

# Residential construction<sup>1</sup> in the period of January-December 2021

21.01.2022


**106.3**

Index number of dwellings completed y/y

In 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, 234.7 thousand dwellings were completed in 2021, i.e. by 6.3% more than a year ago. **Developers** completed 141.7 thousand dwellings – by 0.7% less than in 2020, whereas **private investors** completed 88.3 thousand dwellings, i.e. by 19.4% 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 4 637 dwellings were completed (4 149 in the previous year).

The total useful floor area of dwellings completed in 2021 amounted to 21.8 million m<sup>2</sup>, i.e. by 11.4% more than a year ago and the average useful floor area of 1 dwelling was 92.9 m<sup>2</sup>.

Developers and private investors completed respectively 60.4% and 37.6% of the total number of dwellings

**Table 1. Dwellings completed**

SPECIFICATION	2021				
	12			01-12	
	Number of dwellings	12 2020=100	11 2021=100	Number of dwellings	01-12 2020=100
<b>TOTAL</b>	<b>26 353</b>	<b>114.4</b>	<b>109.3</b>	<b>234 718</b>	<b>106.3</b>
Private	9 769	124.1	129.3	88 343	119.4
For sale or rent	16 134	110.6	99.6	141 738	99.3
of which for rent	146	171.8	180.2	2 006	146.2
Cooperative	186	79.8	133.8	2 019	134.8
Municipal	35	43.8	42.7	1 261	125.0
Public building society	189	74.1	143.2	1 239	76.7
Company	40	40-fold more	.	118	437.0

<sup>1</sup> 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 2021, permits and registrations have been granted for construction of 340.6 thousand dwellings, i.e. by 23.3% more than in 2020. Permits for construction of the biggest number of dwellings were given to **developers** (213.0 thousand, an increase of 23.9% y/y) and to **private investors** (123.2 thousand, an increase of 21.4%). Within these forms of construction, permits have been granted and registrations with a construction project were made for 98.7% of dwellings in total. In **other forms** of construction 4 474 dwellings for which permits have been granted or which have been registered with a construction project were noted (2 756 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 2021 by 23.3% y/y

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

SPECIFICATION	2021				
	12			01-12	
	Number of dwellings	12 2020=100	11 2021=100	Number of dwellings	01-12 2020=100
<b>TOTAL</b>	<b>32 749</b>	<b>94.6</b>	<b>137.0</b>	<b>340 613</b>	<b>123.3</b>
Private	8 241	89.8	86.5	123 154	121.4
For sale or rent	23 526	92.9	166.1	212 985	123.9
Cooperative	108	.	9-fold more	846	72.2
Municipal	870	over 31-fold more	over 19-fold more	1 769	247.8
Public building society	-	.	.	1 670	197.2
Company	4	.	66.7	189	almost 8- fold more

## Dwellings in which construction has begun

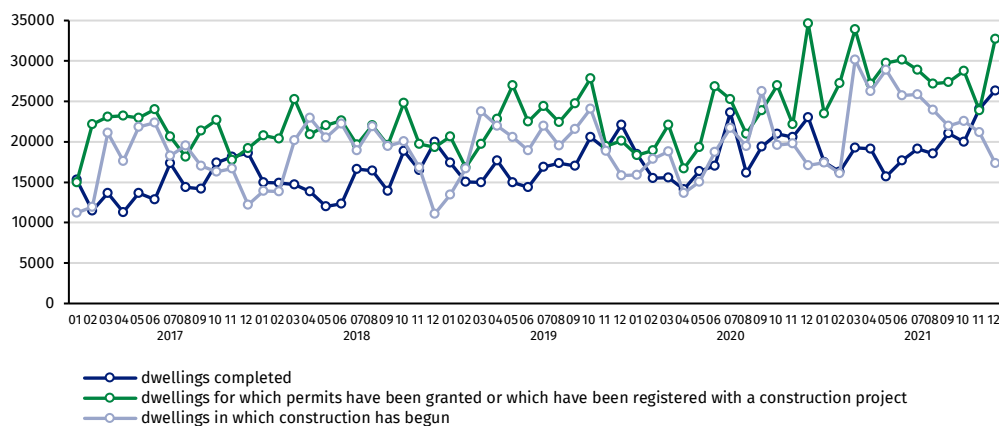
In 2021, the number of dwellings in which construction has begun was 277.4 thousand, i.e. by 23.9% more than a year ago. **Developers** have started construction of 166.3 thousand dwellings (by 27.7% more), and **private investors** of 106.1 thousand (by 17.5% more). Altogether the share of these forms 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 5 072 (3 325 in the previous year).

