

Real estate sales in 2023

08.07.2024


3.8%

A decrease in the number of notarial deeds of real estate sales compared to 2022

In 2023, 510.9 thousand notarial deeds of real estate trading were signed (a year-on-year decrease of 3.8%). Compared to the previous year, the number of notarial deeds concerning the sale of real estate to the State Treasury or local government units increased (by 7.0%), the sale of perpetual usufruct rights (by 4.7%), the sale of cooperative ownership rights to premises (by 4.0%) and the sale of premises

(by 1.9%). On the other hand, the largest decrease was recorded in the number of notarial deeds concerning the sale of undeveloped plots (by 13.1%).

Table 1. Notarial deeds related to real estate sales concluded in 2023

Specification	2023	2022=100
Total	510 903	96.2
Sale of premises	212 004	101.9
Sale of undeveloped plots	105 984	86.9
Sale of agricultural real estate	58 989	93.2
Sale of plots with a residential building	49 648	92.7
Sale of cooperative ownership right to premises	41 486	104.0
Sale of other properties	18 855	92.3
Sale of plots with a building for other purposes	14 931	97.2
Sale of perpetual usufruct rights	5 388	104.7
Sale of real estate to the State Treasury or local government units	3 472	107.0
Granting perpetual usufruct by the State Treasury or local government units along with the sale of the building	146	98.0

In 2023, compared to the previous year, the highest increase in the number of notarial deeds was recorded in the sale of real estate to the State Treasury or local government units (by 7.0%)

Source: the Ministry of Justice data.

According to data from the Real Estate Price Register (RCN), 504.9 thousand real estate sale and purchase transactions with a total value of PLN 207.3 billion were concluded in 2023.

Table 2. Volume of real estate sale

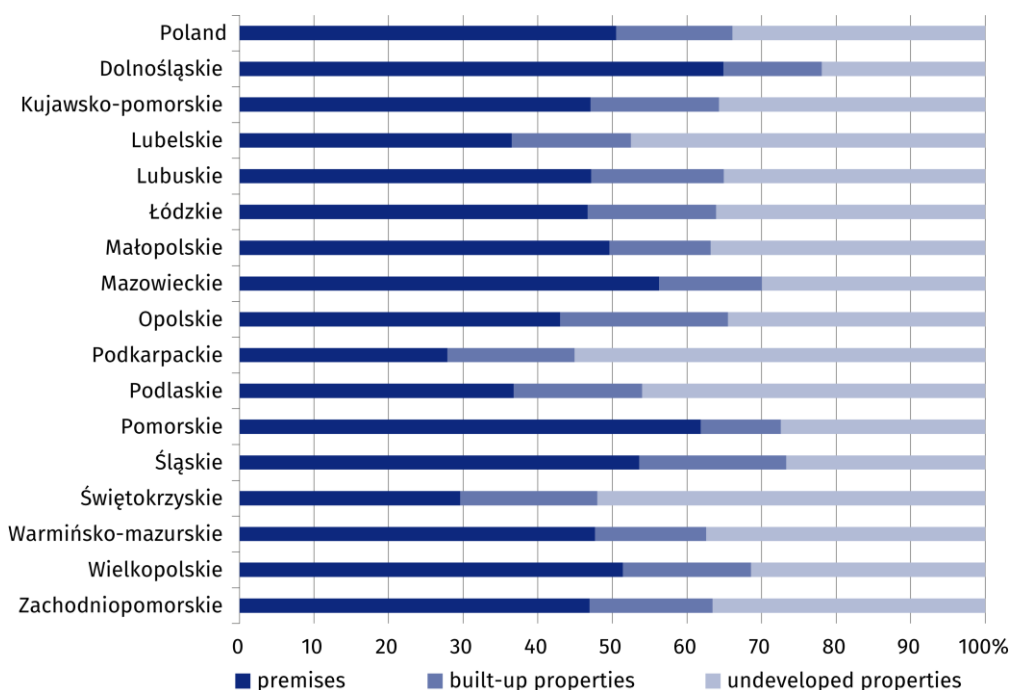
Specification	Number of transactions			Value of transactions		
	2022	2023 ^a		2022	2023 ^a	
	in units		2022=100	in million PLN		2022=100
Total	510 760	504 861	98.8	192 685	207 293	107.6
Premises	245 755	254 761	103.7	95 806	109 645	114.4
Built-up properties ^b	82 894	78 854	95.1	56 822	56 639	99.7
Undeveloped properties	182 111	171 246	94.0	40 055	41 009	102.4

a Preliminary data.

b It includes real estate with residential buildings, developed agricultural real estate, real estate developed with buildings performing functions other than agricultural and residential and building real estate.

In the majority of voivodships, the structure of the number of real estate sale and purchase transactions by type was dominated by transactions concerning premises. The highest share of this type of transactions was noted in Dolnośląskie (64.9%), Pomorskie (61.8%) and Mazowieckie (56.2%) voivodships. Only in four voivodships the largest share of the number of transactions was observed for another type of real estate – undeveloped properties. Transactions related to this category of real estate accounted for more than a half of all registered contracts in Podkarpackie and Świętokrzyskie voivodships (55.1% and 52.0%, respectively).

