

Residential construction¹ in the period of I-III 2021

22.04.2021


107.4

Index number of dwellings completed y/y

In the first quarter of 2021, 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 as well as dwellings in which construction has begun also increased.

Dwellings completed

According to the preliminary data, 53.3 thousand dwellings were completed in the period of January-March 2021, i.e. by 7.4% more than a year ago. **Developers** completed 30.4 thousand dwellings – by 1.2% less than in the corresponding period of 2020, whereas **private investors** completed 21.7 thousand dwellings, i.e. by 21.1% more. Within these forms of construction, 97.8% of the total number of newly completed dwellings was built. Within **other forms** of construction, i.e. cooperative, municipal, public building society and company construction 1 164 dwellings were completed (907 in the previous year)

The total useful floor area of dwellings completed in the period of January-March 2021 amounted to 5.1 million m², i.e. by 13.0% more than a year ago and the average useful floor area of 1 dwelling was 95.5 m².

Developers and private investors completed respectively 57.0% and 40.8% of the total number of dwellings

Table 1. Dwellings completed

SPECIFICATION	2021				
	III			I-III	
	Number of dwellings	III 2020=100	II 2021=100	Number of dwellings	I-III 2020=100
TOTAL	19 448	124.8	116.3	53 302	107.4
Private	8 032	155.7	115.3	21 734	121.1
For sale or rent	10 758	105.5	113.2	30 404	98.8
of which for rent	44	38.3	78.6	203	60.6
Cooperative	410	539.5	almost 15-fold more	572	141.6
Municipal	211	over 42-fold more	105.0	505	306.1
Public building society	36	27.5	138.5	86	26.6
Company	1	11.1	.	1	6.7

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 quarter of 2021, permits and registrations have been granted for construction of 84.3 thousand dwellings, i.e. by 42.0% more than in 2020. Permits for construction of the biggest number of dwellings were given to **developers** (56.3 thousand, an increase of 51.5% y/y) and to **private investors** (27.2 thousand, an increase of 24.3%). Within these forms of construction, permits have been granted and registrations with a construction project were made for 99.1% of dwellings in total. In **other forms** of construction 774 dwellings for which permits have been granted or which have been registered with a construction project were noted (328 dwellings in the previous year).

The number of dwellings for which permits have been granted or which have been registered with a construction project increased in the period of I-III 2021 by 42.0% y/y

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

SPECIFICATION	2021				
	III			I-III	
	Number of dwellings	III 2020=100	II 2021=100	Number of dwellings	I-III 2020=100
TOTAL	33 869	153.1	124.6	84 338	142.0
Private	10 208	126.5	116.5	27 230	124.3
For sale or rent	23 290	167.9	128.4	56 334	151.5
Cooperative	180	102.3	147.5	377	185.7
Municipal	118	almost 20-fold more	111.3	252	204.9
Public building society	71	.	129.1	141	.
Company	2	100.0	.	4	200.0

Dwellings in which construction has begun

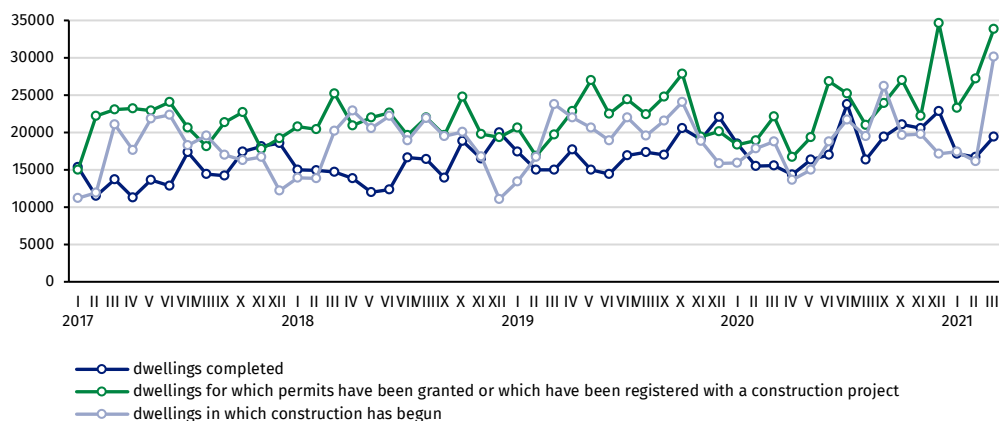
In the period of January-March 2021, the number of dwellings in which construction has begun was 63,7 thousand, i.e. by 21.2% more than a year ago. **Developers** have started construction of 40.1 thousand dwellings (by 26.0% more), and **private investors** of 22.1 thousand (by 12.8% more). Altogether the share of these forms of construction was 97.8% of the total number of dwellings. In **other forms** of construction the number of dwellings in which construction has begun was 1 417 (1 071 in the previous year).

