

# Real estate sales in Mazowieckie Voivodship in 2019

30 September 2020

**↓8.5%**

Decrease in the number of real estate purchase/sale transactions y/y

In 2019, there were fewer real estate purchase/sale transactions than in the previous year. The dominant form of real estate sales was the free market. Transactions with residential premises had the largest share in terms of quantity. Compared to 2018, the average transaction price of residential premises per 1 m<sup>2</sup> in the free market decreased.

## Real estate purchase/sale transactions

In 2019, 58660 real estate purchase/sale transactions were concluded in Mazowieckie Voivodship, which accounted for 13.2% of all transactions in the country. Compared to 2018, their number decreased by 5465 (by 8.5%). The majority of purchase/sale transactions concerned real estate located within city borders – 63.2%. Most transactions were concluded on the free market – 98.8% (an increase of 0.2 pp compared to 2018), and only 1.2% in non-tender and tender sales.

Purchase/sale transactions of real estate in Mazowieckie Voivodship accounted for almost 13% of total domestic transactions

Chart 1. Structure of the number purchase/sale transactions by type of property



<sup>a</sup> Include properties built-up with residential buildings, built-up agricultural land, other built-up properties and building premises.

In real estate in Mazowieckie Voivodship in 2019, the most numerous were transactions in residential and non-residential premises (32.6 thousand), the least numerous in built-up land properties (8.5 thousand).

Compared to 2018, there was a decrease in the share of transactions in residential and non-residential premises (by 2.4 pp), and an increase in transactions in undeveloped land properties (by 1.8 pp) and built-up land properties (by 0.5 pp).

**Chart 2. Value structure of purchase/sale transactions by type of property**

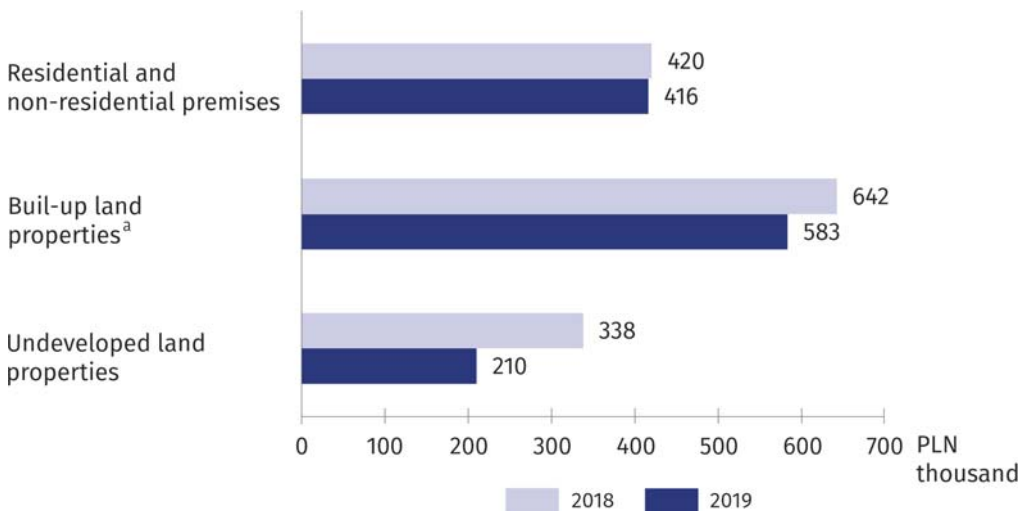


<sup>a</sup> Include properties built-up with residential buildings, built-up agricultural land, other built-up properties and building premises.

In 2019, the value of total real estate transactions concluded in Mazowieckie Voivodship amounted to PLN 22.2 billion, which constituted 19.9% of the value of transactions concluded in the country. Compared to 2018, their value decreased by 19.0%. The highest turnover in real estate in terms of value was recorded for residential and non-residential premises (PLN 13.6 billion), and the lowest for built-up land properties (PLN 3.7 billion). Compared to the previous year, there was a decrease in the share of the value of transactions of undeveloped land properties (by 5.6 pp), while an increase in premises (by 4.1 pp) and built-up land properties (by 1.4 pp).

The value of real estate transactions in Mazowieckie Voivodship accounted for almost 20% of the value of transactions concluded in the country

**Chart 3. Average value of a single real estate purchase/sale transaction**



<sup>a</sup> Include properties built-up with residential buildings, built-up agricultural land, other built-up properties and building premises.