Chart 1. Structure of the number of real estate sale and purchase transactions by type in 2023

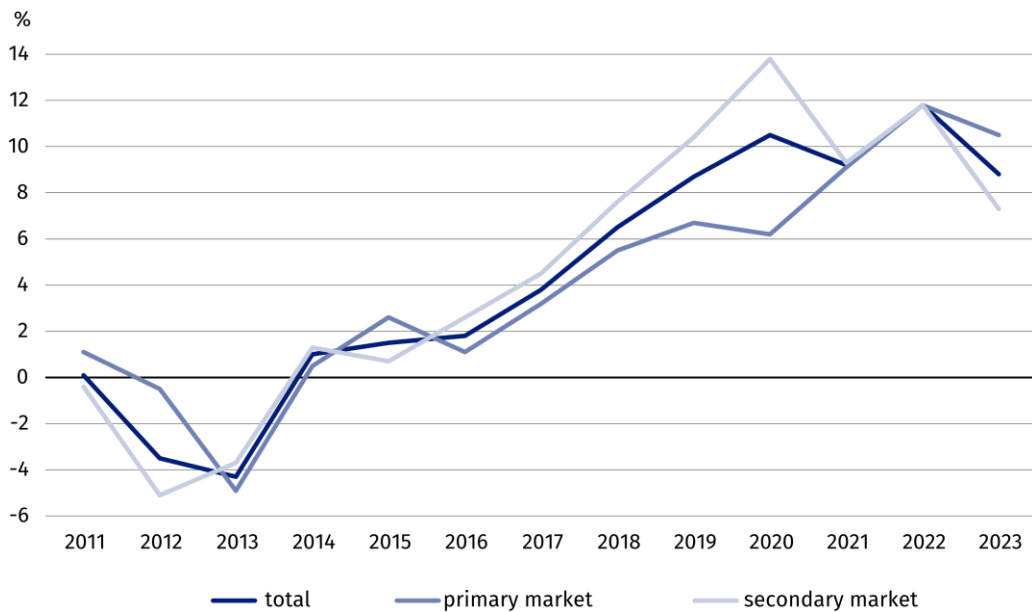


In 2023, the structure of both the number and value of real estate sale and purchase transactions was dominated by the sale of premises whose shares amounted to 50.5% and 52.9%, respectively

Table 3. Price indices of residential premises in 2023

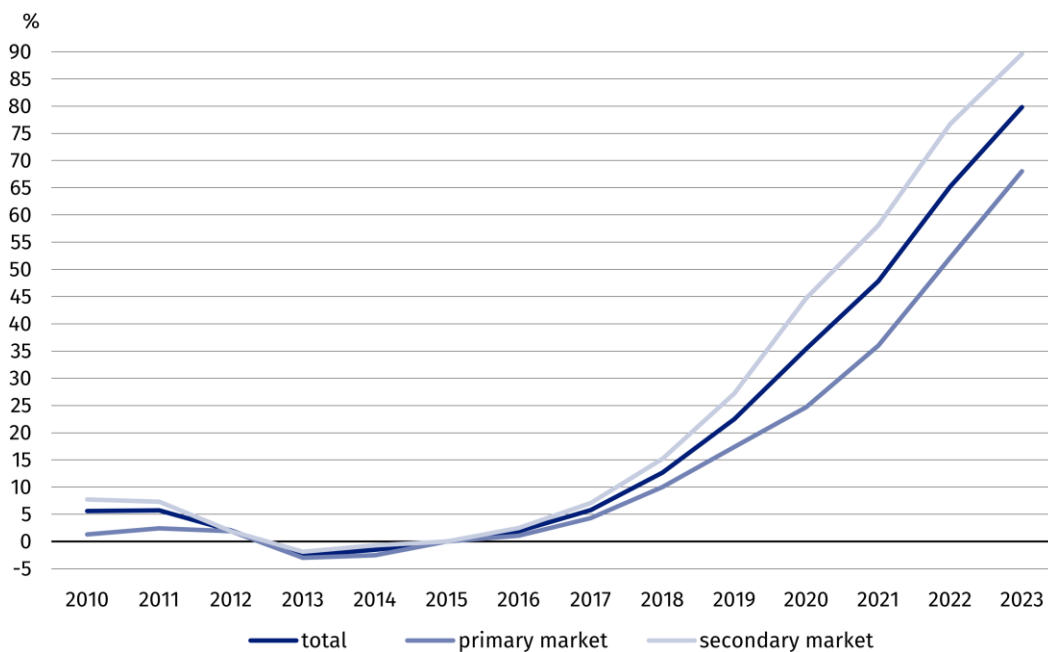
Specification	2023	
	2022=100	2015=100
Total	108.8	179.8
Primary market	110.5	168.0
Secondary market	107.3	189.6

Chart 2. Changes in prices of residential premises compared to the previous year



Prices of residential premises in 2023, compared to 2022, increased by 8.8% (of which 10.5% on the primary market and 7.3% on the secondary market)

Chart 3. Changes in prices of residential premises compared to 2015



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Terms used in official statistics

[Real estate turnover](#)

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