



## Services Statistics Division

Warsaw, July 2006 r.

Information notice ☐

GUS RESEARCH RESULTS ☐

### “ Real estate sale/purchase transactions in 2005”

*The validity of concluding the real estate sale/purchase transaction is confirmed by the notary act containing the information on the types and prices of the real estate.*

*Pursuant to the legally adopted principle, the extract from the drawn up notary act is submitted inter alia to the geodesy and cartography units at the level of poviats starosts and presidents of towns on the rights of a powiat, which is used to register the information regarding the buildings and land. This is the reason why all the powiat starostes – 314 and all the towns/cities on the rights of a powiat – 65 were included in the research (status as of January 1, 2005).*

*Consequently, the information on the transactions concluded comes from the authorities keeping the registers.*

*The obtained information allowed for creating the base for calculation of average prices of 1 m<sup>2</sup> of real estate surface by type. It was assumed that the calculation of the average prices shall be based on aggregated and processed data from local markets (on the powiat level), and the area of the real estate was used for the scale.*

*After a detailed analysis of the completeness degree it was settled that from all the starostes included in the research 365 fulfilled their statistical duty, which constitutes 96% of the analysed community.*

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Opracowanie:

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Rozpowszechnianie:

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**Stanowisko prasowe w CIS** (do bezpośredniego odbioru materiałów prasowych) czynne w dniach publikowania o godz. 14:00

**Internet:** [www.stat.gov.pl](http://www.stat.gov.pl)

*The information on concluded purchase/sale transactions was obtained from all starostes of the following voivodships: Dolnośląskie, Kujawsko-pomorskie, Lubelskie, Lubuskie, Mazowieckie, Opolskie, Podlaskie, Pomorskie, Śląskie, Zachodniopomorskie.*

*In the remaining voivodships the situation looked as follows: in the Łódzkie voivodship out of 24 starostes – 2 refusals, in the Małopolskie out of 22 starostes – 3 refusals, in the Podkarpackie out of 25 starostes – 1 refusal, in the Świętokrzyskie out of 14 starostes – 3 refusals, in the Warmińsko-mazurskie out of 21 starostes – 4 refusals, in the Wielkopolskie out of 35 starostes – 1 refusal.*

The information collected from the starostes described the total of about 213 thousand real estate sale/purchase transactions<sup>1</sup>.

The transactions were concluded on a free market, as a result of the sale preceded by tender or as a result of the direct sale, where the selling party may include the State Treasury, Gmina, Powiat, Voivodship, natural person or legal person.

The transactions regarding the residential premises dominated the structure of the concluded transactions (accounting for 33,3% of the total real estate transactions), followed by the developed land transactions (accounting for 24,4% of the total number of transactions) and agricultural land transactions (accounting for 38,0%). These transactions account for 96% of all transactions concluded on the real estate market<sup>2</sup>.

When compared to the previous year, in the year 2005 there was an about 11% decrease in the number of all transactions concluded. The greatest share of the decrease belonged to residential buildings and premises. This is a result of the fact that the procedures aiming at regulating the ownership relations of real estate under the management of the State Treasury and Gmina are getting longer which slows down the pace of privatization and the sale of the real estate – as a result of the direct sale at preferential arrangements. Moreover, it is worth noticing that the process

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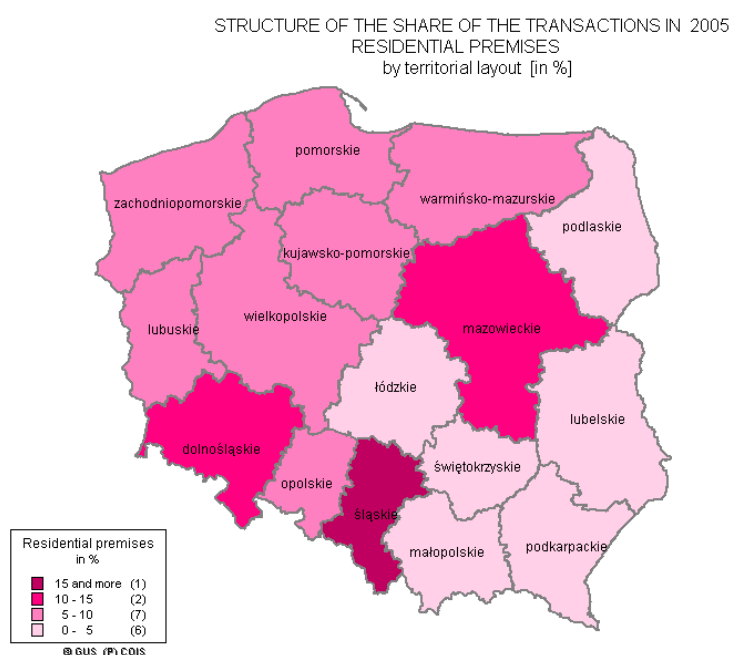
<sup>1</sup> see Table A

<sup>2</sup> see Table B

of privatization of the stock of residential premises being a property of work establishments is coming to an end.

Consequently, there was a decrease in transactions concluded in residential premises from about 81,5 thousand in 2004 to about 70,8 thousand in 2005, and in residential buildings from about 2,6 thousand to about 2,2 thousand.

