

Residential construction¹ in the period of I-XI 2021

21.12.2021


105.3

Index number of dwellings completed y/y

In the period from January till the end of November 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, 208.4 thousand dwellings were completed in the period of I-XI 2021, i.e. by 5.3% more than a year ago. **Developers** completed 125.6 thousand dwellings – by 2.0% less than in the corresponding period of 2020, whereas **private investors** completed 78.6 thousand dwellings, i.e. by 18.8% more. Within these forms of construction, 98.0% 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 4 187 dwellings were completed (3 580 in the previous year).

The total useful floor area of dwellings completed in the period of January-November 2021 amounted to 19.3 million m², i.e. by 10.3% more than a year ago and the average useful floor area of 1 dwelling was 92.8 m².

Developers and private investors completed respectively 60.3% and 37.7% of the total number of dwellings

Table 1. Dwellings completed

SPECIFICATION	2021				
	XI			I-XI	
	Number of dwellings	XI 2020=100	X 2021=100	Number of dwellings	I-XI 2020=100
TOTAL	24 108	117.3	120.7	208 365	105.3
Private	7 558	116.7	102.7	78 574	118.8
For sale or rent	16 197	118.7	133.8	125 604	98.0
of which for rent	81	106.6	202.5	1 860	144.5
Cooperative	139	86.3	43.7	1 833	144.9
Municipal	82	221.6	48.8	1 226	132.0
Public building society	132	53.7	5.5-fold more	1 050	77.2
Company	-	.	.	78	300.0

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

From the beginning of the year until the end of November 2021, permits and registrations have been granted for construction of 307.9 thousand dwellings, i.e. by 27.5% more than in 2020. Permits for construction of the biggest number of dwellings were given to **developers** (189.5 thousand, an increase of 29.2% y/y) and to **private investors** (114.9 thousand, an increase of 24.6%). 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 3 492 dwellings for which permits have been granted or which have been registered with a construction project were noted (2 642 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-XI 2021 by 27.5% y/y

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

SPECIFICATION	2021				
	XI			I-XI	
	Number of dwellings	XI 2020=100	X 2021=100	Number of dwellings	I-XI 2020=100
TOTAL	23 904	107.8	83.2	307 864	127.5
Private	9 529	117.9	83.9	114 913	124.6
For sale or rent	14 162	101.1	83.8	189 459	129.2
Cooperative	12	.	.	738	63.0
Municipal	45	almost 6-fold more	44.1	899	131.0
Public building society	150	220.6	48.4	1 670	219.4
Company	6	27.3	9- fold less	185	almost 8-fold more

Dwellings in which construction has begun

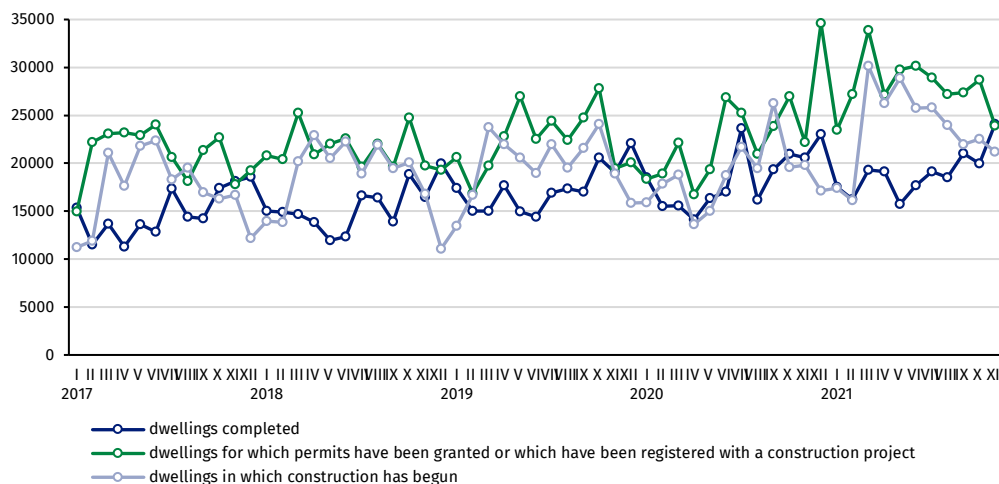
In the period of January-November of 2021, the number of dwellings in which construction has begun was 260.1 thousand, i.e. by 25.8% more than a year ago. **Developers** have started construction of 153.7 thousand dwellings (by 29.8% more), and **private** investors of 101.4 thousand (by 19.0% more). Altogether the share of these forms of construction was 98.1% of the total number of dwellings. In **other forms** of construction the number of dwellings in which construction has begun was 4 994 (3 167 in the previous year).

