

Residential construction¹ in the period of I-VI 2021

21.07.2021


108.6

Index number of dwellings completed y/y

In the first half of 2021, 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 as well as dwellings in which construction has begun also increased.

Dwellings completed

According to the preliminary data, 105.4 thousand dwellings were completed in the period of January-June 2021, i.e. by 8.6% more than a year ago. **Developers** completed 60.5 thousand dwellings – by 3.3% less than in the corresponding period of 2020, whereas **private investors** completed 42.5 thousand dwellings, i.e. by 30.0% more. Within these forms of construction, 97.7% of the total number of newly completed dwellings was built. Within **other forms** of construction, i.e. cooperative, municipal, public building society and company construction 2 427 dwellings were completed (1 771 in the previous year)

The total useful floor area of dwellings completed in the period of January-June 2021 amounted to 10.0 million m², i.e. by 16.1% more than a year ago and the average useful floor area of 1 dwelling was 95.1 m².

Developers and private investors completed respectively 57.4% and 40.3% of the total number of dwellings

Table 1. Dwellings completed

SPECIFICATION	2021				
	VI			I-VI	
	Number of dwellings	VI 2020=100	V 2021=100	Number of dwellings	I-VI 2020=100
TOTAL	18 277	107.3	119.9	105 425	108.6
Private	6 985	118.1	100.8	42 462	130.0
For sale or rent	10 695	99.9	135.4	60 536	96.7
of which for rent	77	51.3	113.2	955	109.6
Cooperative	453	310.3	288.5	1 253	189.6
Municipal	136	over 15-fold more	61.0	907	218.0
Public building society	7	2.7	25.9	258	38.3
Company	1	100.0	50.0	9	42.9

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 half of 2021, permits and registrations have been granted for construction of 171.5 thousand dwellings, i.e. by 40.2% more than in 2020. Permits for construction of the biggest number of dwellings were given to **developers** (109.1 thousand, an increase of 46.9% y/y) and to **private investors** (60.4 thousand, an increase of 28.9%). Within these forms of construction, permits have been granted and registrations with a construction project were made for 98.8% of dwellings in total. In **other forms** of construction 2 015 dwellings for which permits have been granted or which have been registered with a construction project were noted (1 221 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-VI 2021 by 40.2% y/y

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

SPECIFICATION	2021				
	VI			I-VI	
	Number of dwellings	VI 2020=100	V 2021=100	Number of dwellings	I-VI 2020=100
TOTAL	30 037	111.9	101.2	171 468	140.2
Private	11 713	120.1	103.8	60 386	128.9
For sale or rent	18 054	107.9	103.2	109 067	146.9
Cooperative	25	18.4	15.0	570	115.6
Municipal	72	39.6	58.1	482	104.6
Public building society	173	432.5	28.0	954	360.0
Company	-	.	.	9	450.0

Dwellings in which construction has begun

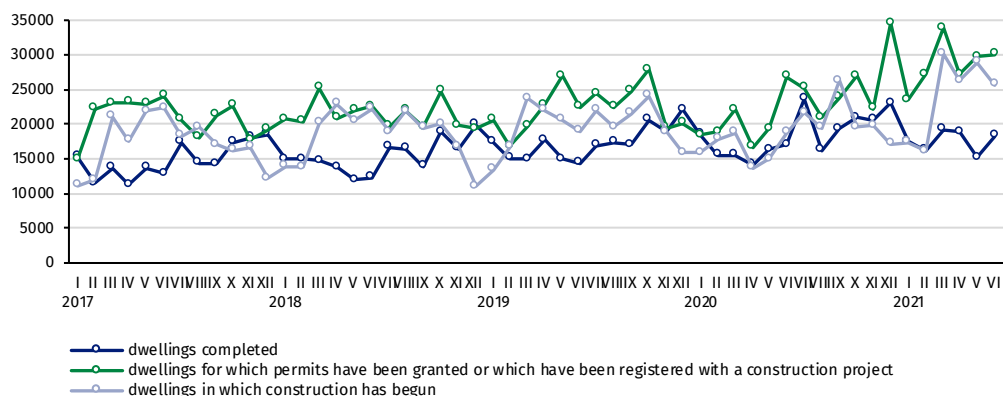
In the I half of 2021, the number of dwellings in which construction has begun was 144.6 thousand, i.e. by 44.6% more than a year ago. **Developers** have started construction of 87.7 thousand dwellings (by 63.8% more), and **private investors** of 54.3 thousand (by 22.3% more). Altogether the share of these forms of construction was 98.2% of the total number of dwellings. In **other forms** of construction the number of dwellings in which construction has begun was 2 605 (2 049 in the previous year).

