

Residential construction ^a in I-XII 2019

21.01.2020



112.0
Index number of dwellings completed

In 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, 207.2 thous. dwellings were completed in the period of January-December 2019, i.e. by 12.0% more than a year ago. **Developers**^b completed 130.9 thous. dwellings (16.6% more than in the corresponding period of 2018), whereas **private investors**^b completed 69.6 thous. dwellings, i.e. by 5.1% more than in 2018. Within these forms of construction, 96.8% of a total number of completed dwellings was built. Less dwellings than a year ago were completed within **cooperative** construction (2115 compared to 3024 dwellings); in **other forms** of construction (municipal, public building society and company construction) 4575 dwellings were completed in total, i.e. by 30.6% more than a year ago.

Total useful floor area of dwellings completed in the period of I-XII of 2019 amounted to 18.4 m. sq m, i.e. by 10.1% more than in the corresponding period of the previous year. Compared to the period of January-December 2018 the average useful floor area of 1 dwelling decreased by 1.5 sq m to the level of 88.8 sq m.

Developers completed 63.2% of total number of dwellings, i.e. 2.5 percentage points more than in 2018.

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

Table 1. Dwellings completed

Forms of construction	2019				
	Number of dwellings	XII		I-XII	
		XII 2018=100	XI 2019=100	Number of dwellings	I-XII 2018=100
Total	22 931	114.8	117.6	207 224	112.0
Private	7 645	122.9	132.3	69 599	105.1
For sale or rent	14 636	113.4	110.3	130 935	116.6
of which for rent ^c	62	x	79.5	2 107	x
Cooperative	153	31.9	159.4	2 115	69.9
Municipal	238	93.0	137.6	1 841	98.8
Public building society	259	340.8	167.1	2 472	163.7
Company	-	x	x	262	203.1

^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 twelve months of 2019 permits and registrations have been granted for construction of 268.5 thous. dwellings, i.e. by 4.4% more than in the corresponding period of 2018. Permits for construction of the biggest number of dwellings were given to **developers** (167.3 thous.) and to **private investors** (96.8 thous.), i.e. respectively by 4.6% and 5.8% more than in the corresponding period of 2018. Altogether the share of these forms of construction amounted to 98.4% of a total number of dwellings. Less dwellings than in the period of twelve months of 2018 for which permits have been granted or which have been registered with a construction project were noted in the **cooperative** construction (1364 dwellings against 1732) and in **other forms** of construction (2996 dwellings against 3932).

Number of dwellings for which permits have been granted or which have been registered with a construction project increased by 4.4% y/y in the period of I-XII 2019

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

Forms of construction	2019				
	XII			I-XII	
	Number of dwellings	XII 2018=100	XI 2019=100	Number of dwellings	I-XII 2018=100
Total	20 101	104.0	103.4	268 483	104.4
Private	6 542	115.8	96.9	96 777	105.8
For sale or rent	13 035	99.9	105.5	167 346	104.6
Cooperative	-	x	x	1 364	78.8
Municipal	320	181.8	524.6	1 552	107.2
Public building society	204	97.1	219.4	1 056	43.6
Company	-	x	x	388	646.7

Dwellings in which construction has begun

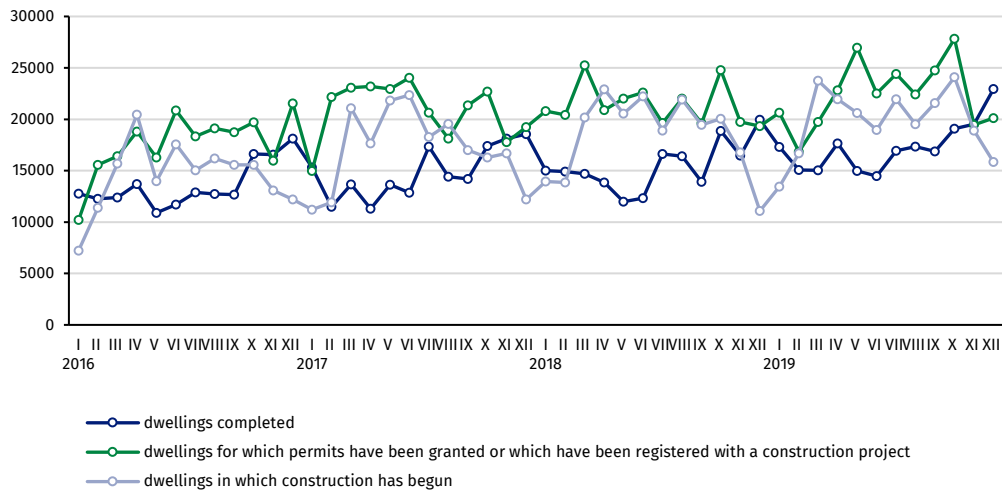
In the period January - December 2019 the number of dwellings in which construction has begun was 237.3 thous., i.e. by 6.9% more than in the corresponding period of 2018. **Developers** have started construction of 142.0 thous. dwellings, and **private investors** of 90.3 thous. dwellings, i.e. altogether 97.9% of a total number of dwellings. Both for construction for sale or rent and private construction increase was noted by respectively 7.9% and 5.9% compared to 2018. Whereas less dwellings in which construction has begun were noted in the **cooperative** construction (2058 dwellings against 2312), while more in **other forms** of construction (2887 dwellings against 2664).

