

**NEWS RELEASE**

6 February 2024

**Construction output in 2023 decreased by 2.6%****Supplementary information to the News Release on  
Construction – December 2023**

Construction output in 2023 decreased by 2.6%, year-on-year (y-o-y), and a sharper decrease was recorded in the segment of the civil engineering construction the production of which dropped by 4.7%, y-o-y. The production in building construction decreased by 1.8%. A contribution of both the segments to an overall decrease was the same (-1.3 percentage point (p. p.)) due to a different weight representation. In the Q1, construction output was decreasing slower (-1.2%). Production of civil engineering construction contributed to the decrease, whereas building construction was in positive figures. In the Q2, the year-on-year decrease accelerated to -3.0% and differences between the segments were no longer so pronounced, when both of them decreased below the level of the previous year. In the Q3, the construction output was further decreasing, year-on-year (-1.7%) and the y-o-y decrease even accelerated in the Q4 (-4.0%). In the second half of 2023, the difference between the development in the segments was not so pronounced, both of them were below the level of the previous year.

Construction enterprises with 50+ employees concluded in the Czech Republic 75 986 construction orders in 2023, by 3.7% less, year-on-year. The total value of these orders stagnated, year-on-year (-0.6%), and amounted to CZK 329 billion at current prices. The value of construction orders slightly decreased owing to the civil engineering construction with the total value of CZK 178 billion (a year-on-year decrease by 6.0%). On the other hand, new construction orders in the building construction increased by 6.6%, y-o-y, and reached the value of CZK 151 billion. The civil engineering construction was saved from a deep slump, y-o-y, by high values of orders in the Q3 (a y-o-y growth by 42%), thanks to which the total year-on-year index is not so deep below the level of the previous year. In the building construction, the Q3 was also the strongest one as for the volume; however, there was a high comparison basis there, so new construction orders in the building construction were growing the fastest in the Q4 (+22.3%). The average value of a newly concluded construction order in 2023 amounted to CZK 4.3 million and it was by 3.3% higher, year-on-year.

The planning and building control authorities granted 77 399 building permits in 2023, which was a year-on-year decrease by 10.1% and the lowest value for this period since 2015. The numbers of building permits mainly decreased as for new constructions; as for modifications to completed buildings, they remained on the level of the previous year. The numbers of permits for new constructions recorded the fastest decrease (-30.7%), whereas the numbers of building permits for modifications to completed constructions of non-residential buildings were increasing by 8.9%, y-o-y. The highest number of building permits was granted in the *Středočeský* Region, in the *Jihomoravský* Region, and in the *Moravskoslezský* Region.

The approximate value of constructions permitted in 2023 reached CZK 601.7 billion and increased by 16.8%, year-on-year (at constant prices, of course). The value of modifications to completed buildings grew faster (+20.4%); it recorded growth in all quarters, especially in the first

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one. New construction also increased, y-o-y (+15.1%) and mainly in the Q4 it was thanks to civil engineering construction (mainly transport constructions). On the other hand, new construction of residential buildings decreased, y-o-y, by almost a tenth (-8.8%). Higher investments are planned in the *Jihomoravský* Region, in the *Středočeský* Region, and in Prague.

Construction of 35 700 dwellings started in 2023 and the number decreased by 15.5%, year-on-year. The decrease was mainly contributed to by results from the Q2. In family houses, from January to the end of December, the number of dwellings started decreased by over a quarter compared to the previous year (-27.6%) and the development was similar in all quarters. Numbers of dwellings started in multi-dwelling (residential) buildings also decreased, y-o-y; however, it was by a tenth slower (-10.7%) and in the Q1 and Q3 their growth was recorded. Also conversions of residential buildings recorded a y-o-y growth (+27.7%); dwellings started in non-residential buildings dropped (-5.0%). The highest number of dwellings were started in the *Středočeský* Region (predominantly family houses), in the *Jihomoravský* Region, in which both multi-dwelling buildings and family houses were started, and in Prague (multi-dwelling buildings).

In 2023, 38 082 dwellings were completed and the number decreased by 3.2%, year-on-year. The development in individual quarters was highly uneven. Whereas in the Q1 by a tenth less dwellings were completed (-10.4%), in the Q2 it was almost by a fifth more, y-o-y (+17.6%). In the Q3, completion of dwellings returned to its year-on-year decrease (-15.3%), which slowed down in the Q4 to -3.0%. The year-on-year decrease in the number of completed dwellings occurred mainly in the category of family houses in 2023; in multi-dwelling buildings, there was a slight growth. Year-on-year, more dwellings were also completed in non-residential buildings (+20.6%). The highest number of completions was in the *Středočeský* Region and in Prague.

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*Notes: The year-on-year development of construction output (production) is published after having been adjusted for the influence of working days. Quarter-on-quarter rates have also been seasonally adjusted.*

Methodology: [https://www.czso.cz/csu/czso/sta\\_m](https://www.czso.cz/csu/czso/sta_m)

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