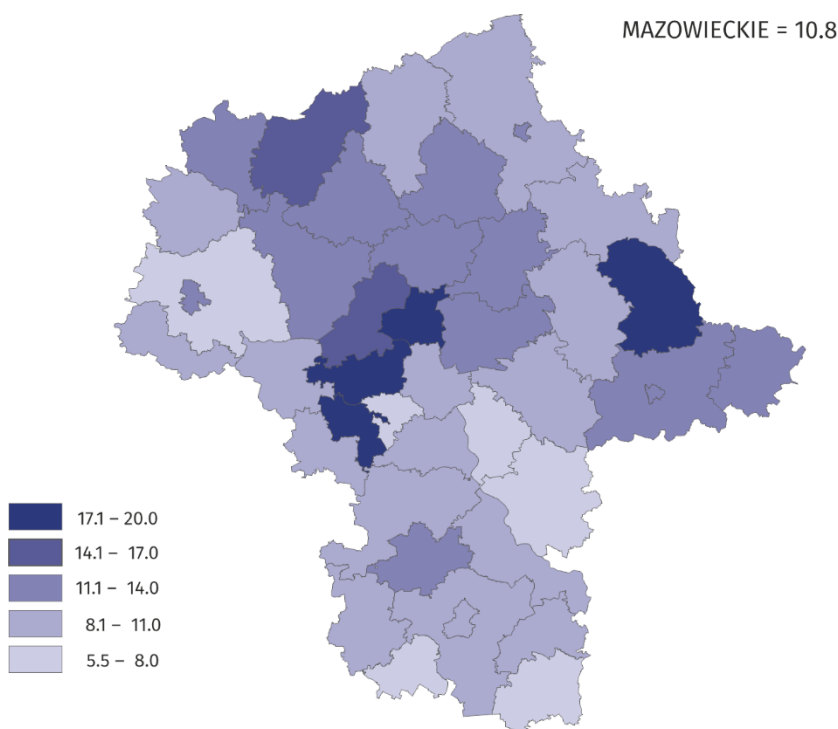
The highest average value of a single transaction in Mazowieckie Voivodship in 2019 was recorded for built-up land properties (PLN 583 thousand), and the lowest for undeveloped land properties (PLN 210 thousand).

In quantitative terms, the largest real estate turnover was registered in m.st. Warszawa (18776) and in the powiats: wołomiński (2994), warszawski zachodni (2353), legionowski and the smallest in the powiats: lipski (219) and szydlowiecki (281). Number of transactions carried out in m.st. Warszawa accounted for 32.0% of the total sum of transactions concluded in the voivodship.

Calculated per 1000 population, the number of real estate purchase/sale transactions in Mazowieckie Voivodship in 2019 was 10.8. The highest value of this indicator occurred in the powiats: warszawski zachodni (20.0), legionowski (18.6), sokołowski (18.2), and the lowest in garwoliński powiat (5.5).

On average, there were 11 transactions per 1000 population in Mazowieckie Voivodship

**Map 1. Real estate purchase/sale transactions calculated per 1000 inhabitants in 2019**



The real estate market in Mazowieckie Voivodship in terms of the structure of real estate purchase/sale transactions was characterized by significant diversity. In cities with powiat status, the share of transactions with premises prevailed and amounted to 92.8% in m.st. Warszawa, 87.7% in Siedlce, 79.4% in Płock, 79.1% in Ostrołęka, 63.0% in Radom. In other powiats, transactions of land properties dominated. The exceptions were the powiats: piasczyński, pruszkowski and wołomiński, where the share of land properties transactions amounted to respectively: 18.6%; 33.8% and 38.6%.

#### **Purchase/sale transactions of residential premises**

In 2019, the turnover of residential premises in quantitative terms accounted for 93.8% of residential and non-residential premises turnover in Mazowieckie Voivodship and in value terms – 91.9%. Compared to 2018, the number of purchase/sale transactions of residential premises decreased by 12.0% and their value by 13.0%. The vast majority of transactions in residential premises were concluded on the free market and in urban areas, respectively: 99.1% and 92.2% of all purchase/sale transactions of residential premises. As part of the transactions, 30980 residential premises were sold (the largest number accounted for 3-room premises – 37.2%). Compared to the previous year, the number of residential premises sold decreased by 11.7%, while 3-room premises by 10.3%.

