

Residential construction ^a in I-VII 2019

21.08.2019


110.9

Index number of dwellings completed

In the period of seven months of 2019 there were more dwellings completed than the year before. The number of dwellings in which construction has begun and the number of dwellings for which permits have been granted or which have been registered with a construction project also increased.

Dwellings completed

According to the preliminary data, 110.2 thous. dwellings were completed in the period of January-July 2019, i.e. by 10.9% more than a year ago. **Developers^b** completed 68.2 thous. dwellings (15.8% more than in the corresponding period of the previous year), whereas **private investors^b** completed 39.0 thous. dwellings, i.e. by 2.3% more than in 2018. Within these forms of construction, 97.2% of a total number of completed dwellings was built. Less dwellings than a year ago were completed within **cooperative** construction (1114 compared to 1197 dwellings); in **other forms** of construction (municipal, public building society and company construction) 1936 dwellings were completed in total, i.e. by 60.0% more than a year ago.

Total useful floor area of dwellings completed in the period of I-VII of 2019 amounted to 10.0 m. sq m, i.e. by 8.1% more than in the corresponding period of the previous year. Compared to the period of January-July 2018 the average useful floor area of 1 dwelling decreased by 2.3 sq m to the level of 90.5 sq m.

Developers completed 61.8% of total number of dwellings, i.e. 2.6 percentage points more than in the previous year.

Average useful floor area of a dwelling in the period of I-VII 2019 was 90.5 sq m

Table 1. Dwellings completed

Forms of construction	2019				
	VII			I-VII	
	Number of dwellings	VII 2018=100	VI 2019=100	Number of dwellings	I-VII 2018=100
Total	15 551	93.5	101.2	110 247	110.9
Private	5 663	102.9	114.5	39 025	102.3
For sale or rent	9 407	86.8	97.5	68 172	115.8
of which for rent ^c	52	x	40.3	816	x
Cooperative	200	103.6	194.2	1 114	93.1
Municipal	96	92.3	28.2	874	146.9
Public building society	178	x	60.1	928	174.1
Company	7	100.0	21.9	134	163.4

^a Reported data – subject to change upon developing quarterly reports

^b Every time developers are mentioned in the news release, it means construction intended for sale or rent, that is realised by various investors with the purpose of making a profit, whereas if private investors are mentioned, it means private construction, that is realised for the use of the investor

^c Realised by various investors with the purpose of short or long term rent of dwellings, also based on the institutional lease agreements leading to ownership

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

In the period of seven months of 2019 permits and registrations have been granted for construction of 153.9 thous. dwellings, i.e. by 1.5% more than in the corresponding period of the previous year. Permits for construction of the biggest number of dwellings were given to **developers** (92.8 thous.) and to **private investors** (58.5 thous.), i.e. respectively by 0.3% less and 5.9% more than in the corresponding period of 2018. Altogether the share of these forms of construction amounted to 98.3% of a total number of dwellings. Less dwellings than in the period of seven months of the previous year for which permits have been granted or which have been registered with a construction project were noted in the **cooperative** construction (929 dwellings against 1078) and in **other forms** of construction (1711 dwellings against 2217).

Number of dwellings for which permits have been granted or which have been registered with a construction project increased by 1.5% y/y in the period of I-VII 2019

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

Forms of construction	2019				
	VII			I-VII	
	Number of dwellings	VII 2018=100	VI 2019=100	Number of dwellings	I-VII 2018=100
Total	24 407	124.2	108.4	153 925	101.5
Private	10 006	114.4	119.8	58 495	105.9
For sale or rent	14 088	130.6	101.0	92 790	99.7
Cooperative	62	119.2	62.0	929	86.2
Municipal	94	more than 6-fold	254.1	978	139.3
Public building society	156	more than 6-fold	205.3	546	36.9
Company	1	3.4	x	187	more than 5-fold

Dwellings in which construction has begun

In the period January - July 2019 the number of dwellings in which construction has begun was 137.4 thous., i.e. by 3.6% more than in the corresponding period of the previous year.

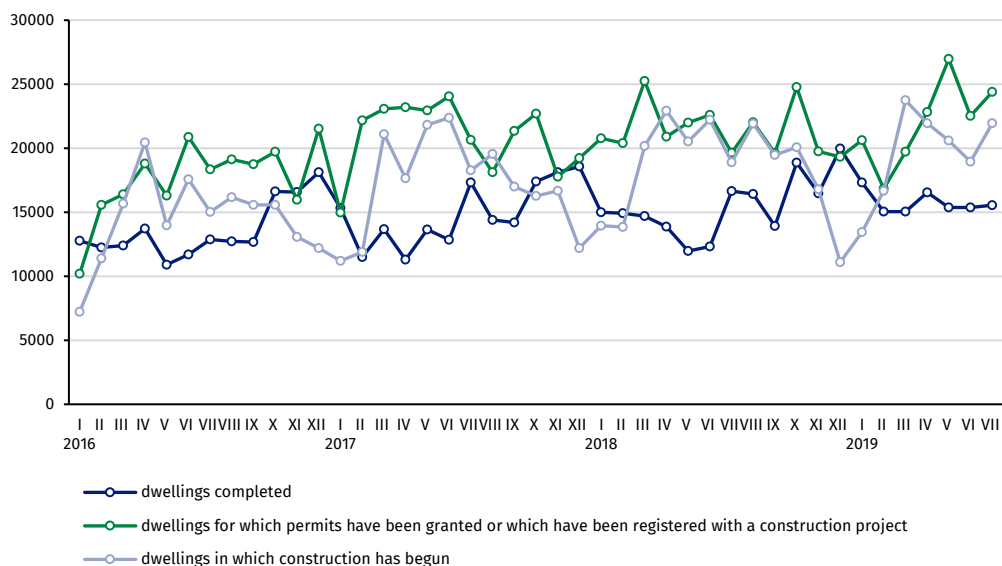
Developers have started construction of 78.7 thous. dwellings, and **private investors** of 55.7 thous. dwellings, i.e. altogether 97.9% of a total number of dwellings. Both for construction for sale or rent and private construction increase was noted by respectively 3.7% and 4.4% compared to 2018. Less dwellings in which construction has begun were noted in the **cooperative** construction (1228 dwellings against 1583) and in **other forms** of construction (1708 dwellings against 1766).

