

Real estate sales in Mazowieckie Voivodship in 2022

30 November 2023

↓ **11.9%**

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

In 2022, 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 2021, the average transaction price of residential premises per 1 m² in the free market increased.

Real estate purchase/sale transactions

In 2022, 78114 real estate purchase/sale transactions were concluded in Mazowieckie Voivodship, which accounted for 15.3% of all transactions in the country. Compared to 2021, their number decreased by 10551 (by 11.9%). The majority of them concerned real estate located within city borders — 61.2%. Most transactions were concluded on the free market — 96.8% (a decrease of 2.0 pp compared to 2021), and only 3.2% in non-tender and tender sales.

Purchase/sale transactions of real estate in Mazowieckie Voivodship accounted for more than 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 2022, the most numerous were transactions in residential and non-residential premises (41.2 thousand), the least numerous in built-up land properties (12.9 thousand).

Compared to 2021, there was a decrease in transactions in undeveloped land properties (by 6.5 pp), whereas an increase in the share of transactions in residential and non-residential premises (by 5.1 pp) and built-up land properties (by 1.4 pp).

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

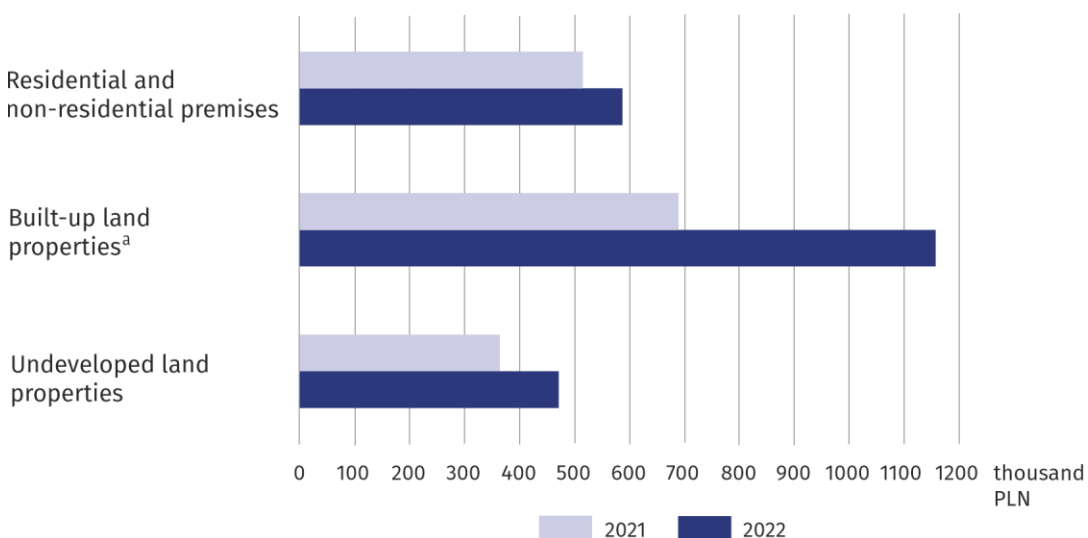


a Include properties built-up with residential buildings, built-up agricultural land, other built-up properties and building premises.

In 2022, the value of total real estate transactions concluded in Mazowieckie Voivodship amounted to PLN 50.4 billion, which constituted 26.2% of the value of transactions concluded in the country. Compared to 2021, their value increased by 17.2%. The highest turnover in real estate in terms of value was recorded for residential and non-residential premises (PLN 24.2 billion), and the lowest for built-up land properties (PLN 11.3 billion). Compared to the previous year, there was an increase in the share of the value of transactions of built-up land properties (by 8.2 pp) while a decrease in undeveloped land properties (by 5.6 pp), and in premises (by 2.6 pp).