Table 3. Dwellings in which construction has begun

SPECIFICATION	2021				
	VI			I-VI	
	Number of dwellings	VI 2020=100	V 2021=100	Number of dwellings	I-VI 2020=100
TOTAL	25 744	137.2	89.1	144 561	144.6
Private	10 364	115.6	95.9	54 274	122.3
For sale or rent	14 884	159.8	84.7	87 682	163.8
of which for rent	9	3.9	3.2	566	106.4
Cooperative	277	68.6	80.8	1 292	102.1
Municipal	-	.	.	172	85.1
Public building society	90	30- fold more	95.7	1012	192.0
Company	129	.	.	129	238.9

It is estimated that at the end of June 2021, there were 867.7 thousand dwellings under construction, i.e. by 4.7% more than in the corresponding month of 2020.

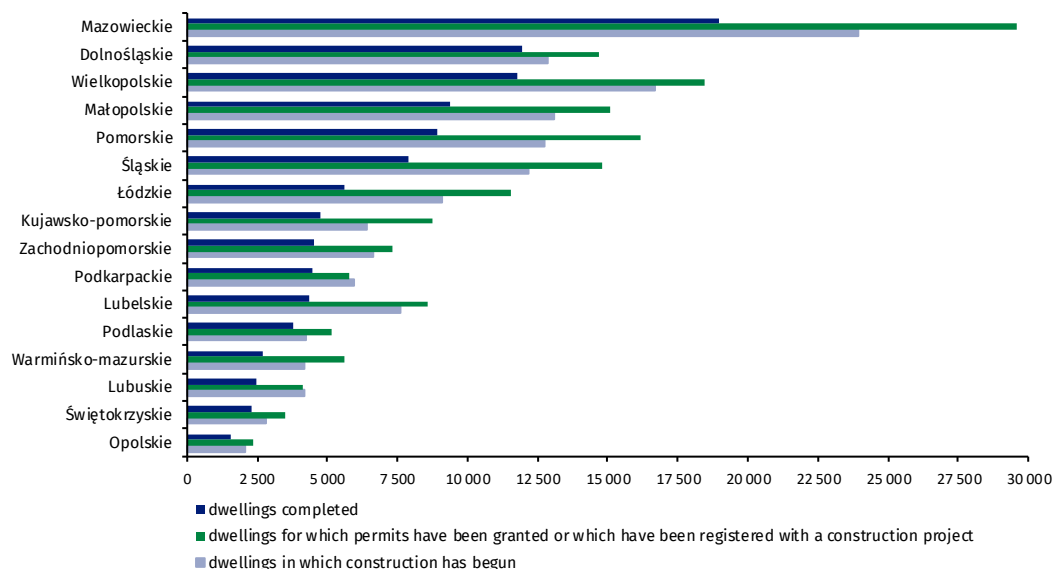
Chart 1. Construction activity in the scope of residential construction in Poland



In June, compared to May 2021, the number of dwellings completed increased (by 19.9%), as well as the number of dwellings for which permits have been granted or which have been registered with a construction project (by 1.2%), whereas the number of dwellings in which construction has begun decreased (by 10.9%)

In the first half of 2021, the highest 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 18.9 thousand, 24.0 thousand and 29.6 thousand). High values were also noted in Dolnośląskie (12.0 thousand, 12.9 thousand and 14.7 thousand), Wielkopolskie (11.8 thousand, 16.7 thousand and 18.5 thousand) and Małopolskie (9.4 thousand, 13.1 thousand and 15.1 thousand).

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

[Dwellings completed](#)