

Real estate sales in Warsaw in 2020

30 November 2021

↓0.1%

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

In 2020, 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 2020, 18776 real estate purchase/sale transactions were concluded in Warszawa, which accounted for 32.5% of all transactions in Mazowieckie Voivodship. Compared to 2019, their number decreased by 36 (by 0.1%). Most transactions were concluded on the free market — 99.9% (at the same level as in 2018), and only 0.1% in non-tender and tender sales.

Purchase/sale transactions of real estate in Warszawa accounted for almost 33% of total transactions in Mazowieckie Voivodship

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 2020, the most numerous transactions in real estate in Warszawa were transactions in residential and non-residential premises (22.7 thousand), the least numerous in undeveloped land properties (0.9 thousand).

Compared to 2019, there was a decrease in the share of transactions in residential and non-residential premises (by 4.0 pp), and an increase in built-up land properties (by 2.4 pp), undeveloped land properties (by 1.5 pp).

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

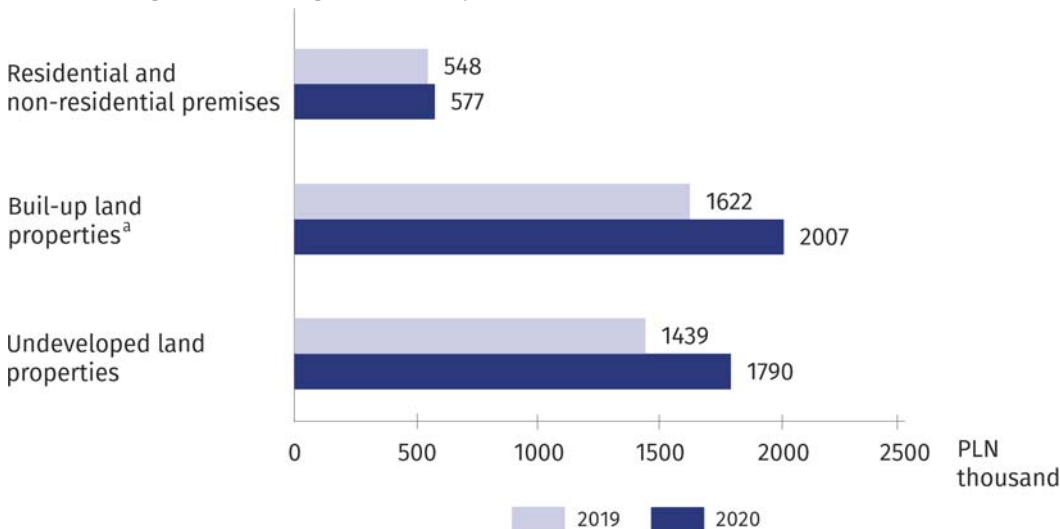


^a Include properties built-up with residential buildings, built-up agricultural land, other built-up properties and building premises.

In 2020, the value of total real estate transactions concluded in Warszawa amounted to PLN 17.5 billion, which constituted 53.1% of the value of transactions concluded in Mazowieckie Voivodship. Compared to 2019, their value increased by 16.4%. The highest turnover in real estate in terms of value was recorded for residential and non-residential premises (PLN 13.1 billion), and the lowest for undeveloped land properties (PLN 1.7 billion). Compared to the previous year, there was a decrease in the share of the value of transactions of residential and non-residential premises (by 11.6 pp), while an increase in built-up land properties (by 7.4 pp), and undeveloped land properties (by 4.2 pp).

The value of real estate transactions in Warszawa accounted for almost 53% of the value of transactions concluded in Mazowieckie Voivodship

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.

Per 1000 population, the number of real estate purchase/sale transactions in Warszawa in 2020 was at the level of 14.0 (compared to 14.2 in Mazowieckie Voivodship).

On average, there were 14 transactions per 1000 population in Warszawa

Purchase/sale transactions of residential premises

In 2020, the turnover of residential premises in quantitative terms accounted for 94.5% of residential and non-residential premises turnover in Warszawa and in value terms – 92.1%. Compared to 2019, the number of purchase/sale transactions of residential premises decreased by 4.6% and their value increased by 1.6%. Nearly 100% of transactions in residential premises were concluded on the free market. As part of the transactions, 21693 residential premises were sold (the largest number accounted for 3-room premises – 34.7%). Compared to the previous year, the number of residential premises sold decreased by 5.4% and 3-room premises by 4.8%.

