

Residential construction¹ in I-VII 2020

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106,6

Index number of dwellings completed y/y

In the period of seven 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, 118.8 thousand dwellings were completed in the period of January-July 2020, i.e. by 6.6% more than a year ago. **Developers** completed 76.7 thousand dwellings (10.9% more than in the corresponding period of 2019), whereas **private investors** completed 40.1 thousand dwellings, i.e. by 2.7% more than in 2019. Within these forms of construction, 98.3% of the total number of completed dwellings was built (respectively 64.6% and 33.7%). Less dwellings than a year ago were completed within **cooperative** construction (705 compared to 1 191 dwellings); in **other forms** of construction (municipal, public building society and company construction) 1 297 dwellings were completed in total (compared to 1 988 in the previous year).

The total useful floor area of dwellings completed in the period of January-July 2020 amounted to 10.6 million m², i.e. by 5.2% more than in the corresponding period of the previous year. Compared to the period of January-July 2019, the average useful floor area of 1 dwelling decreased by 1.2 m² to the level of 89.0 m².

Developers completed 64.6% of the total number of dwellings, i.e. by 2.5 percentage points more than in the previous year

The average useful floor area of a dwelling completed in the period I-VII 2020 was 89.0 m²

Table 1. Dwellings completed

SPECIFICATION	2020				
	Number of dwellings	VII		I-VII	
		VII 2019=100	VI 2020=100	Number of dwellings	I-VII 2019=100
TOTAL	21 767	128.7	126.7	118 779	106.6
Private	7 256	122.7	115.9	40 063	102.7
For sale or rent	14 349	137.7	137.8	76 714	110.9
of which for rent	127	100.0	295.3	776	69.6
Cooperative	44	18.6	26.7	705	59.2
Municipal	45	45.5	500.0	433	49.4
Public building society	72	31.7	21.7	843	86.3
Company	1	14.3	100.0	21	15.7

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

In the first seven months of 2020, permits and registrations have been granted for construction of 147.0 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** (88.2 thousand) and to **private investors** (57.1 thousand), i.e. respectively by 4.9% and 2.4% less than in the period of January-July 2019. Altogether, the share of these forms of construction amounted to 98.8% 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 (788 dwellings against 929) and in **other forms** of construction (915 dwellings against 1 711).

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-VII 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				
	VII			I-VII	
	Number of dwellings	VII 2019=100	VI 2020=100	Number of dwellings	I-VII 2019=100
TOTAL	24 693	101.2	92.1	147 023	95.5
Private	10 146	101.4	103.1	57 094	97.6
For sale or rent	14 064	99.8	84.6	88 226	95.1
Cooperative	295	475.8	216.9	788	84.8
Municipal	27	28.7	14.9	487	49.8
Public building society	161	103.2	402.5	426	78.0
Company	-	.	.	2	1.1

Dwellings in which construction has begun

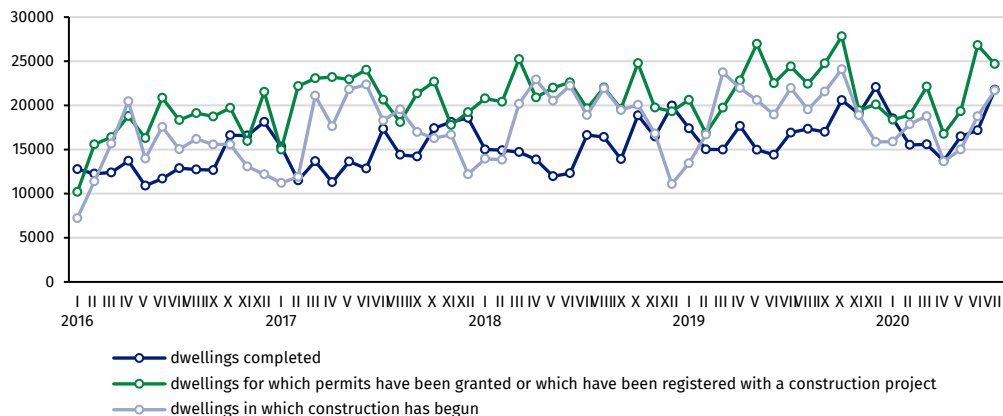
In the period of January-July 2020, the number of dwellings in which construction has begun was 121.7 thousand, i.e. by 11.4% less than in the corresponding period of 2019. **Developers** have started construction of 65.8 thousand dwellings (by 16.4% less than in 2019), and **private investors** of 53.6 thousand dwellings (by 3.8% less y/y), i.e. altogether of 98.2% of the total number of dwellings. More dwellings in which construction has begun were noted in the **cooperative** construction (1 266 dwellings against 1 228), whereas less in **other forms** of construction (964 dwellings against 1 708).

