

Residential construction¹ in the period of January–May 2026

22.06.2026


0.5%

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

In the period January–May 2026, 0.5% less dwellings were completed compared to the same period last year. The number of dwellings in which construction began also decreased (by 0.2%), whereas the number of dwellings for which permits were granted or which have been registered with a construction project increased by 16.3%.

Dwellings completed

According to the preliminary data, 76.2 thousand dwellings were completed in in the period January–May 2026, i.e. by 0.5% less than in the corresponding period of 2025. Developers² completed 45.7 thousand dwellings – by 2.4% less than a year ago, whereas private investors completed – 28.7 thousand dwellings, i.e. by 2.7% more. Within these two forms of construction, 97.6% of the total number of new dwellings was completed. In other forms, 1.8 thousand dwellings were completed (1.9 thousand in the previous year).

The total useful floor area of newly completed dwellings amounted to 7.0 million m², i.e. by 0.1% less than a year ago and its average value for 1 dwelling was 91.3 m².

Developers and private investors completed respectively: 59.9% and 37.7% of the total number of dwellings

Table 1. Dwellings completed

| SPECIFICATION | 05 2026 | | | 01-05 2026 | |
|-------------------------|---------------------|-------------|--------------|---------------------|----------------|
| | number of dwellings | 04 2026=100 | 05 2025=100 | number of dwellings | 01-05 2025=100 |
| TOTAL | 15 275 | 99.4 | 103.7 | 76 181 | 99.5 |
| Private | 5 347 | 97.5 | 105.7 | 28 689 | 102.7 |
| For sale or rent | 9 475 | 97.2 | 101.9 | 45 657 | 97.6 |
| of which for rent | 187 | 228.0 | 389.6 | 487 | 155.6 |
| Cooperative | 57 | . | 109.6 | 251 | 98.0 |
| Municipal | 137 | . | 159.3 | 207 | 51.2 |
| Public building society | 259 | 281.5 | 113.6 | 1 236 | 105.6 |
| Company | – | . | . | 141 | 352.5 |

¹ Preliminary data.

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

Dwellings for which permits have been granted³

In the period January–May 2026, building permits were issued for 119.9 thousand dwellings, i.e. by 16.3% more than a year ago, of which 79.5 thousand permits to developers (an increase of 21.7% y/y) and 36.9 thousand to private investors (an increase of 10.0%). Within these two forms of construction, permits were granted for 97.2% of dwellings in total. In other forms of construction, building permits were issued for 3.4 thousand dwellings (4.1 thousand in the previous year).

Table 2. Dwellings for which permits have been granted

| SPECIFICATION | 05 2026 | | | 01-05 2026 | |
|-------------------------|---------------------|-------------|--------------|---------------------|----------------|
| | number of dwellings | 04 2026=100 | 05 2025=100 | number of dwellings | 01-05 2025=100 |
| TOTAL | 23 692 | 86.2 | 113.0 | 119 859 | 116.3 |
| Private | 8 149 | 97.6 | 106.6 | 36 935 | 110.0 |
| For sale or rent | 14 045 | 76.4 | 108.6 | 79 524 | 121.7 |
| Cooperative | 1 | . | . | 145 | 88.4 |
| Municipal | 229 | 157.9 | . | 880 | 61.1 |
| Public building society | 1 267 | 266.7 | 349.0 | 2 335 | 92.6 |
| Company | 1 | . | . | 40 | . |

Dwellings in which construction has begun

In the period January–May 2026, construction of 94.7 thousand dwellings began, i.e. by 0.2% less than a year before. Developers have started construction of 58.0 thousand dwellings (by 2.6% less than in the previous year), and private investors – 34.5 thousand (by 2.5% more). Altogether the share of these forms of construction amounted to 97.6% of the total number of dwellings. In other forms of construction, the number of dwellings in which construction has begun was 2.3 thousand dwellings (1.7 thousand in the previous year).

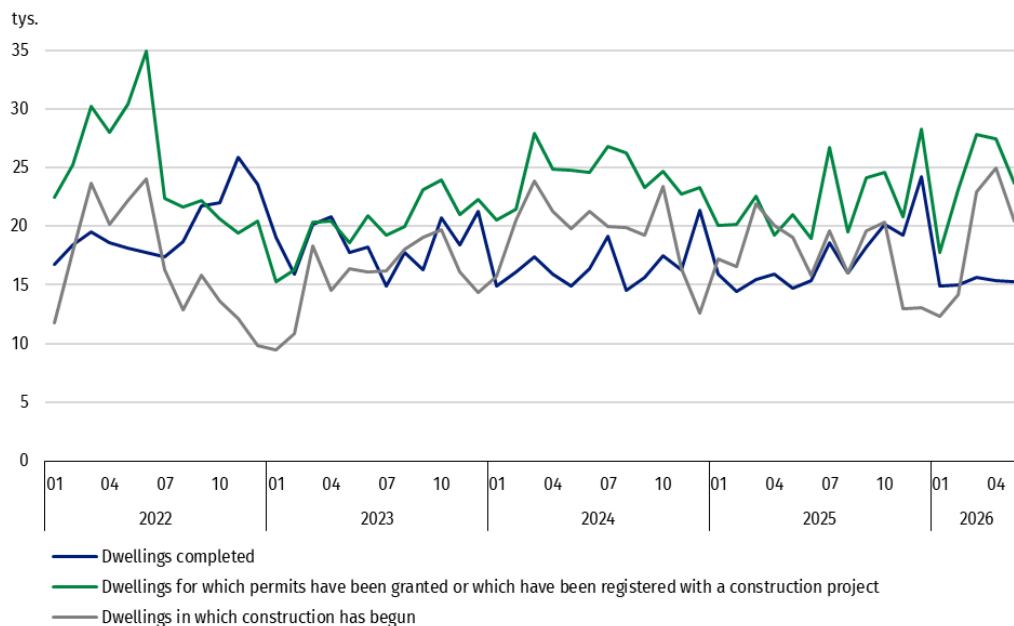
Table 3. Dwellings in which construction has begun

