

Residential construction¹ in I-XII 2020

22.01.2021


107.0
 Index number of dwellings completed y/y

In 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 also increased whereas the number of dwellings in which construction has begun decreased.

Dwellings completed

According to the preliminary data, 222.0 thousand dwellings were completed in the period of January-December 2020, i.e. by 7.0% more than a year ago. **Developers** completed 143.8 thousand dwellings (by 9.4% more than in the corresponding period of 2019), whereas **private investors** completed 74.1 thousand dwellings, i.e. by 7.1% more. Within these forms of construction, 98.2% of the total number of completed dwellings was built (respectively 64.8% and 33.4%). Less dwellings than a year ago were completed within **cooperative** construction (1 498 compared to 2 167 dwellings) and altogether in **other forms** of construction, i.e. municipal, public building society and company construction (2 570 compared to 4 597).

The total useful floor area of dwellings completed in 2020 amounted to 19.6 million m², i.e. by 6.9% more than in 2019 and the average useful floor area of 1 dwelling was 88.5 m².

Developers completed 64.8% of the total number of dwellings, i.e. by 1.4 percentage points more than in the previous year

Table 1. Dwellings completed

| SPECIFICATION | 2020 | | | | |
|-------------------------|---------------------|--------------|-------------------|---------------------|----------------|
| | Number of dwellings | XII | | I-XII | |
| | | XII 2019=100 | XI 2020=100 | Number of dwellings | I-XII 2019=100 |
| TOTAL | 25 537 | 115.7 | 130.4 | 221 978 | 107.0 |
| Private | 8 358 | 115.8 | 130.5 | 74 140 | 107.1 |
| For sale or rent | 16 468 | 115.8 | 128.5 | 143 770 | 109.4 |
| of which for rent | 85 | 125.0 | 144.1 | 1 343 | 65.0 |
| Cooperative | 245 | 188.5 | 152.2 | 1 498 | 69.1 |
| Municipal | 274 | 109.6 | over 34-fold more | 1 035 | 56.3 |
| Public building society | 191 | 73.7 | 97.0 | 1 508 | 61.1 |
| Company | 1 | . | 50.0 | 27 | 9.2 |

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 2020, permits and registrations have been granted for construction of 275.9 thousand dwellings, i.e. by 2.8% more than in 2019. Permits for construction of the biggest number of dwellings were given to **developers** (171.6 thousand, an increase of 2.5% y/y) and to **private investors** (101.6 thousand, an increase of 5.0%). Within these forms of construction, permits have been granted and registrations with a construction project were made for 99.0% of dwellings in total. Less dwellings for which permits have been granted or which have been registered with a construction project were noted, comparing to the previous year, in the **co-operative** construction (1 171 dwellings against 1 364) and in **other forms** of construction (1 585 dwellings against 2 996).

The number of dwellings for which permits have been granted or which have been registered with a construction project increased in 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 | | | | |
|-------------------------|---------------------|--------------|--------------|---------------------|----------------|
| | XII | | | I-XII | |
| | Number of dwellings | XII 2019=100 | XI 2020=100 | Number of dwellings | I-XII 2019=100 |
| TOTAL | 34 589 | 172.1 | 156.1 | 275 938 | 102.8 |
| Private | 9 216 | 140.9 | 113.7 | 101 591 | 105.0 |
| For sale or rent | 25 259 | 193.8 | 180.9 | 171 591 | 102.5 |
| Cooperative | - | . | . | 1 171 | 85.9 |
| Municipal | 28 | 8.8 | 350.0 | 714 | 46.0 |
| Public building society | 86 | 42.2 | 126.5 | 847 | 80.2 |
| Company | - | . | . | 24 | 6.2 |

