

# Real estate sales in Warszawa in 2019

30 September 2020

**↓29.7%**

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.

## Real estate purchase/sale transactions

In 2019, 18776 real estate purchase/sale transactions were concluded in Warszawa, which accounted for 32.0% of all transactions in Mazowieckie Voivodship. Compared to 2018, their number decreased by 7919 (by 29.7%). Most transactions were concluded on the free market — 99.9% (an increase of 0.1 pp compared to 2018), and only 0.1% in non-tender and tender sales.

Purchase/sale transactions of real estate in Warszawa accounted for almost 32% of total transactions in Mazowieckie Voivodship

**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 2019, the most numerous transactions in real estate in Warszawa were transactions in residential and non-residential premises (17.4 thousand), the least numerous in undeveloped land properties (0.6 thousand).

Compared to 2018, there was a decrease in the share of transactions in built-up land properties (by 1.2 pp), in undeveloped land properties (by 0.8 pp), and an increase in transactions in residential and non-residential premises (by 1.9 pp).

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

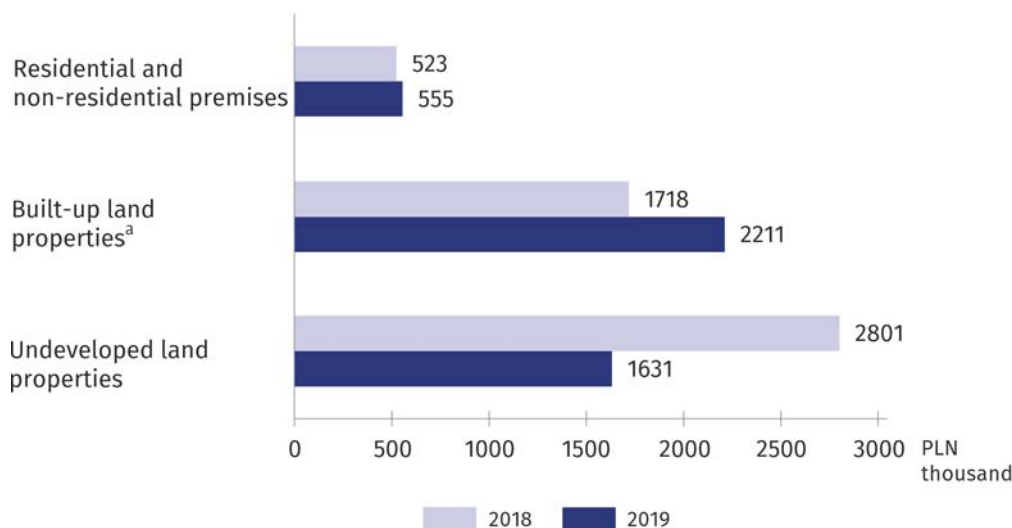


<sup>a</sup> Include properties built-up with residential buildings, built-up agricultural land, other built-up properties and building premises.

In 2019, the value of total real estate transactions concluded in Warszawa amounted to PLN 12.3 billion, which constituted 55.4% of the value of transactions concluded in Mazowieckie Voivodship. Compared to 2018, their value decreased by 31.7%. The highest turnover in real estate in terms of value was recorded for residential and non-residential premises (PLN 9.7 billion), and the lowest for undeveloped land properties (PLN 1.0 billion). Compared to the previous year, there was a decrease in the share of the value of transactions of undeveloped land properties (by 8.5 pp), while the increase in residential and non-residential premises (by 8.1 pp), built-up land properties (by 0.5 pp).

The value of real estate transactions in Warszawa accounted for almost 55% of the value of transactions concluded in Mazowieckie Voivodship

**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 Warszawa in 2019 was recorded for built-up land properties (PLN 2211 thousand), and the lowest for residential and non-residential premises (PLN 555 thousand).

Najwyższą przeciętną wartość pojedynczej transakcji w Warszawie w 2019 r. odnotowano dla nieruchomości zabudowanych (2211 tys. zł), a najniższą dla lokali mieszkalnych i niemieszkalnych (555 tys. zł).

Per 1000 population, the number of real estate purchase/sale transactions in Warszawa in 2019 was at the level of 10.5 (compared to 10.8 in Mazowieckie Voivodship).