Table 3. Dwellings in which construction has begun

Forms of construction	2019				
	VII			I-VII	
	Number of dwellings	VII 2018=100	VI 2019=100	Number of dwellings	I-VII 2018=100
Total	21 958	116.2	115.8	137 350	103.6
Private	9 594	111.7	123.3	55 697	104.4
For sale or rent	12 148	127.7	115.3	78 717	103.7
of which for rent ^c	23	x	34.8	441	x
Cooperative	119	33.2	145.1	1 228	77.6
Municipal	75	22.5	14.6	993	132.6
Public building society	21	20.0	46.7	714	82.8
Company	1	100.0	x	1	0.6

It is estimated that in the end of July 2019 there were 822.8 thous. dwellings under construction, i.e. by 3.9% more than in the corresponding period of the previous year.

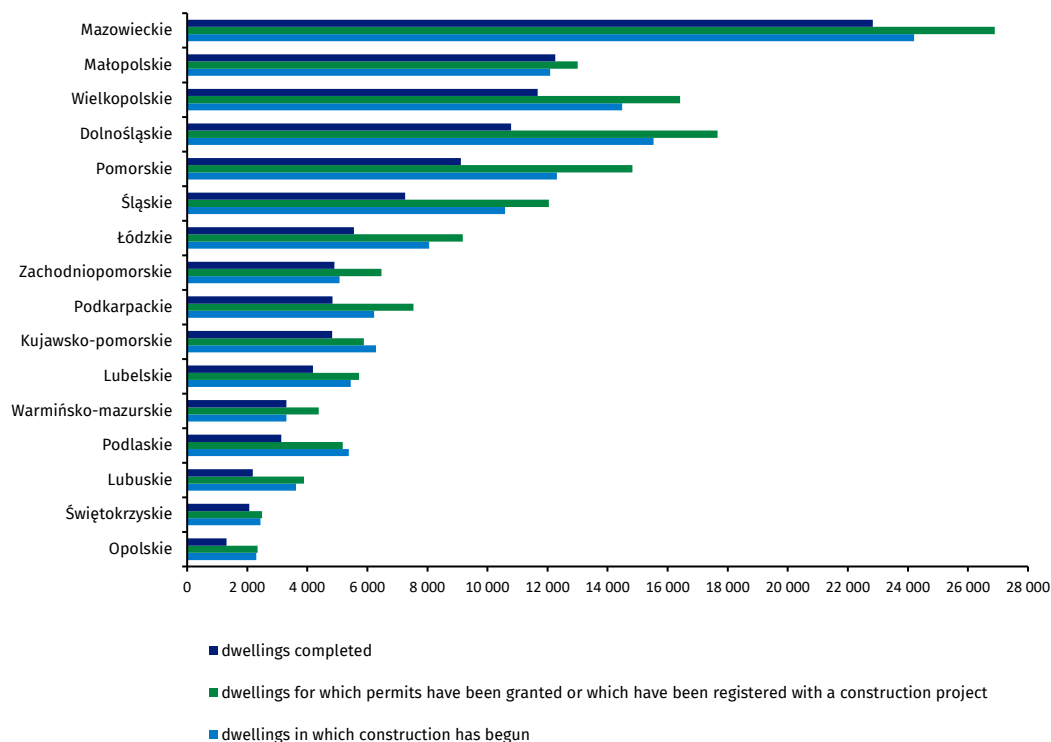
Chart 1. Construction activity in the scope of residential construction in Poland



In July compared to June 2019 the number of dwellings completed, the 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 increased respectively by 1.2%, 8.4% and 15.8%.

The biggest number of dwellings for which permits have been granted or which have been registered with a construction project and in which construction has begun in the period of January-July of 2019 was recorded in Mazowieckie voivodship (respectively 26.9 thous. and 24.2 thous.) and in Dolnośląskie voivodship (respectively 17.7 thous. and 15.5 thous.). Voivodships with the largest number of dwellings completed were Mazowieckie (22.8 thous. dwellings) and Małopolskie (12.3 thous.).

Chart 2. Construction activity in the scope of residential construction by voivodships (January-July 2019)



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Terms used in official statistics

[Dwellings for which permits have been granted](#)

[Dwellings in which construction has begun](#)

[Dwellings completed](#)