

Residential construction¹ in January 2020

21.02.2020


100.5

Index number of dwellings completed

In January 2020 there were more dwellings completed than the year before. The number of dwellings in which construction has begun also increased, whereas the number of dwellings for which permits have been granted or which have been registered with a construction project decreased.

Dwellings completed

According to the preliminary data, 17.4 thous. dwellings were completed in January 2020, i.e. by 0.5% more than a year ago. **Developers**² completed 10.6 thous. dwellings (0.8% less than in the corresponding month of 2019), whereas **private investors**³ completed 6.4 thous. dwellings, i.e. by 2.6% more than in 2019. Within these forms of construction, 98.0% of a total number of completed dwellings was built. More dwellings than a year ago were completed within **cooperative** construction (248 compared to 81 dwellings); in **other forms** of construction (municipal, public building society and company construction) 105 dwellings were completed in total (compared to 263 in January of the previous year).

Total useful floor area of dwellings completed in January 2020 amounted to 1.6 m. sq m, i.e. by 3.3% more than in the corresponding month of the previous year. Compared to the January 2019 the average useful floor area of 1 dwelling increased by 2.6 sq m to the level of 92.9 sq m.

Developers completed 61.0% of total number of dwellings, i.e. 0.8 percentage points less than in 2019.

Average useful floor area of a dwelling completed in January 2020 was 92.9 sq m

Table 1. Dwellings completed

SPECIFICATION	I 2020		
	Number of dwellings	I 2019=100	XII 2019=100
TOTAL	17 409	100.5	75.9
Private	6 434	102.6	84.2
For sale or rent	10 622	99.2	72.6
of which for rent ³	81	36.8	130.6
Cooperative	248	306.2	162.1
Municipal	15	13.9	6.3
Public building society	90	72.0	34.7
Company	-	.	.

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

² 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.

³ 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 January 2020 permits and registrations have been granted for construction of 18.4 thous. dwellings, i.e. by 11.0% less than in the corresponding month of 2019. Permits for construction of the biggest number of dwellings were given to **developers** (11.5 thous.) and to **private investors** (6.8 thous.), i.e. respectively by 17.8% less and 13.0% more than in January 2019. Altogether the share of these forms of construction amounted to 99.4% of a total number of dwellings. Less dwellings than in January 2019 for which permits have been granted or which have been registered with a construction project were noted in the **cooperative** construction (4 dwellings against 40) and in **other forms** of construction (103 dwellings against 628).

Number of dwellings for which permits have been granted or which have been registered with a construction project increased by 11.0% y/y in January 2020

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

SPECIFICATION	I 2020		
	Number of dwellings	I 2019=100	XII 2019=100
TOTAL	18 370	89.0	91.4
Private	6 813	113.0	104.1
For sale or rent	11 450	82.2	87.8
Cooperative	4	10.0	.
Municipal	103	26.5	32.2
Public building society	-	.	.
Company	-	.	.

Dwellings in which construction has begun

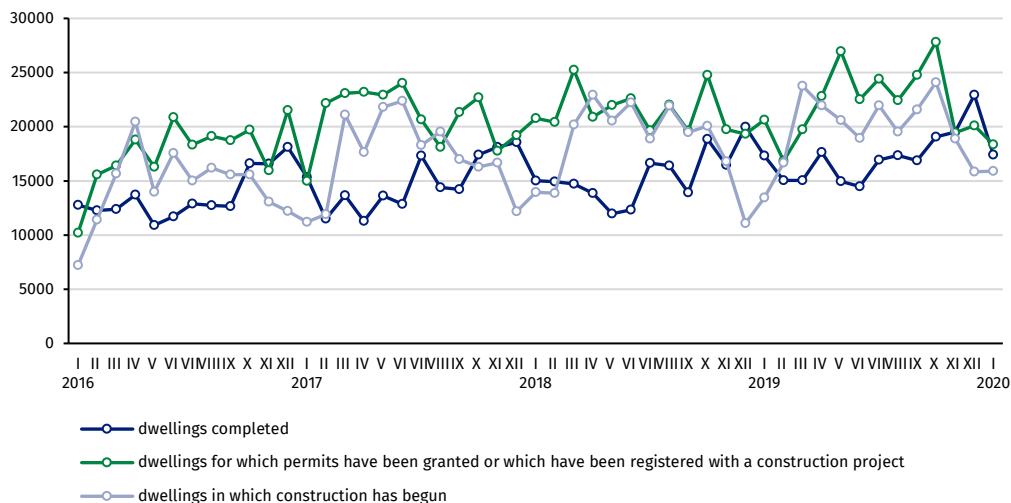
In January 2020 the number of dwellings in which construction has begun was 15.9 thous., i.e. by 18.2% more than in the corresponding month of 2019. **Developers** have started construction of 10.0 thous. dwellings, and **private** investors of 5.4 thous. dwellings, i.e. altogether 97.2% of a total number of dwellings. Both for construction for sale or rent and private construction increase was noted by respectively 2.1% and 62.6% compared to 2019. Whereas less dwellings in which construction has begun were noted in the **cooperative** construction (157 dwellings against 219), while more in **other forms** of construction (285 dwellings against 71).

