

Residential construction¹ in I-IV 2020

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97,2

Index number of dwellings completed y/y

In the first four months of 2020, there were less 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 and the number of dwellings in which construction has begun also decreased.

Dwellings completed

According to the preliminary data, 63.2 thousand dwellings were completed in the period of January-April 2020, i.e. by 2.8% less than a year ago. **Developers** completed 40.4 thousand dwellings (0.3% less than in the corresponding period of 2019), whereas **private investors** completed 21.8 thousand dwellings, i.e. by 5.2% less than in 2019. Within these forms of construction, 98.4% of the total number of completed dwellings was built (respectively 63.9% and 34.5%). Less dwellings than a year ago were completed within **cooperative** construction (454 compared to 703 dwellings); in **other forms** of construction (municipal, public building society and company construction), 563 dwellings were completed in total (compared to 861 in the previous year).

The total useful floor area of dwellings completed in the period of January-April 2020 amounted to 5.7 million m², i.e. by 2.7% less than in the corresponding period of the previous year. Compared to the period of January-April 2019, the average useful floor area of 1 dwelling increased by 0.1 m² to the level of 89.9 m².

Developers completed 63.9% of the total number of dwellings, i.e. by 1.6 percentage points more than in the previous year

The average useful floor area of a dwelling completed in the period I-IV 2020 was 89.9 m²

Table 1. Dwellings completed

SPECIFICATION	2020				
	Number of dwellings	IV		I-IV	
		IV 2019=100	III 2020=100	Number of dwellings	I-IV 2019=100
TOTAL	13 722	77.6	85.4	63 245	97.2
Private	3 589	62.6	66.2	21 803	94.8
For sale or rent	10 003	85.0	96.0	40 425	99.7
of which for rent	195	162.5	169.6	478	79.4
Cooperative	50	138.9	65.8	454	64.6
Municipal	64	220.7	almost 13-fold more	214	51.3
Public building society	16	16.0	12.3	338	89.9
Company	-	.	.	11	16.2

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 four months of 2020, permits and registrations have been granted for construction of 75.9 thousand dwellings, i.e. by 5.2% less than in the corresponding period of 2019. Permits for construction of the biggest number of dwellings were given to **developers** (46.5 thousand) and to **private investors** (28.8 thousand), i.e. respectively by 3.2% and 5.7% less than in the period of January-April 2019. Altogether, the share of these forms of construction amounted to 99.3% of the total number of dwellings. Less dwellings than in the corresponding period of 2019 for which permits have been granted or which have been registered with a construction project were noted in the **cooperative** construction (358 dwellings against 520) and in **other forms** of construction (189 dwellings against 918).

The number of dwellings for which permits have been granted or which have been registered with a construction project decreased in the period of I-IV 2020 by 5.2% y/y

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

SPECIFICATION	2020				
	IV			I-IV	
	Number of dwellings	IV 2019=100	III 2020=100	Number of dwellings	I-IV 2019=100
TOTAL	16 758	73.4	76.9	75 850	94.8
Private	6 893	72.8	85.0	28 841	94.3
For sale or rent	9 647	73.3	71.4	46 462	96.8
Cooperative	154	270.2	87.0	358	68.8
Municipal	32	31.4	over 5-fold more	155	30.3
Public building society	32	.	.	32	11.0
Company	-	.	.	2	1.7

Dwellings in which construction has begun

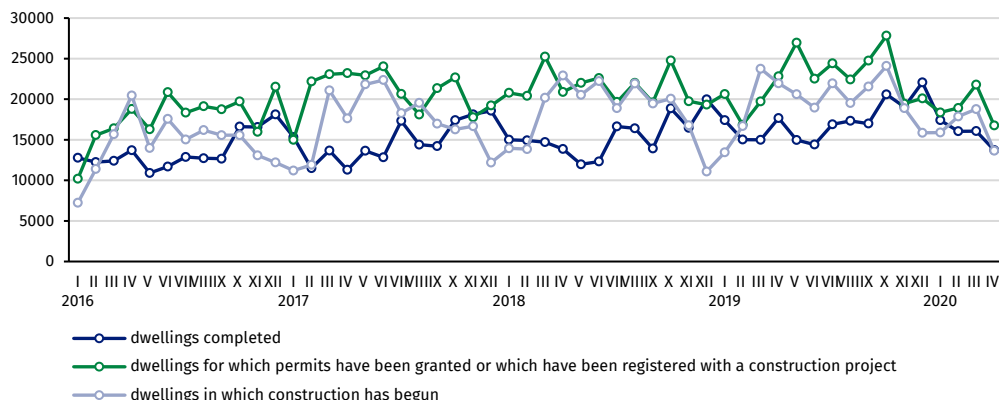
In the period of January-April 2020, the number of dwellings in which construction has begun was 66.2 thousand, i.e. by 12.7% less than in the corresponding period of 2019. **Developers** have started construction of 38.0 thousand dwellings (by 15.2% less than in 2019), and **private investors** of 26.7 thousand dwellings (by 8.9% less y/y), i.e. altogether of 97.8% of the total number of dwellings. Less dwellings in which construction has begun were noted in the **cooperative** construction (790 dwellings against 835), as well as in **other forms** of construction (674 dwellings against 833).

