

Housing construction in Opolskie Voivodship in 2023

11 July 2024

↓ 96.3

Dynamics of the number of dwellings completed y/y

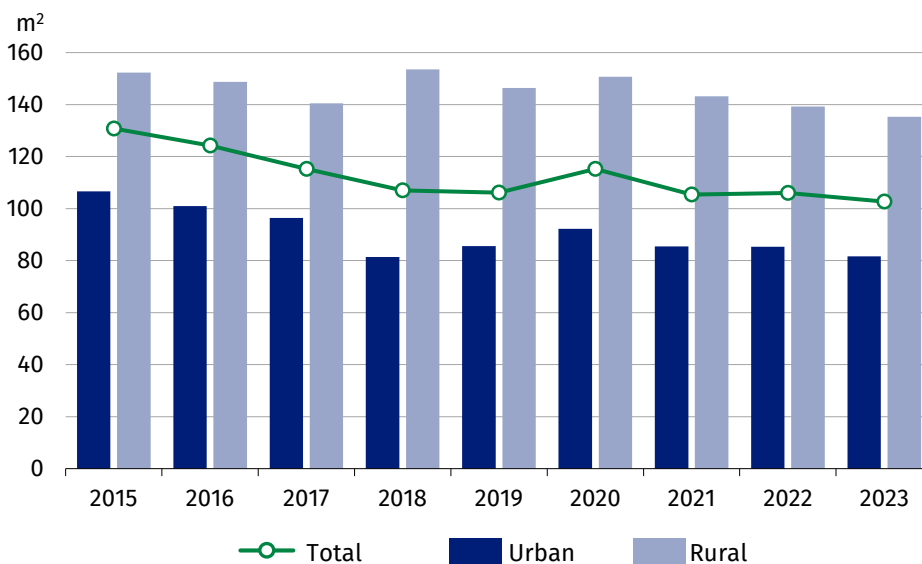
In 2023 fewer dwellings were completed than in the previous year. The number of dwellings for which permits have been granted and which have been registered with a construction project or in which construction has begun also decreased.

Dwellings completed

In Opolskie Voivodship, during the period January-December 2023, 3174 dwellings were completed, i.e. fewer by 3.7% than in the previous year and more by 84.2% compared to 2015 (in the country: by 7.2% and by 49.8%, respectively). Investors who constructed for sale or rent completed 1610 dwellings (which accounted for 50.7% of the total number of dwellings completed), i.e. fewer by 9.2% than in the previous year. Private investors in 2023 completed 1375 dwellings (43.3% of the total number of dwellings), i.e. by 9.7% fewer than in the previous year. In public building society, municipal and cooperative construction a total of 189 dwellings were completed (in the year before no dwellings were completed in these forms of construction), of which in public building society – 159 dwellings, municipal – 28 while in cooperative – 2. During the analysed period no new company dwellings were completed.

A decrease was recorded in the number of dwellings completed in relation to 2022

Chart 1. Average useful floor area per 1 dwelling completed



Total useful floor area of completed dwellings in Opolskie Voivodship in 2023 amounted to 326.1 thousand m². An average useful floor area per one dwelling amounted to 102.7 m² (in the country – 90.0 m²) decreased in relation to the previous year by 3.3 m² while compared to 2015 by 28.1 m² (in the country: by 2.3 m² and by 9.8 m², respectively). Dwellings completed in urban areas were on average by 53.7 m² smaller than in rural ones. The largest dwellings were completed in private construction (on average 152.7 m²), while the smallest in cooperative construction (33.5 m²).

