

Residential construction¹ in the period of January–November 2025

18.12.2025

 **3.0%**

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

In the period January–November 2025, there was more by 3.0% dwellings completed compared to the same period in 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 decreased (by 11.4% and 9.9%, respectively).

Dwellings completed

According to the preliminary data, 184.1 thousand dwellings were completed in the period January–November 2025, i.e. by 3.0% more than in the corresponding period of 2024. Developers² completed 117.7 thousand dwellings – by 6.9% more than a year ago, whereas private investors completed 60.3 thousand dwellings, i.e. by 4.4% less. Within these two forms of construction, 96.7% of the total number of new dwellings was completed. In the other forms, 6.1 thousand dwellings were completed.

The total useful floor area of newly completed dwellings amounted to 16.1 million m², i.e. by 0.3% more than a year ago and its average value for 1 dwelling was 87.3 m².

Developers and private investors completed respectively: 63.9% and 32.8% of the total number of dwellings

Table 1. Dwellings completed

SPECIFICATION	11 2025			01-11 2025	
	number of dwellings	10 2025=100	11 2024=100	number of dwellings	01-11 2024=100
TOTAL	19 325	97.4	118.8	184 140	103.0
Private	5 291	85.8	97.9	60 314	95.6
For sale or rent	13 627	103.5	130.8	117 744	106.9
of which for rent	121	526.1	390.3	769	97.0
Cooperative	16	.	9.1	631	49.2
Municipal	33	21.4	39.3	1 446	82.4
Public building society	358	99.2	203.4	3 904	165.8
Company	–	.	.	101	315.6

¹ Preliminary data.

² The form of construction - "For sale or rent".

Dwellings for which permits have been granted³

In the period January–November 2025, building permits were issued for 237.6 thousand dwellings, i.e. by 11.4% less than a year ago, of which 151.5 thousand permits to developers (a decrease of 19.6% y/y) and 78.9 thousand to private investors (an increase of 7.6%). Within these two forms of construction, permits were granted for 97.0% of dwellings in total. In other forms of construction, building permits were issued for 7.2 thousand dwellings.

Table 2. Dwellings for which permits have been granted

SPECIFICATION	11 2025			01-11 2025	
	number of dwellings	10 2025=100	11 2024=100	number of dwellings	01-11 2024=100
TOTAL	20 747	85.0	91.1	237 572	88.6
Private	6 288	78.5	109.9	78 933	107.6
For sale or rent	13 818	86.4	82.9	151 477	80.4
Cooperative	36	300.0	75.0	381	149.4
Municipal	84	106.3	60.4	2 085	133.9
Public building society	515	168.9	252.5	4 627	105.4
Company	6	.	.	69	766.7

Dwellings in which construction has begun

In the period January–November 2025, the number of dwellings in which construction has begun was 199.3 thousand, i.e. by 9.9% less than a year before. Developers have started construction of 120.9 thousand dwellings (by 16.2% less than in the previous year), and private investors of 74.9 thousand (by 2.2% more). Altogether the share of these forms of construction amounted to 98.2% of the total number of dwellings. In other forms of construction the number of dwellings in which construction has begun was 3.6 thousand.

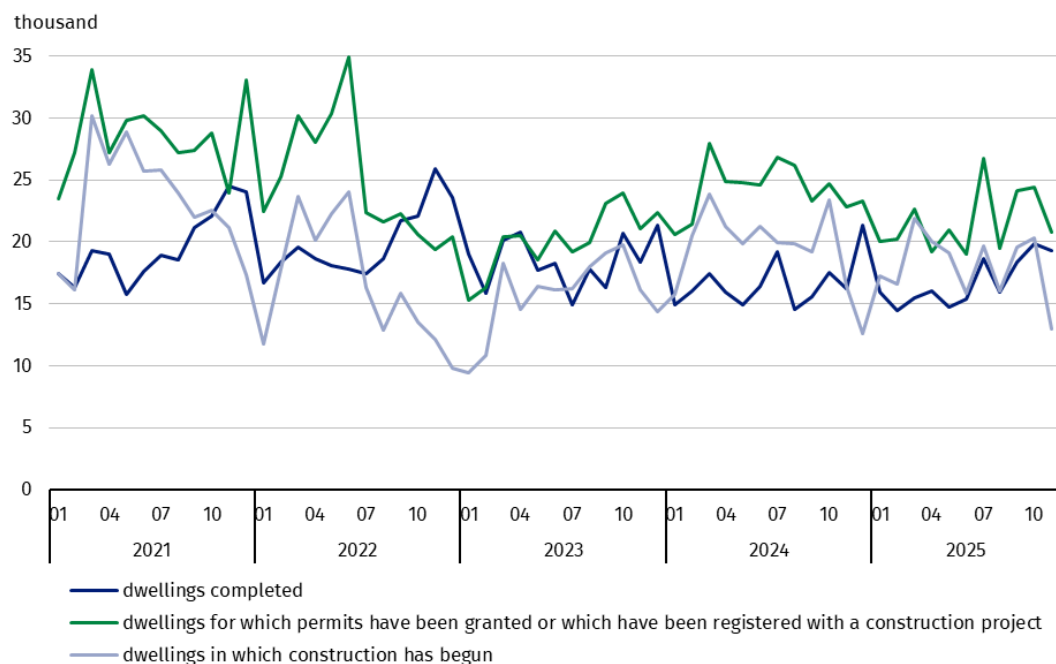
Table 3. Dwellings in which construction has begun

