

Residential construction¹ in January 2021

19.02.2021


92.5

Index number of dwellings completed y/y

In January 2021, there were less dwellings completed than the year before. Whereas 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 increased.

Dwellings completed

According to the preliminary data, 17.1 thousand dwellings were completed in the beginning of 2021, i.e. by 7.5% less than in January 2020. **Developers** completed 10.1 thousand dwellings - by 12.6% less than in the corresponding month of 2020, whereas **private investors** completed 6.7 thousand dwellings, i.e. by 2.8% more. Within these forms of construction, 98.5% of the total number of newly completed dwellings was built. Within cooperative construction 134 dwellings were completed (248 in the previous year), whereas altogether in **other forms** of construction, i.e. municipal, public building society and company construction 117 (in the previous year 104).

The total useful floor area of dwellings completed in January 2021 amounted to 1.6 million m², i.e. by 3.2% less than a year ago and the average useful floor area of 1 dwelling was 94.1 m².

Developers and private investors completed respectively 59.2% and 39.3% of the total number of dwellings

Table 1. Dwellings completed

SPECIFICATION	I 2021		
	Number of dwellings	I 2020=100	XII 2020=100
TOTAL	17 131	92.5	67.1
Private	6 735	102.8	80.6
For sale or rent	10 145	87.4	61.6
of which for rent	103	79.8	121.2
Cooperative	134	54.0	54.7
Municipal	93	over 6-fold more	33.9
Public building society	24	26.7	12.6
Company	-	.	.

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 January 2021, permits and registrations have been granted for construction of 23.3 thousand dwellings, i.e. by 26.8% more than in 2020. Permits for construction of the biggest number of dwellings were given to **developers** (14.9 thousand, an increase of 30.2% y/y) and to **private investors** (8.3 thousand, an increase of 21.2%). Within these forms of construction, permits have been granted and registrations with a construction project were made for 99.5% of dwellings in total. In **cooperative** construction 75 dwellings for which permits have been granted or which have been registered with a construction project were noted (4 dwellings in the previous year), whereas in **other forms** of construction 45 dwellings (103 in January 2020).

The number of dwellings for which permits have been granted or which have been registered with a construction project increased in January 2021 by 26.8% y/y

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

SPECIFICATION	I 2021		
	Number of dwellings	I 2020=100	XII 2020=100
TOTAL	23 290	126.8	67.3
Private	8 259	121.2	89.6
For sale or rent	14 911	130.2	59.0
Cooperative	75	over 18-fold more	.
Municipal	28	27.2	100.0
Public building society	15	.	17.4
Company	2	.	.

Dwellings in which construction has begun

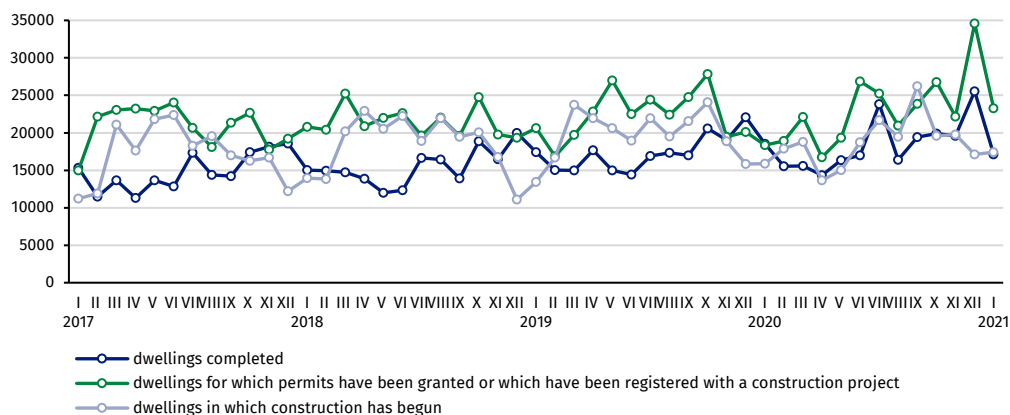
In January 2021, the number of dwellings in which construction has begun was 17,4 thousand, i.e. by 9.6% more than a year ago. **Developers** have started construction of 12.4 thousand dwellings (by 23.9% more), and **private** investors of 4.7 thousand dwellings (by 12.6% less). Altogether the share of these forms of construction was 98.6% of the total number of dwellings. In the **cooperative** construction the number of dwellings in which construction has begun was 116 (157 in the previous year) and in **other forms** of construction 136 dwellings (285 a year ago).

