

Residential construction¹ in I-X 2020

23.11.2020


106.1

Index number of dwellings completed y/y

In the period of ten 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, 176.4 thousand dwellings were completed in the period of January-October 2020, i.e. by 6.1% more than a year ago. **Developers** completed 114.1 thousand dwellings (by 9.3% more than in the corresponding period of 2019), whereas **private investors** completed 59.3 thousand dwellings, i.e. by 5.4% more. Within these forms of construction, 98.3% of the total number of completed dwellings was built (respectively 64.7% and 33.6%). Less dwellings than a year ago were completed within **cooperative** construction (1 092 compared to 1 893 dwellings) and altogether in **other forms** of construction, i.e. municipal, public building society and company construction (1 910 compared to 3 758).

The total useful floor area of dwellings completed in the period of January-October 2020 amounted to 15.6 million m², i.e. by 5.6% more than in the corresponding period of 2019 and the average useful floor area of 1 dwelling was 88.7 m².

Developers completed 64.7% of the total number of dwellings, i.e. by 1.9 percentage points more than in the previous year

Table 1. Dwellings completed

SPECIFICATION	2020				
	X			I-X	
	Number of dwellings	X 2019=100	IX 2020=100	Number of dwellings	I-X 2019=100
TOTAL	19 901	96.6	96.1	176 424	106.1
Private	6 736	104.1	101.7	59 324	105.4
For sale or rent	12 775	96.6	93.7	114 098	109.3
of which for rent	73	29.3	429.4	1 178	61.3
Cooperative	97	25.3	54.2	1 092	57.7
Municipal	45	15.6	19.7	766	53.2
Public building society	247	133.5	494.0	1 120	54.6
Company	1	2.7	.	24	9.0

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 period of ten months of 2020, permits and registrations have been granted for construction of 218.5 thousand dwellings, i.e. by 4.5% less than in the corresponding period of 2019. Permits for construction of the biggest number of dwellings were given to **developers** (131.8 thousand, a decrease of 7.2% y/y) and to **private investors** (84.2 thousand, an increase of 0.9%). Within these forms of construction, permits have been granted and registrations with a construction project were made for 98.8% of dwellings in total. 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 (1 171 dwellings against 1 301) and in **other forms** of construction (1 352 dwellings against 2190).

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-X 2020 by 4.5% y/y

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

SPECIFICATION	2020				
	X			I-X	
	Number of dwellings	X 2019=100	IX 2020=100	Number of dwellings	I-X 2019=100
TOTAL	26 780	96.2	113.9	218 546	95.5
Private	9 182	105.6	96.8	84 224	100.9
For sale or rent	17 319	92.1	124.6	131 799	92.8
Cooperative	45	97.8	140.6	1 171	90.0
Municipal	81	65.3	over 40-fold more	657	56.1
Public building society	153	123.4	170.0	693	91.3
Company	-	.	.	2	0.8

Dwellings in which construction has begun

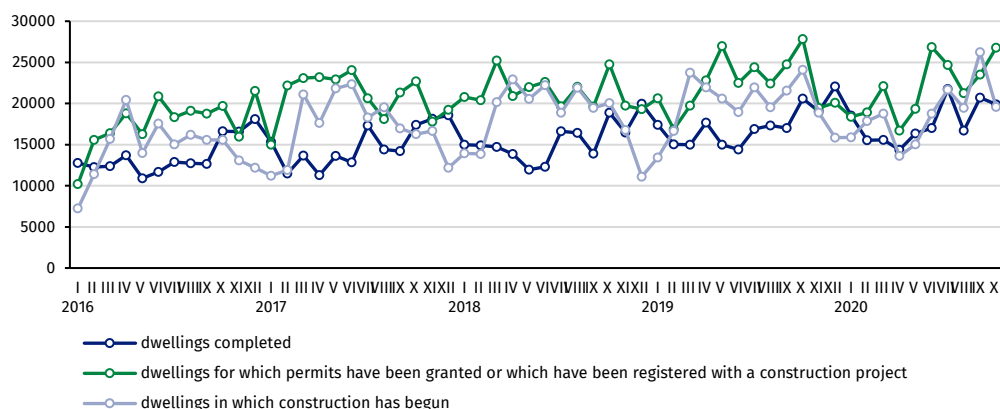
In the period of January-October 2020, the number of dwellings in which construction has begun was 186.9 thousand, i.e. by 7.7% less than in the corresponding period of 2019. **Developers** have started construction of 105.3 thousand dwellings (by 10.3% less), and **private investors** of 78.7 thousand dwellings (a decrease of 2.7%), i.e. altogether the share of these forms of construction was 98,4% of the total number of dwellings. Less dwellings in which construction has begun were noted in the **cooperative** construction (1 414 dwellings against 1 895) and in **other forms** of construction (1 536 dwellings against 2 376).

