

Residential construction ^a in I-XI 2019

23.12.2019


 111.6

Index number of dwellings completed

In the period of eleven 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, 184.3 thous. dwellings were completed in the period of January-November 2019, i.e. by 11.6% more than a year ago. **Developers**^b completed 116.3 thous. dwellings (17.0% more than in the corresponding period of the previous year), whereas **private investors**^b completed 62.0 thous. dwellings, i.e. by 3.3% more than in 2018. Within these forms of construction, 96.7% of a total number of completed dwellings was built. Less dwellings than a year ago were completed within **cooperative** construction (1962 compared to 2545 dwellings); in **other forms** of construction (municipal, public building society and company construction) 4078 dwellings were completed in total, i.e. by 29.7% more than a year ago.

Total useful floor area of dwellings completed in the period of I-XI of 2019 amounted to 16.4 m. sq m, i.e. by 9.1% more than in the corresponding period of the previous year. Compared to the period of January-November 2018 the average useful floor area of 1 dwelling decreased by 2.1 sq m to the level of 88.8 sq m.

Developers completed 63.1% of total number of dwellings, i.e. 2.9 percentage points more than in the previous year.

Average useful floor area of a dwelling in the period of I-XI 2019 was 88.8 sq m

Table 1. Dwellings completed

Forms of construction	2019				
	XI			I-XI	
	Number of dwellings	XI 2018=100	X 2019=100	Number of dwellings	I-XI 2018=100
Total	19 505	118.4	102.2	184 293	111.6
Private	5 780	104.1	91.2	61 954	103.3
For sale or rent	13 275	133.6	111.5	116 299	117.0
of which for rent ^c	78	x	32.2	2 045	x
Cooperative	96	25.4	27.0	1 962	77.1
Municipal	173	40.8	61.8	1 603	99.8
Public building society	155	91.2	81.6	2 213	154.3
Company	26	325.0	371.4	262	256.9

^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 eleven months of 2019 permits and registrations have been granted for construction of 248.4 thous. dwellings, i.e. by 4.5% more than in the corresponding period of the previous year. Permits for construction of the biggest number of dwellings were given to **developers** (154.3 thous.) and to **private investors** (90.2 thous.), i.e. by 5.1% 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 eleven 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 (1364 dwellings against 1496) and in **other forms** of construction (2472 dwellings against 3545).

Number of dwellings for which permits have been granted or which have been registered with a construction project increased by 4.5% y/y in the period of I-XI 2019

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

Forms of construction	2019				
	XI			I-XI	
	Number of dwellings	XI 2018=100	X 2019=100	Number of dwellings	I-XI 2018=100
Total	19 448	98.5	69.9	248 382	104.5
Private	6 748	104.3	77.6	90 235	105.1
For sale or rent	12 355	94.3	65.7	154 311	105.1
Cooperative	63	180.0	137.0	1 364	91.2
Municipal	61	49.6	49.2	1 232	96.9
Public building society	93	664.3	75.0	852	38.5
Company	128	more than 21- fold	441.4	388	657.6

Dwellings in which construction has begun

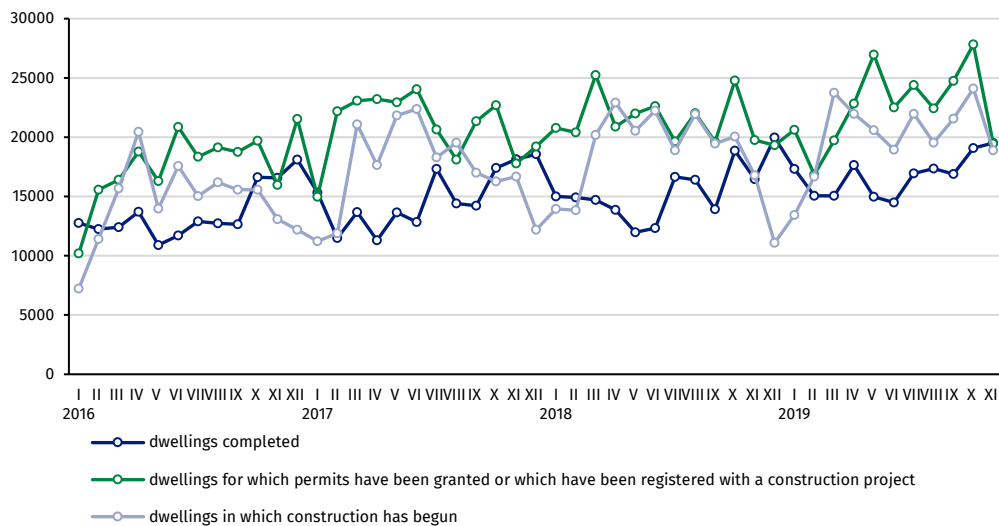
In the period January - November 2019 the number of dwellings in which construction has begun was 221.4 thous., i.e. by 5.0% more than in the corresponding period of the previous year. **Developers** have started construction of 130.4 thous. dwellings, and **private** investors of 86.4 thous. dwellings, 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 5.5% and 4.9% compared to 2018. Whereas less dwellings in which construction has begun were noted in the **cooperative** construction (2057 dwellings against 2242), while more in **other forms** of construction (2569 dwellings against 2563).

