

Real estate sales in Mazowieckie Voivodship in 2020

9 October 2021

↑18.3%

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

In 2020, there were more 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 2019, the average transaction price of residential premises per 1 m² in the free market increased.

Real estate purchase/sale transactions

In 2020, 77077 real estate purchase/sale transactions were concluded in Mazowieckie Voivodship, which accounted for 15.4% of all transactions in the country. Compared to 2019, their number increased by 11909 (by 18.3%). The majority of purchase/sale transactions concerned real estate located within city borders – 60.2%. Most transactions were concluded on the free market – 99.0% (an increase of 0.1 pp compared to 2019), and only 1.0% in non-tender and tender sales.

Purchase/sale transactions of real estate in Mazowieckie Voivodship accounted for almost 15% of total domestic transactions

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



^a Include properties built-up with residential buildings, built-up agricultural land, other built-up properties and building premises.

In real estate sales in Mazowieckie Voivodship in 2020, the most numerous were transactions in residential and non-residential premises (40.3 thousand), the least numerous in built-up land properties (11.8 thousand).

Compared to 2019, there was an increase in transactions in undeveloped land properties (by 5.3 pp) and built-up land properties (by 2.1 pp) and a decrease in the share of transactions in residential and non-residential premises (by 7.4 pp).

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

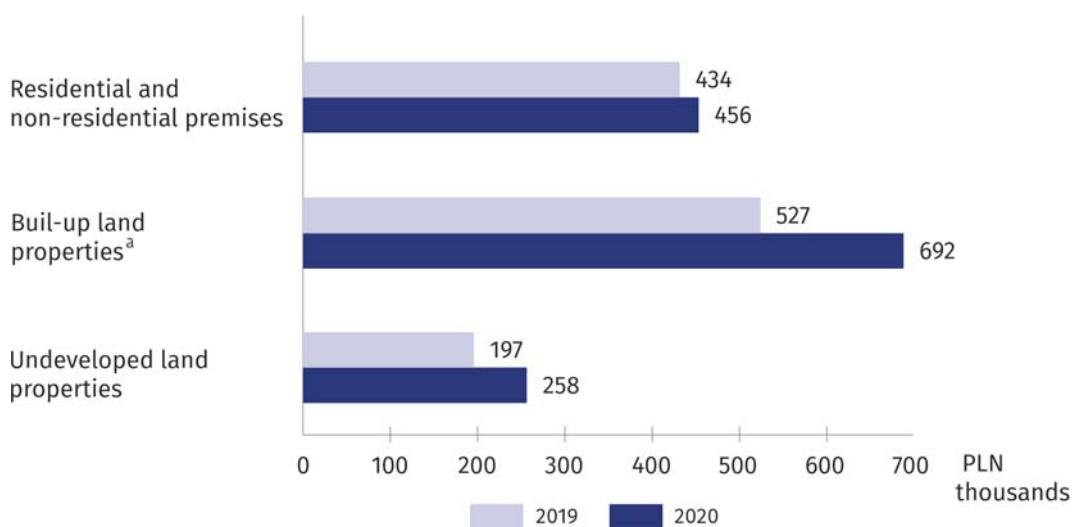


^a Include properties built-up with residential buildings, built-up agricultural land, other built-up properties and building premises.

In 2020, the value of total real estate transactions concluded in Mazowieckie Voivodship amounted to PLN 33.0 billion, which constituted 23.3% of the value of transactions concluded in the country. Compared to 2019, their value increased by 32.4%. The highest turnover in real estate in terms of value was recorded for residential and non-residential premises (PLN 18.4 billion), and the lowest for built-up land properties (PLN 6.4 billion). Compared to the previous year, there was an increase in the share of the value of transactions of built-up land properties (by 6.6 pp) and undeveloped land properties (by 5.6 pp), while a decrease in premises (by 12.1 pp).

