

Residential construction¹ in the period of I-II 2021

19.03.2021


99.4

Index number of dwellings completed y/y

In the period of two first months of 2021, there were less dwellings completed than the year before. The number of dwellings in which construction has begun also decreased. Whereas the number of dwellings for which permits have been granted or which have been registered with a construction project increased.

Dwellings completed

According to the preliminary data, 33.9 thousand dwellings were completed in the period of January-February 2021, i.e. by 0.6% less than a year ago. **Developers** completed 19.6 thousand dwellings – by 4.5% less than in the corresponding period of 2020, whereas **private investors** completed 13.7 thousand dwellings, i.e. by 7.1% more. Within these forms of construction, 98.5% of the total number of newly completed dwellings was built. Within **other forms** of construction, i.e. co-operative, municipal, public building society and company construction 506 dwellings were completed (686 in the previous year)

The total useful floor area of dwellings completed in the period of January-February 2021 amounted to 3.2 million m², i.e. by 2.9% more than a year ago and the average useful floor area of 1 dwelling was 95.3 m².

Developers and private investors completed respectively 58.0% and 40.5% of the total number of dwellings

Table 1. Dwellings completed

SPECIFICATION	2021				
	II			I-II	
	Number of dwellings	II 2020=100	I 2021=100	Number of dwellings	I-II 2020=100
TOTAL	16 723	107.7	97.6	33 854	99.4
Private	6 967	111.7	103.4	13 702	107.1
For sale or rent	9 501	106.1	93.7	19 646	95.5
of which for rent	56	61.5	54.4	159	72.3
Cooperative	28	35.0	20.9	162	49.4
Municipal	201	137.7	216.1	294	183.8
Public building society	26	25.5	108.3	50	26.0
Company	-	.	.	-	.

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 2021, permits and registrations have been granted for construction of 50.5 thousand dwellings, i.e. by 35.3% more than in 2020. Permits for construction of the biggest number of dwellings were given to **developers** (33.0 thousand, an increase of 41.8% y/y) and to **private investors** (17.0 thousand, an increase of 23.0%). Within these forms of construction, permits have been granted and registrations with a construction project were made for 99.2% of dwellings in total. In **other forms** of construction 403 dwellings for which permits have been granted or which have been registered with a construction project were noted (144 dwellings in the previous year).

The number of dwellings for which permits have been granted or which have been registered with a construction project increased in the period of I-II 2021 by 35.3% y/y

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

SPECIFICATION	2021				
	II			I-II	
	Number of dwellings	II 2020=100	I 2021=100	Number of dwellings	I-II 2020=100
TOTAL	27 179	143.7	116.7	50 469	135.3
Private	8 763	124.7	106.1	17 022	123.0
For sale or rent	18 133	153.0	121.6	33 044	141.8
Cooperative	122	530.4	162.7	197	over 7-fold more
Municipal	106	over 7-fold more	378.6	134	114.5
Public building society	55	.	366.7	70	.
Company	-	.	.	2	.

Dwellings in which construction has begun

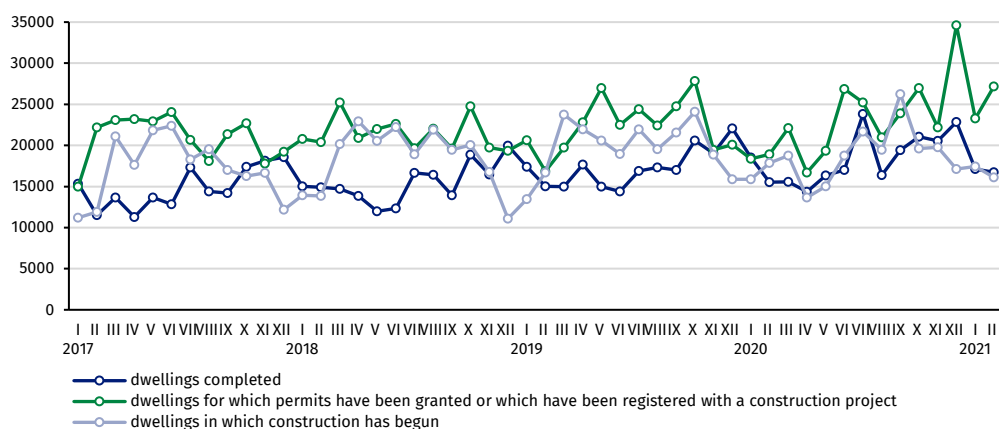
In the period of January-February 2021, the number of dwellings in which construction has begun was 33,5 thousand, i.e. by 0.7% less than a year ago. **Developers** have started construction of 22.3 thousand dwellings (by 8.1% more), and **private investors** of 10.2 thousand (by 17.1% less). Altogether the share of these forms of construction was 96.9% of the total number of dwellings. In **other forms** of construction the number of dwellings in which construction has begun was 1053 (856 in the previous year).

