

Residential construction¹ in I-V 2020

23.06.2020


99,7

Index number of dwellings completed y/y

In the first five months of 2020, there were less dwellings completed than the year before. The number of dwellings for which permits have been granted or which have been registered with a construction project and the number of dwellings in which construction has begun also decreased.

Dwellings completed

According to the preliminary data, 79.8 thousand dwellings were completed in the period of January-May 2020, i.e. by 0.3% less than a year ago. **Developers** completed 52.0 thousand dwellings (4.4% more than in the corresponding period of 2019), whereas **private investors** completed 26.5 thousand dwellings, i.e. by 6.4% less than in 2019. Within these forms of construction, 98.3% of the total number of completed dwellings was built (respectively 65.1% and 33.2%). Less dwellings than a year ago were completed within **cooperative** construction (496 compared to 832 dwellings); in **other forms** of construction (municipal, public building society and company construction), 837 dwellings were completed in total (compared to 1 106 in the previous year).

The total useful floor area of dwellings completed in the period of January-May 2020 amounted to 7.1 million m², i.e. by 1.8% less than in the corresponding period of the previous year. Compared to the period of January-May 2019, the average useful floor area of 1 dwelling decreased by 1.3 m² to the level of 88.9 m².

Developers completed 65.1% of the total number of dwellings, i.e. by 2.9 percentage points more than in the previous year

The average useful floor area of a dwelling completed in the period I-V 2020 was 88.9 m²

Table 1. Dwellings completed

SPECIFICATION	2020				
	V			I-V	
	Number of dwellings	V 2019=100	IV 2020=100	Number of dwellings	I-V 2019=100
TOTAL	16 486	110,1	120,1	79 832	99,7
Private	5 010	93,1	139,6	26 548	93,6
For sale or rent	11 180	121,2	111,8	51 951	104,4
of which for rent	76	30,9	39,0	606	71,5
Cooperative	42	32,6	84,0	496	59,6
Municipal	150	107,1	234,4	379	68,0
Public building society	100	128,2	over 6-fold more	439	96,7
Company	4	14,8	.	19	20,0

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 five months of 2020, permits and registrations have been granted for construction of 95.5 thousand dwellings, i.e. by 10.7% less than in the corresponding period of 2019. Permits for construction of the biggest number of dwellings were given to **developers** (57.5 thousand) and to **private investors** (37.1 thousand), i.e. respectively by 11.1% and 7.6% less than in the period of January-May 2019. Altogether, the share of these forms of construction amounted to 99.1% of the 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 (357 dwellings against 767) and in **other forms** of construction (506 dwellings against 1 347).

The number of dwellings for which permits have been granted or which have been registered with a construction project decreased in the period of I-V 2020 by 10.7% y/y

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

SPECIFICATION	2020				
	V			I-V	
	Number of dwellings	V 2019=100	IV 2020=100	Number of dwellings	I-V 2019=100
TOTAL	19 338	71,7	115,4	95 508	83,9
Private	8 299	87,0	120,4	37 103	92,4
For sale or rent	10 722	64,0	111,1	57 542	88,9
Cooperative	-	.	.	357	46,5
Municipal	124	37,0	387,5	279	32,9
Public building society	193	over 8-fold more	over 6-fold more	225	71,7
Company	-	.	.	2	1,1

Dwellings in which construction has begun

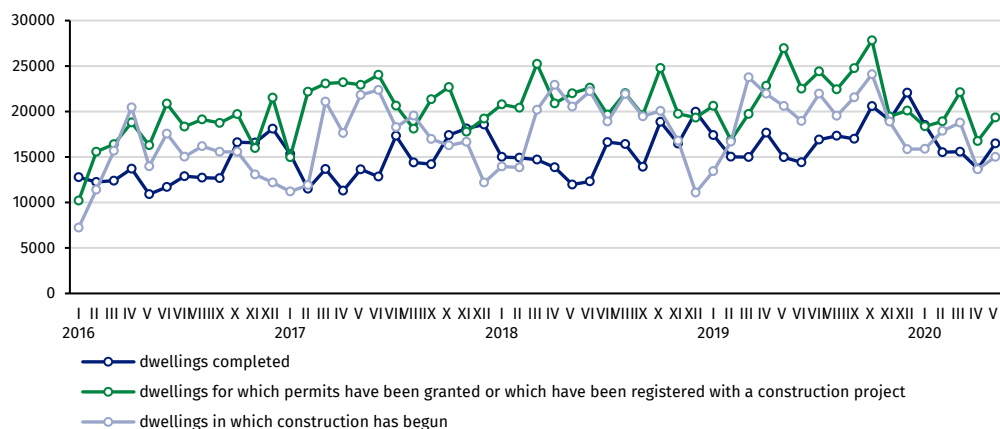
In the period of January-May 2020, the number of dwellings in which construction has begun was 81.2 thousand, i.e. by 15.8% less than in the corresponding period of 2019. **Developers** have started construction of 44.2 thousand dwellings (by 21.1% less than in 2019), and **private investors** of 35.4 thousand dwellings (by 7.6% less y/y), i.e. altogether of 98.1% of the total number of dwellings. Less dwellings in which construction has begun were noted in the **cooperative** construction (862 dwellings against 1 027), as well as in **other forms** of construction (704 dwellings against 1 052).