Table 3. Dwellings in which construction has begun

SPECIFICATION	2020				
	IV			I-IV	
	Number of dwellings	IV 2019=100	III 2020=100	Number of dwellings	I-IV 2019=100
TOTAL	13 647	62.2	72.7	66 190	87.3
Private	7 073	69.5	96.1	26 698	91.1
For sale or rent	6 181	53.8	55.2	38 028	84.8
of which for rent	14	19.4	34.1	288	111.6
Cooperative	262	163.8	459.6	790	94.6
Municipal	19	18.3	9,5-fold more	96	32.5
Public building society	112	361.3	71.8	524	97.4
Company	-	.	.	54	.

It is estimated that at the end of April 2020, there were 828.5 thousand dwellings under construction, i.e. by 2.7% more than in the corresponding period of 2019.

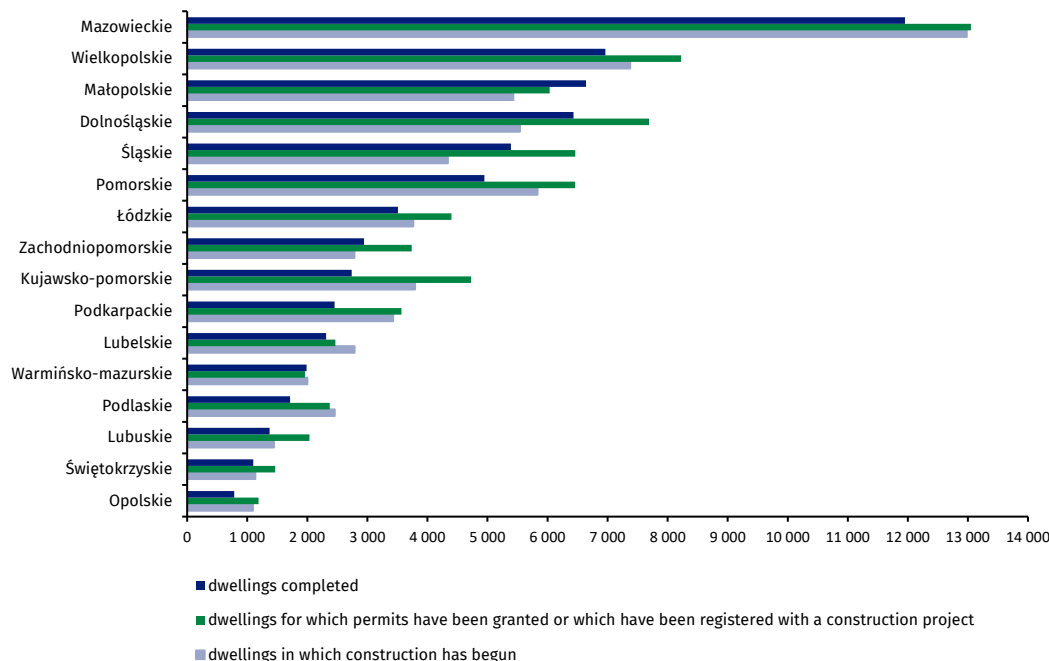
Chart 1. Construction activity in the scope of residential construction in Poland



In April, compared to March 2020, the number of dwellings completed decreased (by 14.6%) as well as the number of dwellings for which permits have been granted or which have been registered with a construction project (by 23.1%) and the number of dwellings in which construction has begun (by 27.3%)

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 as well as dwellings completed, in the period of January-April 2020, was recorded in Mazowieckie voivodship (respectively 13.1 thousand, 13.0 thousand and 12.0 thousand) and Wielkopolskie voivodship (8.2 thousand, 7.4 thousand and 7.0 thousand).

Chart 2. Construction activity in the scope of residential construction by voivodships (January-April 2020)



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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](#)