Table 3. Dwellings in which construction has begun

SPECIFICATION	2021				
	XI			I-XI	
	Number of dwellings	XI 2020=100	X 2021=100	Number of dwellings	I-XI 2020=100
TOTAL	21 200	107.2	94.1	260 061	125.8
Private	7 457	114.6	80.0	101 377	119.0
For sale or rent	12 902	98.8	100.4	153 690	129.8
of which for rent	561	over 11-fold more	over 62-fold more	1 463	144.9
Cooperative	358	over 5-fold more	.	1 913	129.3
Municipal	182	over 7-fold more	141.1	996	272.9
Public building society	301	485.5	131.4	1 896	163.0
Company	-	.	.	189	118.9

It is estimated that at the end of November 2021, there were 880.3 thousand dwellings under construction, i.e. by 5.5% more than in the corresponding month of 2020.

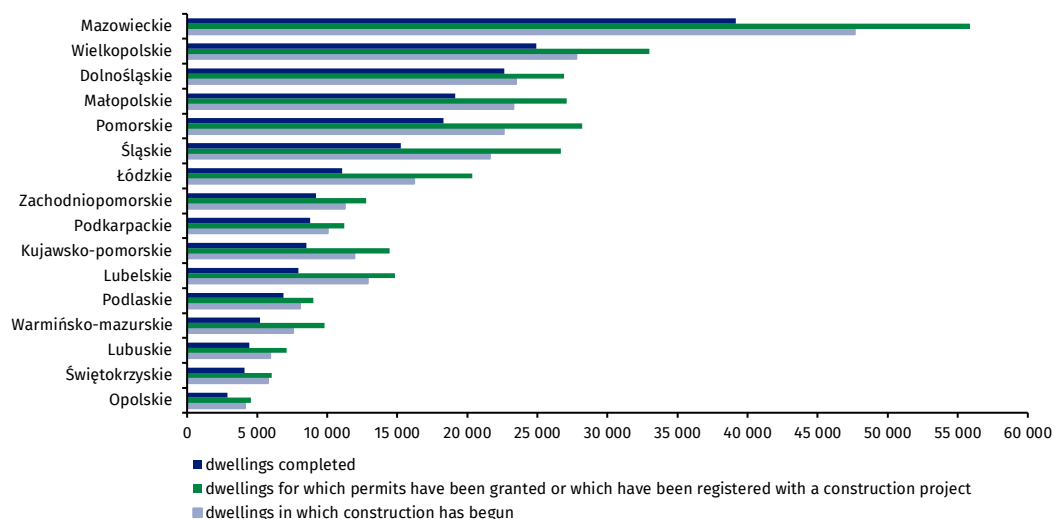
Chart 1. Construction activity in the scope of residential construction in Poland



In November, compared to October 2021, the number of dwellings completed increased (by 20.7%), whereas the number of dwellings for which permits have been granted or which have been registered with a construction project decreased (by 16.8%), as well as the number of dwellings in which construction has begun (by 5.9%)

In the period of I-XI 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 39.2 thousand, 47.7 thousand and 55.9 thousand). High values were also noted in Wielkopolskie (24.9 thousand, 27.8 thousand and 33.0 thousand) and Dolnośląskie (22.6 thousand, 23.5 thousand and 26.9 thousand).

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

[Dwellings completed](#)