

Residential construction¹ in the period of I-IX 2021

21.10.2021


105.2

Index number of dwellings completed y/y

In the period of three quarters 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, 164.4 thousand dwellings were completed in the period of January-September 2021, i.e. by 5.2% more than a year ago. **Developers** completed 97.3 thousand dwellings – by 3.8% less than in the corresponding period of 2020, whereas **private investors** completed 63.8 thousand dwellings, i.e. by 21.3% more. Within these forms of construction, 98.0% 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 3 318 dwellings were completed (2 567 in the previous year).

The total useful floor area of dwellings completed in the period of January-September 2021 amounted to 15.4 million m², i.e. by 11.0% more than a year ago and the average useful floor area of 1 dwelling was 93.7 m².

Developers and private investors completed respectively 59.2% and 38.8% of the total number of dwellings

Table 1. Dwellings completed

SPECIFICATION	2021				
	IX			I-IX	
	Number of dwellings	IX 2020=100	VIII 2021=100	Number of dwellings	I-IX 2020=100
TOTAL	21 905	113.1	116.1	164 422	105.2
Private	7 194	112.3	102.3	63 809	121.3
For sale or rent	14 514	116.1	126.3	97 295	96.2
of which for rent	81	540.0	54.7	1 611	142.3
Cooperative	-	.	.	1 352	135.9
Municipal	12	over 19-fold less	52.2	964	141.3
Public building society	177	354.0	81.6	926	106.8
Company	8	.	27.6	76	330.4

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

From the beginning of the year until the end of September 2021, permits and registrations have been granted for construction of 254.7 thousand dwellings, i.e. by 32.4% more than in 2020. Permits for construction of the biggest number of dwellings were given to **developers** (157.5 thousand, an increase of 36.9% y/y) and to **private investors** (94.4 thousand, an increase of 25.7%). Within these forms of construction, permits have been granted and registrations with a construction project were made for 98.9% of dwellings in total. In **other forms** of construction 2 781 dwellings for which permits have been granted or which have been registered with a construction project were noted (2 265 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-IX 2021 by 32.4% y/y

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

SPECIFICATION	2021				
	IX			I-IX	
	Number of dwellings	IX 2020=100	VIII 2021=100	Number of dwellings	I-IX 2020=100
TOTAL	27 264	114.1	101.5	254 666	132.4
Private	11 572	121.2	108.2	94 351	125.7
For sale or rent	15 305	107.7	95.0	157 534	136.9
Cooperative	30	93.8	30- fold more	726	64.5
Municipal	113	almost 38-fold more	289.7	752	126.0
Public building society	184	204.4	.	1 210	224.1
Company	60	.	.	93	46,5- fold more

Dwellings in which construction has begun

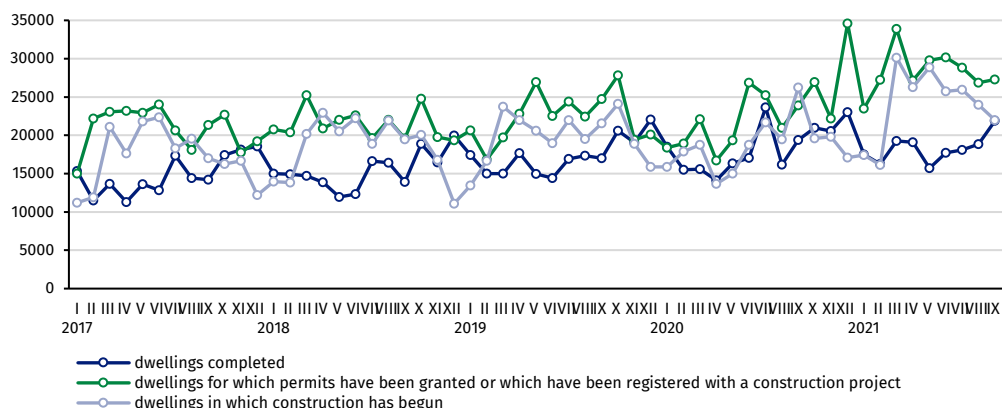
In the first three quarters of 2021, the number of dwellings in which construction has begun was 216.4 thousand, i.e. by 29.3% more than a year ago. **Developers** have started construction of 128.0 thousand dwellings (by 36.5% more), and **private investors** of 84.6 thousand (by 19.5% more). Altogether 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 3 795 (2 730 in the previous year).

Table 3. Dwellings in which construction has begun

SPECIFICATION	2021				
	IX			I-IX	
	Number of dwellings	IX 2020=100	VIII 2021=100	Number of dwellings	I-IX 2020=100
TOTAL	21 959	83.7	91.6	216 419	129.3
Private	10 201	114.6	105.6	84 596	119.5
For sale or rent	11 268	66.3	80.3	128 028	136.5
of which for rent	66	18.2	31.9	893	93.0
Cooperative	123	almost 18-fold more	129.5	1 555	122.2
Municipal	80	80-fold more	62.0	685	214.1
Public building society	269	85.4	507.5	1 366	131.0
Company	18	.	.	189	201.1

It is estimated that at the end of September 2021, there were 880.6 thousand dwellings under construction, i.e. by 5.3% more than in the corresponding month of 2020.

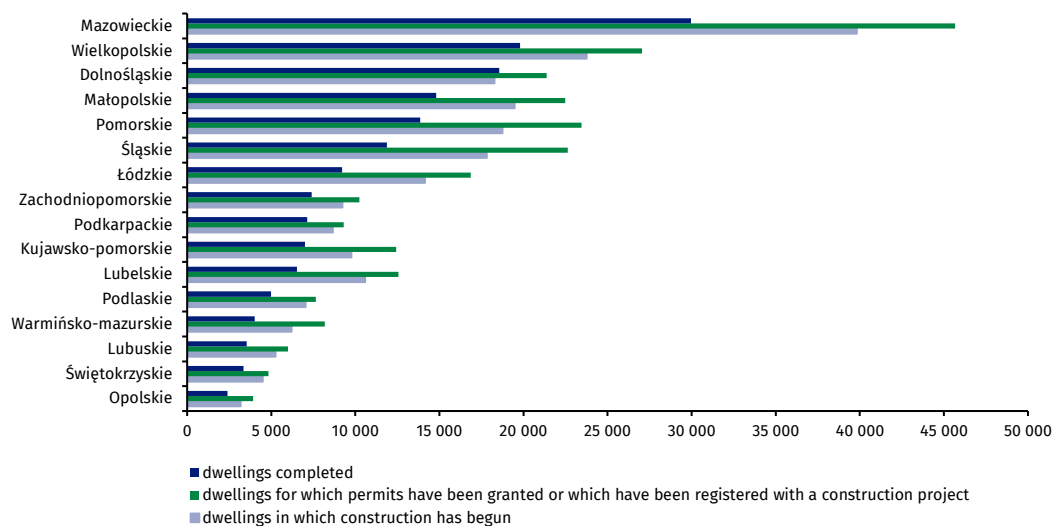
Chart 1. Construction activity in the scope of residential construction in Poland



In September, compared to August 2021, the number of dwellings completed increased (by 16.1%), as well as the number of dwellings for which permits have been granted or which have been registered with a construction project (by 1.5%), whereas the number of dwellings in which construction has begun decreased (by 8.4%)

In the period of I-IX 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 30.0 thousand, 39.8 thousand and 45.7 thousand). High values were also noted in Wielkopolskie (19.8 thousand, 23.7 thousand and 27.0 thousand) and Dolnośląskie (18.6 thousand, 18.3 thousand and 21.4 thousand).

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



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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](#)