

# Residential construction<sup>1</sup> in I-VI 2020

21.07.2020


**102,7**

Index number of dwellings completed y/y

In the first half of 2020, 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 and the number of dwellings in which construction has begun decreased.

## Dwellings completed

According to the preliminary data, 97.0 thousand dwellings were completed in the period of January-June 2020, i.e. by 2.7% more than a year ago. **Developers** completed 62.4 thousand dwellings (6.1% more than in the corresponding period of 2019), whereas **private investors** completed 32.8 thousand dwellings, i.e. by 0.9% less than in 2019. Within these forms of construction, 98.1% of the total number of completed dwellings was built (respectively 64.3% and 33.8%). Less dwellings than a year ago were completed within **cooperative** construction (661 compared to 954 dwellings); in **other forms** of construction (municipal, public building society and company construction), 1 179 dwellings were completed in total (compared to 1 655 in the previous year).

The total useful floor area of dwellings completed in the period of January-June 2020 amounted to 8.7 million m<sup>2</sup>, i.e. by 2.1% more than in the corresponding period of the previous year. Compared to the period of January-June 2019, the average useful floor area of 1 dwelling decreased by 0.6 m<sup>2</sup> to the level of 89.5 m<sup>2</sup>.

Developers completed 64.3% of the total number of dwellings, i.e. by 2.1 percentage points more than in the previous year

The average useful floor area of a dwelling completed in the period I-VI 2020 was 89.5 m<sup>2</sup>

**Table 1. Dwellings completed**

SPECIFICATION	2020				
	Number of dwellings	VI		I-VI	
		VI 2019=100	V 2020=100	Number of dwellings	I-VI 2019=100
<b>TOTAL</b>	<b>17 180</b>	<b>119.2</b>	<b>104.2</b>	<b>97 012</b>	<b>102.7</b>
Private	6 259	132.3	124.9	32 807	99.1
For sale or rent	10 414	115.6	93.1	62 365	106.1
of which for rent	43	30.7	56.6	649	65.7
Cooperative	165	135.2	392.9	661	69.3
Municipal	9	4.1	6.0	388	49.9
Public building society	332	112.2	332.0	771	102.8
Company	1	3.1	25.0	20	15.7

<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 the first six months of 2020, permits and registrations have been granted for construction of 122.3 thousand dwellings, i.e. by 5.5% less than in the corresponding period of 2019. Permits for construction of the biggest number of dwellings were given to **developers** (74.2 thousand) and to **private investors** (46.9 thousand), i.e. respectively by 5.8% and 3.2% less than in the period of January-June 2019. Altogether, the share of these forms of construction amounted to 99.0% 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 (493 dwellings against 867) and in **other forms** of construction (727 dwellings against 1 460).

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-VI 2020 by 5.5% y/y

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

SPECIFICATION	2020				
	VI			I-VI	
	Number of dwellings	VI 2019=100	V 2020=100	Number of dwellings	I-VI 2019=100
<b>TOTAL</b>	<b>26 822</b>	<b>119.1</b>	<b>138.7</b>	<b>122 330</b>	<b>94.5</b>
Private	9 845	117.8	118.6	46 948	96.8
For sale or rent	16 620	119.2	155.0	74 162	94.2
Cooperative	136	136.0	.	493	56.9
Municipal	181	489.2	146.0	460	52.0
Public building society	40	52.6	20.7	265	67.9
Company	-	.	.	2	1.1

## Dwellings in which construction has begun

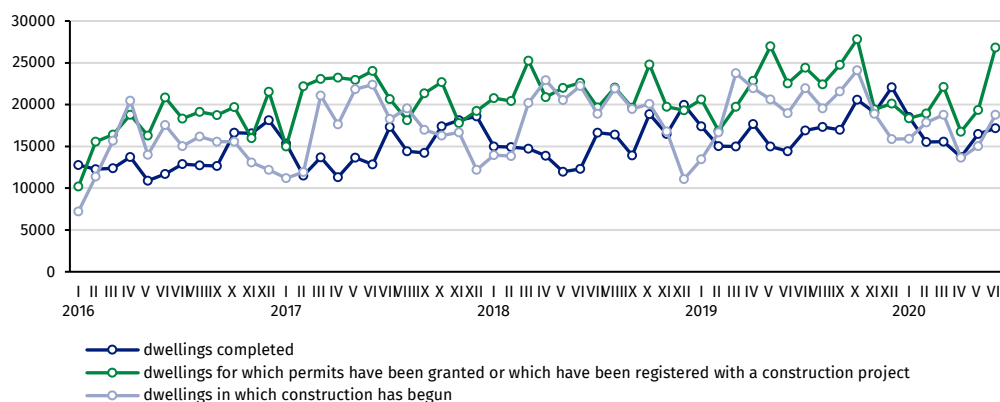
In the period of January-June 2020, the number of dwellings in which construction has begun was 100.0 thousand, i.e. by 13.4% less than in the corresponding period of 2019. **Developers** have started construction of 53.5 thousand dwellings (by 19.6% less than in 2019), and **private investors** of 44.4 thousand dwellings (by 3.7% less y/y), i.e. altogether of 98.0% of the total number of dwellings. More dwellings in which construction has begun were noted in the **cooperative** construction (1 266 dwellings against 1 109), whereas less in **other forms** of construction (783 dwellings against 1 611).

