

Residential construction¹ in I-II 2020

20.03.2020


103.3

Index number of dwellings completed

In the first two months of 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, 33.5 thous. dwellings were completed in the period of January-February 2020, i.e. by 3.3% more than a year ago. **Developers** completed 20.0 thous. dwellings (0.7% more than in the corresponding period of 2019), whereas **private investors** completed 12.8 thous. dwellings, i.e. by 9.1% more than in 2019. Within these forms of construction, 98.0% of a total number of completed dwellings was built (respectively 59.8% and 38.2%). More dwellings than a year ago were completed within **cooperative** construction (328 compared to 280 dwellings); in **other forms** of construction (municipal, public building society and company construction) 339 dwellings were completed in total (compared to 515 in the previous year).

Total useful floor area of dwellings completed in the period of January-February 2020 amounted to 3.1 m. sq m, i.e. by 7.1% more than in the corresponding period of the previous year. Compared to the period January-February 2019 the average useful floor area of 1 dwelling increased by 3.3 sq m to the level of 93.5 sq m.

Developers completed 59.8% of total number of dwellings, i.e. 1.5 percentage points less than in 2019

Average useful floor area of a dwelling completed in the period I-II 2020 was 93.5 sq m

Table 1. Dwellings completed

SPECIFICATION	2020				
	Number of dwellings	II		I-II	
		II 2019=100	I 2020=100	Number of dwellings	I-II 2019=100
TOTAL	16 050	106.6	92.2	33 459	103.3
Private	6 355	116.6	98.8	12 789	109.1
For sale or rent	9 381	102.5	88.3	20 003	100.7
of which for rent	87	103.6	107.4	168	55.3
Cooperative	80	40.2	32.3	328	117.1
Municipal	130	94.9	more than 8-fold	145	59.2
Public building society	102	129.1	113.3	192	94.1
Company	2	5.6	.	2	3.0

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

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

In the first two months of 2020 permits and registrations have been granted for construction of 37.3 thous. dwellings, i.e. by 0.5% less than in the corresponding period of 2019. Permits for construction of the biggest number of dwellings were given to **developers** (23.3 thous.) and to **private investors** (13.8 thous.), i.e. respectively by 2.5% less and 9.8% more than in the period of January-February 2019. Altogether the share of these forms of construction amounted to 99.6% of a total number of dwellings. Less dwellings than in the corresponding period of 2019 for which permits have been granted or which have been registered with a construction project were noted in the **cooperative** construction (27 dwellings against 326) and in **other forms** of construction (117 dwellings against 643).

Number of dwellings for which permits have been granted or which have been registered with a construction project decreased by 0.5% y/y

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

SPECIFICATION	2020				
	II			I-II	
	Number of dwellings	II 2019=100	I 2020=100	Number of dwellings	I-II 2019=100
TOTAL	18 920	112.3	103.0	37 290	99.5
Private	7 028	106.8	103.2	13 841	109.8
For sale or rent	11 855	118.9	103.5	23 305	97.5
Cooperative	23	8.0	575.0	27	8.3
Municipal	14	107.7	13.6	117	29.2
Public building society	-	.	.	-	.
Company	-	.	.	-	.

Dwellings in which construction has begun

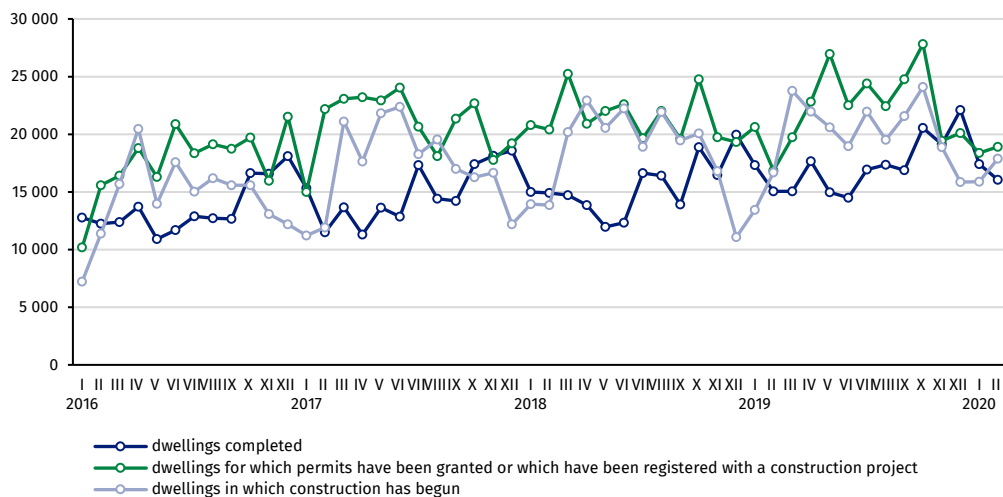
In the period of January-February 2020 the number of dwellings in which construction has begun was 33.8 thous., i.e. by 12.1% more than in the corresponding period of 2019. **Developers** have started construction of 20.6 thous. dwellings, and **private** investors of 12.3 thous. dwellings, i.e. altogether 97.5% of a total number of dwellings. Both for construction for sale or rent and private construction increase was noted by respectively 2.4% and 31.5% y/y. More dwellings in which construction has begun were also noted in the **cooperative** construction (471 dwellings against 292), as well as in **other forms** of construction (385 dwellings against 356).