The value of real estate transactions in Mazowieckie Voivodship accounted for more than 26% of the value of transactions concluded in the country

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



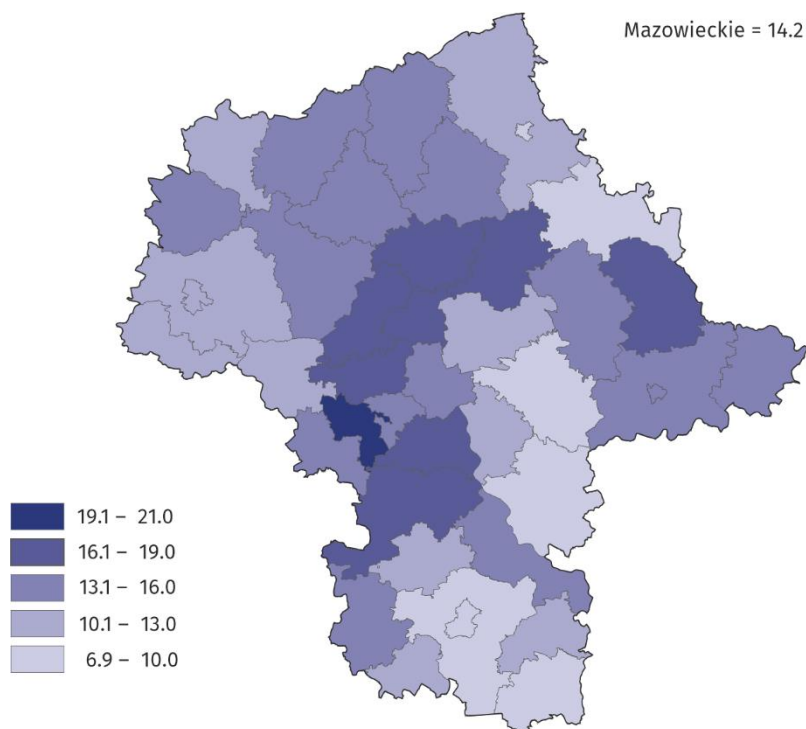
a It includes properties built-up with residential buildings, built-up agricultural land, and building premises serving functions other than farm and residential.

In quantitative terms, the largest real estate turnover was registered in m.st. Warszawa (27860) and in the powiats: piaseczyński (3946) and wołomiński (3417), and the smallest in lipski powiat (219). Number of transactions carried out in m.st. Warszawa accounted for 35.7% 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 2022 was 14.2. The highest value of this indicator occurred in the powiats: grodziski (21.0), warszawski zachodni, wyszkowski (19.0 each), and the lowest in lipski powiat (6.9).

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

Map 1. Real estate purchase/sale transactions calculated per 1000 inhabitants in 2022



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 86.2% in m.st. Warszawa, 77.7% in Siedlce, 77.3% in Płock, 70.4 % in Radom, 59.2% in Ostrołęka, also in pruszkowski powiat transactions with premises prevailed – 60.7%. In other powiats, there were more transactions of land properties (99.4% in siedlecki powiat to 50.2% in warszawski zachodni).

Purchase/sale transactions of residential premises

In 2022, the turnover of residential premises in quantitative terms accounted for 94.7% of residential and non-residential premises turnover in Mazowieckie Voivodship and in value terms – 92.7%. Compared to 201, the number of purchase/sale transactions of residential premises decreased by 2.2% and their value increased by 11.9%. The vast majority of transactions in residential premises were concluded on the free market and in urban areas, respectively: 99.1% and 91.8% of all purchase/sale transactions of residential premises. As part of the transactions, 39421 residential premises were sold (the largest number accounted for 3-room premises – 35.1%). Compared to the previous year, the number of residential premises sold decreased by 2.2%, while 3-room premises by 6.3%. Sales of single-room premises increased significantly – by 9.9%.

Average transaction price of residential premises on the free market

In Mazowieckie Voivodship in 2022, the average transaction price for residential premises on the free market was PLN 9654 m² and was by PLN 1270 (15.1%) higher than in 2021. The most expensive were 1-room dwellings (PLN 11529 m²), the least expensive 4- room dwellings and larger (PLN 9236 m²).