| SPECIFICATION | 05 2026 | | | 01-05 2026 | |
|-------------------------|---------------------|-------------|--------------|---------------------|----------------|
| | number of dwellings | 04 2026=100 | 05 2025=100 | number of dwellings | 01-05 2025=100 |
| TOTAL | 20 406 | 81.8 | 106.9 | 94 714 | 99.8 |
| Private | 8 263 | 88.2 | 106,7 | 34 472 | 102.5 |
| For sale or rent | 11 963 | 79.1 | 107.1 | 57 967 | 97.4 |
| of which for rent | 21 | 350.0 | 140.0 | 152 | 27.5 |
| Cooperative | – | . | . | 1 | . |
| Municipal | 28 | 17.4 | 77.8 | 868 | 185.5 |
| Public building society | 152 | 53.1 | 103.4 | 1 400 | 129.3 |
| Company | – | . | . | 6 | 120.0 |

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

It is estimated that at the end of May 2026, there were 857.3 thousand dwellings under construction, i.e. by 0.5% more than in the corresponding month of 2025.

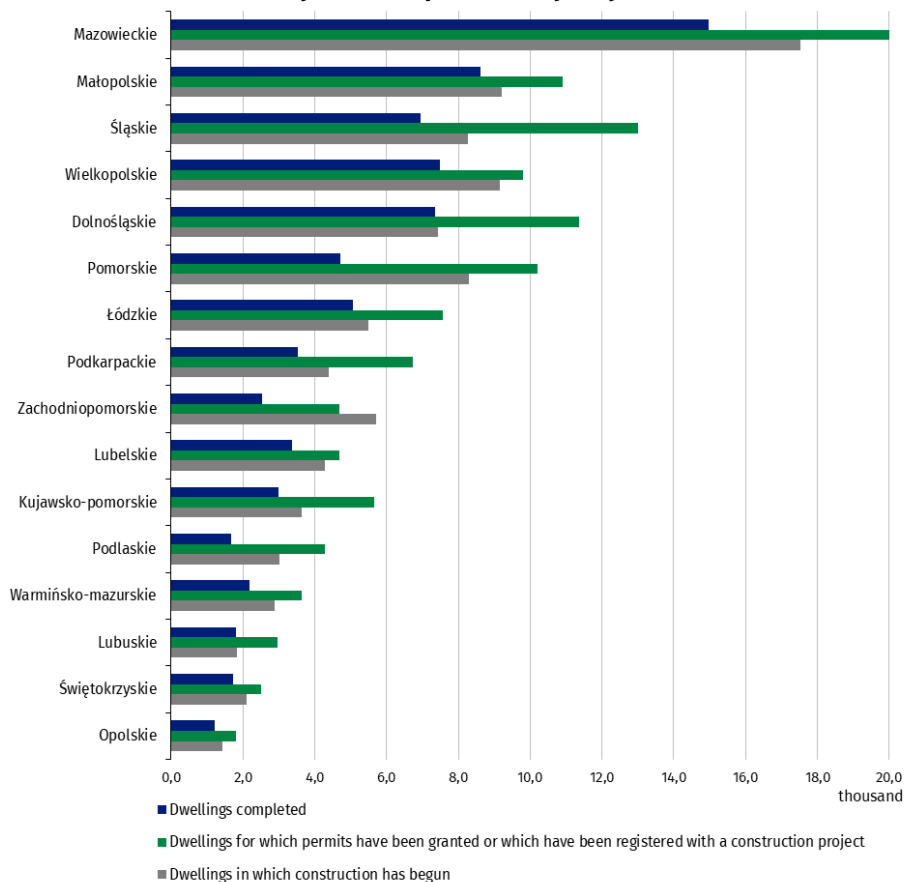
Chart 1. Residential construction in Poland



In May 2026, compared to the previous month, the number of dwellings completed decreased (by 0.6%), as well as the number of dwellings for which permits were granted and the number of dwellings in which construction began (by 13.8% and 18.2%, respectively)

In the period January-May 2026, the highest total number of dwellings - completed, as well as dwellings for which permits were granted and in which construction began - was recorded in Mazowieckie voivodship (15.0 thousand, 20.0 thousand and 17.5 thousand dwellings, respectively), Małopolskie (8.6 thousand, 10.9 thousand and 9.2 thousand) and Śląskie (6.9 thousand, 13.0 thousand and 8.3 thousand).

Chart 2. Residential construction by voivodships in January-May 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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Prepared by:
Statistical Office in Lublin

Director Krzysztof Markowski, Ph.D.

Phone: (+48) 695 255 301

Issued by:
Press Office

Mobile: (+48) 695 255 032

Phone: (+48 22) 608 38 04, (+48 22) 449 41 45,
(+48 22) 608 30 09

e-mail: obslugaprasowa@stat.gov.pl

 stat.gov.pl/en/

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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](#)