

Residential construction¹ in I-XI 2020

21.12.2020


106.0

Index number of dwellings completed y/y

In the period of eleven 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, 196.4 thousand dwellings were completed in the period of January-November 2020, i.e. by 6.0% more than a year ago. **Developers** completed 127.3 thousand dwellings (by 8.6% more than in the corresponding period of 2019), whereas **private investors** completed 65.8 thousand dwellings, i.e. by 6.1% more. Within these forms of construction, 98.3% of the total number of completed dwellings was built (respectively 64.8% and 33.5%). Less dwellings than a year ago were completed within **cooperative** construction (1 253 compared to 2 037 dwellings) and altogether in **other forms** of construction, i.e. municipal, public building society and company construction (2 104 compared to 4 088).

The total useful floor area of dwellings completed in the period of January-November 2020 amounted to 17.4 million m², i.e. by 6.0% more than in the corresponding period of 2019 and the average useful floor area of 1 dwelling was 88.7 m².

Developers completed 64.8% of the total number of dwellings, i.e. by 1.6 percentage points more than in the previous year

Table 1. Dwellings completed

SPECIFICATION	2020				
	XI			I-XI	
	Number of dwellings	XI 2019=100	X 2020=100	Number of dwellings	I-XI 2019=100
TOTAL	19 586	102.9	98.4	196 441	106.0
Private	6 404	111.4	95.1	65 782	106.1
For sale or rent	12 814	100.0	100.3	127 302	108.6
of which for rent	59	77.6	80.8	1 258	62.9
Cooperative	161	111.8	166.0	1 253	61.5
Municipal	8	5.4	17.8	761	47.9
Public building society	197	127.1	79.8	1 317	59.6
Company	2	7.7	200.0	26	8.9

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 period of eleven months of 2020, permits and registrations have been granted for construction of 241.3 thousand dwellings, i.e. by 2.8% less than in the corresponding period of 2019. Permits for construction of the biggest number of dwellings were given to **developers** (146.3 thousand, a decrease of 5.2% y/y) and to **private investors** (92.4 thousand, an increase of 2.4%). Within these forms of construction, permits have been granted and registrations with a construction project were made for 98.9% 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 (1 171 dwellings against 1 364) and in **other forms** of construction (1 471 dwellings against 2 472).

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-XI 2020 by 2.8% y/y

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

SPECIFICATION	2020				
	XI			I-XI	
	Number of dwellings	XI 2019=100	X 2020=100	Number of dwellings	I-XI 2019=100
TOTAL	22 163	114.0	82.8	241 349	97.2
Private	8 105	120.1	88.3	92 375	102.4
For sale or rent	13 960	113.0	80.6	146 332	94.8
Cooperative	-	.	.	1 171	85.9
Municipal	8	13.1	9.9	686	55.7
Public building society	68	73.1	44.4	761	89.3
Company	22	17.2	.	24	6.2

Dwellings in which construction has begun

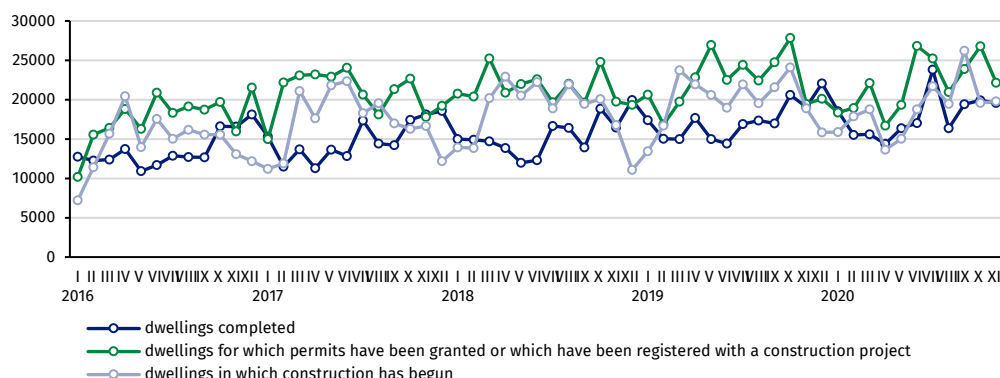
In the period of January–November 2020, the number of dwellings in which construction has begun was 206.7 thousand, i.e. by 6.6% less than in the corresponding period of 2019. **Developers** have started construction of 118.4 thousand dwellings (by 9.2% less), and **private investors** of 85.2 thousand dwellings (a decrease of 1.4%), i.e. altogether the share of these forms of construction was 98,5% of the total number of dwellings. Less dwellings in which construction has begun were noted in the **cooperative** construction (1 480 dwellings against 2 057) and in **other forms** of construction (1 687 dwellings against 2 569).