Among the powiats, the highest average transaction price of residential premises per 1 m² was in m.st. Warszawa (PLN 12323) and in the following powiats: pruszkowski (PLN 7356) and piaseczyński (PLN 7302). On the other hand, the lowest prices were recorded in the powiats: zwolenński (PLN 3294) and siedlecki (PLN 3348).

The average transaction price of residential premises on the free market was PLN 9654 m²

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

thousand PLN

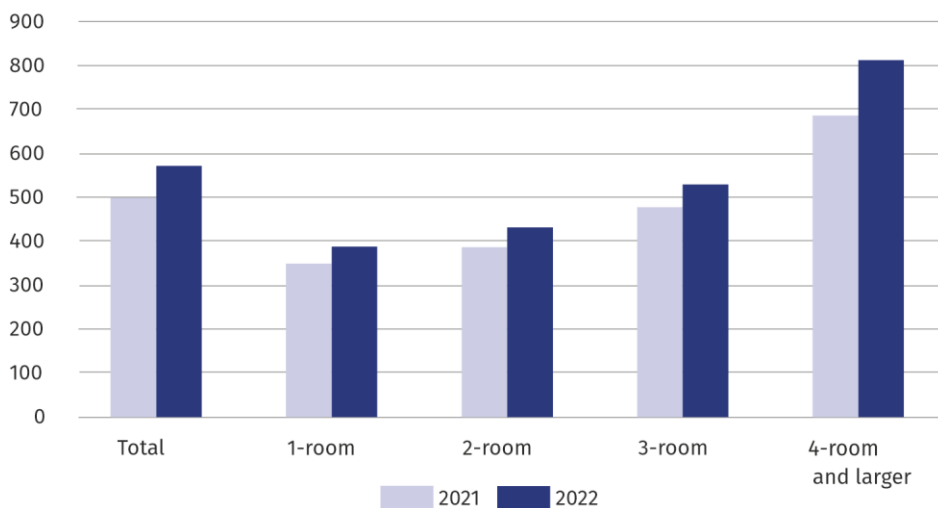
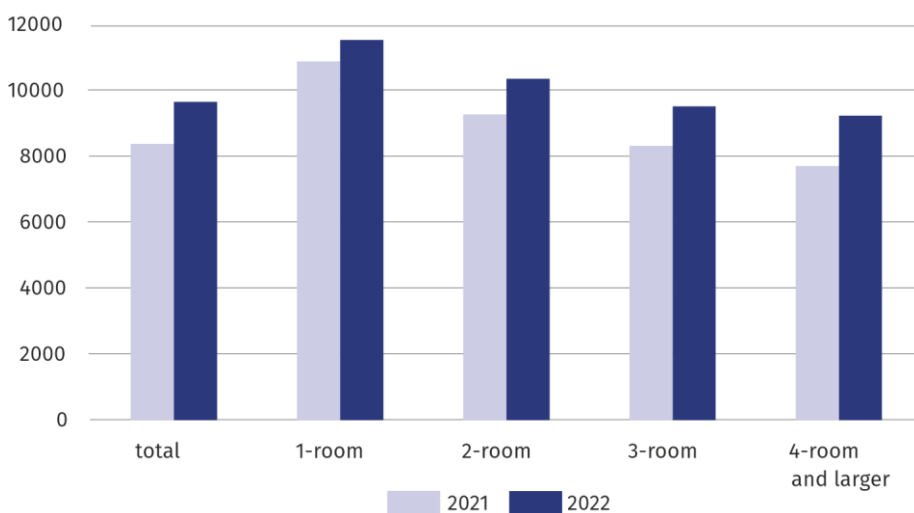


Chart 5. Average transaction price per 1 m² of residential premises on the free market

PLN



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[Price indices of residential premises by voivodships in the fourth quarter of 2022](#)

Data available in databases

[Local Data Bank – Real estate market](#)

[Knowledge Database – Prices](#)

Terms used in official statistics

[Real estate turnover](#)

[Real estate Price Register](#)

[Premises](#)

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