Table 3. Dwellings in which construction has begun

SPECIFICATION	2020				
	V			I-V	
	Number of dwellings	V 2019=100	IV 2020=100	Number of dwellings	I-V 2019=100
TOTAL	15 012	72,9	110,0	81 202	84,2
Private	8 722	96,7	123,3	35 420	92,4
For sale or rent	6 188	55,4	100,1	44 216	78,9
of which for rent	15	16,0	107,1	303	86,1
Cooperative	72	37,5	27,5	862	83,9
Municipal	30	27,5	157,9	126	31,2
Public building society	-	.	.	524	80,9
Company	-	.	.	54	.

It is estimated that at the end of May 2020, there were 826.9 thousand dwellings under construction, i.e. by 1.8% more than in the corresponding period of 2019.

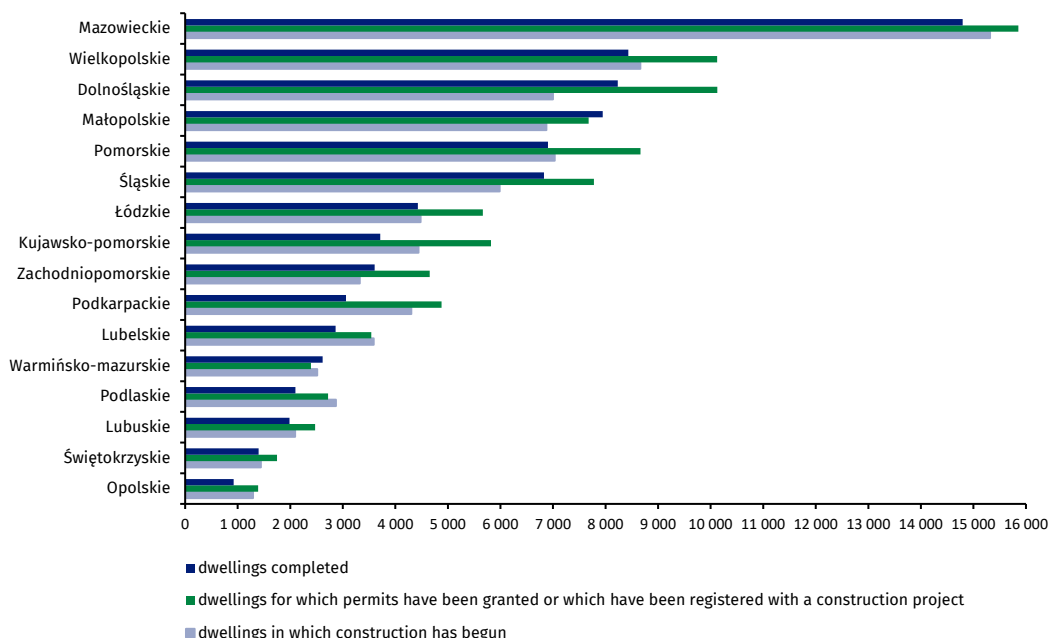
Chart 1. Construction activity in the scope of residential construction in Poland



In May, compared to April 2020, the number of dwellings completed increased (by 20.1%) as well as the number of dwellings for which permits have been granted or which have been registered with a construction project (by 15.4%) and the number of dwellings in which construction has begun (by 10.0%)

The biggest number of dwellings completed, in the period of January-May 2020, was recorded in Mazowieckie voivodship (14,8 thousand), Wielkopolskie (8.4 thousand) and Dolnośląskie (8.2 thousand). Regarding dwellings for which permits have been granted or which have been registered with a construction project, the biggest amount was noted in Mazowieckie voivodship (15.9 thousand), Dolnośląskie and Wielkopolskie (both 10,1 thousand), whereas the biggest number of dwellings in which construction has begun was recorded in Mazowieckie voivodship (15.3 thousand), Wielkopolskie (8.7 thousand) and Pomorskie (7.0 thousand).

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



In case of quoting Statistics Poland data, please provide information: “Source of data: Statistics Poland” and in case of publishing calculations made on data published by Statistics Poland, please include the following disclaimer: “Own study based on figures from Statistics Poland”.

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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](#)