

Real estate sales in Warszawa in 2022

30 November 2023

↑ **16.3%**

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

In 2022, 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 both in terms of quantity and value. Compared 2021, the average transaction price of residential premises per 1 m² on the free market increased.

Real estate purchase/sale transactions

In 2022, 27860 real estate purchase/sale transactions were concluded in Warszawa, which accounted for 35.7% of all transactions in Mazowieckie Voivodship. Compared to 2021, their number increased by 3895 (by 16.3%). Most transactions were concluded on the free market – 99.9% (at the same level as in 2021), and only 0.1% in non-tender and tender sales.

Purchase/sale transactions of real estate in Warszawa accounted for almost 36% 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 real estate in Warszawa in 2022, the most transactions included residential and non-residential premises (24.0 thousand), and the least transactions involved undeveloped land properties (1.2 thousand).

Compared to 2021, there was an increase in the share of transactions in built-up land properties (by 6.4 pp), while a decrease in residential and non-residential premises (by 7.7 pp) and undeveloped land properties (by 1.3 pp).

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

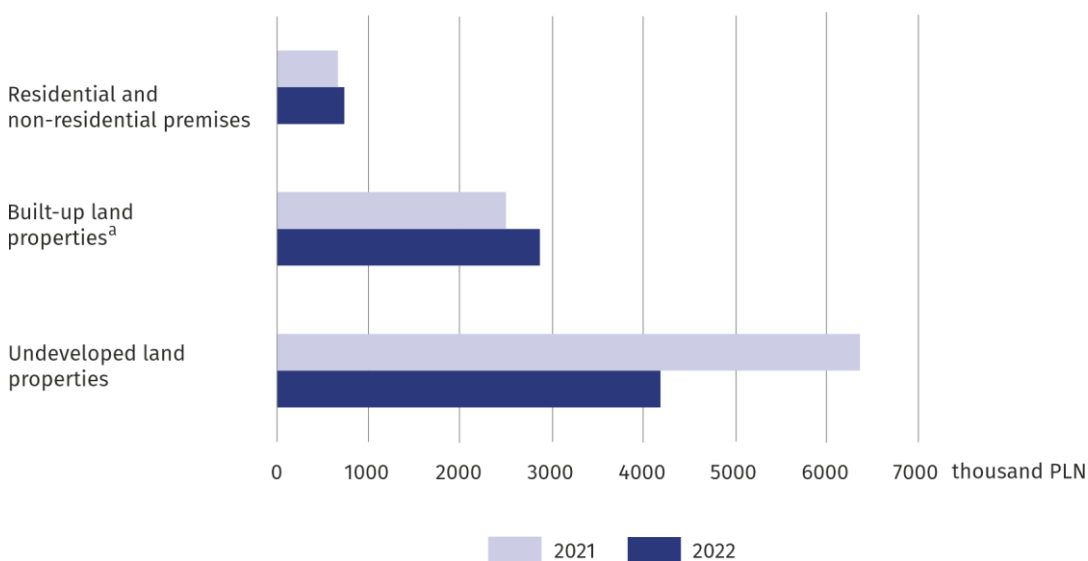


^a Include properties built-up with residential buildings, built-up agricultural land, other built-up properties and building premises.

In 2022, the value of total real estate transactions concluded in Warszawa amounted to PLN 30.2 billion, which constituted 59.9% of the value of transactions concluded in Mazowieckie Voivodship. Compared to 2021, their value increased by 42.2%. The highest turnover in real estate in terms of value was recorded for residential and non-residential premises (PLN 17.6 billion), and the lowest for undeveloped land properties (PLN 4.8 billion). Compared to the previous year, there was an increase in the share of the value of transactions in built-up land properties (by 16.3 pp), while a decrease in residential and non-residential premises (by 12.2 pp), and undeveloped land properties (by 4.1 pp).

The value of real estate transactions in Warszawa accounted for almost 60% 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 2022 was at the level of 15.0 (compared to 14.2 in Mazowieckie Voivodship).

There were on average 15 transactions per 1000 inhabitants of Warszawa

Purchase/sale transactions of residential premises

In 2022, the turnover of residential premises in quantitative terms accounted for 94.0% of residential and non-residential premises turnover in Warszawa and in value terms — 91.2%. Compared to 2021, the number of purchase/sale transactions of residential premises increased by 7.0% and their value by 17.6%. Nearly 100% of transactions in residential premises were concluded on the free market. As part of the transactions, 22756 residential premises were sold (the largest number accounted for 3-room premises — 33.9%). Compared to the

previous year, the number of residential premises sold increased by 6.9% and 3-room premises by 3.2%. Sales of 4-room premises and larger increased the most by 19.7%.