The value of real estate transactions in Mazowieckie Voivodship accounted for almost 23% of the value of transactions concluded in the country

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



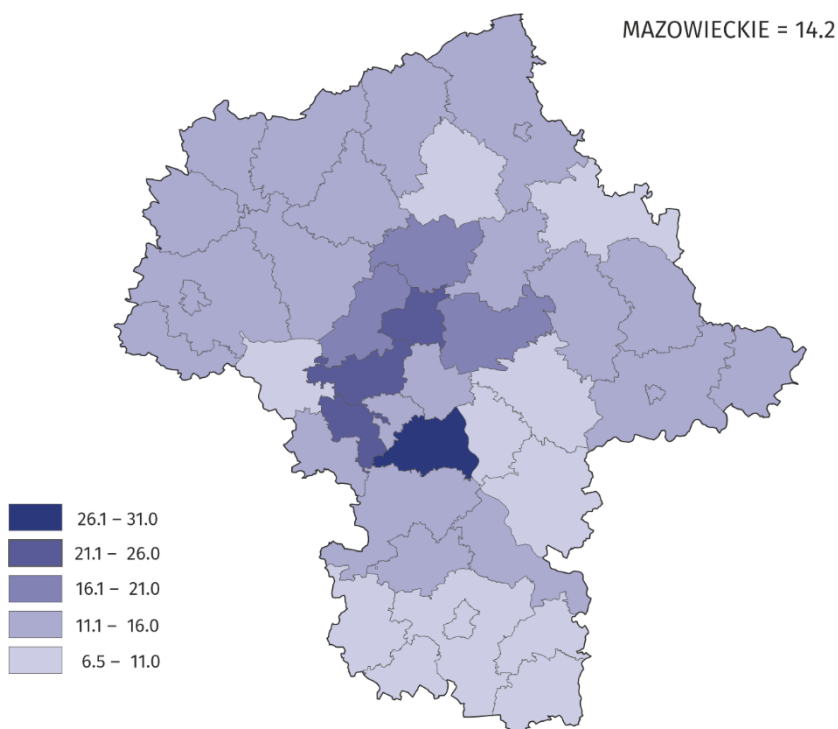
^a Include properties built-up with residential buildings, built-up agricultural land, other built-up properties and building premises.

In quantitative terms, the largest real estate turnover was registered in m.st. Warszawa (25036) and in the powiats: piaseczyński (5884), wołomiński (4174), legionowski (2872), and the smallest in the powiats: lipski (219) and szydlowiecki (351). Number of transactions carried out in m.st. Warszawa accounted for 32.5% 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 2020 was 14.2. The highest value of this indicator occurred in the powiats: piaseczyński (31.0), legionowski (24.1), grodziski (23.2), and the lowest in lipski powiat (6.5)

On average, there were 14 transactions per 1000 population in Mazowieckie Voivodship

Map 1. Real estate purchase/sale transactions calculated per 1000 inhabitants in 2020



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 90.8% in m.st. Warszawa, 79.2% in Płock, 79.0% in Siedlce, 70.9% in Ostrołęka, 63.5% in Radom. In other powiats, transactions of land properties dominated (over 50% of total transactions). The exception was piaseczyński powiat where the share of land properties transactions amounted to 42.2%.

Purchase/sale transactions of residential premises

In 2020, the turnover of residential premises in quantitative terms accounted for 94.1% of residential and non-residential premises turnover in Mazowieckie Voivodship and in value terms – 93.4%. Compared to 2019, the number of purchase/sale transactions of residential premises increased by 4.0% and their value by 9.8%. The vast majority of transactions in residential premises were concluded on the free market and in urban areas, respectively: 99.2% and 91.8% of all purchase/sale transactions of residential premises. As part of the transactions, 38355 residential premises were sold (the largest number accounted for 3-room premises – 35.8%). Compared to the previous year, the number of residential premises sold increased by 3.6%, while 3-room premises by 1.1%.

Average transaction price of residential premises on the free market

In Mazowieckie Voivodship in 2020, the average transaction price for residential premises on the free market was PLN 7649 m² and was by PLN 349 (4.8%) higher than in 2019. The most expensive were 1-room dwellings (PLN 9453 m²), the least expensive 4-room dwellings and larger (PLN 7104 m²).