Table 3. Dwellings in which construction has begun

SPECIFICATION	I 2021		
	Number of dwellings	I 2020=100	XII 2020=100
TOTAL	17 419	109.6	101.8
Private	4 737	87.4	92.3
For sale or rent	12 430	123.9	105.2
of which for rent	33	19.4	14.3
Cooperative	116	73.9	73.4
Municipal	5	10.6	.
Public building society	131	58.5	.
Company	-	.	.

It is estimated that at the end of January 2021, there were 827.7 thousand dwellings under construction, i.e. by 0.6% more than in the corresponding month of 2020.

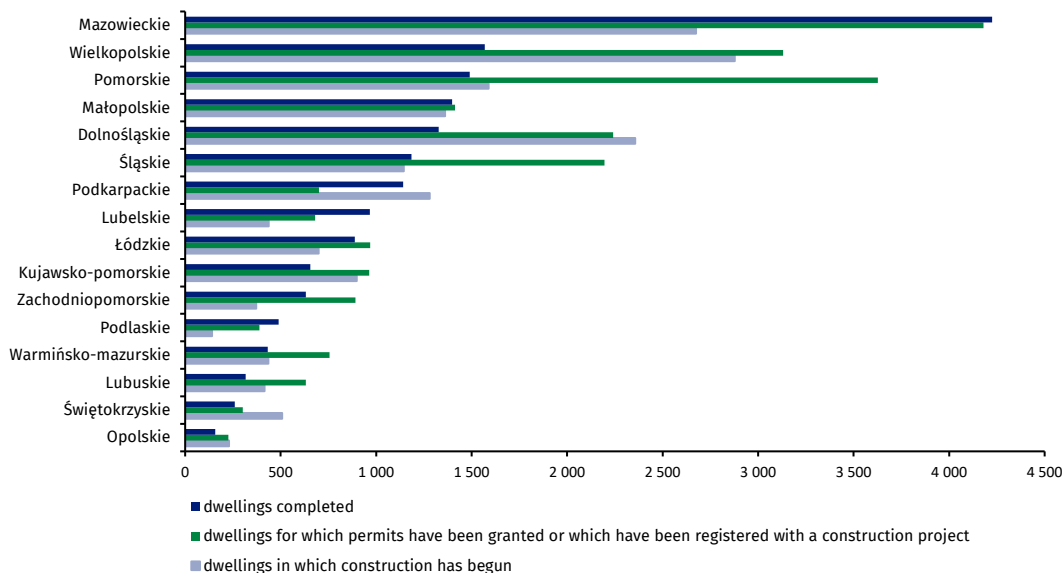
Chart 1. Construction activity in the scope of residential construction in Poland



In January 2021, compared to December 2020, the number of dwellings completed decreased (by 32.9%) as well as the number of dwellings for which permits have been granted or which have been registered with a construction project (by 32.7%), whereas the number of dwellings in which construction has begun increased (by 1.8%)

In January 2021, high values of dwellings completed, as well as dwellings for which permits have been granted or which have been registered with a construction project and dwellings in which construction has begun, were recorded in Mazowieckie voivodship (respectively 4.2 thousand, 2.7 thousand and 4.2 thousand), Wielkopolskie (1.6 thousand, 2.9 thousand and 3.1 thousand) and in Pomorskie (1.5 thousand, 1.6 thousand and 3.6 thousand).

Chart 2. Construction activity in the scope of residential construction by voivodships (January 2021)



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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](#)

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