Table 3. Dwellings in which construction has begun

Forms of construction	2019				
	XI			I-XI	
	Number of dwellings	XI 2018=100	X 2019=100	Number of dwellings	I-XI 2018=100
Total	18 884	112.5	78.4	221 423	105.0
Private	5 568	103.4	67.2	86 391	104.9
For sale or rent	12 961	116.8	85.5	130 406	105.5
of which for rent ^c	237	x	99.2	974	x
Cooperative	162	68.6	47.0	2 057	91.7
Municipal	1	25.0	0.9	1 229	112.9
Public building society	168	221.1	93.9	1 314	109,8
Company	24	x	more than 24-fold	26	9.4

It is estimated that in the end of November 2019 there were 832.8 thous. dwellings under construction, i.e. by 3.5% more than in the corresponding period of the previous year.

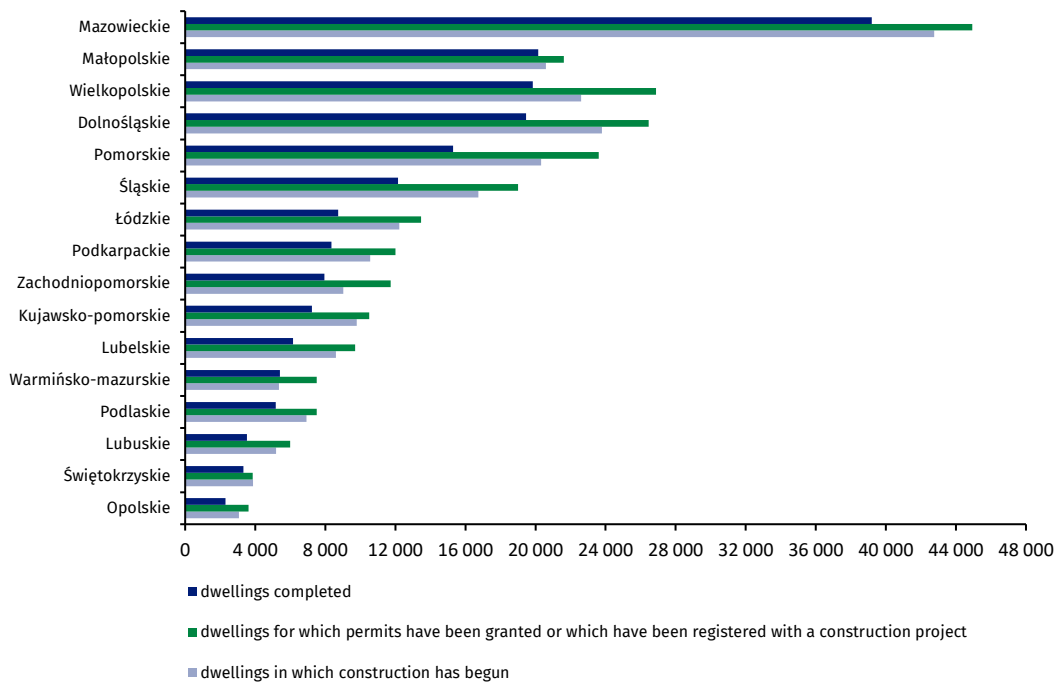
Chart 1. Construction activity in the scope of residential construction in Poland



In November compared to October 2019 the number of dwellings completed increased by 2.2%, whereas 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 decreased, respectively by 30.1% and 21.6%.

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-November of 2019 was recorded in Mazowieckie voivodship (respectively 44.9 thous. and 42.8 thous.), Wielkopolskie voivodship (26.9 thous. and 22.6 thous.) and in Dolnośląskie voivodship (26.5 thous. and 23.8 thous.). Voivodships with the largest number of dwellings completed were Mazowieckie (39.2 thous. dwellings), Małopolskie (20.2 thous.) and Wielkopolskie (19.8 thous.).

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



Prepared by:

Statistical Office in Lublin

Zofia Kurlej

Tel: +48 81 533 23 01

e-mail: Z.Kurlej@stat.gov.pl

Dissemination:

**The Spokesperson for the President
of the Statistic Poland**

Karolina Banaszek

Tel: +48 22 608 34 75, +48 22 608 30 09

e-mail: rzecznik@stat.gov.pl

Press Office

Tel: + 48 22 608 34 91, +48 22 608 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](#)

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