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

SPECIFICATION	2020				
	VI			I-VI	
	Number of dwellings	VI 2019=100	V 2020=100	Number of dwellings	I-VI 2019=100
<b>TOTAL</b>	<b>18 763</b>	<b>99.0</b>	<b>125.0</b>	<b>99 965</b>	<b>86.6</b>
Private	8 963	115.2	102.8	44 383	96.3
For sale or rent	9 317	88.4	150.6	53 533	80.4
of which for rent	229	347.0	over 15-fold more	532	127.3
Cooperative	404	492.7	561.1	1 266	114.2
Municipal	76	14.8	253.3	202	22.0
Public building society	3	6.7	.	527	76.0
Company	-	.	.	54	.

It is estimated that at the end of June 2020, there were 828.5 thousand dwellings under construction, i.e. by 1.5% more than in the corresponding period of 2019.

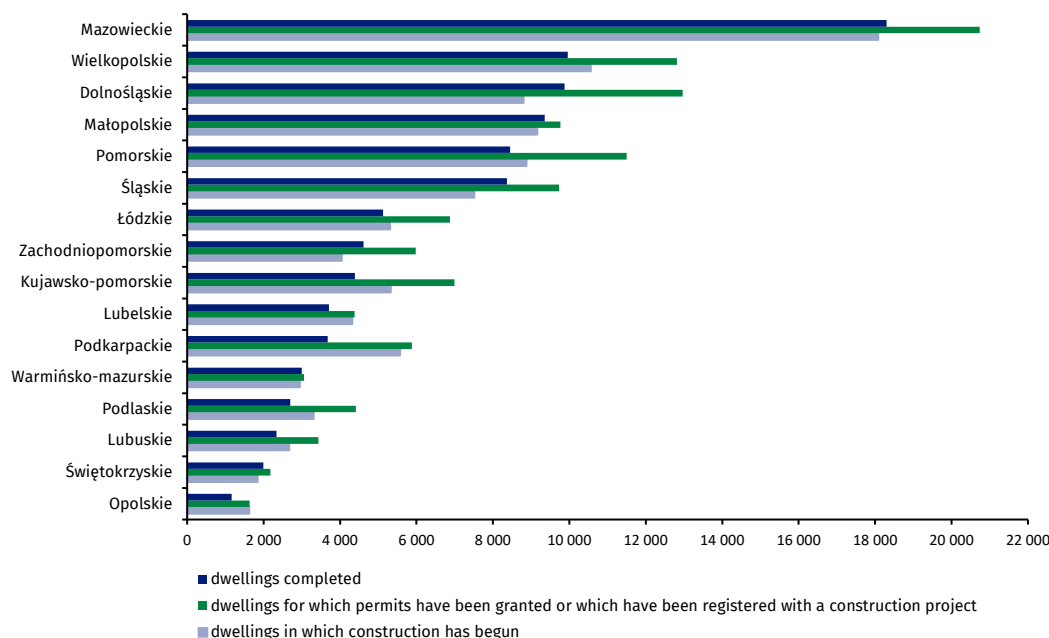
**Chart 1. Construction activity in the scope of residential construction in Poland**



In June, compared to May 2020, the number of dwellings completed increased (by 4.2%) as well as the number of dwellings for which permits have been granted or which have been registered with a construction project (by 38.7%) and the number of dwellings in which construction has begun (by 25.0%)

In the first half of 2020, the biggest number of dwellings in which construction has begun and dwellings completed was recorded in Mazowieckie voivodship (respectively 18.1 thousand and 18.3 thousand) and Wielkopolskie (10.6 thousand and 10.0 thousand). Regarding dwellings for which permits have been granted or which have been registered with a construction project, the biggest amount was noted in Mazowieckie voivodship (20.7 thousand) and Dolnośląskie (13.0 thousand).

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



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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[Dwellings for which permits have been granted or which have been registered with a construction project](#)

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[Dwellings completed](#)