

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

23.04.2020


**104.4**

Index number of dwellings completed y/y

In the first three 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 also increased, whereas the number of dwellings in which construction has begun decreased.

## Dwellings completed

According to the preliminary data, 49.5 thousand dwellings were completed in the period of January-March 2020, i.e. by 4.4% more than a year ago. **Developers** completed 30.4 thousand dwellings (5.8% more than in the corresponding period of 2019), whereas **private investors** completed 18.2 thousand dwellings, i.e. by 5.5% more than in 2019. Within these forms of construction, 98.2% of a total number of completed dwellings was built (respectively 61.4% and 36.8%). Less dwellings than a year ago were completed within **cooperative** construction (404 compared to 667 dwellings); in **other forms** of construction (municipal, public building society and company construction), 483 dwellings were completed in total (compared to 731 in the previous year).

The total useful floor area of dwellings completed in the period of January-March 2020 amounted to 4.5 million m<sup>2</sup>, i.e. by 5.8% more than in the corresponding period of the previous year. Compared to the period of January-March 2019, the average useful floor area of 1 dwelling increased by 1.2 m<sup>2</sup> to the level of 91.6 m<sup>2</sup>.

Developers completed 61.4% of the total number of dwellings, i.e. by 0.7 percentage points more than in the previous year

The average useful floor area of a dwelling completed in the period I-III 2020 was 91.6 m<sup>2</sup>

**Table 1. Dwellings completed**

SPECIFICATION	2020				
	III			I-III	
	Number of dwellings	III 2019=100	II 2020=100	Number of dwellings	I-III 2019=100
<b>TOTAL</b>	<b>16 064</b>	<b>106.8</b>	<b>100.1</b>	<b>49 523</b>	<b>104.4</b>
Private	5 425	97.9	85.4	18 214	105.5
For sale or rent	10 419	117.0	111.1	30 422	105.8
of which for rent	115	62.5	132.2	283	58.0
Cooperative	76	19.6	95.0	404	60.6
Municipal	5	3.5	3.8	150	38.7
Public building society	130	180.6	127.5	322	116.7
Company	9	9-fold more	450.0	11	16.4

<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 three months of 2020, permits and registrations have been granted for construction of 59.1 thousand dwellings, i.e. by 3.3% more than in the corresponding period of 2019. Permits for construction of the biggest number of dwellings were given to **developers** (36.8 thousand) and to **private investors** (21.9 thousand), i.e. respectively by 5.7% and 3.9% more than in the period of January-March 2019. Altogether, the share of these forms of construction amounted to 99.4% of a 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 (204 dwellings against 463) and in **other forms** of construction (125 dwellings against 780).

The number of dwellings for which permits have been granted or which have been registered with a construction project increased by 3.3% y/y

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

SPECIFICATION	2020				
	III			I-III	
	Number of dwellings	III 2019=100	II 2020=100	Number of dwellings	I-III 2019=100
<b>TOTAL</b>	<b>21 802</b>	<b>110.5</b>	<b>115.2</b>	<b>59 092</b>	<b>103.3</b>
Private	8 107	95.2	115.4	21 948	103.9
For sale or rent	13 510	123.5	114.0	36 815	105.7
Cooperative	177	129.2	almost 8-fold more	204	44.1
Municipal	6	66.7	42.9	123	30.0
Public building society	-	.	.	-	.
Company	2	2.6	.	2	2.5

## Dwellings in which construction has begun

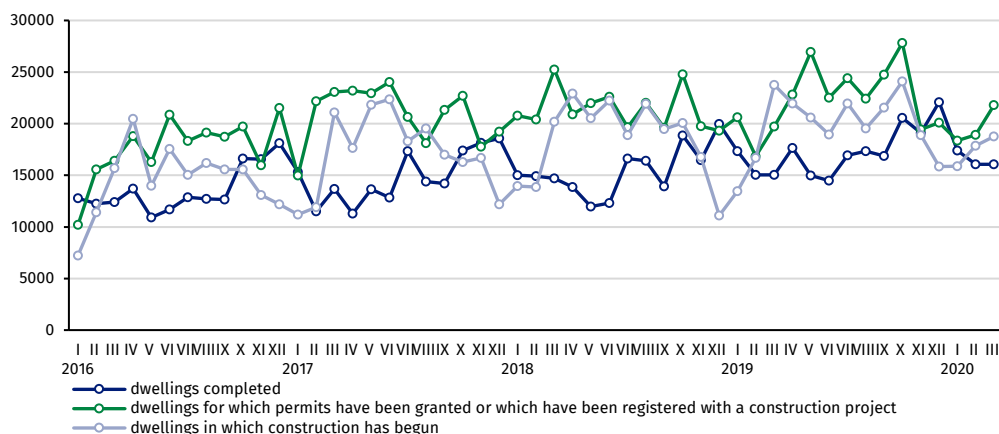
In the period of January-March 2020, the number of dwellings in which construction has begun was 52.5 thousand, i.e. by 2.5% less than in the corresponding period of 2019. **Developers** have started construction of 31.8 thousand dwellings (by 4.6% less than in 2019), and **private investors** of 19.6 thousand dwellings (by 2.6% more y/y), i.e. altogether of 98.0% of a total number of dwellings. Less dwellings in which construction has begun were noted in the **cooperative** construction (528 dwellings against 675), as well as in **other forms** of construction (543 dwellings against 698).