On average, there were 11 transactions per 1000 population in Warszawa

## Purchase/sale transactions of residential premises

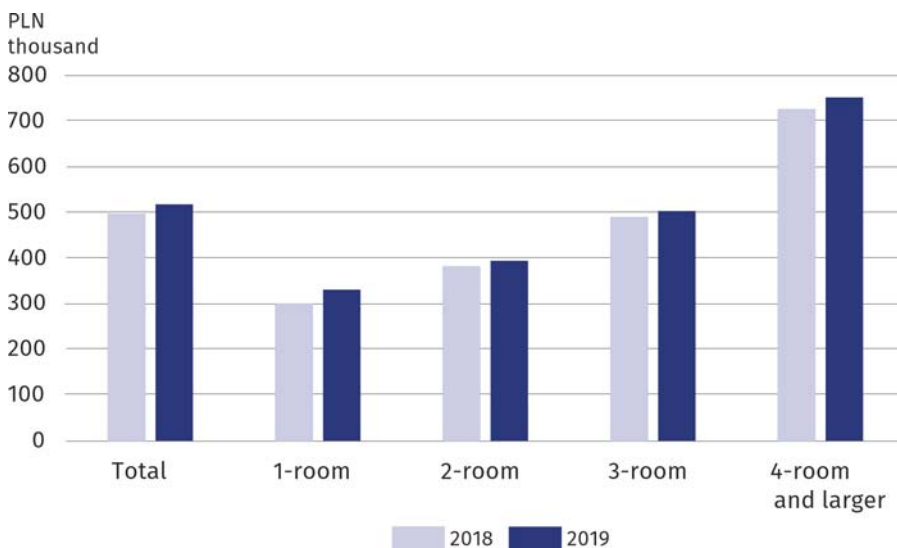
In 2019, the turnover of residential premises in quantitative terms accounted for 94.9% of residential and non-residential premises turnover in Warszawa and in value terms – 90.2%. Compared to 2018, the number of purchase/sale transactions of residential premises decreased by 28.0% and by 24.5%, respectively. Nearly 100% of transactions in residential premises were concluded on the free market. As part of the transactions, 16814 residential premises were sold (the largest number accounted for 3-room premises – 34.6%). Compared to the previous year, the number of residential premises sold decreased by 0.6% and 3-room premises by 27.5%.

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

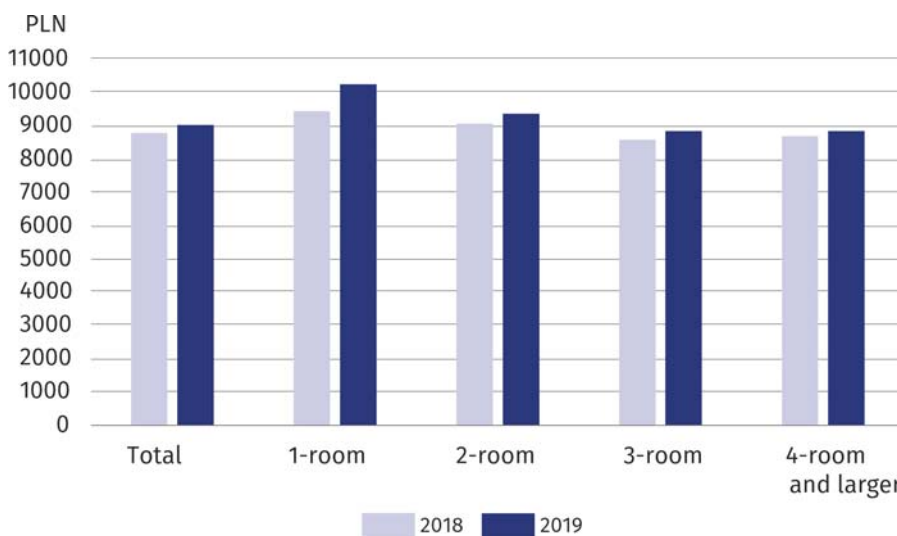
In 2019, the average transaction price for residential premises on the free market in Warszawa was PLN 9012/m<sup>2</sup> and was by PLN 244 (2.8%) higher than in 2018. The most expensive were 1-room dwellings (PLN 10236/m<sup>2</sup>), the least expensive 4-room dwellings (PLN 8827/m<sup>2</sup>). In Mazowieckie Voivodship, as in Warszawa, the most expensive were 1-room dwellings (PLN 8528/m<sup>2</sup>), while 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 9012 /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**



In the case of quoting data from the Statistics Poland, please provide information “Statistics Poland data source”, and in the case of publishing calculations made on data published by the Statistics Poland, provide information: “Own study on Statistics Poland data”.

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[Real estate sales in Mazowieckie Voivodship in 2019](#)

[Announcement on price change indices for residential premises by voivodship](#)

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

[Knowledge Database — Prices](#)

**Terms used in official statistics**

[Real estate turnover](#)

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