

Residential construction¹ in the period of I-VII 2021

20.08.2021


102.3

Index number of dwellings completed y/y

In the period of I-VII 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, 123.5 thousand dwellings were completed in the period of January-July 2021, i.e. by 2.3% more than a year ago. **Developers** completed 71.1 thousand dwellings – by 9.5% less than in the corresponding period of 2020, whereas **private investors** completed 49.6 thousand dwellings, i.e. by 23.3% 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 2 750 dwellings were completed (1 913 in the previous year)

The total useful floor area of dwellings completed in the period of January-July 2021 amounted to 11.8 million m², i.e. by 10.2% more than a year ago and the average useful floor area of 1 dwelling was 95.3 m².

Developers and private investors completed respectively 57.6% and 40.2% of the total number of dwellings

Table 1. Dwellings completed

SPECIFICATION	2021				
	VII			I-VII	
	Number of dwellings	VII 2020=100	VI 2021=100	Number of dwellings	I-VII 2020=100
TOTAL	18 072	76.4	98.9	123 497	102.3
Private	7 177	94.4	102.7	49 639	123.3
For sale or rent	10 572	66.5	98.8	71 108	90.5
of which for rent	399	453.4	over 5-fold more	1 354	141.2
Cooperative	33	75.0	7.3	1 286	182.4
Municipal	22	88.0	16.2	929	210.7
Public building society	238	330.6	34-fold more	496	66.6
Company	30	30-fold more	30-fold more	39	177.3

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 July 2021, permits and registrations have been granted for construction of 200.3 thousand dwellings, i.e. by 35.8% more than in 2020. Permits for construction of the biggest number of dwellings were given to **developers** (125.8 thousand, an increase of 41.6% y/y) and to **private investors** (72.2 thousand, an increase of 26.7%). 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 2 354 dwellings for which permits have been granted or which have been registered with a construction project were noted (1 724 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-VII 2021 by 35.8% y/y

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

SPECIFICATION	2021				
	VII			I-VII	
	Number of dwellings	VII 2020=100	VI 2021=100	Number of dwellings	I-VII 2020=100
TOTAL	28 845	114.3	96.0	200 313	135.8
Private	11 812	116.4	100.8	72 198	126.7
For sale or rent	16 694	114.4	92.5	125 761	141.6
Cooperative	125	42.4	5-fold more	695	88.2
Municipal	118	251.1	163.9	600	118.1
Public building society	72	44.7	41.6	1 026	240.8
Company	24	.	.	33	over 16-fold more

Dwellings in which construction has begun

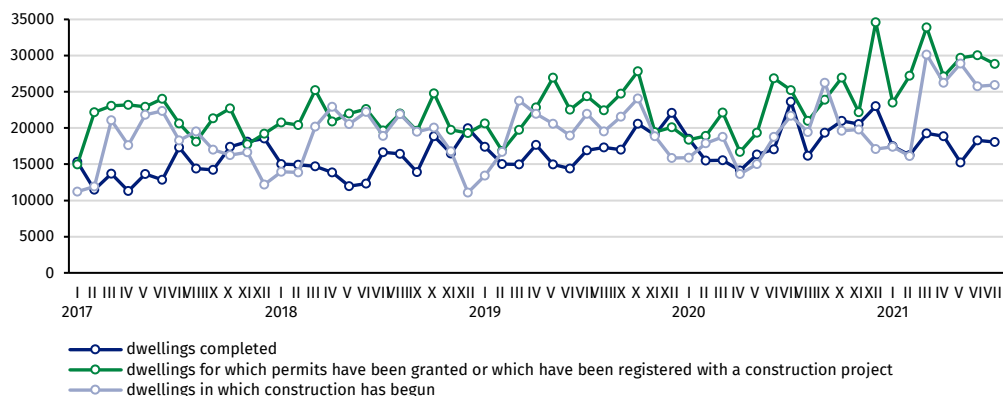
In the period of I-VII 2021, the number of dwellings in which construction has begun was 170.5 thousand, i.e. by 40.1% more than a year ago. **Developers** have started construction of 102.7 thousand dwellings (by 56.0% more), and **private investors** of 64.7 thousand (by 20.8% more). Altogether the 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 3 028 (2 230 in the previous year).

Table 3. Dwellings in which construction has begun

SPECIFICATION	2021				
	VII			I-VII	
	Number of dwellings	VII 2020=100	VI 2021=100	Number of dwellings	I-VII 2020=100
TOTAL	25 928	119.5	100.7	170 489	140.1
Private	10 458	113.6	100.9	64 732	120.8
For sale or rent	15 047	122.3	101.1	102 729	156.0
of which for rent	54	110.2	6-fold more	620	106.7
Cooperative	45	.	16.2	1 337	105.6
Municipal	304	over 11-fold more	.	476	207.9
Public building society	32	28.1	35.6	1 044	162.9
Company	42	105.0	32.6	171	181.9

It is estimated that at the end of July 2021, there were 875.6 thousand dwellings under construction, i.e. by 5.9% more than in the corresponding month of 2020.

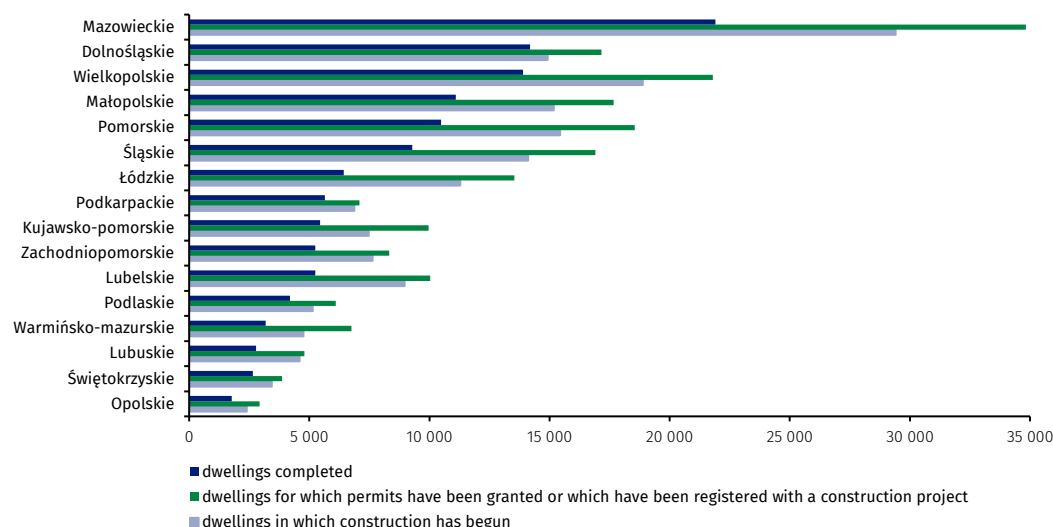
Chart 1. Construction activity in the scope of residential construction in Poland



In July, compared to June 2021, the number of dwellings completed decreased (by 1.1%), as well as the number of dwellings for which permits have been granted or which have been registered with a construction project (by 4.0%), whereas the number of dwellings in which construction has begun increased (by 0.7%)

In the period of I-VII 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 21.9 thousand, 29.4 thousand and 34.8 thousand). High values were also noted in Dolnośląskie (14.2 thousand, 14.9 thousand and 17.2 thousand) and Wielkopolskie (13.9 thousand, 18.9 thousand and 21.8 thousand).

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