Table 3. Dwellings in which construction has begun

SPECIFICATION	2020				
	X			I-X	
	Number of dwellings	X 2019=100	IX 2020=100	Number of dwellings	I-X 2019=100
TOTAL	19 601	81.3	74.7	186 948	92.3
Private	7 871	94.9	88.4	78 672	97.3
For sale or rent	11 510	75.9	67.7	105 326	89.7
of which for rent	1	0.4	0.3	961	130.4
Cooperative	141	40.9	over 20-fold more	1 414	74.6
Municipal	20	17.7	20-fold more	340	27.7
Public building society	58	32.4	18.4	1 101	96.1
Company	1	100.0	.	95	over 47-fold more

It is estimated that at the end of October 2020, there were 836.1 thousand dwellings under construction, i.e. by 0.5% more than in the corresponding period of 2019.

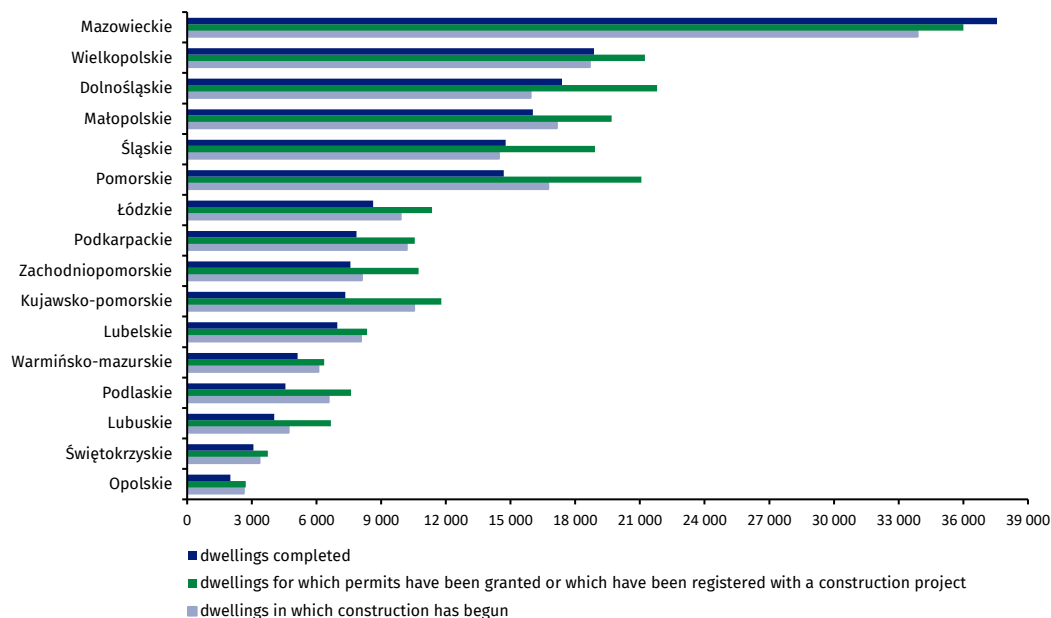
Chart 1. Construction activity in the scope of residential construction in Poland



In October, compared to September 2020, the number of dwellings completed decreased (by 3.9%) as well as the number of dwellings in which construction has begun (by 25.3%), whereas the number of dwellings for which permits have been granted or which have been registered with a construction project increased (by 13.9%)

The biggest number of dwellings completed and dwellings in which construction has begun, in the period of January – October 2020, was recorded in Mazowieckie voivodship (respectively 37.6 thousand and 33.9 thousand) and Wielkopolskie (18.9 thousand and 18.7 thousand). Regarding dwellings for which permits have been granted or which have been registered with a construction project, the biggest amount was also noted in Mazowieckie voivodship (36.0 thousand), Dolnośląskie voivodship occupied the second place (21.8 thousand).

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



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Prepared by:

Statistical Office in Lublin
Director Krzysztof Markowski
Office: tel. (+48 81) 533 20 52

Dissemination:

**The Spokesperson for the President
of the Statistics Poland**
Karolina Banaszek
Mobile: (+48) 695 255 011

Press Office

Office: tel. (+ 48 22) 608 34 91, 608 38 04

e-mail: obslugaprasowa@stat.gov.pl



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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](#)