

Residential construction ^a in I-X 2019

22.11.2019


110.8

Index number of dwellings completed

In the period of ten months of 2019 there were more dwellings completed than the year before. The number of dwellings in which construction has begun and the number of dwellings for which permits have been granted or which have been registered with a construction project also increased.

Dwellings completed

According to the preliminary data, 164.6 thous. dwellings were completed in the period of January-October 2019, i.e. by 10.8% more than a year ago. **Developers**^b completed 102.7 thous. dwellings (14.8% more than in the corresponding period of the previous year), whereas **private investors**^b completed 56.4 thous. dwellings, i.e. by 3.5% more than in 2018. Within these forms of construction, 96.6% of a total number of completed dwellings was built. Less dwellings than a year ago were completed within **cooperative** construction (1866 compared to 2167 dwellings); in **other forms** of construction (municipal, public building society and company construction) 3701 dwellings were completed in total, i.e. by 45.7% more than a year ago.

Total useful floor area of dwellings completed in the period of I-X of 2019 amounted to 14.7 m. sq m, i.e. by 8.8% more than in the corresponding period of the previous year. Compared to the period of January-October 2018 the average useful floor area of 1 dwelling decreased by 1.6 sq m to the level of 89.5 sq m.

Developers completed 62.4% of total number of dwellings, i.e. 2.2 percentage points more than in the previous year.

Average useful floor area of a dwelling in the period of I-X 2019 was 89.5 sq m

Table 1. Dwellings completed

Forms of construction	2019				
	X			I-X	
	Number of dwellings	X 2018=100	IX 2019=100	Number of dwellings	I-X 2018=100
Total	19 078	101.1	107.7	164 632	110.8
Private	6338	101.0	110.9	56 359	103.5
For sale or rent	11 908	101.6	105.1	102 706	114.8
of which for rent ^c	242	x	67.4	1 768	x
Cooperative	355	90.6	204.0	1 866	86.1
Municipal	280	102.2	304.3	1 408	119.0
Public building society	190	91.8	45.8	2 058	162.8
Company	7	233.3	700.0	235	250.0

^a Reported data – subject to change upon developing quarterly reports

^b Every time developers are mentioned in the news release, it means construction intended for sale or rent, that is realised by various investors with the purpose of making a profit, whereas if private investors are mentioned, it means private construction, that is realised for the use of the investor

^c Realised by various investors with the purpose of short or long term rent of dwellings, also based on the institutional lease agreements leading to ownership

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

In the period of ten months of 2019 permits and registrations have been granted for construction of 228.9 thous. dwellings, i.e. by 5.0% more than in the corresponding period of the previous year. Permits for construction of the biggest number of dwellings were given to **developers** (142.0 thous.) and to **private investors** (83.5 thous.), i.e. respectively by 6.1% and 5.2% more than in the corresponding period of 2018. Altogether the share of these forms of construction amounted to 98.5% of a total number of dwellings. Less dwellings than in the period of ten months of the previous year for which permits have been granted or which have been registered with a construction project were noted in the **cooperative** construction (1301 dwellings against 1461) and in **other forms** of construction (2190 dwellings against 3402).

Number of dwellings for which permits have been granted or which have been registered with a construction project increased by 5.0% y/y in the period of I-X 2019

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

Forms of construction	2019				
	X			I-X	
	Number of dwellings	X 2018=100	IX 2019=100	Number of dwellings	I-X 2018=100
Total	27 824	112.3	112.4	228 934	105.0
Private	8 691	106.4	107.1	83 487	105.2
For sale or rent	18 810	115.9	114.4	141 956	106.1
Cooperative	46	40.7	47.9	1 301	89.0
Municipal	124	47.7	179.7	1 171	101.9
Public building society	124	x	375.8	759	34.5
Company	29	x	x	260	490.6

Dwellings in which construction has begun

In the period January - October 2019 the number of dwellings in which construction has begun was 202.5 thous., i.e. by 4.4% more than in the corresponding period of the previous year.

