

Residential construction¹ in I-VIII 2020

21.09.2020


105,5
 Index number of dwellings completed y/y

In the period of eight months 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, 135.8 thousand dwellings were completed in the period of January-August 2020, i.e. by 5.5% more than a year ago. **Developers** completed 87.7 thousand dwellings (9.4% more than in the corresponding period of 2019), whereas **private investors** completed 46.0 thousand dwellings, i.e. by 3.5% more than in 2019. Within these forms of construction, 98.4% of the total number of completed dwellings was built (respectively 64.6% and 33.8%). Less dwellings than a year ago were completed within **cooperative** construction (816 compared to 1 436 dwellings); in **other forms** of construction (municipal, public building society and company construction) 1 338 dwellings were completed in total (compared to 2 718 in the previous year).

The total useful floor area of dwellings completed in the period of January-August 2020 amounted to 12.1 million m², i.e. by 4.4% more than in the corresponding period of the previous year. Compared to the period of January-August 2019, the average useful floor area of 1 dwelling decreased by 0.9 m² to the level of 88.8 m².

Developers completed 64.6% of the total number of dwellings, i.e. by 2.3 percentage points more than in the previous year

The average useful floor area of a dwelling completed in the period I-VIII 2020 was 88.8 m²

Table 1. Dwellings completed

SPECIFICATION	2020				
	VIII			I-VIII	
	Number of dwellings	VIII 2019=100	VII 2020=100	Number of dwellings	I-VIII 2019=100
TOTAL	16 692	96.3	76.7	135 804	105.5
Private	6 023	111.1	83.0	45 964	103.5
For sale or rent	10 459	95.6	72.9	87 686	109.4
of which for rent	87	39.5	68.5	1 088	81.5
Cooperative	111	45.3	252.3	816	56.8
Municipal	26	16.3	57.8	492	47.4
Public building society	72	15.1	100.0	823	56.6
Company	1	1.1	100.0	23	10.1

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 eight months of 2020, permits and registrations have been granted for construction of 168.3 thousand dwellings, i.e. by 4.6% less than in the corresponding period of 2019. Permits for construction of the biggest number of dwellings were given to **developers** (100.6 thousand) and to **private investors** (65.6 thousand), i.e. respectively by 5.7% and 1.7% less than in the period of January-August 2019. Altogether, the share of these forms of construction amounted to 98.7% 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 (1 094 dwellings against 1 159) and in **other forms** of construction (1 026 dwellings against 1 811).

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-VIII 2020 by 4.6% y/y

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

SPECIFICATION	2020				
	VIII			I-VIII	
	Number of dwellings	VIII 2019=100	VII 2020=100	Number of dwellings	I-VIII 2019=100
TOTAL	21 252	94.7	86.1	168 254	95.4
Private	8 556	104.5	84.3	65 557	98.3
For sale or rent	12 280	88.3	87.3	100 577	94.3
Cooperative	306	133.0	103.7	1 094	94.4
Municipal	86	.	318.5	574	58.7
Public building society	24	42.9	14.9	450	74.8
Company	-	.	.	2	0.9

Dwellings in which construction has begun

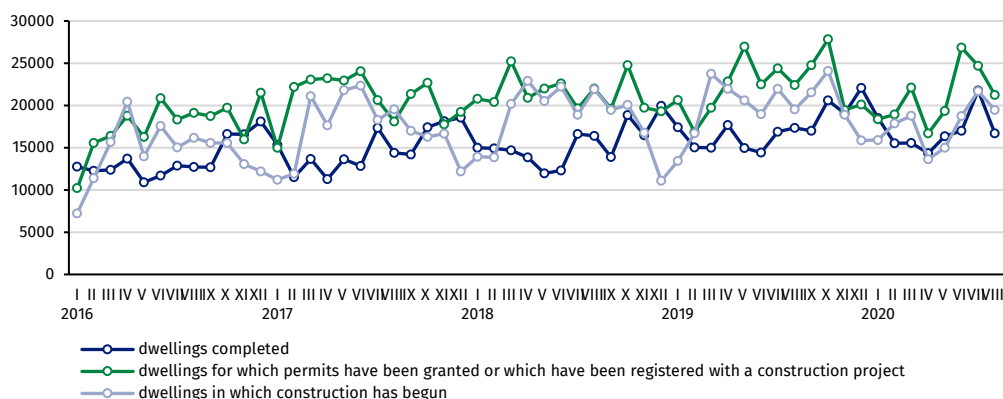
In the period of January-August 2020, the number of dwellings in which construction has begun was 141.1 thousand, i.e. by 10.0% less than in the corresponding period of 2019. **Developers** have started construction of 76.8 thousand dwellings (by 14.4% less than in 2019), and **private investors** of 61.9 thousand dwellings (by 3.3% less y/y), i.e. altogether of 98.3% of the total number of dwellings. Less dwellings in which construction has begun were noted in the **cooperative** construction (1 266 dwellings against 1 292), whereas less in **other forms** of construction (1 141 dwellings against 1 874).