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

SPECIFICATION	2020				
	III			I-III	
	Number of dwellings	III 2019=100	II 2020=100	Number of dwellings	I-III 2019=100
<b>TOTAL</b>	<b>18 777</b>	<b>79.1</b>	<b>105.0</b>	<b>52 543</b>	<b>97.5</b>
Private	7 360	75.1	107.5	19 625	102.6
For sale or rent	11 202	84.7	105.5	31 847	95.4
of which for rent	41	60.3	65.1	274	147.3
Cooperative	57	14.9	18.2	528	78.2
Municipal	2	1.9	7.1	77	40.3
Public building society	156	65.3	487.5	412	81.3
Company	-	.	.	54	.

It is estimated that in the end of March 2020, there were 828.5 thousand dwellings under construction, i.e. by 3.3% more than in the corresponding period of 2019.

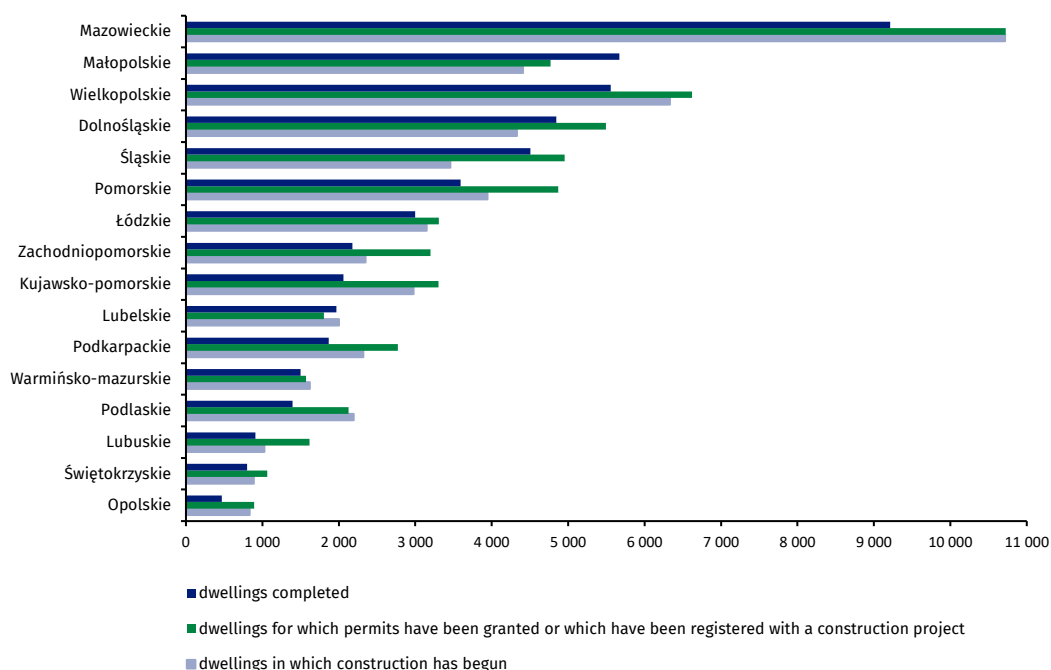
**Chart 1. Construction activity in the scope of residential construction in Poland**



In March, compared to February 2020, the number of dwellings completed increased (by 0.1%) as well as the number of dwellings for which permits have been granted or which have been registered with a construction project (by 15.2%) and the number of dwellings in which construction has begun (by 5.0%)

The biggest number of dwellings for which permits have been granted or which have been registered with a construction project and in which construction has begun in the period of January-March 2020 was recorded in Mazowieckie voivodship (both in the number of 10.7 thousand) and Wielkopolskie voivodship (6.6 thousand and 6.3 thousand). Voivodships with the largest number of dwellings completed were Mazowieckie (9.2 thousand dwellings) and Małopolskie (5.7 thousand).

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

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[Dwellings completed](#)