Table 3. Dwellings in which construction has begun

Forms of construction	2019				
	XII			I-XII	
	Number of dwellings	XII 2018=100	XI 2019=100	Number of dwellings	I-XII 2018=100
Total	15 858	143.0	84.0	237 281	106.9
Private	3 923	133.1	70.5	90 314	105.9
For sale or rent	11 616	145.7	89.6	142 022	107.9
of which for rent ^c	330	x	139.2	1 304	x
Cooperative	1	1.4	0.6	2 058	89.0
Municipal	117	more than 13-fold	x ^d	1 346	122.6
Public building society	201	231.0	119.6	1 515	118.0
Company	-	x	x	26	9.2

It is estimated that in the end of December 2019 there were 825.8 thous. dwellings under construction, i.e. by 3.8% more than in the corresponding period of 2018.

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

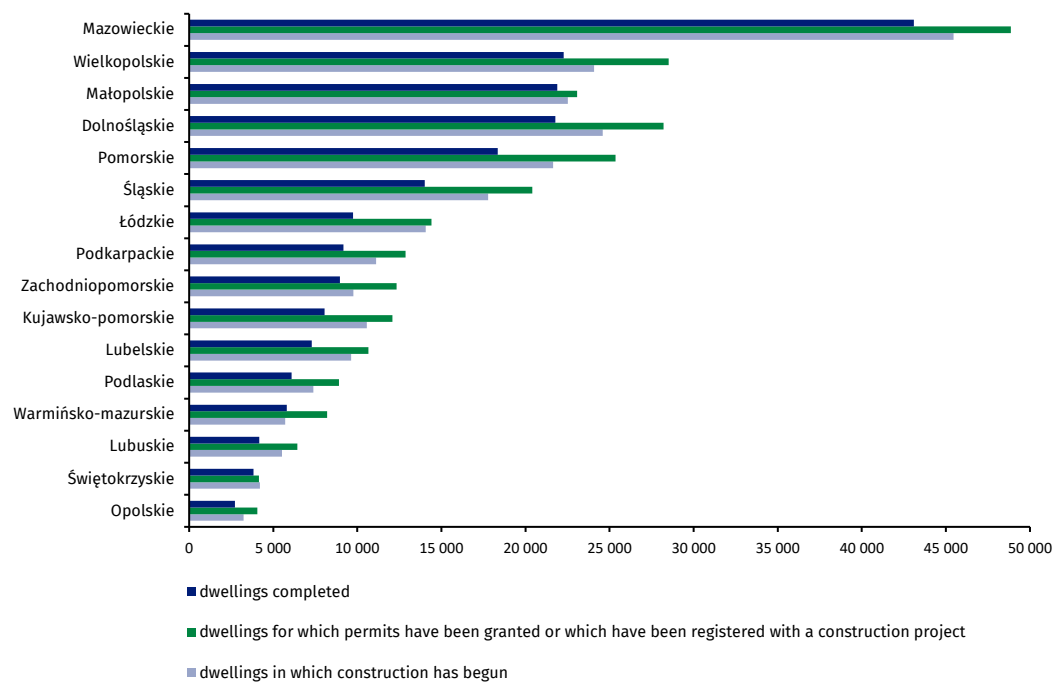


In December 2019, compared to the last month, the number of dwellings completed and the number of dwellings for which permits have been granted or which have been registered with a construction project increased respectively by 17.6% and 3.4%, whereas the number of dwellings in which construction has begun decreased by 16.0%.

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-December of 2019 was recorded in Mazowieckie voivodship (respectively 48.9 thous. and 45.5 thous.), Wielkopolskie voivodship (28.5 thous. and 24.1 thous.) and in Dolnośląskie voivodship (28.2 thous. and 24.6 thous.). Voivodships with the largest number of dwellings completed were Mazowieckie (43.1 thous. dwellings), Wielkopolskie (22.3 thous.) and Małopolskie (21.9 thous.).

^d In November 2019 there was 1 dwelling in which construction has begun.

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