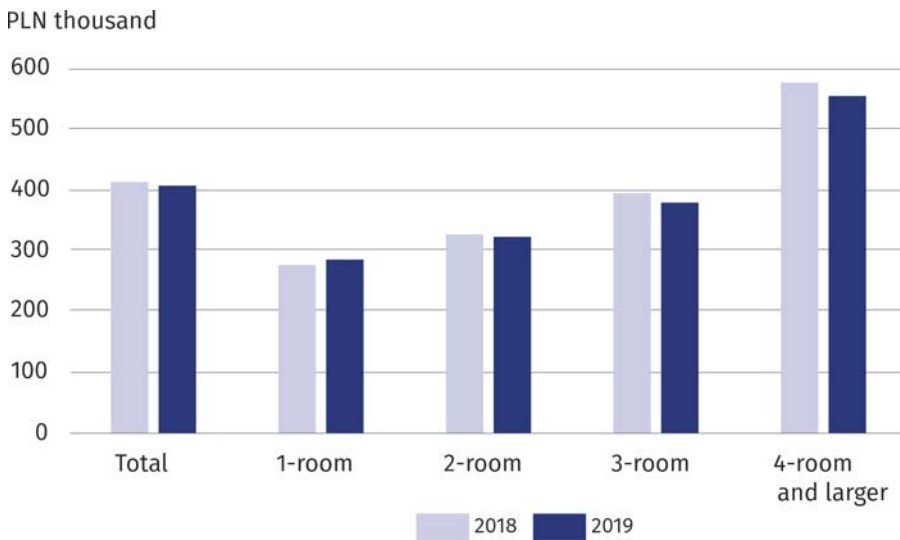
#### **Average transaction price of residential premises on the free market**

In 2019, the average transaction price for residential premises on the free market in Mazowieckie Voivodship was PLN 6920/m<sup>2</sup> and was by PLN 332 (4.6%) lower than in 2018. The most expensive were 1-room dwellings (PLN 8528/m<sup>2</sup>), the least expensive 4-room dwellings and larger (PLN 6556/m<sup>2</sup>).

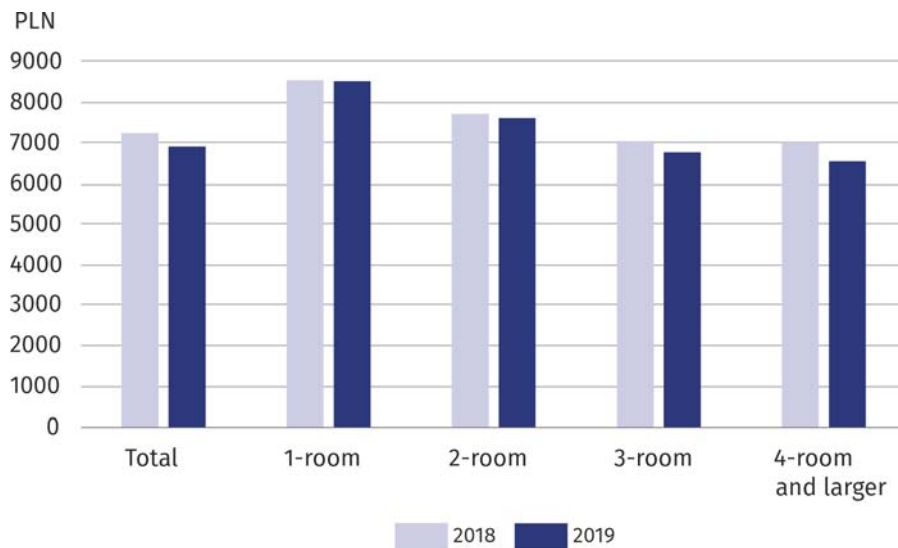
The average transaction price of residential premises on the free market was PLN 6920/m<sup>2</sup>

Among the powiats, the highest average transaction price of residential premises per 1 m<sup>2</sup> was in m.st. Warszawa (PLN 9012) and in the following powiats: pruszkowski (PLN 5515), piasczyński (PLN 5313). On the other hand, the lowest prices were recorded in the powiats: radomski (PLN 2205) and siedlecki (PLN 2360).

**Chart 4. Average transaction price of residential premises on the free market**



**Chart 5. Average transaction price per 1 m<sup>2</sup> of residential premises on the free market**



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