

Residential construction¹ in the period of I-VIII 2021

21.09.2021


104.1

Index number of dwellings completed y/y

In the period of I-VIII 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, 142.5 thousand dwellings were completed in the period of January-August 2021, i.e. by 4.1% more than a year ago. **Developers** completed 82.8 thousand dwellings – by 6.6% less than in the corresponding period of 2020, whereas **private investors** completed 56.6 thousand dwellings, i.e. by 22.6% 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 3 121 dwellings were completed (2 108 in the previous year).

The total useful floor area of dwellings completed in the period of January-August 2021 amounted to 13.5 million m², i.e. by 11.0% 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 39.7% of the total number of dwellings

Table 1. Dwellings completed

SPECIFICATION	2021				
	VIII			I-VIII	
	Number of dwellings	VIII 2020=100	VII 2021=100	Number of dwellings	I-VIII 2020=100
TOTAL	18 861	116.5	104.4	142 517	104.1
Private	7 032	118.7	98.0	56 615	122.6
For sale or rent	11 494	114.2	108.7	82 781	93.4
of which for rent	148	93.7	37.1	1 530	137.0
Cooperative	66	59.5	200.0	1 352	165.7
Municipal	23	209.1	104.5	952	210.6
Public building society	217	301.4	91.2	749	91.7
Company	29	29- fold more	96.7	68	295.7

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

¹ Reported data – subject to change upon developing quarterly reports.

From the beginning of the year until the end of August 2021, permits and registrations have been granted for construction of 227.4 thousand dwellings, i.e. by 34.9% more than in 2020. Permits for construction of the biggest number of dwellings were given to **developers** (142.2 thousand, an increase of 41.0% y/y) and to **private investors** (82.8 thousand, an increase of 26.3%). Within these forms of construction, permits have been granted and registrations with a construction project were made for 98.9% of dwellings in total. In **other forms** of construction 2 394 dwellings for which permits have been granted or which have been registered with a construction project were noted (2 140 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-VIII 2021 by 34.9% y/y

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

SPECIFICATION	2021				
	VIII			I-VIII	
	Number of dwellings	VIII 2020=100	VII 2021=100	Number of dwellings	I-VIII 2020=100
TOTAL	26 848	128.0	93.1	227 402	134.9
Private	10 699	125.3	90.6	82 779	126.3
For sale or rent	16 109	134.0	96.5	142 229	141.0
Cooperative	1	over 300-fold less	125- fold less	696	63.6
Municipal	39	45.3	33.1	639	107.6
Public building society	-	.	.	1 026	228.0
Company	-	.	.	33	16.5- fold more

Dwellings in which construction has begun

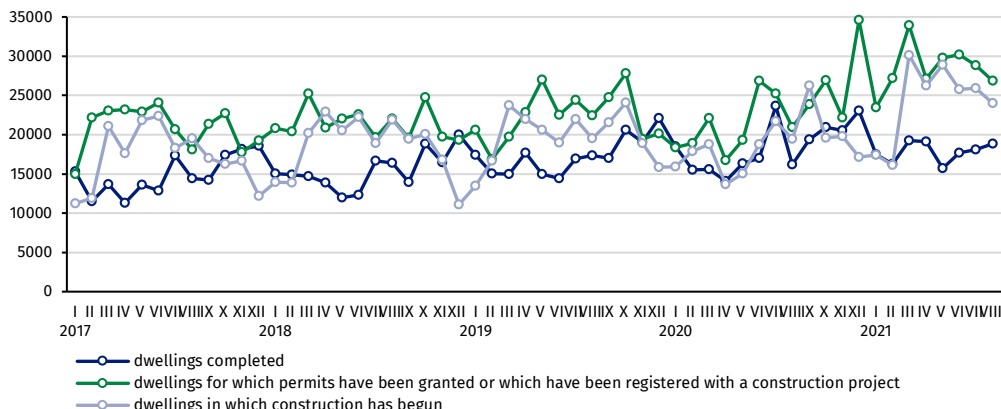
In the period of I-VIII 2021, the number of dwellings in which construction has begun was 194.5 thousand, i.e. by 37.8% more than a year ago. **Developers** have started construction of 116.8 thousand dwellings (by 52.0% more), and **private investors** of 74.4 thousand (by 20.2% more). Altogether the share of these forms of construction was 98.3% of the total number of dwellings. In **other forms** of construction the number of dwellings in which construction has begun was 3 305 (2 407 in the previous year).

