

# Residential construction<sup>1</sup> in the period of I-V 2021

22.06.2021


**108.9**

Index number of dwellings completed y/y

In the first five 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, 87.1 thousand dwellings were completed in the period of January-May 2021, i.e. by 8.9% more than a year ago. **Developers** completed 49.8 thousand dwellings – by 4.0% less than in the corresponding period of 2020, whereas **private investors** completed 35.5 thousand dwellings, i.e. by 32.6% more. Within these forms of construction, 97.9% 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 1 830 dwellings were completed (1 359 in the previous year)

The total useful floor area of dwellings completed in the period of January-May 2021 amounted to 8.3 million m<sup>2</sup>, i.e. by 17.2% more than a year ago and the average useful floor area of 1 dwelling was 95.6 m<sup>2</sup>.

Developers and private investors completed respectively 57.2% and 40.7% of the total number of dwellings

Table 1. Dwellings completed

| SPECIFICATION           | 2021                |             |             |                     |              |
|-------------------------|---------------------|-------------|-------------|---------------------|--------------|
|                         | V                   |             |             | I-V                 |              |
|                         | Number of dwellings | V 2020=100  | IV 2021=100 | Number of dwellings | I-V 2020=100 |
| <b>TOTAL</b>            | <b>15 241</b>       | <b>93.3</b> | <b>80.8</b> | <b>87 148</b>       | <b>108.9</b> |
| Private                 | 6 931               | 138.2       | 98.3        | 35 477              | 132.6        |
| For sale or rent        | 7 901               | 71.7        | 68.8        | 49 841              | 96.0         |
| of which for rent       | 68                  | 47.9        | 11.2        | 878                 | 121.8        |
| Cooperative             | 157                 | 257.4       | 128.7       | 800                 | 155.3        |
| Municipal               | 223                 | 149.7       | 484.8       | 771                 | 189.4        |
| Public building society | 27                  | 28.7        | 19.6        | 251                 | 60.2         |
| Company                 | 2                   | 40.0        | 40.0        | 8                   | 40.0         |

<sup>1</sup> 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 May 2021, permits and registrations have been granted for construction of 141.4 thousand dwellings, i.e. by 48.2% more than in 2020. Permits for construction of the biggest number of dwellings were given to **developers** (91.0 thousand, an increase of 58.3% y/y) and to **private investors** (48.7 thousand, an increase of 31.2%). Within these forms of construction, permits have been granted and registrations with a construction project were made for 98.8% of dwellings in total. In **other forms** of construction 1 754 dwellings for which permits have been granted or which have been registered with a construction project were noted (863 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-V 2021 by 48.2% y/y

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

| SPECIFICATION           | 2021                |              |                   |                     |              |
|-------------------------|---------------------|--------------|-------------------|---------------------|--------------|
|                         | V                   |              |                   | I-V                 |              |
|                         | Number of dwellings | V 2020=100   | IV 2021=100       | Number of dwellings | I-V 2020=100 |
| <b>TOTAL</b>            | <b>29 678</b>       | <b>153.5</b> | <b>109.3</b>      | <b>141 431</b>      | <b>148.2</b> |
| Private                 | 11 280              | 135.9        | 110.4             | 48 673              | 131.2        |
| For sale or rent        | 17 486              | 163.1        | 103.7             | 91 013              | 158.3        |
| Cooperative             | 167                 | .            | 167-fold more     | 545                 | 152.7        |
| Municipal               | 124                 | 100.0        | 364.7             | 410                 | 147.0        |
| Public building society | 618                 | 320.2        | over 28-fold more | 781                 | 347.1        |
| Company                 | 3                   | .            | 150.0             | 9                   | 450.0        |

## Dwellings in which construction has begun

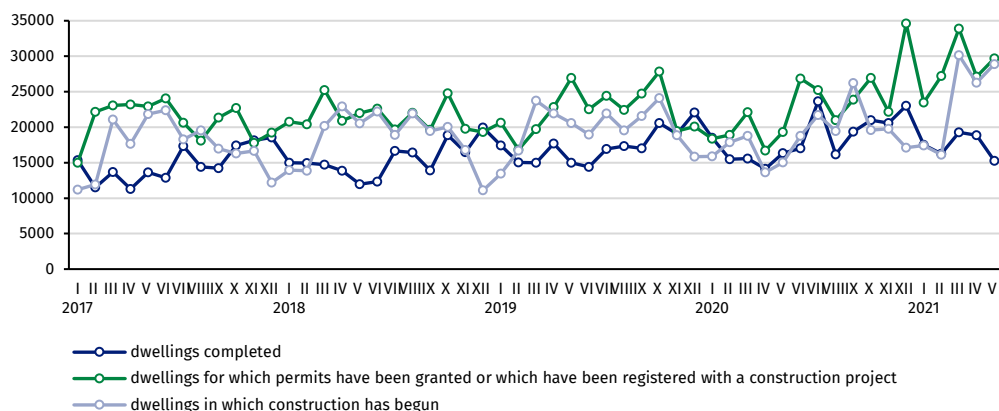
In the period of January-May 2021, the number of dwellings in which construction has begun was 118.8 thousand, i.e. by 46.3% more than a year ago. **Developers** have started construction of 72.8 thousand dwellings (by 64.6% more), and **private investors** of 43.9 thousand (by 24.0% more). Altogether 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 2 109 (1 566 in the previous year).