Table 3. Dwellings in which construction has begun

SPECIFICATION	I 2020		
	Number of dwellings	I 2019=100	XII 2019=100
TOTAL	15 891	118.2	100.2
Private	5 420	162.6	138.2
For sale or rent	10 029	102.1	86.3
of which for rent ³	170	425.0	51.5
Cooperative	157	71.7	.
Municipal	47	261.1	40.2
Public building society	224	422.6	111.4
Company	14	.	.

It is estimated that in the end of January 2020 there were 824.2 thous. dwellings under construction, i.e. by 4.1% more than January 2019.

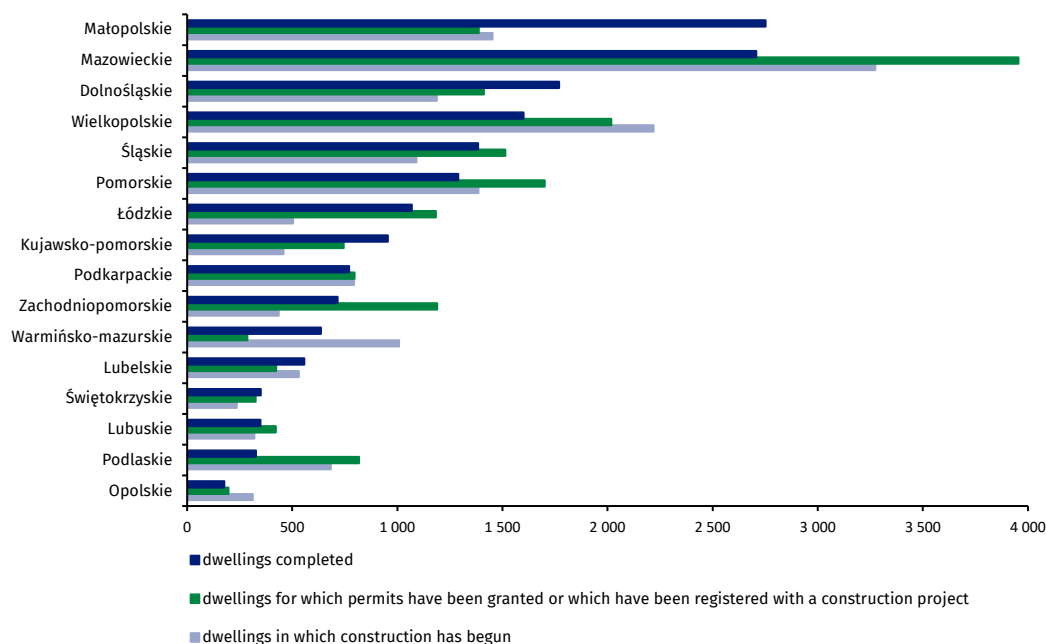
Chart 1. Construction activity in the scope of residential construction in Poland



In January 2020, compared to December 2019, 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 decreased respectively by 24.1% and 8.6%, whereas the number of dwellings in which construction has begun increased by 0.2%.

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 January 2020 was recorded in Mazowieckie voivodship (respectively 4.0 thous. and 3.3 thous.) and Wielkopolskie voivodship (2.0 thous. and 2.2 thous.). Voivodships with the largest number of dwellings completed were Małopolskie (2.8 thous. dwellings) and Mazowieckie (2.7 thous.).

Chart 2. Construction activity in the scope of residential construction by voivodships (January 2020)



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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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