

Residential construction¹ in the period of I-IV2021

21.05.2021


113.3

Index number of dwellings completed y/y

In the first four months 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, 72.2 thousand dwellings were completed in the period of January-April 2021, i.e. by 13.3% more than a year ago. **Developers** completed 41.9 thousand dwellings – by 2.4% more than in the corresponding period of 2020, whereas **private investors** completed 28.8 thousand dwellings, i.e. by 32.4% more. Within these forms of construction, 98.0% 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 1 475 dwellings were completed (1 050 in the previous year)

The total useful floor area of dwellings completed in the period of January-April 2021 amounted to 6.8 million m², i.e. by 20.1% more than a year ago and the average useful floor area of 1 dwelling was 94.7 m².

Developers and private investors completed respectively 58.1% and 39.9% of the total number of dwellings

Table 1. Dwellings completed

SPECIFICATION	2021				
	IV			I-IV	
	Number of dwellings	IV 2020=100	III 2021=100	Number of dwellings	I-IV 2020=100
TOTAL	18 856	133.6	97.0	72 158	113.3
Private	7 054	185.7	87.8	28 788	132.4
For sale or rent	11 491	113.0	106.8	41 895	102.4
of which for rent	606	246.3	almost 14- fold more	809	139.7
Cooperative	122	244.0	29.8	694	152.9
Municipal	46	46.9	21.8	551	213.6
Public building society	138	.	383.3	224	69.3
Company	5	.	500.0	6	40.0

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

From the beginning of the year until the end of April 2021, permits and registrations have been granted for construction of 111.5 thousand dwellings, i.e. by 46.4% more than in 2020. Permits for construction of the biggest number of dwellings were given to **developers** (73.2 thousand, an increase of 56.5% y/y) and to **private investors** (37.5 thousand, an increase of 30.0%). Within these forms of construction, permits have been granted and registrations with a construction project were made for 99.3% of dwellings in total. In **other forms** of construction 833 dwellings for which permits have been granted or which have been registered with a construction project were noted (546 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-IV 2021 by 46.4% y/y

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

SPECIFICATION	2021				
	IV			I-IV	
	Number of dwellings	IV 2020=100	III 2021=100	Number of dwellings	I-IV 2020=100
TOTAL	27 145	162.4	80.1	111 483	146.4
Private	10 222	148.3	100.1	37 452	130.0
For sale or rent	16 864	175.6	72.4	73 198	156.5
Cooperative	1	0.6	0.6	378	105.9
Municipal	34	106.3	28.8	286	184.5
Public building society	22	68.8	31.0	163	509.4
Company	2	.	100.0	6	300.0

Dwellings in which construction has begun

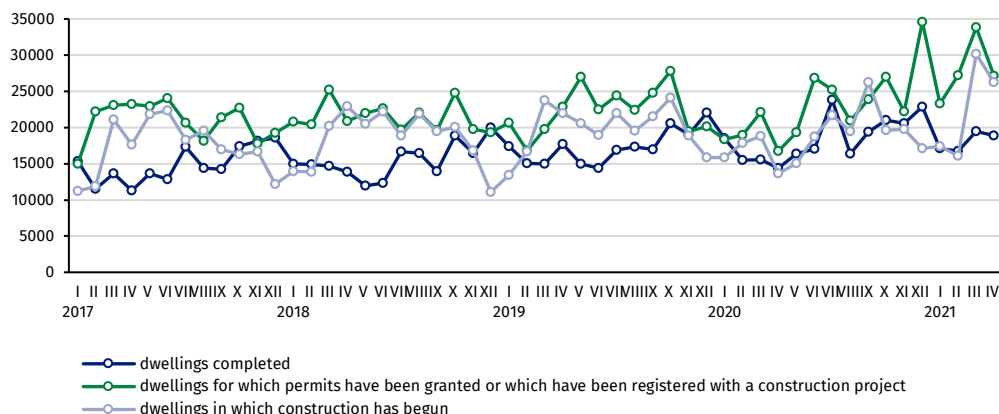
In the period of January-April 2021, the number of dwellings in which construction has begun was 89.9 thousand, i.e. by 35.9% more than a year ago. **Developers** have started construction of 55.2 thousand dwellings (by 45.2% more), and **private investors** of 33.1 thousand (by 24.0% more). Altogether the share of these forms of construction was 98.2% of the total number of dwellings. In **other forms** of construction the number of dwellings in which construction has begun was 1 609 (1 464 in the previous year).