Table 1. Dwellings completed by type of construction in 2023

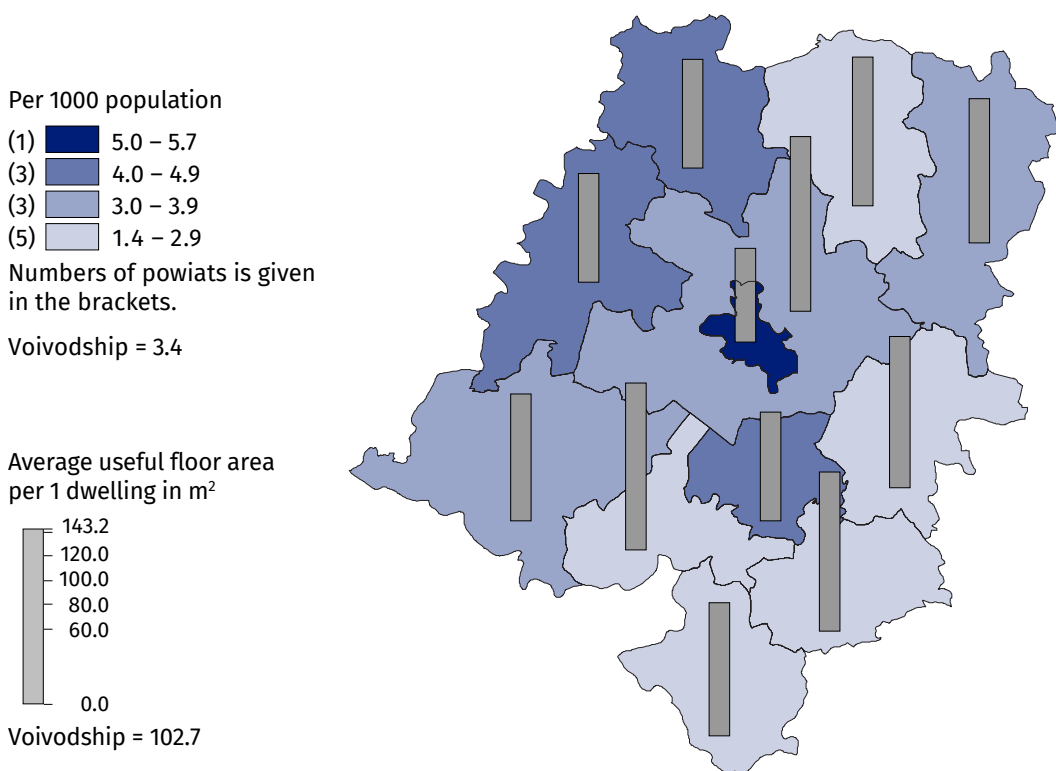
Specification a – in absolute numbers b – 2022=100		Dwellings	Rooms	Useful floor area in m ²
TOTAL	a	3174	13378	326082
	b	96.3	93.5	93.3
urban areas	a	1924	6837	156980
	b	94.8	92.9	90.7
rural areas	a	1250	6541	169102
	b	98.7	94.2	95.9
construction:				
Private	a	1375	7756	209997
	b	90.3	90.3	92.4
For sale or rent	a	1610	5158	106922
	b	90.8	90.1	87.6
Cooperative	a	2	4	67
	b	.	.	.
Municipal	a	28	82	1349
	b	.	.	.
Public building society	a	159	378	7747
	b	.	.	.

In Opolskie Voivodship per one dwelling completed in 2023 there were 4.2 rooms (in 2015 – 5.0) and in the country this rate amounted to 3.9 (in 2015 – 4.1). The largest average number of rooms was recorded in private construction – 5.6, while the lowest in cooperative construction – 2.0. In 2023, in urban areas of Opolskie Voivodship the indicator of average number of rooms amounted to 3.6, while in rural ones it was 5.2 rooms.

All dwellings completed in Opolskie Voivodship in 2023 were fitted with basic technical and sanitary installations (water supply, sewage and central heating). Water supply with connection to the network occurred in 85.3% of dwellings completed and 78.4% with sewage system with connection to the network. Gas from supply system appeared in 41.1% dwellings, while 23.7% were fitted with running hot water supplied from a combined heat and power plant. Central heating system was connected to 22.3% dwellings, and in 77.7% cases, individual central heating was installed (in which 40.0% were equipped with stoves/gas fuel boilers).

By analysing the data in territorial cross-section by powiats, the most dwellings in 2023 were completed in the city of Opole – 726 (22.9% of the total number of dwellings in the voivodship), in Nyski Powiat – 445 (14.0%) as well as in Brzeski and Opolski – 384 each (12.1%). The lowest number of dwellings were completed in powiats: Głubczycki – 63 (2.0%), Prudnicki – 97 (3.1%) and Kędzierzyńsko-Kozielski – 122 (3.8%).

Map 1. Dwellings completed in 2023



In 2023, per 1000 population of Opolskie Voivodship, there were 3.4 dwellings completed, i.e. by 0.1 percentage point less than in 2022. In urban areas this rate was on the level of 3.9 dwellings, while in rural ones – 2.8.

The most dwellings per 1000 population were recorded in the city of Opole (5.7) as well as in Namysłowski Powiat (4.7), while the least in powiats: Kędzierzyńsko-Kozielski (1.4) and Głubczycki (1.5).

In 2023, building permits have been granted or construction projects were registered for the construction of 3317 dwellings, i.e. by 21.9% fewer compared to 2022. This accounted for 1.4% 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 1358 dwellings (which constituted 40.9% of the total number of received permits or registered construction projects), while private investors – 1266 dwellings (38.2%). There were 572 (17.2%) dwellings in the public building society construction form, while in municipal – 121 (3.6%) dwellings, for which construction permits were granted or construction projects were received.

In the period January-December 2023 in Opolskie Voivodship housing construction investors began construction of 2602 dwellings, i.e. by 20.9% fewer than in 2022. Dwellings built for sale or rent accounted for 53.1% of the total number, dwellings built in private construction – 46.6% while in municipal – 0.3%. The number of dwellings for which construction has begun in Opolskie Voivodship accounted for 1.4% of the total number of dwellings, for which the construction has begun.

