

Housing construction in Opolskie Voivodship in 2025

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The dynamic of the dwellings
completed year-to-year

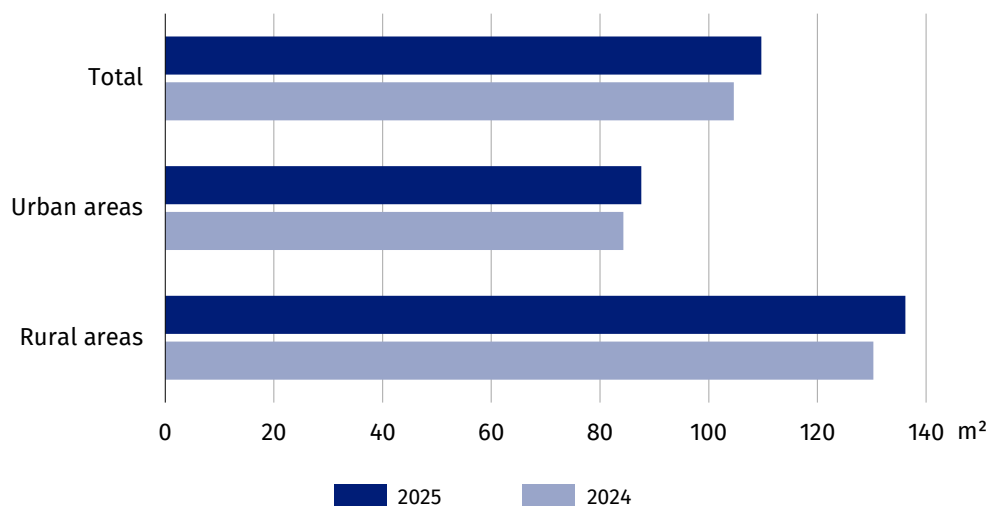
In 2025, there were fewer dwellings completed than in the previous year. The number of dwellings for which permits have been granted and which have been registered with a construction project decreased, while the number of dwellings in which construction has begun increased.

Dwellings completed

In Opolskie Voivodship, during the period January–December 2025, 2400 dwellings were completed, i.e. fewer by 12.3% than the year before (in the country – more by 4.1%). Investors who constructed for sale or rent completed 1189 dwellings (which accounted for 49.5% of the total number of dwellings completed), i.e. by 19.6% less than the year before. Private investors in 2025 completed 1164 dwellings (48.5% of the total number of dwellings), i.e. by 7.5% less than the year before. As for public building society dwellings, 47 of them were completed – 2.0% of the total number of dwellings (the year before there were no dwellings completed in this type of construction). During the analysed period no cooperative, municipal and company dwellings were completed.

A decrease was recorded in the number of dwellings completed in relation to 2024

Chart 1. Average useful floor area per 1 dwelling completed



Total useful floor area of completed dwellings in Opolskie Voivodship in 2025 amounted to 263.4 thousand m². An average useful floor area per one dwelling amounted to 109.7 m² (in the country – 87.0 m²) and increased in relation to the previous year by 5.1 m² (in the country – decreased by 2.2 m²). Dwellings completed in rural areas were on average by 48.6 m² bigger than in urban areas. The largest dwellings were completed in private construction (on average 154.0 m²), while the smallest in public building society (59.1 m²).

Table 1. Dwellings completed by type of construction in 2025

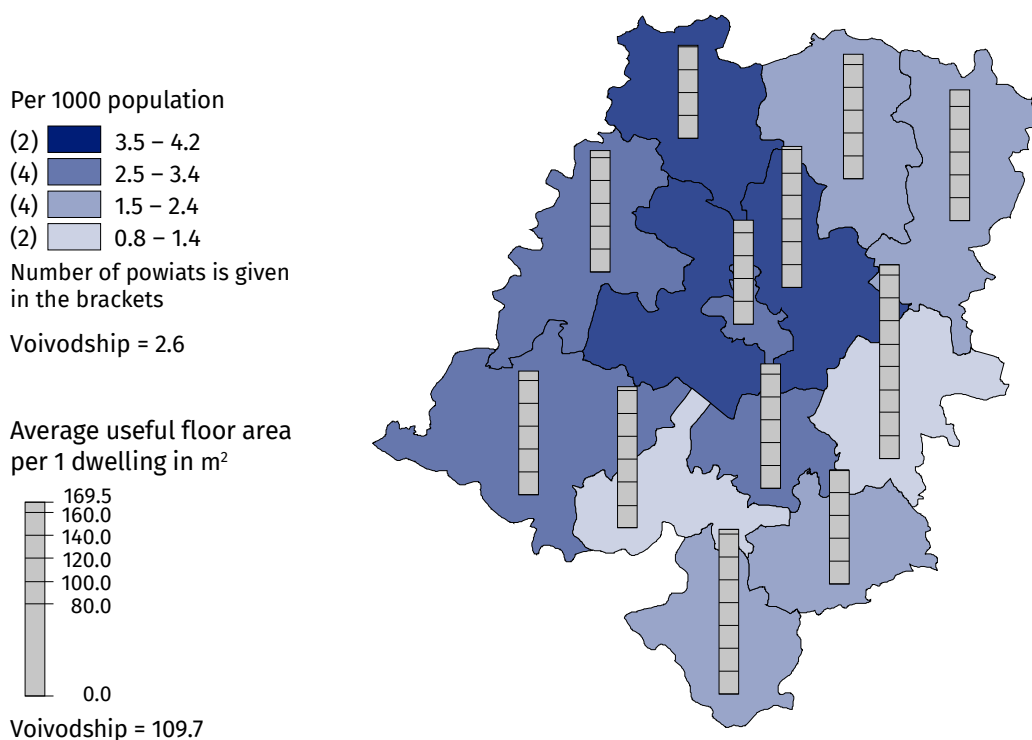
Specification a – in absolute numbers b – 2024=100		Dwellings	Rooms	Useful floor area in m ²
TOTAL	a	2400	10584	263351
	b	87.7	90.8	92.0
urban areas	a	1308	4845	114576
	b	85.4	89.4	88.7
rural areas	a	1092	5739	148775
	b	90.5	92.1	94.7
construction:				
Private	a	1164	6456	179250
	b	92.5	93.5	96.0
For sale or rent	a	1189	4022	81322
	b	80.4	84.7	81.7
Public building society	a	47	106	2779
	b	.	.	.

