

## Real estate sales in Mazowieckie Voivodship in 2023

2 December 2024

↑ **11.0%**

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

In 2023, more real estate purchase/sale transactions were concluded than a year ago. The dominant form of real estate trade was the free market. The largest share in terms of quantity and value was held by transactions of residential premises. Compared to 2022, the average transaction price of residential premises per 1 m<sup>2</sup> on the free market increased.

### Real estate purchase/sale transactions

In 2023, 86,673 real estate purchase/sale transactions were concluded in Mazowieckie Voivodship, which constituted 16.5% of transactions in the country. Compared to 2022, their number increased by 8,559 (by 11.0%). Most of them concerned real estate located within the boundaries of the Voivodship's cities – 67.3%. The vast majority of transactions were concluded on the free market – 97.4% (an increase of 0.6 pp compared to 2022), and only 2.6% in non-tender and tender sales.

Per 1,000 population, the number of real estate purchase/sale transactions in Mazowieckie Voivodship in 2023 was 15.7 compared to 14.2 in 2022.

Real estate purchase/sale transactions in Mazowieckie Voivodship accounted for over 16% of all transactions concluded in the country

### Chart 1. Structure of the number of purchase and sale transactions by type of real estate



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

In real estate trading in Mazowieckie Voivodship in 2023, the largest number of transactions concerned residential and non-residential premises (51.6 thousand), and the smallest number concerned built-up land properties (11.0 thousand).

Compared to 2022, there was an increase in the share of transactions in residential and non-residential premises (by 6.8 pp), while a decrease in built-up properties (by 3.8 pp) and undeveloped land properties (by 3.1 pp).

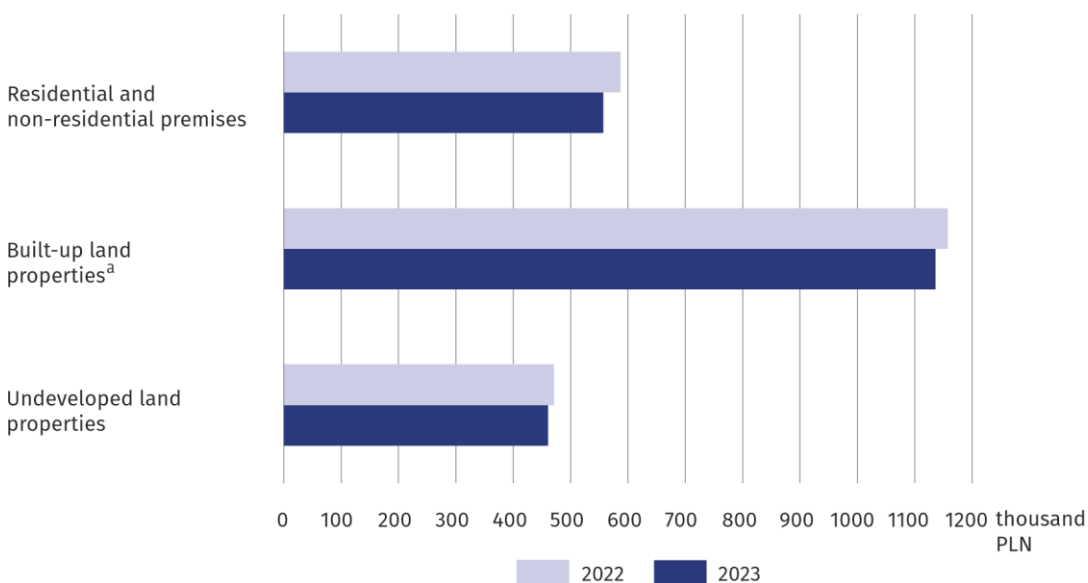
**Chart 2. Structure of the value of purchase and sale transactions by type of real estate**



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

In 2023, the value of all real estate transactions concluded in Mazowieckie Voivodship amounted to PLN 52.4 billion, which constituted 24.6% of the value of transactions concluded in the country. Compared to 2022, their value increased by 3.9%. The largest real estate turnover was recorded for residential and non-residential premises (PLN 28.7 billion), and the smallest for undeveloped land properties (PLN 11.1 billion). Compared to the previous year, there was an increase in the share of the value of transactions for residential real estate (by 6.8 pp), while a decrease in built-up land properties (by 5.6 pp) and undeveloped land properties (by 1.2 pp).

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



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

The average value of a single transaction in Mazowieckie Voivodship for residential and non-residential premises was over 34% higher than the national average, for built-up properties by almost 57%, and for undeveloped properties by 89%.

**Purchase/sale transactions of residential premises**

In 2023, the turnover of residential premises in quantitative terms accounted for 84.1% of residential and non-residential premises turnover in Mazowieckie Voivodship and in value terms — 91.7%. Compared to 2022, the number of purchase/sale transactions of residential premises increased by 11.3% and their value by 17.5%. The vast majority of transactions in residential premises were concluded on the free market and in urban areas, respectively: 99.2% and 90.3% of all purchase/sale transactions of residential premises. As part of the transactions, 43612 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 10.6%, while 3-room premises by 12.8%. However, sales of single-room premises decreased by 10.5%.