The greatest number of concluded transactions in the year 2005 was observed in three voivodships: Śląskie, Mazowieckie and Dolnośląskie, which constitutes about 40% of the transactions concluded in the country for this category<sup>1</sup>.

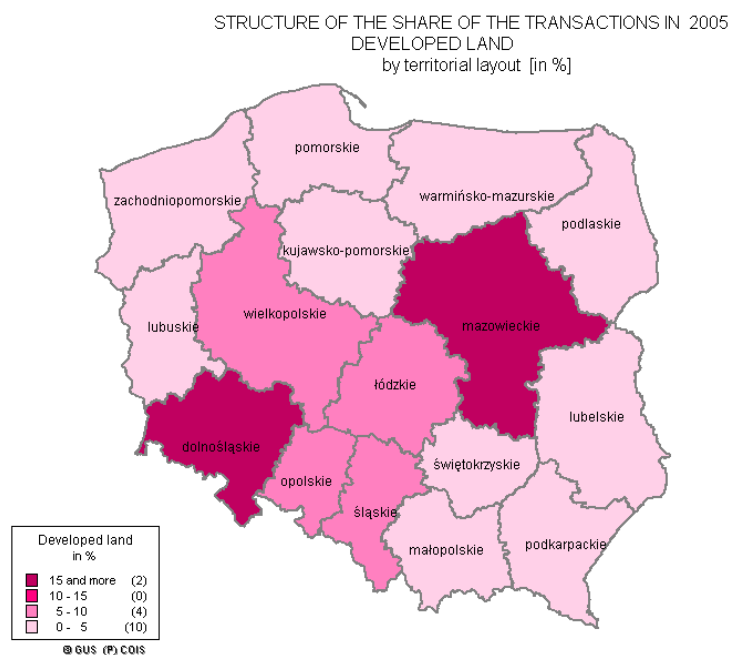


Among transactions in the land real estate the transactions in arable land (about 81 thousand) and developed land (about 52 thousand) dominated.

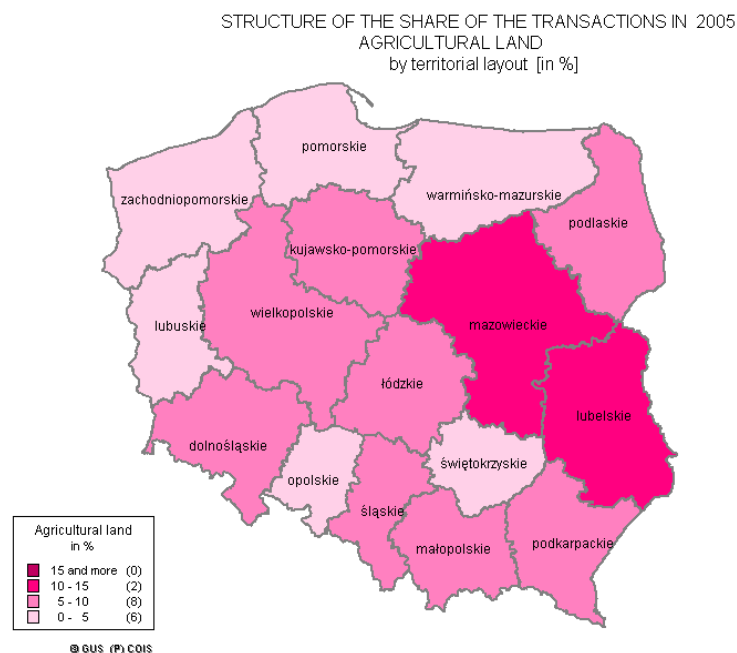
By territorial layout the greatest number of transactions in developed land was concluded in Dolnośląskie and Mazowieckie voivodship, which constitutes about 35% in total by this category<sup>2</sup>.

<sup>1</sup> see Table C

<sup>2</sup> see Table B



In the case of agricultural land the greatest number of transactions was recorded for the Mazowieckie voivodship (about 11%) and for the Lubelskie voivodship (about 11%), i.e. about 22% of the total number of those transactions.



The average prices of 1m<sup>2</sup> of selected real estates were characterized by a significant territorial diversification as well as by dynamic increase of prices in relation to the previous year.

The average price (on the national level) per 1 m<sup>2</sup> of the useful space of residential premises was at 1390 zloty and it was higher in relation to the previous year by about 20%. The highest prices were noted in the Mazowieckie voivodship 3701 zloty against 819 zloty in the Śląskie voivodship<sup>1</sup>.

The average price for 1 m<sup>2</sup> of the area of the developed land in the country amounted to about 38 zloty. These prices increased by about 10% on average. The highest prices were recorded in the Mazowieckie voivodship (about 98 zloty) and the lowest in the Warmińsko-mazurskie voivodship (about 7 zloty).

The average prices of agricultural land exhibited the highest increase in relation to the year 2004, namely about 33%. The prices ranged from 0,90 zloty per 1m<sup>2</sup> of useful surface in the Dolnośląskie voivodship to 6,90 zloty in the Śląskie voivodship, which resulted in the average price of 1,60 zloty per 1 m<sup>2</sup> around the country.

The above data indicates huge price disproportions in the territorial layout, which was undoubtedly influenced by the type differentiation of real estate and the attractiveness of its location.

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<sup>1</sup> See Table D