Average transaction price of residential premises on the free market

In Warszawa in 2022, the average transaction price for residential premises on the free market was PLN 12323/m² and was by PLN 1248 (11.3%) higher than in 2021. The most expensive were 1-room dwellings (PLN 14642/m²), the least expensive were 4-room dwellings and larger (PLN 11948/m²).

In Mazowieckie Voivodship, as in Warszawa, the most expensive were 1-room dwellings (PLN 11529/m²), while the least expensive 4-room dwellings and larger (PLN 9236/m²).

The average transaction price of residential premises on the free market was PLN 12323/m²

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

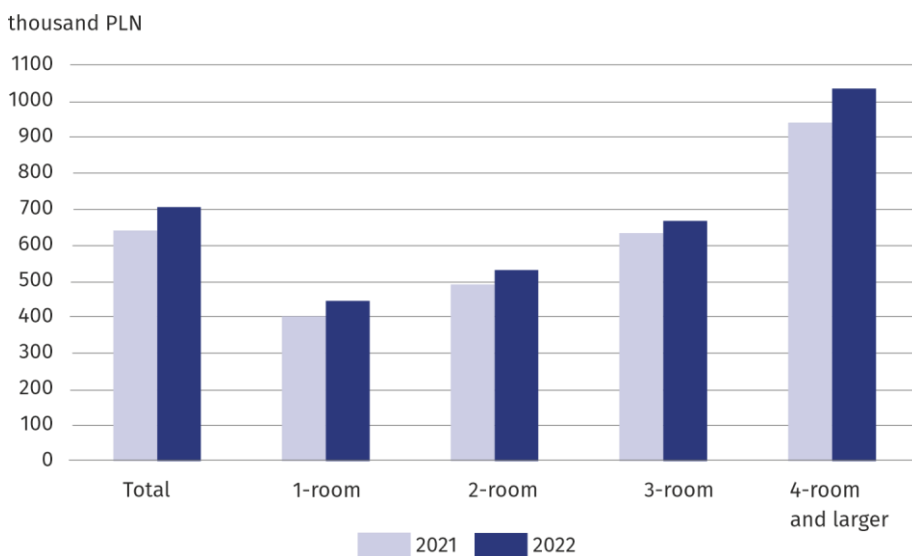
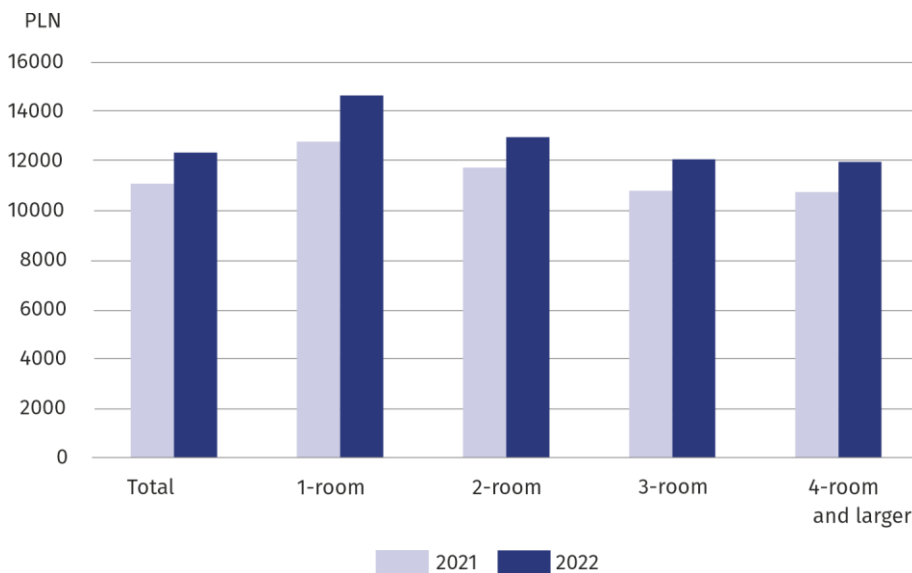


Chart 5. Average transaction price per 1 m² of residential premises on the free market



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Related information

[Real estate transactions in 2022](#)

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

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](#)

[Premises](#)

[Real estate transaction](#)