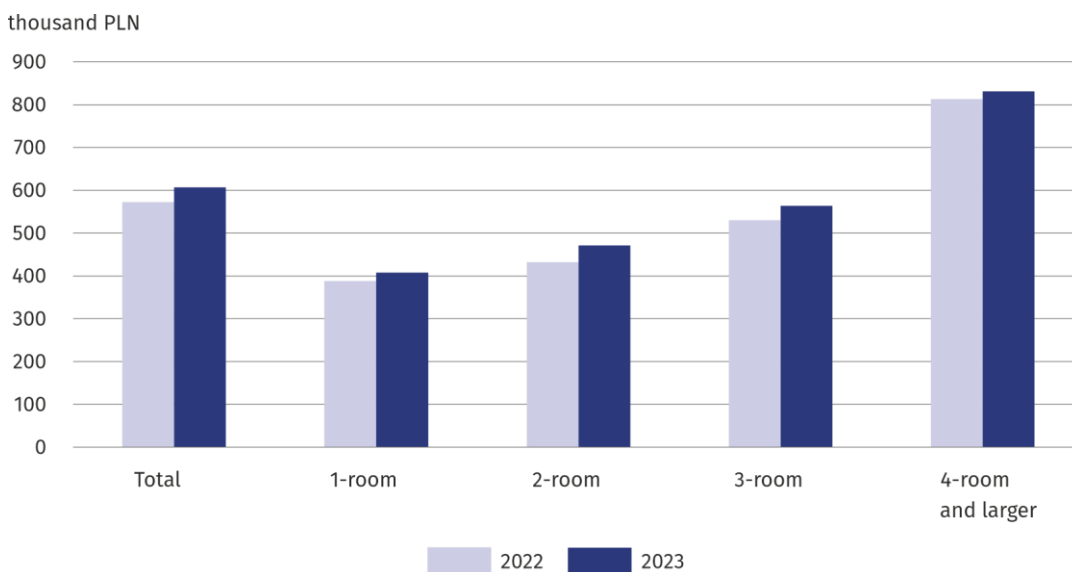
#### Average transaction price of residential premises on the free market

In Mazowieckie Voivodship in 2023, the average transaction price for residential premises on the free market was PLN 10316 m<sup>2</sup> and was by PLN 662 (6.9%) higher than in 2022. The most expensive were 1-room dwellings (PLN 13060 m<sup>2</sup>), the least expensive were 4- room dwellings and larger (PLN 9507 m<sup>2</sup>).

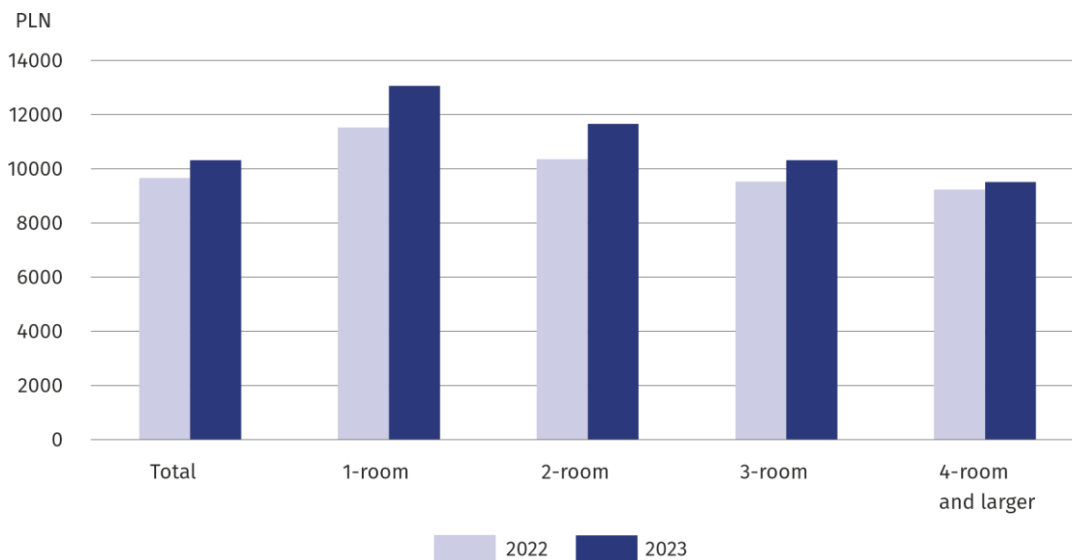
Among the powiats of the Voivodship, the highest average transaction price of residential premises per 1 m<sup>2</sup> was in m.st. Warszawa (PLN 13493) and in the following powiats: otwocki (PLN 7988) and warszawski zachodni (PLN 7815). On the other hand, the lowest prices were recorded in the powiats: ostrołęcki (PLN 3827) and przysuski (PLN 3856).

The average transaction price of residential premises on the free market was PLN 10316 m<sup>2</sup>

**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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[Real estate sales in 2023](#)

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**Data available in databases**

[Local Data Bank \(BDL\) Real estate market](#)

[Knowledge Databases \(DWB\) Prices](#)

**Terms used in official statistics**

[Real estate turnover](#)

[Real estate Price Register](#)

[Premise](#)

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