Among the powiats, the highest average transaction price of residential premises per 1 m² was in m.st. Warszawa (PLN 9901) and in the following powiats: pruszkowski (PLN 5882), piaseczyński (PLN 5545). On the other hand, the lowest prices were recorded in the powiats: ostrołęcki (PLN 1758), zwoleński (PLN 2198) and płocki (PLN 2494).

The average transaction price of residential premises on the free market was PLN 7649 m²

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

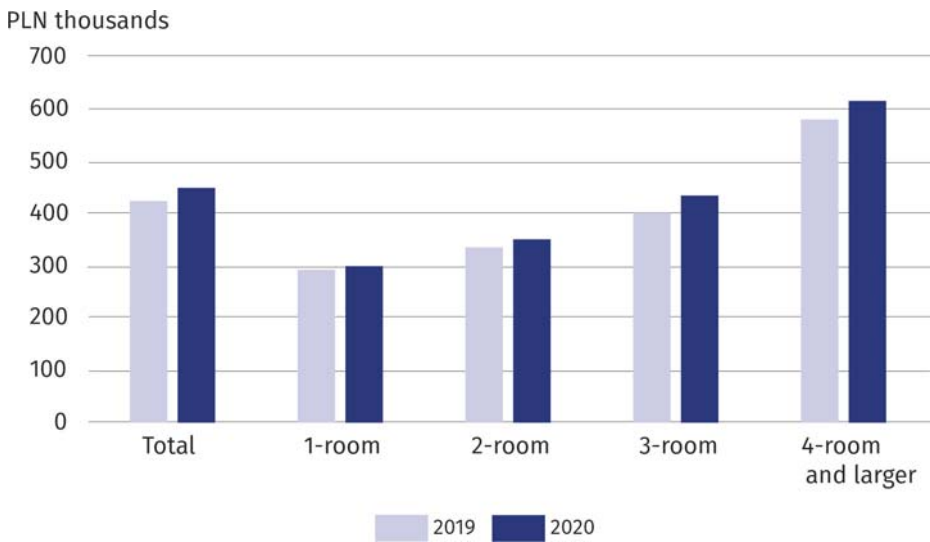
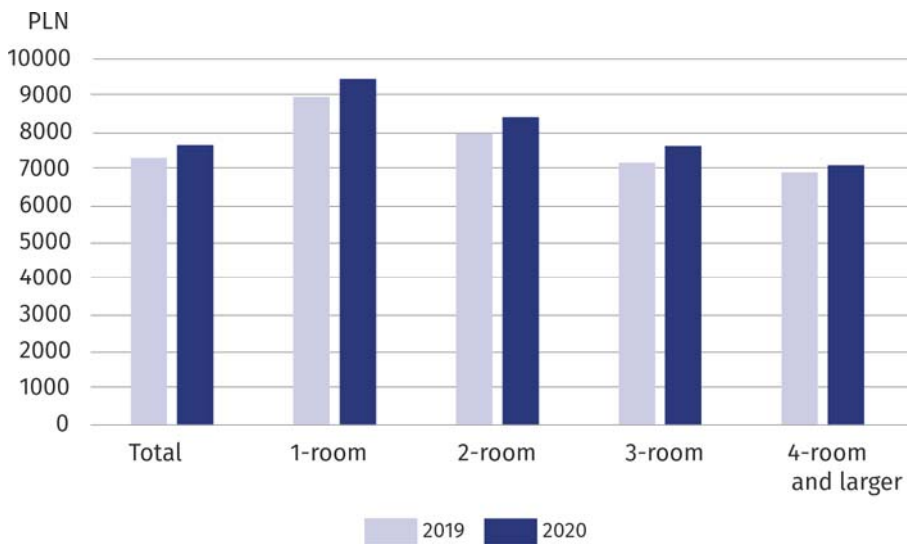



Chart 5. Average transaction price per 1 m² of residential premises on the free market





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