**Table 3. Dwellings in which construction has begun**

| SPECIFICATION           | 2021                |               |                     |                     |              |
|-------------------------|---------------------|---------------|---------------------|---------------------|--------------|
|                         | V                   |               |                     | I-V                 |              |
|                         | Number of dwellings | V 2020=100    | IV 2021=100         | Number of dwellings | I-V 2020=100 |
| <b>TOTAL</b>            | <b>28 878</b>       | <b>192.4</b>  | <b>110.0</b>        | <b>118 817</b>      | <b>146.3</b> |
| Private                 | 10 804              | 123.9         | 98.4                | 43 910              | 124.0        |
| For sale or rent        | 17 574              | 284.0         | 116.4               | 72 798              | 164.6        |
| of which for rent       | 285                 | 19- fold more | 282.2               | 557                 | 183.8        |
| Cooperative             | 343                 | 476.4         | 182.4               | 1 015               | 117.7        |
| Municipal               | 63                  | 210.0         | almost 16-fold more | 172                 | 136.5        |
| Public building society | 94                  | .             | .                   | 922                 | 176.0        |
| Company                 | -                   | .             | .                   | -                   | .            |

It is estimated that at the end of May 2021, there were 860.2 thousand dwellings under construction, i.e. by 4.1% more than in the corresponding month of 2020.

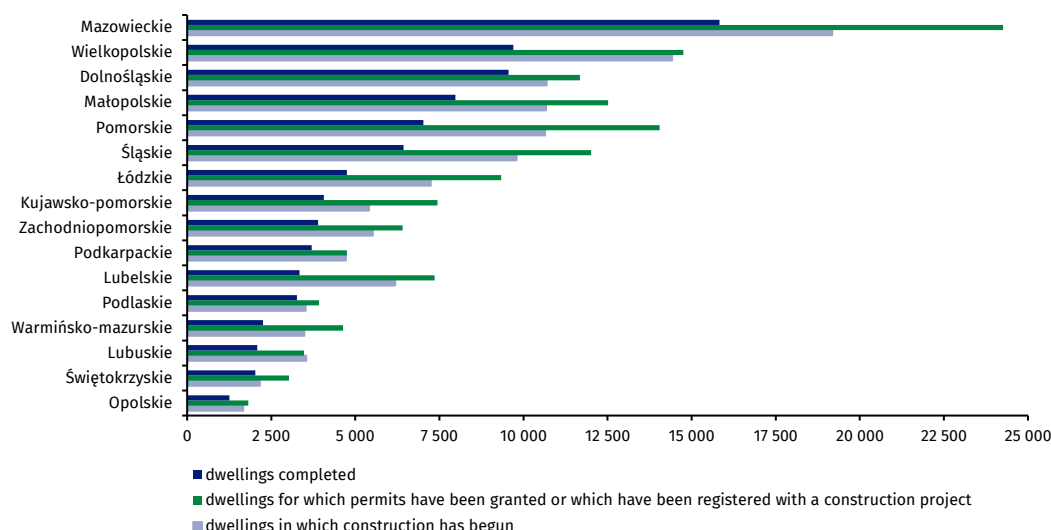
**Chart 1. Construction activity in the scope of residential construction in Poland**



In May, compared to April 2021, the number of dwellings completed decreased (by 19.2%), whereas the number of dwellings for which permits have been granted or which have been registered with a construction project increased (by 9.3%) as well as the number of dwellings in which construction has begun (by 10.0%)

In the first five 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 15.8 thousand, 19.2 thousand and 24.3 thousand). High values were also noted in Wielkopolskie (9.7 thousand, 14.4 thousand and 14.7 thousand), Dolnośląskie (9.6 thousand, 10.7 thousand and 11.7 thousand), Małopolskie (8.0 thousand, 10.7 thousand and 12.5 thousand) and Pomorskie (7.0 thousand, 10.6 thousand and 14.0 thousand).

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



In case of quoting Statistics Poland data, please provide information: "Source of data: Statistics Poland" and in case of publishing calculations made on data published by Statistics Poland, please include the following disclaimer: "Own study based on figures from Statistics Poland".

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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](#)