There was a decrease in the number of dwellings, for which permits have been granted or which have been registered with a construction project, in relation to 2022

On an annual basis, a decrease 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		
	2022	2023		2022	2023	
	In absolute numbers	2022=100		In absolute numbers	2022=100	
VOIVODSHIP	4248	3317	78.1	3288	2602	79.1
Nyski Subregion	1408	1411	100.2	1047	861	82.2
powiats:						
Brzeski	485	421	86.8	287	124	43.2
Głubczycki	103	204	198.1	81	162	200.0
Namysłowski	212	221	104.2	238	183	76.9
Nyski	535	481	89.9	374	350	93.6
Prudnicki	73	84	115.1	67	42	62.7
Opolski Subregion	2840	1906	67.1	2241	1741	77.7
powiats:						
Kędzierzyńsko-kozielski	320	541	169.1	171	235	137.4
Kluczborski	232	123	53.0	193	144	74.6
Krapkowicki	320	237	74.1	166	174	104.8
Oleski	277	199	71.8	196	101	51.5
Opolski	823	465	56.5	456	493	108.1
Strzelecki	142	173	121.8	179	126	70.4
City with powiat status - Opole	726	168	23.1	880	468	53.2

Buildings completed

In Opolskie Voivodship during the period January-December 2023, 2154 new dwellings with a total cubic volume of 3484.9 thousand m³, of which 80.9% were residential buildings and 19.1% were non-residential. Total cubic volume of all buildings, including expanded ones, amounted to 3774.1 thousand m³, of which residential 1652.5 thousand m³.

The number of new buildings completed decreased by 11.8% compared to 2022, while it increased by 19.7% in relation to 2015. In 2023, a decrease in the number of buildings was recorded, both for non-residential and residential buildings (by 12.7% and by 11.6%, respectively). In urban areas 812 buildings were completed (37.7% of the total number of buildings completed in Opolskie Voivodship), while in rural ones – 1342 (62.3%). In housing construction of the voivodship predominant were single-family buildings – 88.0% of the completed residential buildings. Among non-residential buildings over a half were non-residential farm buildings (27.0%) and garages (16.8%).

The number of buildings completed decreased compared to 2022

Table 3. Buildings completed in 2023

Specification a – in absolute numbers b – 2022=100		Total	Urban areas	Rural areas
Buildings¹	a	2154	812	1342
	b	88.2	83.8	91.0
Residential buildings	a	1743	654	1089
	b	88.4	85.5	90.2
of which single-family ²	a	1676	613	1063
	b	87.7	84.3	89.9
Non-residential buildings	a	411	158	253
	b	87.3	77.5	94.8
of which:				
hotels and other short-stay accommodation buildings	a	27	5	22
	b	192.9	250.0	183.3
office buildings	a	17	8	9
	b	94.4	80.0	112.5
wholesale and retail trade buildings	a	51	36	15
	b	75.0	112.5	41.7
traffic and communication buildings	a	70	34	36
	b	67.3	50.0	100.0
industrial buildings and warehouses	a	91	52	39
	b	69.5	68.4	70.9
other non-residential buildings	a	142	15	127
	b	116.4	166.7	112.4
Cubic volume in m³	a	3774080	2040805	1733275
	b	96.1	98.7	93.3
Residential buildings	a	1652534	798373	854161
	b	95.5	95.8	95.1
of which single-family ²	a	1283343	469455	813888
	b	90.2	88.1	91.5
Non-residential buildings	a	2121546	1242432	879114
	b	96.7	100.6	91.6
of which:				
hotels and other short-stay accommodation buildings	a	33448	27332	6116
	b	5 times	6 times	232.2
office buildings	a	45391	28553	16838
	b	123.2	93.8	263.6
wholesale and retail trade buildings	a	326718	284685	42033
	b	163.2	237.7	52.3
traffic and communication buildings	a	18108	6941	11167
	b	21.6	11.0	54.6
industrial buildings and warehouses	a	1267869	803278	464591
	b	80.5	82.8	76.7
other non-residential buildings	a	335610	10845	324765
	b	143.2	140.8	143.3

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

In 2023, 1743 new residential buildings with a total cubic volume of 1640.5 thousand m³ were completed (in 2022: 1972 and 1725.5 thousand m³, respectively). Out of the total number of completed residential buildings – 1089 (62.5%) were located in rural areas, while 654 (37.5%) in urban ones.

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 97.3% of new buildings completed in 2023. In the construction of remaining buildings a wooden construction method was used.

Considering the number of storeys, the most new buildings were two and one storey (66.0% and 30.0%, respectively). Buildings with three or more storeys constituted 4.0% of the total number of buildings.

In the cross-section by powiats, the most new residential buildings were completed in Opolski Powiat – 363 (of total cubic volume 271.6 thousand m³) and Nyski – 269 (242.1 thousand m³), while the least in powiats: Głubczycki – 28 and Prudnicki – 64 buildings (31.7 thousand m³ and 56.8 thousand m³, respectively).

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