

Residential construction¹ in the period of January-September 2024

21.10.2024


90.4

Index number of dwellings completed y/y

In the first three quarters 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, 145.4 thousand dwellings were completed in the period of January-September 2024, i.e. by 9.6% less than in the corresponding period of 2023. Developers completed 89.6 thousand dwellings – by 7.6% less than a year ago, whereas private investors completed 51.6 thousand dwellings, i.e. by 15.1% less. Within these forms of construction, 97.1% of the total number of newly completed dwellings was built. Within other forms of construction 4.2 thousand dwellings were completed (3.1 thousand in the previous year).

The total useful floor area of dwellings completed amounted to 13.1 million m², i.e. by 11.4% less than a year ago and its average value for 1 dwelling was 89.8 m².

Developers and private investors completed respectively: 61.6% and 35.5% of the total number of dwellings

Table 1. Dwellings completed

SPECIFICATION	09 2024			01-09 2024	
	Number of dwellings	09 2023=100	08 2024=100	Number of dwellings	01-09 2023=100
TOTAL	16 581	101.9	113.7	145 411	90.4
Private	5 299	104.6	97.0	51 631	84.9
For sale or rent	11 094	104.2	131.3	89 608	92.4
of which for rent	157	32.5	981.3	676	39.5
Cooperative	1	115 – fold less	.	841	99.1
Municipal	94	81.7	30.3	1 360	147.3
Public building society	79	23.7	21.6	1 942	148.9
Company	14	200.0	14 – fold more	29	263.6

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 three quarters of 2024, permits and registrations have been granted for construction of 219.4 thousand dwellings, i.e. by 25.9% more than a year ago. Permits for construction of the biggest number of dwellings were given to developers (154.4 thousand, an increase of 34.4% y/y) and to private investors (60.3 thousand, an increase of 11.2%). 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 4.8 thousand dwellings for which permits have been granted or which have been registered with a construction project were noted (5.2 thousand in the previous year).

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

SPECIFICATION	09 2024			01-09 2024	
	Number of dwellings	09 2023=100	08 2024=100	Number of dwellings	01-09 2023=100
TOTAL	22 986	99.5	89.9	219 421	125.9
Private	6 781	106.5	100.5	60 268	111.2
For sale or rent	16 122	99.0	90.0	154 377	134.4
Cooperative	-	.	.	207	48.4
Municipal	1	106 – fold less	203 – fold less	1 230	77.2
Public building society	82	30.1	13.8	3 330	107.7
Company	-	.	.	9	almost 11 – fold less

Dwellings in which construction has begun

In the first nine months of 2024, the number of dwellings in which construction has begun was 181.5 thousand, i.e. by 30.7% more than a year before. Developers have started construction of 117.0 thousand dwellings (by 45.9% more y/y), and private investors of 61.4 thousand (by 10.5% 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 3.1 thousand (similar amount in the previous year).

Table 3. Dwellings in which construction has begun

SPECIFICATION	09 2024			01-09 2024	
	Number of dwellings	09 2023=100	08 2024=100	Number of dwellings	01-09 2023=100
TOTAL	19 241	100.8	96.7	181 486	130.7
Private	6 990	104.8	100.8	61 383	110.5
For sale or rent	11 795	96.7	92.1	116 973	145.9
of which for rent	44	733.3	400.0	259	114.1
Cooperative	132	.	.	541	478.8
Municipal	30	214.3	375.0	462	61.6
Public building society	294	143.4	189.7	2 110	102.0
Company	-	.	.	17	over 12 – fold less

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

It is estimated that at the end of September 2024, there were 837.0 thousand dwellings under construction, i.e. by 3.2% more than in the corresponding month of 2023.

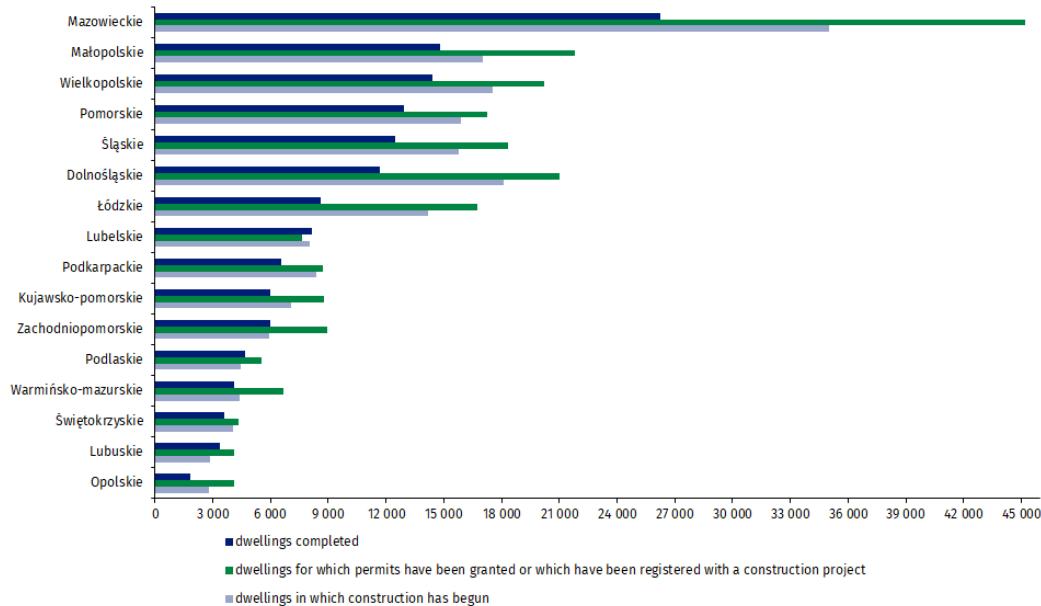
Chart 1. Residential construction in Poland



In September 2024, compared to the previous month, the number of dwellings completed increased (by 13.7%), whereas 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 10.1% and 3.3%, respectively).

In the period of January-September 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 (26.2 thousand, 35.0 thousand and 45.2 thousand dwellings, respectively). High values were also noted in: Małopolskie (14.8 thousand, 17.0 thousand and 21.8 thousand), Wielkopolskie (14.4 thousand, 17.5 thousand and 20.2 thousand) and Dolnośląskie (11.7 thousand, 18.1 thousand and 21.0 thousand).

Chart 2. Residential construction by voivodships in January-September 2024



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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](#)