and 27.0 thousand), Dolnośląskie (14.8 thousand, 22.1 thousand and 25.9 thousand) and Wielkopolskie (17.4 thousand, 20.9 thousand and 24.1 thousand).

Chart 2. Residential construction by voivodships in January–November 2024



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In November 2024, compared to the previous month, the number of dwellings completed, 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 decreased (by 3.5%, 7.2% and 29.7%, respectively).

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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](#)