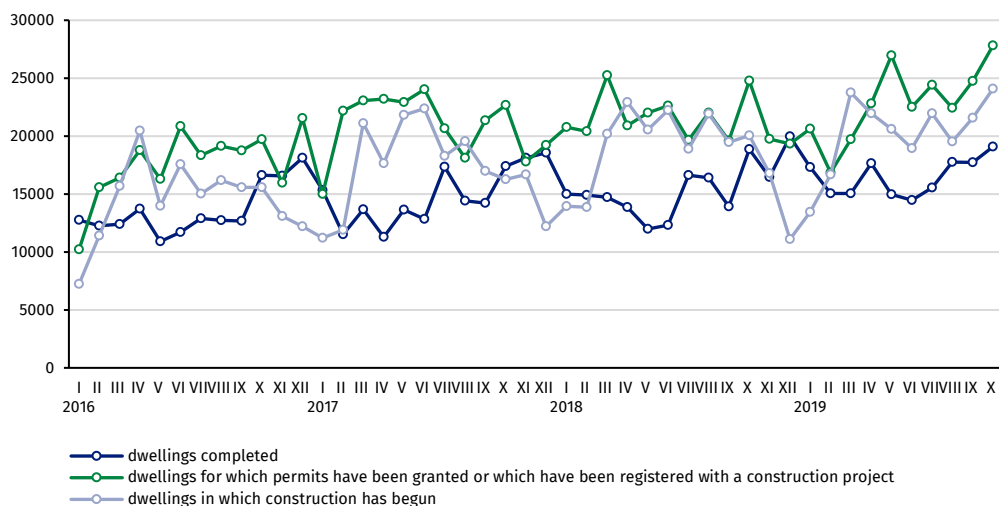
Developers have started construction of 117.4 thous. dwellings, and **private investors** of 80.8 thous. dwellings, i.e. altogether 97.9% of a total number of dwellings. Both for construction for sale or rent and private construction increase was noted by respectively 4.3% and 5.0% compared to 2018. Less dwellings in which construction has begun were noted in the **cooperative** construction (1895 dwellings against 2006) and in **other forms** of construction (2376 dwellings against 2483).

Table 3. Dwellings in which construction has begun

Forms of construction	2019				
	X			I-X	
	Number of dwellings	X 2018=100	IX 2019=100	Number of dwellings	I-X 2018=100
Total	24 095	120.1	111.7	202 539	104.4
Private	8 291	110.5	97.0	80 823	105.0
For sale or rent	15 166	124.1	120.8	117 445	104.3
of which for rent ^c	239	x	487.8	737	x
Cooperative	345	522.7	133.7	1 895	94.5
Municipal	113	161.4	154.8	1 228	113.2
Public building society	179	147.9	131.6	1 146	102.2
Company	1	1.2	x	2	0.7

It is estimated that in the end of October 2019 there were 833.6 thous. dwellings under construction, i.e. by 3.6% more than in the corresponding period of the previous year.

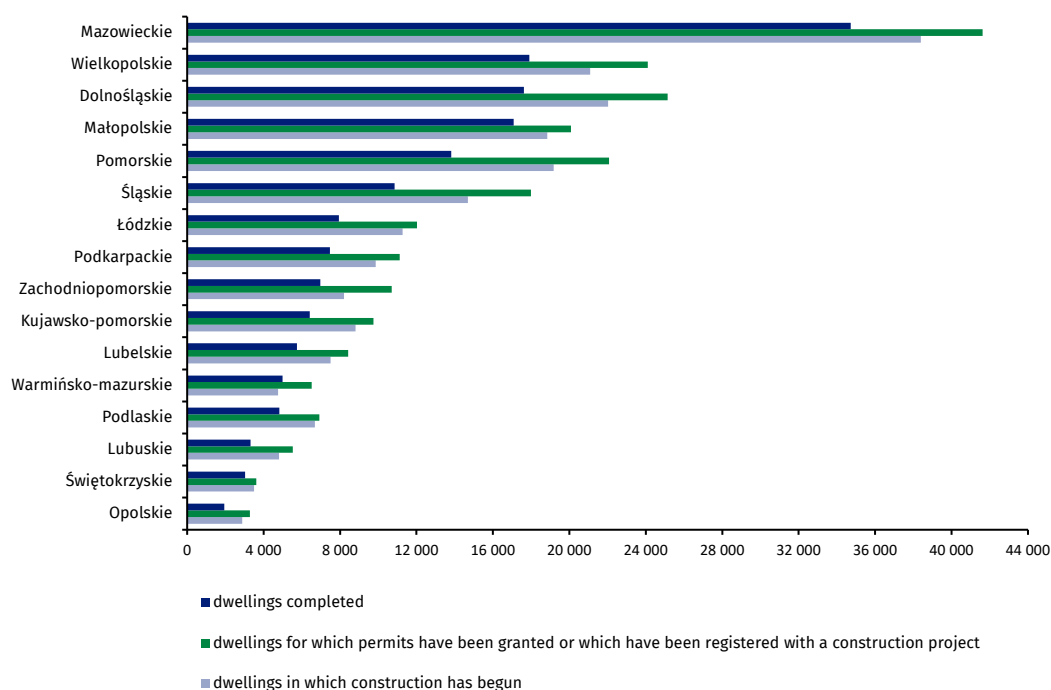
Chart 1. Construction activity in the scope of residential construction in Poland



In October compared to September 2019 the number of dwellings completed increased 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 and dwellings in which construction has begun, respectively by 12.3% and 20.1%.

The biggest number of dwellings for which permits have been granted or which have been registered with a construction project and in which construction has begun in the period of January-October of 2019 was recorded in Mazowieckie voivodship (respectively 41.6 thous. and 38.4 thous.) and in Dolnośląskie voivodship (respectively 25.1 thous. and 22.0 thous.). Voivodships with the largest number of dwellings completed were Mazowieckie (34.7 thous. dwellings) and Wielkopolskie (17.9 thous.).

Chart 2. Construction activity in the scope of residential construction by voivodships (January-October 2019)



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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](#)

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