In Opolskie Voivodship, per one dwelling completed in 2025, there were 4.4 rooms (in the country this rate amounted to 3.7). The largest average number of rooms was recorded in private construction – 5.5, while the lowest in public building society – 2.3. In 2025, in urban areas of Opolskie Voivodship the indicator of average number of rooms amounted to 3.7, while in rural areas 5.3 rooms.

All dwellings completed in Opolskie Voivodship in 2025 were fitted with basic technical and sanitary installations (water supply, sewage and central heating). Water supply with connection to the network occurred in 82.5% of dwellings completed and 73.3% with sewage system with connection to the network. Gas from supply system appeared in 31.9% dwellings, while 15.2% were fitted with running hot water supplied from a combined heat and power plant, heating plant or district heating plant. Central heating system was connected to 15.2% dwellings, and in 84.8% cases, individual central heating was installed (of which 37.1% were equipped with stoves/gas fuel boilers).

By analysing the data in territorial cross-section by powiats, the most dwellings in 2025 were completed in Opolski Powiat – 431 (18.0% of the total number of dwellings in the voivodship), the city of Opole – 365 (15.2%) as well as Nyski Powiat – 356 (14.8%). The lowest number of dwellings were completed in powiats: Prudnicki – 42 (1.8%), Głubczycki – 73 (3.0%) and Strzelecki – 98 (4.1%).

Map 1. Dwellings completed in 2025



In 2025, per 1000 population of Opolskie Voivodship, there were 2.6 dwellings completed, i.e. by 0.3 points less than in 2024. In urban areas this rate was on the level of 2.7 dwellings, while in rural areas – 2.5.

The most dwellings per 1000 population were recorded in Namysłowski Powiat (4.2) and Opolski Powiat (3.6), while the least in powiats: Prudnicki (0.8) and Strzelecki (1.4).

In 2025, building permits have been granted or construction projects were registered for the construction of 4621 dwellings, i.e. by 18.4% less compared with 2024. This accounted for 1.7% of the total number of dwellings for which permits have been granted or construction projects were registered in the country. Investors building for sale or rent received permits or registered a construction project for 2628 dwellings (which constituted 56.9% of the total number of received permits or registered construction projects), while private investors – 1545 dwellings (33.4%). In other forms of construction 448 (9.7%) dwellings were recorded, for which construction permits were granted or construction projects were received, of which the most for public building society – 441 dwellings.

In the period January–December 2025 in Opolskie Voivodship housing construction investors began construction of 3684 dwellings, i.e. by 6.7% more than in 2024. Dwellings built for sale or rent accounted for 47.9% of the total number, dwellings built in private construction – 40.8%, in municipal – 6.3%, and in public building society – 5.0%. The number of dwellings for which construction has begun in Opolskie Voivodship accounted for 1.7% of the total number of dwellings, for which the construction in the country has begun.

The number of dwellings, for which permits have been granted or which have been registered with a construction project decreased in relation to 2024

On an annual basis, an increase in the number of dwellings, in which construction has begun, was recorded

Table 2. Dwellings for which permits have been granted or which have been registered with a construction project and dwellings in which construction has begun