Table 3. Dwellings in which construction has begun

SPECIFICATION	2021				
	II			I-II	
	Number of dwellings	II 2020=100	I 2021=100	Number of dwellings	I-II 2020=100
TOTAL	16 116	90.2	92.5	33 535	99.3
Private	5 436	79.4	114.8	10 173	82.9
For sale or rent	9 879	93.1	79.5	22 309	108.1
of which for rent	10	15.9	30.3	43	18.5
Cooperative	60	19.1	51.7	176	37.4
Municipal	99	353.6	almost 20-fold more	104	138.7
Public building society	642	over 20-fold more	490.1	773	302.0
Company	-	.	.	-	.

It is estimated that at the end of February 2021, there were 827.7 thousand dwellings under construction, i.e. by 0.3% more than in the corresponding month of 2020.

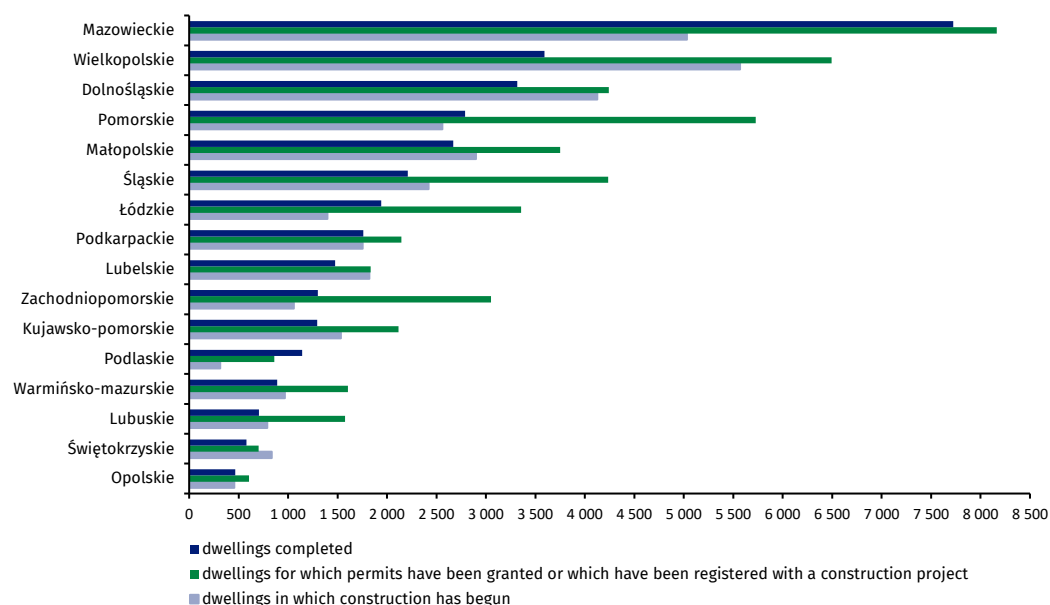
Chart 1. Construction activity in the scope of residential construction in Poland



In February, compared to January 2021, the number of dwellings completed decreased (by 2.4%) as well as the number of dwellings in which construction has begun (by 7.5%), whereas the number of dwellings for which permits have been granted or which have been registered with a construction project increased (by 16.7%)

In the period of I-II 2021, high values of dwellings completed, as well as dwellings in which construction has begun and dwellings for which permits have been granted or which have been registered with a construction project, were recorded in Mazowieckie voivodship (respectively 7.7 thousand, 5.0 thousand and 8.2 thousand), Wielkopolskie (3.6 thousand, 5.6 thousand and 6.5 thousand) and in Dolnośląskie (3.3 thousand, 4.1 thousand and 4.2 thousand).

Chart 2. Construction activity in the scope of residential construction by voivodships (January - February 2021)



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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

Press Office

Office: tel. (+ 48 22) 608 34 91, 608 38 04

e-mail: obslugaprasowa@stat.gov.pl



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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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