Table 3. Dwellings in which construction has begun

SPECIFICATION	2020				
	II			I-II	
	Number of dwellings	II 2019=100	I 2020=100	Number of dwellings	I-II 2019=100
TOTAL	17 875	107.2	112.5	33 766	112.1
Private	6 845	114.3	126.3	12 265	131.5
For sale or rent	10 616	102.7	105.9	20 645	102.4
of which for rent	63	80.8	37.1	233	197.5
Cooperative	314	430.1	200.0	471	161.3
Municipal	28	40.0	59.6	75	85.2
Public building society	32	14.9	14.3	256	95.5
Company	40	.	285.7	54	.

It is estimated that in the end of February 2020 there were 825.8 thous. dwellings under construction, i.e. by 4.1% more than in the corresponding period of 2019.

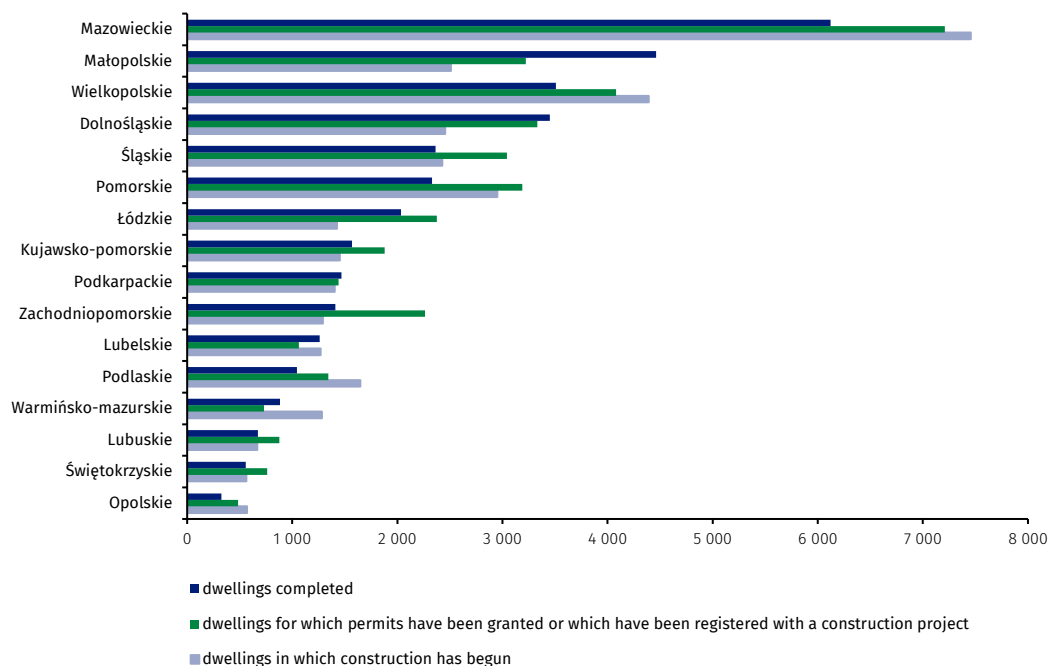
Chart 1. Construction activity in the scope of residential construction in Poland



In February 2020, compared to January 2020, the number of dwellings completed decreased (by 7.8%), whereas the number of dwellings in which construction has begun as well as the number of dwellings for which permits have been granted or which have been registered with a construction project increased respectively by 12.5% and 3.0%

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–February 2020 was recorded in Mazowieckie voivodship (respectively 7.2 thous. and 7.5 thous.) and Wielkopolskie voivodship (4.1 thous. and 4.4 thous.). Voivodships with the largest number of dwellings completed were Mazowieckie (6.1 thous. dwellings) and Małopolskie (4.5 thous.).

Chart 2. Construction activity in the scope of residential construction by voivodships (January–February 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](#)

[Dwellings completed](#)