Table 3. Dwellings in which construction has begun

SPECIFICATION	2020				
	XI			I-XI	
	Number of dwellings	XI 2019=100	X 2020=100	Number of dwellings	I-XI 2019=100
TOTAL	19 785	104.8	100.9	206 733	93.4
Private	6 506	116.8	82.7	85 178	98.6
For sale or rent	13 062	100.8	113.5	118 388	90.8
of which for rent	49	20.7	49- fold more	1 010	103.7
Cooperative	66	40.7	46.8	1 480	71.9
Municipal	25	25- fold more	125.0	365	29.7
Public building society	62	36.9	106.9	1 163	88.5
Company	64	266.7	64- fold more	159	over 6-fold more

It is estimated that at the end of November 2020, there were 835.8 thousand dwellings under construction, i.e. by 0.5% more than in the corresponding period of 2019.

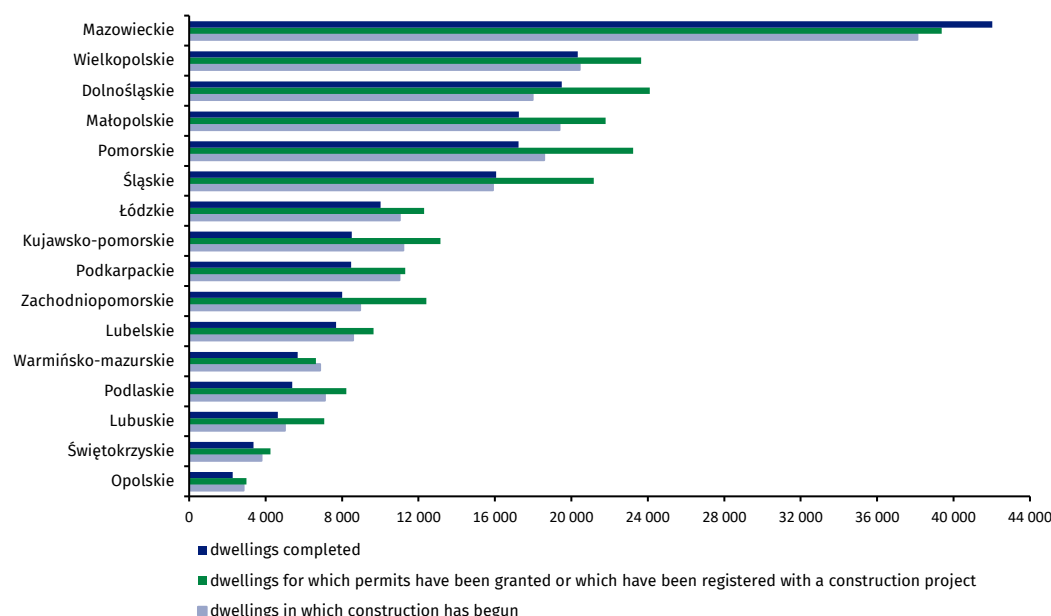
Chart 1. Construction activity in the scope of residential construction in Poland



In November, compared to October 2020, the number of dwellings completed decreased (by 1.6%) as well as the number of dwellings in which construction has begun (by 17.2%), whereas the number of dwellings for which permits have been granted or which have been registered with a construction project increased (by 0.9%)

The biggest number of dwellings completed and dwellings in which construction has begun, in the period of January – November 2020, was recorded in Mazowieckie voivodship (respectively 42.0 thousand and 38.1 thousand) and Wielkopolskie (20.3 thousand and 20.4 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 (39.4 thousand), Dolnośląskie voivodship occupied the second place (24.1 thousand).

Chart 2. Construction activity in the scope of residential construction by voivodships (January–November 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](#)