

Residential construction¹ in January 2026

19.02.2026


8.0%

Decrease in the number of dwellings completed compared to the corresponding period of 2025

In January 2026, there was less by 8.0% dwellings completed compared to the corresponding period of 2025. 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 12.3% and 28.6%, respectively).

Dwellings completed

According to the preliminary data, 14.7 thousand dwellings were completed in January 2026, i.e. by 8.0% less than in the corresponding period of 2025. Developers² completed 8.6 thousand dwellings – by 11.4% less than a year ago, whereas private investors completed – 5.7 thousand dwellings, i.e. by 1.0% more. Within these two forms of construction, 97.6% of the total number of new dwellings was completed. In other forms, 350 dwellings were completed (575 in the previous year).

The total useful floor area of newly completed dwellings amounted to 1.4 million m², i.e. by 4.1% less than a year ago and its average value for 1 dwelling was 93.0 m².

Developers and private investors completed respectively: 58.7% and 38.9% of the total number of dwellings

Table 1. Dwellings completed

SPECIFICATION	01 2026		
	number of dwellings	12 2025=100	01 2025=100
TOTAL	14 674	59.5	92.0
Private	5 715	78.2	101.0
For sale or rent	8 609	52.5	88.6
of which for rent	40	51.3	88.9
Cooperative	112	37.3	466.7
Municipal	44	23.9	56.4
Public building society	194	49.1	41.1
Company	–	.	.

¹ Preliminary data.

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

Dwellings for which permits have been granted³

In January 2026, building permits were issued for 17.6 thousand dwellings, i.e. by 12.3% less than a year ago, of which 11.7 thousand permits to developers (a decrease of 14.0% y/y) and 5.8 thousand to private investors (an increase of 5.1%). Within these two forms of construction, permits were granted for 99.3% of dwellings in total. In other forms of construction, building permits were issued for 122 dwellings (969 in the previous year).

Table 2. Dwellings for which permits have been granted

SPECIFICATION	01 2026		
	number of dwellings	12 2025=100	01 2025=100
TOTAL	17 621	63.0	87.7
Private	5 819	84.2	105.1
For sale or rent	11 680	58.4	86.0
Cooperative	2	almost 88-fold less	3.3
Municipal	120	29.5	19.3
Public building society	–	.	.
Company	–	.	.

Dwellings in which construction has begun

In January 2026, the number of dwellings in which construction has begun was 12.3 thousand, i.e. by 28.6% less than a year before. Developers have started construction of 8.9 thousand dwellings (by 29.6% less than in the previous year), and private investors – 2.9 thousand (by 30.6% less). Altogether the share of these forms of construction amounted to 95.6% of the total number of dwellings. In other forms of construction the number of dwellings in which construction has begun was 541 dwellings (468 in the previous year).

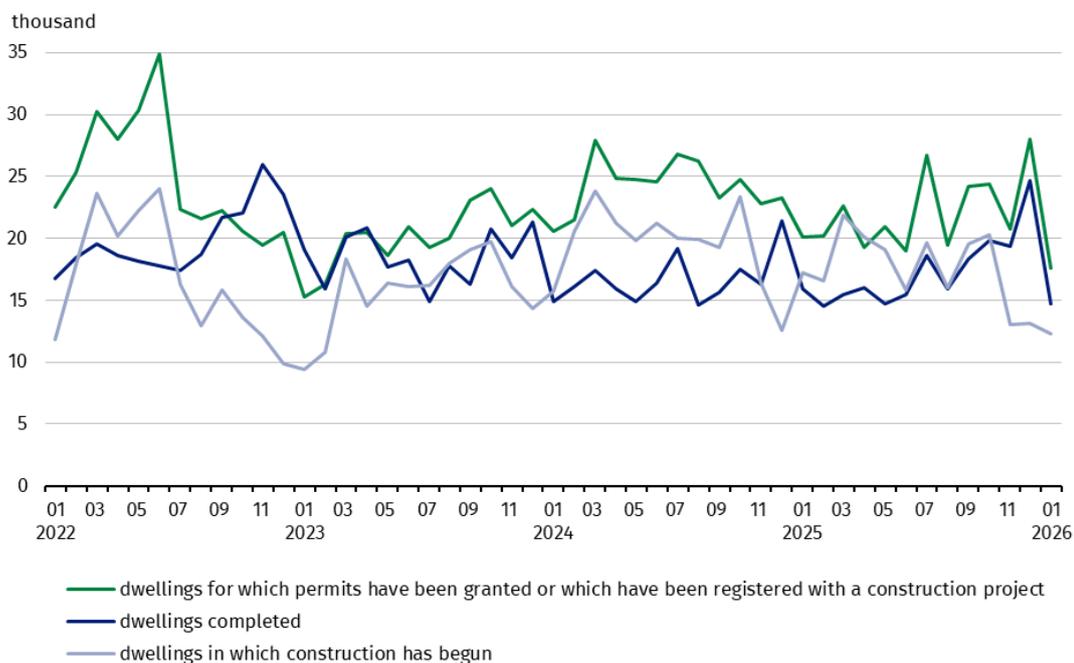
Table 3. Dwellings in which construction has begun

