Residential construction[[1]](#footnote-1) in I-VIII 2020

In the period of eight months of 2020, there were more 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 decreased.

 100,5

Lorem ipsum dolor sit amet, consectetur adipiscing elit

105,5

Index number of dwellings completed y/y

Dwellings completed

Developers completed 64.6% of the total number of dwellings, i.e. by 2.3 percentage points more than in the previous year

According to the preliminary data, 135.8 thousand dwellings were completed in the period of January-August 2020, i.e. by 5.5% more than a year ago. **Developers** completed 87.7 thousand dwellings (9.4% more than in the corresponding period of 2019), whereas **private** **investors** completed 46.0 thousand dwellings, i.e. by 3.5% more than in 2019. Within these forms of construction, 98.4% of the total number of completed dwellings was built (respectively 64.6% and 33.8%). Less dwellings than a year ago were completed within **cooperative** construction (816 compared to 1 436 dwellings); in **other forms** of construction (municipal, public building society and company construction) 1 338 dwellings were completed in total (compared to 2 718 in the previous year).

The average useful floor area of a dwelling completed in the period I-VIII 2020 was 88.8 m2

The total useful floor area of dwellings completed in the period of January-August 2020 amounted to 12.1 million m2, i.e. by 4.4% more than in the corresponding period of the previous year. Compared to the period of January-August 2019, the average useful floor area of 1 dwelling decreased by 0.9 m2 to the level of 88.8 m2.

Table 1. Dwellings completed

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| SPECIFICATION | 2020 | | | | |
| VIII | | | I-VIII | |
| Number of dwellings | VIII 2019=100 | VII 2020=100 | Number of dwellings | I-VIII 2019=100 |
| **TOTAL** | **16 692** | **96.3** | **76.7** | **135 804** | **105.5** |
| Private | 6 023 | 111.1 | 83.0 | 45 964 | 103.5 |
| For sale or rent | 10 459 | 95.6 | 72.9 | 87 686 | 109.4 |
| of which for rent | 87 | 39.5 | 68.5 | 1 088 | 81.5 |
| Cooperative | 111 | 45.3 | 252.3 | 816 | 56.8 |
| Municipal | 26 | 16.3 | 57.8 | 492 | 47.4 |
| Public building society | 72 | 15.1 | 100.0 | 823 | 56.6 |
| Company | 1 | 1.1 | 100.0 | 23 | 10.1 |

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

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-VIII 2020 by 4.6% y/y

In the first eight months of 2020, permits and registrations have been granted for construction of 168.3 thousand dwellings, i.e. by 4.6% less than in the corresponding period of 2019. Permits for construction of the biggest number of dwellings were given to **developers** (100.6 thousand) and to **private investors** (65.6 thousand), i.e. respectively by 5.7% and 1.7% less than in the period of January-August 2019. Altogether, the share of these forms of construction amounted to 98.7% 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 (1 094 dwellings against 1 159) and in **other forms** ofconstruction (1 026 dwellings against 1 811).

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

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| SPECIFICATION | 2020 | | | | |
| VIII | | | I-VIII | |
| Number of dwellings | VIII 2019=100 | VII 2020=100 | Number of dwellings | I-VIII 2019=100 |
| **TOTAL** | **21 252** | **94.7** | **86.1** | **168 254** | **95.4** |
| Private | 8 556 | 104.5 | 84.3 | 65 557 | 98.3 |
| For sale or rent | 12 280 | 88.3 | 87.3 | 100 577 | 94.3 |
| Cooperative | 306 | 133.0 | 103.7 | 1 094 | 94.4 |
| Municipal | 86 | . | 318.5 | 574 | 58.7 |
| Public building society | 24 | 42.9 | 14.9 | 450 | 74.8 |
| Company | - | . | . | 2 | 0.9 |

Dwellings in which construction has begun

In the period of January-August 2020, the number of dwellings in which construction has begun was 141.1 thousand, i.e. by 10.0% less than in the corresponding period of 2019. Developers have started construction of 76.8 thousand dwellings (by 14.4% less than in 2019), and private investors of 61.9 thousand dwellings (by 3.3% less y/y) , i.e. altogether of 98.3% of the total number of dwellings. Less dwellings in which construction has begun were noted in the cooperative construction (1 266 dwellings against 1 292), whereas less in other forms of construction (1 141 dwellings against 1 874).