Specification	Dwellings, for which permits have been granted or which have been registered with a construction project			Dwellings which construction has begun		
	2024	2025		2024	2025	
	in absolute numbers	2024=100		in absolute numbers	2024=100	
VOIVODSHIP	5663	4621	81.6	3454	3684	106.7
Nyski Subregion	2096	2024	96.6	777	1222	157.3
powiats:						
Brzeski	610	834	136.7	169	284	168.0
Głubczycki	155	74	47.7	38	176	5 times
Namysłowski	117	194	165.8	180	121	67.2
Nyski	893	785	87.9	326	556	170.6
Prudnicki	321	137	42.7	64	85	132.8
Opolski Subregion	3567	2597	72.8	2677	2462	92.0
powiats:						
Kędzierzyńsko-kozielski	235	369	157.0	233	174	74.7
Kluczborski	490	160	32.7	206	248	120.4
Krapkowicki	205	144	70.2	184	287	156.0
Oleski	141	200	141.8	158	190	120.3
Opolski	772	794	102.8	614	679	110.6
Strzelecki	404	168	41.6	107	198	185.0
City with powiat status – Opole	1320	762	57.7	1175	686	58.4

Dwellings completed

In Opolskie Voivodship during the period January–December 2025, 2030 new dwellings were completed with a total cubic volume of 4972.8 thousand m³, of which 77.3% were residential buildings and 22.7% were non-residential. Total cubic volume of all buildings, including expanded ones, amounted to 5120.8 thousand m³, of which residential 1372.8 thousand m³.

The number of new buildings completed decreased by 2.8% compared with the previous year. In 2025 a decrease in the number of buildings was recorded for residential buildings (by 5.1%), however an increase occurred for non-residential buildings (by 5.7%).

In urban areas 729 buildings were completed (35.9% of the total number of buildings completed in Opolskie Voivodship), while in rural ones– 1301 (64.1%). In housing construction of the voivodship predominant were single-family buildings – 85.1% of the completed residential buildings. Among non-residential buildings almost a half were non-residential farm buildings (22.8%) and garages (22.3%).

The number of buildings completed decreased compared to 2024

Table 3. Buildings completed in 2025

Specification a – in absolute numbers b – 2024=100		Total	Urban areas	Rural areas
Buildings¹	a	2030	729	1301
	b	97.2	104.1	93.7
Residential buildings	a	1569	558	1011
	b	94.9	102.6	91.2
of which single-family ²	a	1512	529	983
	b	94.4	101.7	90.9
Non-residential buildings	a	461	171	290
	b	105.7	109.6	103.6
of which:				
hotels and other short-stay accommodation buildings	a	50	3	47
	b	3 times	.	3 times
office buildings	a	16	9	7
	b	100.0	81.8	140.0
wholesale and retail trade buildings	a	54	36	18
	b	108.0	100.0	128.6
traffic and communication buildings	a	103	37	66
	b	139.2	90.2	200.0
industrial buildings and warehouses	a	90	44	46
	b	91.8	104.8	82.1
other non-residential buildings	a	130	29	101
	b	81.3	170.6	70.6
Cubic volume in m³	a	5120797	3655007	1465790
	b	104.9	129.1	71.5
Residential buildings	a	1372794	605691	767103
	b	93.6	90.3	96.5
of which single-family ²	a	1147495	408215	739280
	b	97.0	102.8	94.1
Non-residential buildings	a	3748003	3049316	698687
	b	109.8	141.1	55.7
of which:				
hotels and other short-stay accommodation buildings	a	46793	21682	25111
	b	4 times	.	222.9
office buildings	a	95393	85414	9979
	b	160.1	181.5	79.7
wholesale and retail trade buildings	a	314699	270622	44077
	b	153.5	158.3	129.4
traffic and communication buildings	a	37181	10109	27072
	b	165.7	83.4	262.4
industrial buildings and warehouses	a	2878733	2516098	362635
	b	113.5	139.5	49.5
other non-residential buildings	a	246825	50315	196510
	b	57.2	185.9	48.6

1 New. 2 Residential buildings with one or two dwellings; excluding buildings not adapted for permanent residence.

In 2025, 1569 new residential buildings with a total cubic volume of 1360.8 thousand m³ were completed (in 2024: 1653 and 1456.8 thousand m³, respectively). Out of the total number of completed residential buildings – 1011 (64.4%) were located in rural areas, while 558 (35.6%) in urban areas.

In the housing construction in Opolskie Voivodship predominant was a traditional improved technology of erecting buildings, where supporting structures are walls made of bricks, blocks or hollow bricks. This method was used to construct 96.2% of new buildings completed in 2025. In the construction of remaining buildings a wooden and monolithic methods were used – 3.8% of all completed residential buildings.

Considering the number of storeys, the most new buildings were two and one storey (65.9% and 31.0%, respectively). Buildings with three or more storeys constituted 3.1% of the total number of buildings.

In the cross-section by powiats, the most new residential buildings were completed in Opolski Powiat – 348 (of total cubic volume 273.5 thousand m³) and Nyski Powiat – 233 (203.8 thousand m³), while the least in powiats: Prudnicki – 34 and Głubczycki – 49 buildings (26.7 thousand m³ and 43.8 thousand m³, respectively).

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Prepared by:
Statistical Office in Opole

Director Renata Wasilewska
Phone: 77 453 14 52

Issued by:
Opolski Centre for Regional Surveys

Information Centre
Phone: 77 423 10 00, 510 993 218

Media contact person
in Statistical Office in Opole

Phone. 514 901 001
e-mail: H.Sterniuk-Moscicka@stat.gov.pl



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