Table 3. Dwellings in which construction has begun

SPECIFICATION	2020				
	VII			I-VII	
	Number of dwellings	VII 2019=100	VI 2020=100	Number of dwellings	I-VII 2019=100
TOTAL	21 690	98.8	115.6	121 655	88.6
Private	9 204	95.9	102.7	53 587	96.2
For sale or rent	12 305	101.3	132.1	65 838	83.6
of which for rent	49	213.0	21.4	581	131.7
Cooperative	.	.	.	1 266	103.1
Municipal	27	36.0	35.5	229	23.1
Public building society	114	542.9	38- fold more	641	89.8
Company	40	40- fold more	.	94	94- fold more

It is estimated that at the end of July 2020, there were 828.4 thousand dwellings under construction, i.e. by 0.8% more than in the corresponding period of 2019.

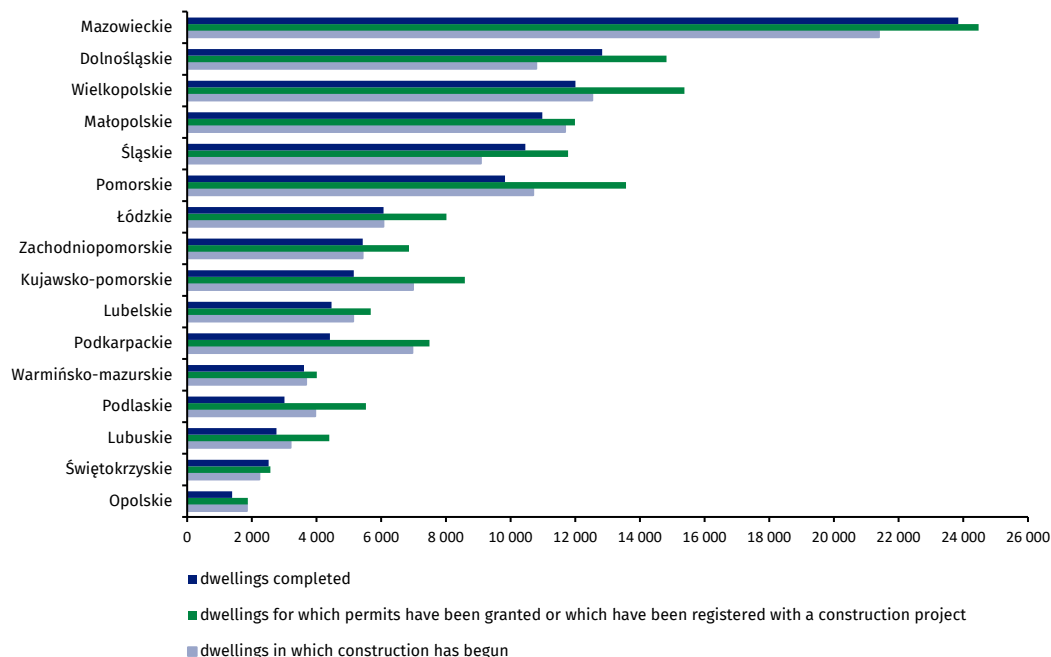
Chart 1. Construction activity in the scope of residential construction in Poland



In July, compared to June 2020, the number of dwellings completed increased (by 26.7%) as well as the number of dwellings in which construction has begun (by 15.6%), whereas the number of dwellings for which permits have been granted or which have been registered with a construction project decreased (by 7.9%)

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 was recorded in Mazowieckie voivodship (respectively 24.5 thousand and 21.4 thousand) and Wielkopolskie (15.4 thousand and 12.5 thousand). Regarding dwellings completed, the biggest amount was noted in Mazowieckie voivodship (23.8 thousand) and Dolnośląskie (12.8 thousand).

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

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