Table 3. Dwellings in which construction has begun

SPECIFICATION	2020				
	VIII			I-VIII	
	Number of dwellings	VIII 2019=100	VII 2020=100	Number of dwellings	I-VIII 2019=100
TOTAL	19 460	99.7	89.7	141 115	90.0
Private	8 312	100.3	90.3	61 899	96.7
For sale or rent	10 971	99.6	89.2	76 809	85.6
of which for rent	16	200.0	32.7	597	133.0
Cooperative	-	.	.	1 266	98.0
Municipal	90	183.7	333.3	319	30.6
Public building society	87	74.4	76.3	728	87.6
Company	-	.	.	94	94-fold more

It is estimated that at the end of August 2020, there were 830.9 thousand dwellings under construction, i.e. by 0.9% more than in the corresponding period of 2019.

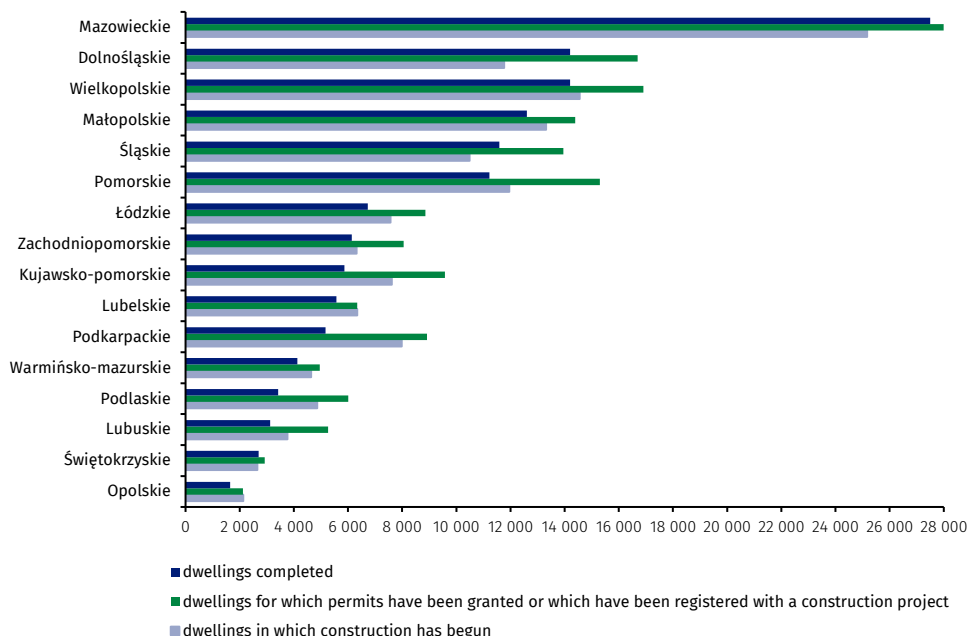
Chart 1. Construction activity in the scope of residential construction in Poland



In August, compared to July 2020, the number of dwellings completed increased (by 23.3%) as well as the number of dwellings in which construction has begun (by 10.3%), whereas the number of dwellings for which permits have been granted or which have been registered with a construction project decreased (by 13.9%)

The biggest 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, in the period of January – August, was recorded in Mazowieckie voivodship (respectively 28.0 thousand and 25.2 thousand) and Wielkopolskie (16.9 thousand and 14.6 thousand). Regarding dwellings completed, the biggest amount was noted in Mazowieckie voivodship (27.5 thousand) and Dolnośląskie (14.2 thousand).

Chart 2. Construction activity in the scope of residential construction by voivodships (January-August 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](#)