

Residential construction¹ in I-IX 2020

21.10.2020


107.4

Index number of dwellings completed y/y

In the period of nine months of 2020, there were more dwellings completed than the year before. The number of dwellings for which permits have been granted or which have been registered with a construction project and the number of dwellings in which construction has begun decreased.

Dwellings completed

According to the preliminary data, 156.5 thousand dwellings were completed in the period of January-September 2020, i.e. by 7.4% more than a year ago. **Developers** completed 101.3 thousand dwellings (by 11.1% more than in the corresponding period of 2019), whereas **private investors** completed 52.6 thousand dwellings, i.e. by 5.6% more. Within these forms of construction, 98.3% of the total number of completed dwellings was built (respectively 64.7% and 33.6%). Less dwellings than a year ago were completed within **cooperative** construction (995 compared to 1 510 dwellings); in **other forms** of construction (municipal, public building society and company construction) 1 617 dwellings were completed in total (compared to 3 248 in the previous year).

The total useful floor area of dwellings completed in the period of January-September 2020 amounted to 13.9 million m², i.e. by 6.4% more than in the corresponding period of 2019. Compared to the period of January-September 2019, the average useful floor area of 1 dwelling decreased by 0.9 m² to the level of 88.6 m².

Developers completed 64.7% of the total number of dwellings, i.e. by 2.1 percentage points more than in the previous year

The average useful floor area of a dwelling completed in the period I-IX 2020 was 88.6 m²

Table 1. Dwellings completed

SPECIFICATION	2020				
	Number of dwellings	IX		I-IX	
		IX 2019=100	VIII 2020=100	Number of dwellings	I-IX 2019=100
TOTAL	20 719	121.9	124.1	156 523	107.4
Private	6 624	123.7	110.0	52 588	105.6
For sale or rent	13 637	123.5	130.4	101 323	111.1
of which for rent	17	5.0	19.5	1 105	66.0
Cooperative	179	241.9	161.3	995	65.9
Municipal	229	200.9	almost 9-fold more	721	62.6
Public building society	50	12.0	69.4	873	46.7
Company	-	.	.	23	10.0

¹ Reported data – subject to change upon developing quarterly reports.

Dwellings for which permits have been granted or which have been registered with a construction project

In the first nine months of 2020, permits and registrations have been granted for construction of 191.8 thousand dwellings, i.e. by 4.6% less than in the corresponding period of 2019. Permits for construction of the biggest number of dwellings were given to **developers** (114.5 thousand, a decrease of 7.0% y/y) and to **private investors** (75.0 thousand, an increase of 0.3%). Within these forms of construction, permits have been granted and registrations with a construction project were made for 98.8% of dwellings in total. Less dwellings than in the corresponding period of 2019 for which permits have been granted or which have been registered with a construction project were noted in the **cooperative** construction (1 126 dwellings against 1 255) and in **other forms** of construction (1 118 dwellings against 1 913).

The number of dwellings for which permits have been granted or which have been registered with a construction project decreased in the period of I-IX 2020 by 4.6% y/y

Table 2. Dwellings for which permits have been granted or which have been registered with a construction project

SPECIFICATION	2020				
	IX			I-IX	
	Number of dwellings	IX 2019=100	VIII 2020=100	Number of dwellings	I-IX 2019=100
TOTAL	23 512	95.0	110.6	191 766	95.4
Private	9 485	116.9	110.9	75 042	100.3
For sale or rent	13 903	84.5	113.2	114 480	93.0
Cooperative	32	33.3	10.5	1 126	89.7
Municipal	2	2.9	2.3	576	55.0
Public building society	90	272.7	375.0	540	85.0
Company	-	.	.	2	0.9

Dwellings in which construction has begun

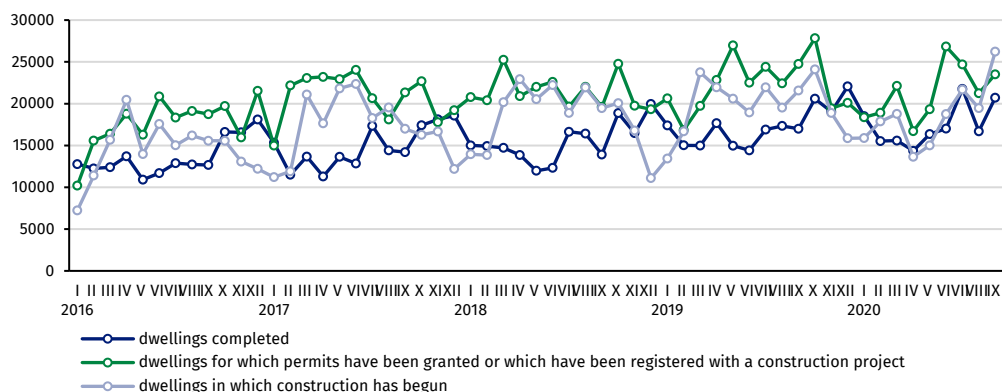
In the period of January-September 2020, the number of dwellings in which construction has begun was 167.3 thousand, i.e. by 6.2% less than in the corresponding period of 2019. **Developers** have started construction of 93.8 thousand dwellings (by 8.3% less than in 2019), and **private** investors of 70.8 thousand dwellings (a decrease of 2.4%), i.e. altogether the share of these forms of construction was 98,4% of the total number of dwellings. Less dwellings in which construction has begun were noted in the **cooperative** construction (1 273 dwellings against 1 550) and in **other forms** of construction (1 457 dwellings against 2 083).