Table 3. Dwellings in which construction has begun

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| SPECIFICATION | 2020 | | | | |
| VIII | | | I-VIII | |
| Number of dwellings | VIII 2019=100 | VII 2020=100 | Number of dwellings | I-VIII 2019=100 |
| **TOTAL** | **19 460** | **99.7** | **89.7** | **141 115** | **90.0** |
| Private | 8 312 | 100.3 | 90.3 | 61 899 | 96.7 |
| For sale or rent | 10 971 | 99.6 | 89.2 | 76 809 | 85.6 |
| of which for rent | 16 | 200.0 | 32.7 | 597 | 133.0 |
| Cooperative | - | . | . | 1 266 | 98.0 |
| Municipal | 90 | 183.7 | 333.3 | 319 | 30.6 |
| Public building society | 87 | 74.4 | 76.3 | 728 | 87.6 |
| Company | - | . | . | 94 | 94-fold more |

It is estimated that at the end of August 2020, there were 830.9 thousand dwellings under construction, i.e. by 0.9% more than in the corresponding period of 2019.

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

In August, compared to July 2020, the number of dwellings completed increased (by 23.3%) as well as the number of dwellings in which construction has begun (by 10.3%), whereas the number of dwellings for which permits have been granted or which have been registered with a construction project decreased (by 13.9%)

The biggest 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, in the period of January – August, was recorded in Mazowieckie voivodship (respectively 28.0 thousand and 25.2 thousand) and Wielkopolskie (16.9 thousand and 14.6 thousand). Regarding dwellings completed, the biggest amount was noted in Mazowieckie voivodship (27.5 thousand) and Dolnośląskie (14.2 thousand).

# Chart 2. Construction activity in the scope of residential construction by voivodships (January-August 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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| Prepared by:  **Statistical Office in Lublin** **Director Krzysztof Markowski**Office: tel. (+48 81) 533 20 52 | Dissemination:  **The Spokesperson for the President**  **of the Statistics Poland**  **Karolina Banaszek**  Mobile: (+48) 695 255 011 |

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| **Press Office**  Office: tel. (+ 4822) 608 34 91, 608 38 04  **e-mail:** [**obslugaprasowa@stat.gov.pl**](mailto:obslugaprasowa@stat.gov.pl) |  | www.stat.gov.pl/en/ |
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**Related information**

[Statistical Bulletin](https://stat.gov.pl/en/topics/other-studies/informations-on-socio-economic-situation/publikacja,4.html" \o "Statistical Bulletin)

[Socio-economic situation of the country](https://stat.gov.pl/en/topics/other-studies/informations-on-socio-economic-situation/publikacja,1.html)

[Construction results](https://stat.gov.pl/en/topics/industry-construction-fixed-assets/construction/publikacja,1.html)

**Data available in databases**

[Knowledge Databases Construction](http://swaid.stat.gov.pl/EN/Budownictwo_dashboards/Raporty_predefiniowane/RAP_DBD_BUD_7.aspx)

[Local Data Bank](https://bdl.stat.gov.pl/BDL/start)

**Terms used in official statistics**

[Dwellings for which permits have been granted or which have been registered with a construction project](https://stat.gov.pl/en/metainformations/glossary/terms-used-in-official-statistics/3763,term.html)

[Dwellings in which construction has begun](http://stat.gov.pl/en/metainformations/glossary/terms-used-in-official-statistics/945,term.html)

[Dwellings completed](http://stat.gov.pl/en/metainformations/glossary/terms-used-in-official-statistics/201,term.html)

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| --- | --- | --- |
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1. Reported data – subject to change upon developing quarterly reports. [↑](#footnote-ref-1)