Dwellings in which construction has begun

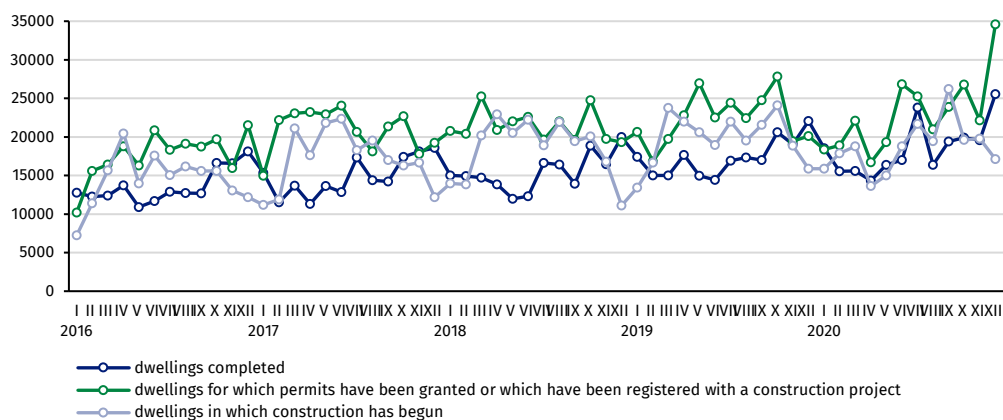
In 2020, the number of dwellings in which construction has begun was 223,8 thousand, i.e. by 5.7% less than in the corresponding period of 2019. **Developers** have started construction of 130.2 thousand dwellings (by 8.3% less), and **private** investors of 90.3 thousand dwellings maintaining the level from the previous year, 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 **co-operative** construction (1 638 dwellings against 2 058) and in **other forms** of construction (1 687 dwellings against 2 887).

Table 3. Dwellings in which construction has begun

| SPECIFICATION | 2020 | | | | |
|-------------------------|---------------------|---------------|-------------|---------------------|------------------|
| | XII | | | I-XII | |
| | Number of dwellings | XII 2019=100 | XI 2020=100 | Number of dwellings | I-XII 2019=100 |
| TOTAL | 17 109 | 107.9 | 86.5 | 223 842 | 94.3 |
| Private | 5 131 | 130.8 | 78.9 | 90 309 | 100.0 |
| For sale or rent | 11 820 | 101.8 | 90.5 | 130 208 | 91.7 |
| of which for rent | 231 | 70.0 | 471.4 | 1 241 | 95.2 |
| Cooperative | 158 | 158-fold more | 239.4 | 1 638 | 79.6 |
| Municipal | - | . | . | 365 | 27.1 |
| Public building society | - | . | . | 1 163 | 76.8 |
| Company | - | . | . | 159 | over 6-fold more |

It is estimated that at the end of December 2020, there were 827.4 thousand dwellings under construction, i.e. by 0.2% more than in the corresponding period of 2019.

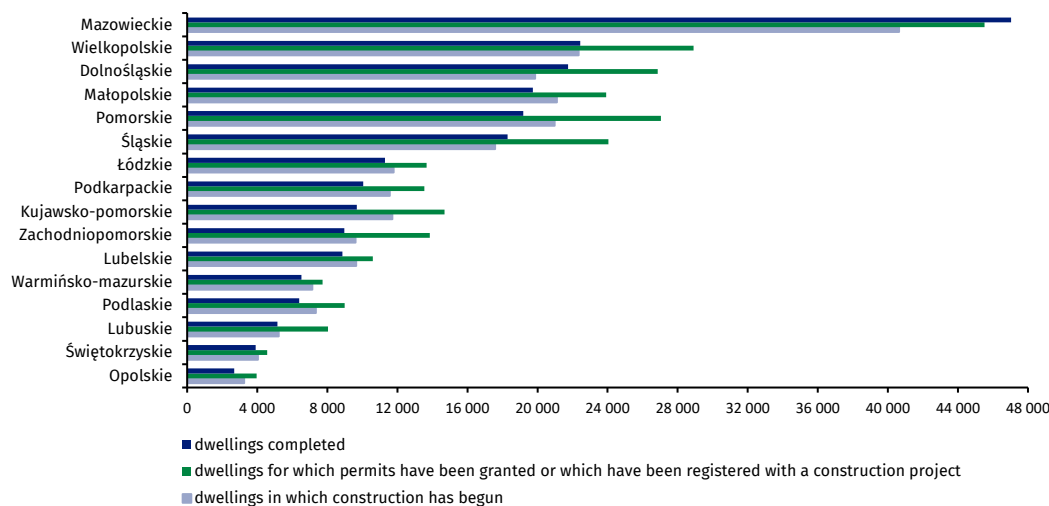
Chart 1. Construction activity in the scope of residential construction in Poland



In December, compared to November 2020, the number of dwellings completed increased (by 30.4%) as well as the number of dwellings for which permits have been granted or which have been registered with a construction project (by 56.1%), whereas the number of dwellings in which construction has begun decreased (by 13.5%)

In 2020, the biggest number of dwellings completed, as well as the number of dwellings for which permits have been granted or which have been registered with a construction project and dwellings in which construction has begun, was recorded in Mazowieckie voivodship (respectively 47.0 thousand, 45.5 thousand and 40.6 thousand) and Wielkopolskie (22.4 thousand, 28.9 thousand and 22.3 thousand).

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