Table 3. Dwellings in which construction has begun

SPECIFICATION	2020				
	IX			I-IX	
	Number of dwellings	IX 2019=100	VIII 2020=100	Number of dwellings	I-IX 2019=100
TOTAL	26 232	121.6	134.8	167 347	93.8
Private	8 902	104.1	107.1	70 801	97.6
For sale or rent	17 007	135.5	155.0	93 816	91.7
of which for rent	363	over 7-fold more	over 22-fold more	960	192.8
Cooperative	7	2.7	-	1 273	82.1
Municipal	1	1.4	1.1	320	28.7
Public building society	315	231.6	362.1	1 043	107.9
Company	-	.	.	94	94- fold more

It is estimated that at the end of September 2020, there were 836.4 thousand dwellings under construction, i.e. by 1.0% more than in the corresponding period of 2019.

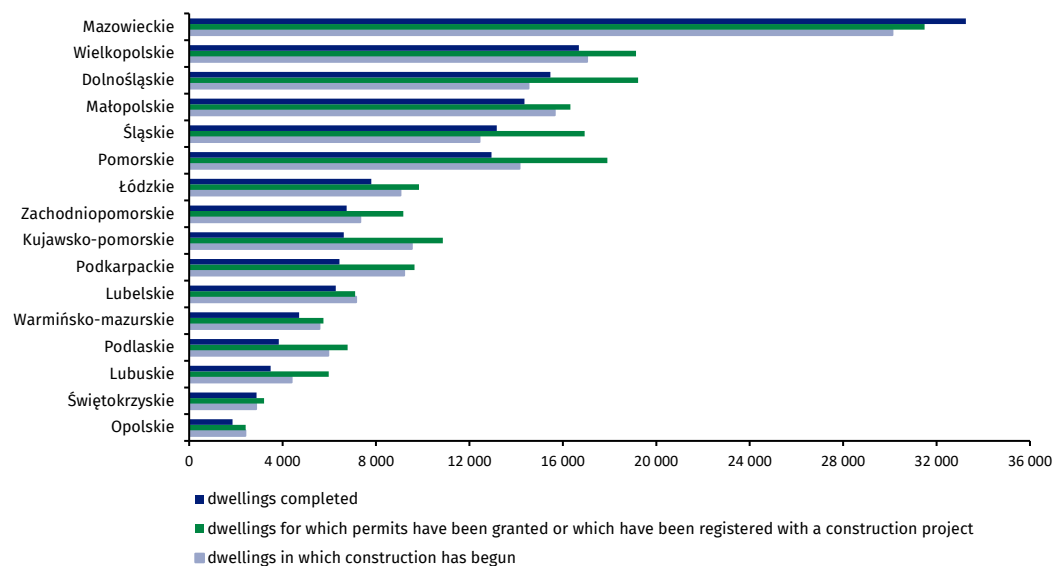
Chart 1. Construction activity in the scope of residential construction in Poland



In September, compared to August 2020, the number of dwellings completed increased (by 24.1%), as well as the number of dwellings in which construction has begun (by 34.8%) and the number of dwellings for which permits have been granted or which have been registered with a construction project (by 10.6%)

The biggest number of dwellings completed and dwellings in which construction has begun, in the period of January – September 2020, was recorded in Mazowieckie voivodship (respectively 33.3 thousand and 30.1 thousand) and Wielkopolskie (16.7 thousand and 17.0 thousand). Regarding dwellings for which permits have been granted or which have been registered with a construction project, the biggest amount was also noted in Mazowieckie voivodship (31.5 thousand), Dolnośląskie voivodship occupied the second place (19.2 thousand).

Chart 2. Construction activity in the scope of residential construction by voivodships (January-September 2020)



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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](#)