

Residential construction¹ in the period of I-X 2021

23.11.2021


104.0

Index number of dwellings completed y/y

In the period from January till the end of October 2021, 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 as well as dwellings in which construction has begun also increased.

Dwellings completed

According to the preliminary data, 184.4 thousand dwellings were completed in the period of I-X 2021, i.e. by 4.0% more than a year ago. **Developers** completed 109.4 thousand dwellings – by 4.4% less than in the corresponding period of 2020, whereas **private investors** completed 71.2 thousand dwellings, i.e. by 19.3% more. Within these forms of construction, 97.9% of the total number of newly completed dwellings was built. Within **other forms** of construction, i.e. cooperative, municipal, public building society and company construction 3 828 dwellings were completed (3 134 in the previous year).

The total useful floor area of dwellings completed in the period of January-September 2021 amounted to 17.2 million m², i.e. by 9.6% more than a year ago and the average useful floor area of 1 dwelling was 93.5 m².

Developers and private investors completed respectively 59.3% and 38.6% of the total number of dwellings

Table 1. Dwellings completed

SPECIFICATION	2021				
	X			I-X	
	Number of dwellings	X 2020=100	IX 2021=100	Number of dwellings	I-X 2020=100
TOTAL	19 973	95.2	91.2	184 395	104.0
Private	7 360	104.5	102.3	71 169	119.3
For sale or rent	12 103	90.6	83.4	109 398	95.6
of which for rent	40	50.6	49.4	1 651	136.3
Cooperative	318	291.7	.	1 670	151.3
Municipal	168	80.0	14 –fold more	1 132	126.9
Public building society	24	over 10-fold less	over 7-fold less	950	85.3
Company	-	.	.	76	316.7

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

From the beginning of the year until the end of October 2021, permits and registrations have been granted for construction of 283.4 thousand dwellings, i.e. by 29.2% more than in 2020. Permits for construction of the biggest number of dwellings were given to **developers** (174.4 thousand, an increase of 31.5% y/y) and to **private investors** (105.7 thousand, an increase of 25.6%). Within these forms of construction, permits have been granted and registrations with a construction project were made for 98.9% of dwellings in total. In **other forms** of construction 3 247 dwellings for which permits have been granted or which have been registered with a construction project were noted (2 544 dwellings in the previous year).

The number of dwellings for which permits have been granted or which have been registered with a construction project increased in the period of I-X 2021 by 29.2% y/y

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

SPECIFICATION	2021				
	X			I-X	
	Number of dwellings	X 2020=100	IX 2021=100	Number of dwellings	I-X 2020=100
TOTAL	28 728	106.6	105.4	283 394	129.2
Private	11 364	125.1	98.2	105 715	125.6
For sale or rent	16 898	96.0	110.4	174 432	131.5
Cooperative	-	.	.	726	62.0
Municipal	102	125.9	90.3	854	126.0
Public building society	310	202.6	168.5	1 520	219.3
Company	54	.	90.0	147	73.5- fold more

Dwellings in which construction has begun

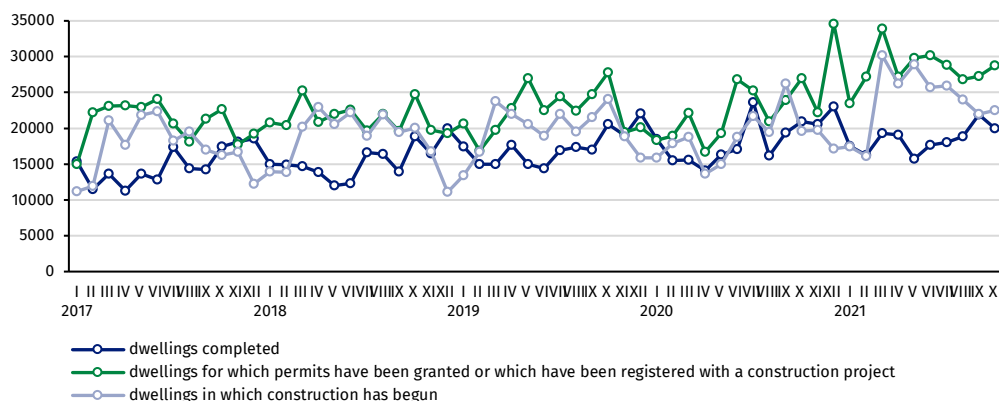
In the period of January-October of 2021, the number of dwellings in which construction has begun was 239.0 thousand, i.e. by 27.8% more than a year ago. **Developers** have started construction of 140.9 thousand dwellings (by 33.8% more), and **private** investors of 93.9 thousand (by 19.4% more). Altogether the share of these forms of construction was 98.3% of the total number of dwellings. In **other forms** of construction the number of dwellings in which construction has begun was 4 153 (2 950 in the previous year).