Average transaction price of residential premises on the free market

In 2020, the average transaction price for residential premises on the free market in Warszawa was PLN 9901/m² and was by PLN 828 (9.1%) higher than in 2019. The most expensive were 1-room dwellings (PLN 10970/m²), the least expensive 3-room dwellings (PLN 9661/m²). In Mazowieckie Voivodship, as in Warszawa, the most expensive were 1-room dwellings (PLN 9453/m²), while the least expensive 4-room dwellings and larger (PLN 7104/m²).

The average transaction price of residential premises on the free market was PLN 9901 /m²

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

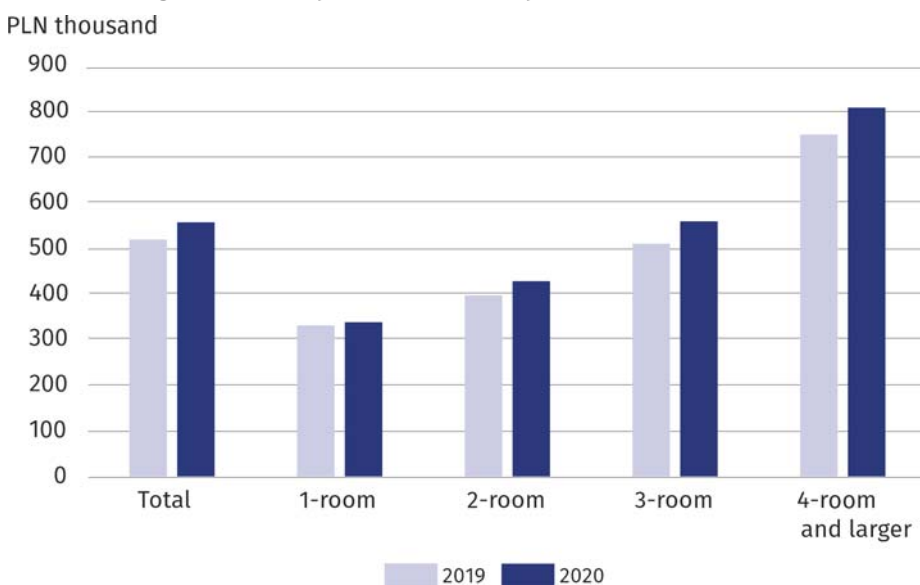
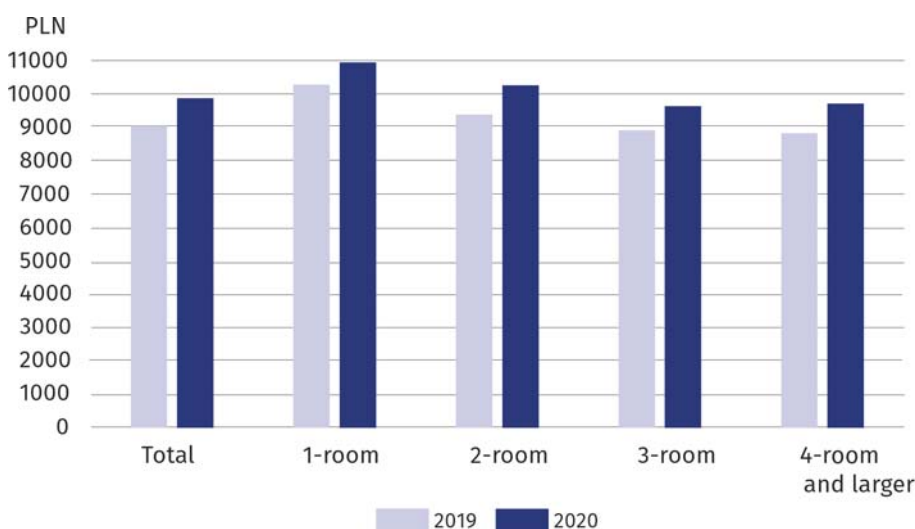



Chart 5. Average transaction price per 1 m² of residential premises on the free market



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 2020](#)

[Price indices of residential premises by voivodships in the fourth quarter of 2020 as compared to the third quarter of 2020](#)

Data available in databases

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

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Terms used in official statistics

[Real estate turnover](#)

[Real estate Price Register](#)

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