Table 3. Dwellings in which construction has begun

SPECIFICATION	2021				
	VIII			I-VIII	
	Number of dwellings	VIII 2020=100	VII 2021=100	Number of dwellings	I-VIII 2020=100
TOTAL	23 971	123.2	92.5	194 460	137.8
Private	9 663	116.3	92.4	74 395	120.2
For sale or rent	14 031	127.9	93.2	116 760	152.0
of which for rent	207	almost 13-fold more	383.3	827	138.5
Cooperative	95	.	211.1	1 432	113.1
Municipal	129	143.3	42.4	605	189.7
Public building society	53	60.9	165.6	1 097	150.7
Company	-	.	.	171	181.9

It is estimated that at the end of August 2021, there were 880.5 thousand dwellings under construction, i.e. by 6.1% more than in the corresponding month of 2020.

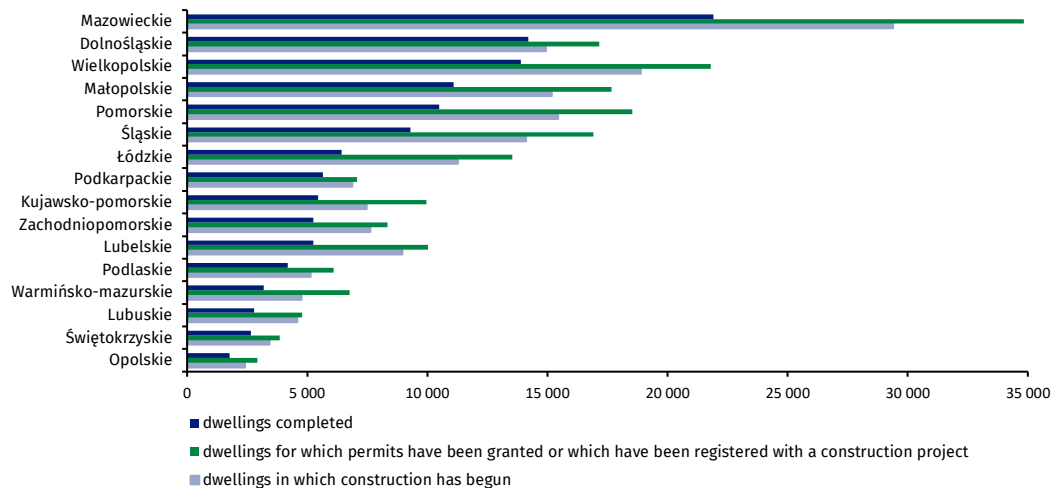
Chart 1. Construction activity in the scope of residential construction in Poland



In August, compared to July 2021, the number of dwellings completed increased (by 4.4%), whereas the number of dwellings for which permits have been granted or which have been registered with a construction project (by 6.9%), whereas the number of dwellings in which construction has begun decreased (by 7.5%)

In the period of I-VIII 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 25.4 thousand, 35.4 thousand and 39.9 thousand). High values were also noted in Dolnośląskie (16.9 thousand, 16.7 thousand and 18.8 thousand) and Wielkopolskie (16.6 thousand, 21.7 thousand and 24.6 thousand).

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



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Prepared by:

Statistical Office in Lublin
Director Krzysztof Markowski
Office: tel. (+48 81) 533 20 52

Dissemination:

**The Spokesperson for the President
of the Statistics Poland**
Karolina Banaszek
Mobile: (+48) 695 255 011

Press Office

Office: tel. (+ 48 22) 608 34 91, 608 38 04

e-mail: obslugaprasowa@stat.gov.pl



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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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