SPECIFICATION	01 2026		
	number of dwellings	12 2025=100	01 2025=100
TOTAL	12 307	94.0	71.4
Private	2 878	74.0	69.4
For sale or rent	8 888	100.5	70.4
of which for rent	9	150.0	17.0
Cooperative	–	.	.
Municipal	167	112.1	72.6
Public building society	368	287.5	155.3
Company	6	300.0	.

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

It is estimated that at the end of January 2026, there were 835.9 thousand dwellings under construction, i.e. similarly to the corresponding month of 2025.

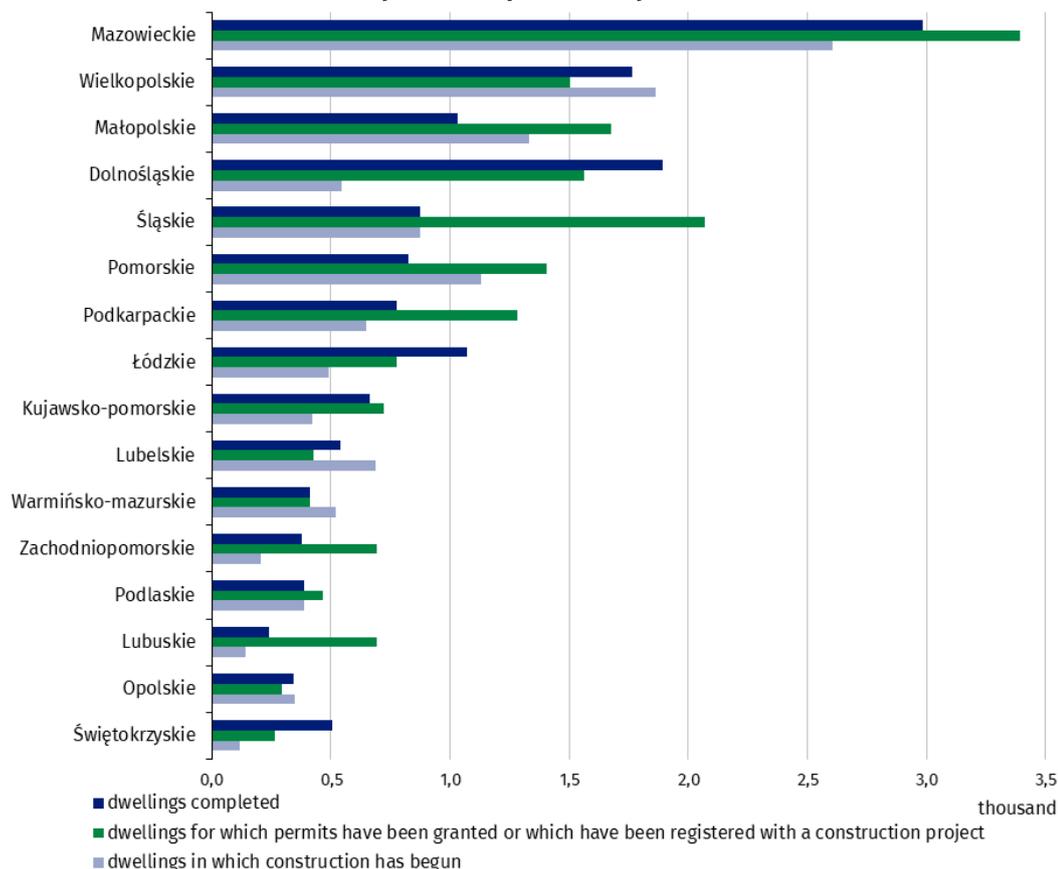
Chart 1. Residential construction in Poland



In January 2026, compared to December 2025, 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 37.0%, 6.0% and 40.5%, respectively)

In January 2026, the highest total number of dwellings - completed, as well as dwellings in which construction has begun and dwellings for which permits have been granted - was recorded in Mazowieckie voivodship (3.0 thousand, 2.6 thousand and 3.4 thousand dwellings, respectively), Wielkopolskie (1.8 thousand, 1.9 thousand and 1.5 thousand), Małopolskie (1.0 thousand, 1.3 thousand and 1.7 thousand) and Dolnośląskie (1.9 thousand, 0.5 thousand and 1.6 thousand).

Chart 2. Residential construction by voivodships in January 2026



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](#)