Table 3. Dwellings in which construction has begun

SPECIFICATION	2021				
	X			I-X	
	Number of dwellings	X 2020=100	IX 2021=100	Number of dwellings	I-IX 2020=100
TOTAL	22 533	115.0	102.6	238 952	127.8
Private	9 324	118.5	91.4	93 920	119.4
For sale or rent	12 851	111.7	114.0	140 879	133.8
of which for rent	9	9 -fold more	over 7- fold less	902	93.9
Cooperative	-	.	.	1 555	110.0
Municipal	129	over 6- fold more	161.3	814	239.4
Public building society	229	394.8	85.1	1 595	144.9
Company	-	.	.	189	198.9

It is estimated that at the end of October 2021, there were 883.1 thousand dwellings under construction, i.e. by 5.7% more than in the corresponding month of 2020.

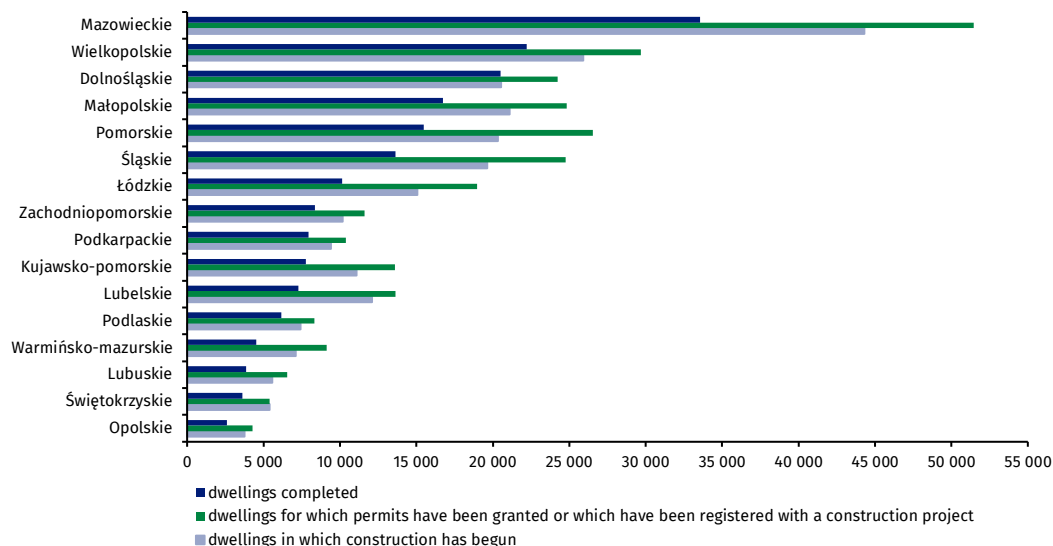
Chart 1. Construction activity in the scope of residential construction in Poland



In October, compared to September 2021, the number of dwellings completed decreased (by 8.8%), whereas the number of dwellings for which permits have been granted or which have been registered with a construction project increased (by 5.4%), as well as the number of dwellings in which construction has begun (by 2.6%)

In the period of I-X 2021, the highest values of dwellings completed, as well as dwellings in which construction has begun and dwellings for which permits have been granted or which have been registered with a construction project, were recorded in Mazowieckie voivodship (respectively 33.6 thousand, 44.3 thousand and 51.5 thousand). High values were also noted in Wielkopolskie (22.2 thousand, 25.9 thousand and 29.7 thousand) and Dolnośląskie (20.5 thousand, 20.6 thousand and 24.2 thousand).

Chart 2. Construction activity in the scope of residential construction by voivodships (January-October 2021)



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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](#)

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