Table 3. Dwellings in which construction has begun

SPECIFICATION	2021				
	III			I-III	
	Number of dwellings	III 2020=100	II 2021=100	Number of dwellings	I-III 2020=100
TOTAL	30 143	160.5	187.0	63 678	121.2
Private	11 958	162.5	220.0	22 131	112.8
For sale or rent	17 821	159.1	180.4	40 130	126.0
of which for rent	128	312.2	almost 13-fold more	171	62.4
Cooperative	308	540.4	513.3	484	91.7
Municipal	1	50.0	1.0	105	136.4
Public building society	55	35.3	8.6	828	201.0
Company	-	.	.	-	.

It is estimated that at the end of March 2021, there were 838.4 thousand dwellings under construction, i.e. by 1.2% more than in the corresponding month of 2020.

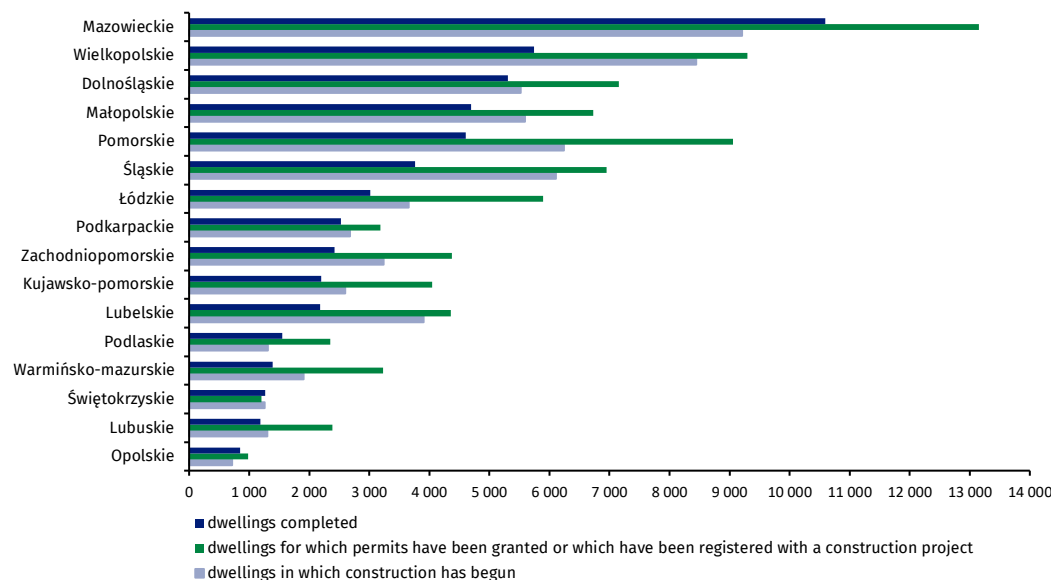
Chart 1. Construction activity in the scope of residential construction in Poland



In March, compared to February 2021, the number of dwellings completed increased (by 16.3%), as well as the number of dwellings for which permits have been granted or which have been registered with a construction (by 24.6%) and the number of dwellings in which construction has begun (by 87.0%)

In the first quarter of 2021, the highest values of dwellings completed, as well as dwellings in which construction has begun and dwellings for which permits have been granted or which have been registered with a construction project, were recorded in Mazowieckie voivodship (respectively 10.6 thousand, 9.2 thousand and 13.2 thousand). High values were also noted in Wielkopolskie (5.7 thousand, 8.4 thousand and 9.3 thousand), Dolnośląskie (5.3 thousand, 5.5 thousand and 7.2 thousand), Małopolskie (4.7 thousand, 5.6 thousand and 6.7 thousand) and Pomorskie (4.6 thousand, 6.2 thousand and 9.1 thousand).

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

[Dwellings completed](#)