Table 3. Dwellings in which construction has begun

SPECIFICATION	2021				
	IV			I-IV	
	Number of dwellings	IV 2020=100	III 2021=100	Number of dwellings	I-IV 2020=100
TOTAL	26 261	192.4	87.1	89 939	135.9
Private	10 975	155.2	91.8	33 106	124.0
For sale or rent	15 094	244.2	84.7	55 224	145.2
of which for rent	101	over 7-fold more	78.9	272	94.4
Cooperative	188	71.8	61.0	672	85.1
Municipal	4	21.1	400.0	109	113.5
Public building society	-	.	.	828	158.0
Company	-	.	.	-	.

It is estimated that at the end of April 2021, there were 846.3 thousand dwellings under construction, i.e. by 2.2% more than in the corresponding month of 2020.

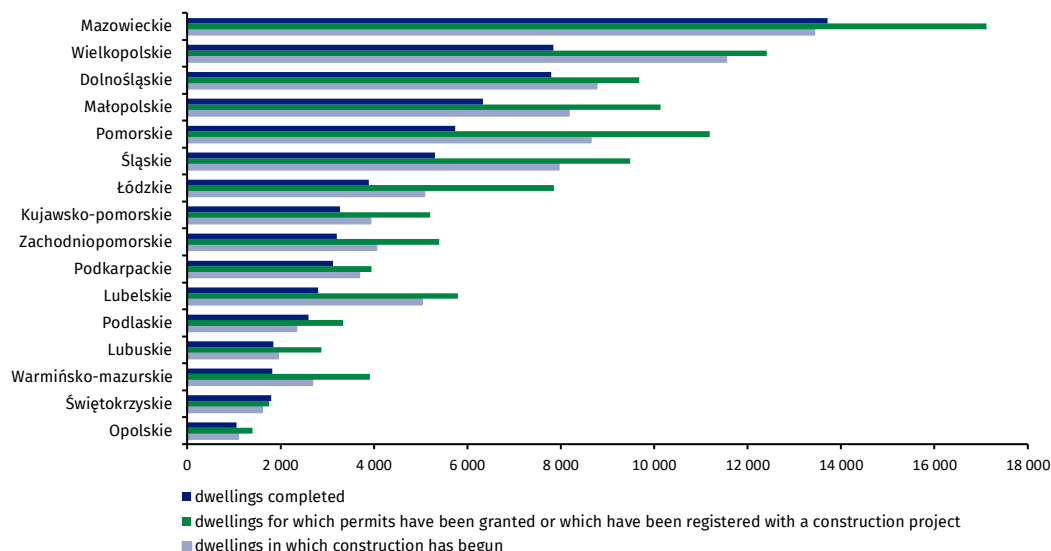
Chart 1. Construction activity in the scope of residential construction in Poland



In April, compared to March 2021, the number of dwellings completed increased (by 3.0%), as well as the number of dwellings for which permits have been granted or which have been registered with a construction (by 19.9%) and the number of dwellings in which construction has begun (by 12.9%)

In the first four months 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 13.7 thousand, 13.4 thousand and 17.1 thousand). High values were also noted in Wielkopolskie (7.8 thousand, 11.5 thousand and 12.4 thousand), Dolnośląskie (7.8 thousand, 8.8 thousand and 9.7 thousand), Małopolskie (6.3 thousand, 8.2 thousand and 10.1 thousand) and Pomorskie (5.7 thousand, 8.6 thousand and 11.2 thousand).

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