**Table 3. Dwellings in which construction has begun**

SPECIFICATION	2021				
	12			01-12	
	Number of dwellings	12 2020=100	11 2021=100	Number of dwellings	01-12 2020=100
<b>TOTAL</b>	<b>17 364</b>	<b>101.5</b>	<b>81.9</b>	<b>277 425</b>	<b>123.9</b>
Private	4 691	91.4	62.9	106 068	117.5
For sale or rent	12 595	106.6	97.6	166 285	127.7
of which for rent	10	over 23-fold less	over 56-fold less	1 473	118.7
Cooperative	-	.	.	1 913	116.8
Municipal	60	.	33.0	1 056	289.3
Public building society	18	.	almost 17-fold less	1 914	164.6
Company	-	.	.	189	118.9

It is estimated that at the end of 2021, there were 871.3 thousand dwellings under construction, i.e. by 5.2% more than at the end of 2020.

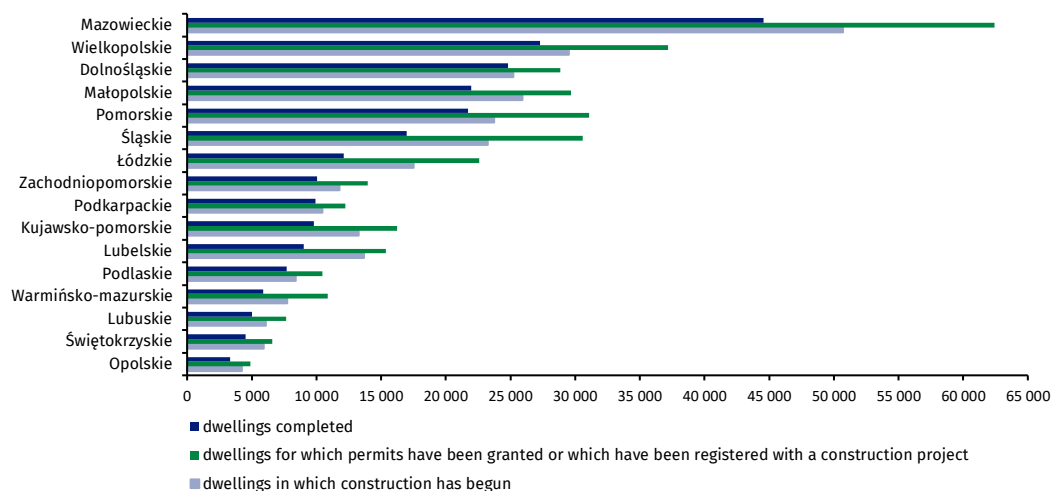
**Chart 1. Construction activity in the scope of residential construction in Poland**



In December, compared to November 2021, the number of dwellings completed increased (by 9.3%), as well as the number of dwellings for which permits have been granted or which have been registered with a construction project (by 37.0%), whereas the number of dwellings in which construction has begun decreased (by 18.1%)

In 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 44.6 thousand, 50.7 thousand and 62.4 thousand). High values were also noted in Wielkopolskie (27.3 thousand, 29.5 thousand and 37.2 thousand) and Dolnośląskie (24.8 thousand, 25.2 thousand and 28.9 thousand).

**Chart 2. Construction activity in the scope of residential construction by voivodships in 2021**



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](#)