SPECIFICATION	11 2025			01-11 2025	
	number of dwellings	10 2025=100	11 2024=100	number of dwellings	01-11 2024=100
TOTAL	13 013	64.1	79.3	199 329	90.1
Private	4 941	69.3	102.6	74 890	102.2
For sale or rent	7 966	62.3	69.7	120 872	83.8
of which for rent	66	388.2	81.5	824	225.1
Cooperative	–	.	.	233	37.6
Municipal	58	62.4	138.1	900	178.6
Public building society	48	17.0	37.5	2 397	95.2
Company	–	.	.	37	205.6

³ Including registrations with a construction project and a simplified procedure for single-family residential buildings.

It is estimated that at the end of November 2025, there were 849.9 thousand dwellings under construction, i.e. by 0.8% more than in the corresponding month of 2024.

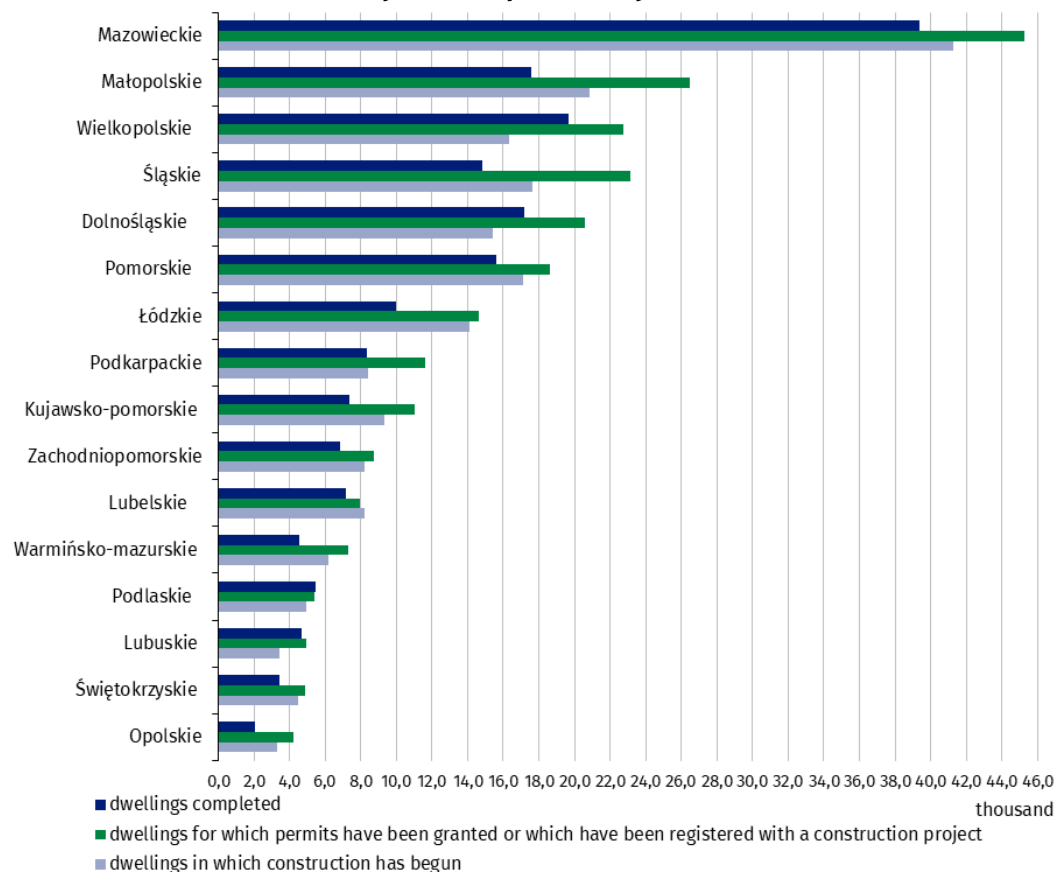
Chart 1. Residential construction in Poland



In November 2025, compared to the previous month, the number of dwellings for which permits have been granted, the number of dwellings in which construction has begun as well as the number of dwellings completed decreased (by 15.0%, 35.9% and 2.6%, respectively)

In the period January-November 2025, the highest total number of dwellings completed, as well as construction started and building permits granted was recorded in Mazowieckie voivodship (39.4 thousand, 41.3 thousand and 45.2 thousand dwellings, respectively), Małopolskie (17.6 thousand, 20.9 thousand and 26.5 thousand), Wielkopolskie (19.7 thousand, 16.3 thousand and 22.7 thousand), and Śląskie (14.8 thousand, 17.7 thousand and 23.2 thousand).

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