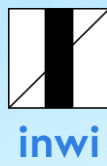




WARSAW



2021



INVESTMENT  
LAND MARKET

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## GENERAL SUMMARY

- / Value of the Warsaw land market increased by 14% y/y measured with total value of land transactions.
- / Total area of transactions exceeded 1.2 million m<sup>2</sup> and was 17% higher than in 2020.
- / PUM prices increased by over 16% and land prices dropped by nearly 3%. Positive trend in terms of price levels continued.
- / The highest number of transactions was signed in Białołęka district. The prices of land and PUM were the lowest in this district.
- / The highest market activity could be observed in the western outskirts of the city – district of Bemowo where the highest total value of transactions were signed.
- / There were over 70 developers purchasing land in Warsaw in 2021. Most notable players in 2021 were Dom Development, ROBYG and Victoria Dom.

**117**  
transactions

**1.2 million m<sup>2</sup>**  
of land traded

**1,2 million m<sup>2</sup>**  
of PUM

Land price  
**1 585 PLN/m<sup>2</sup>**

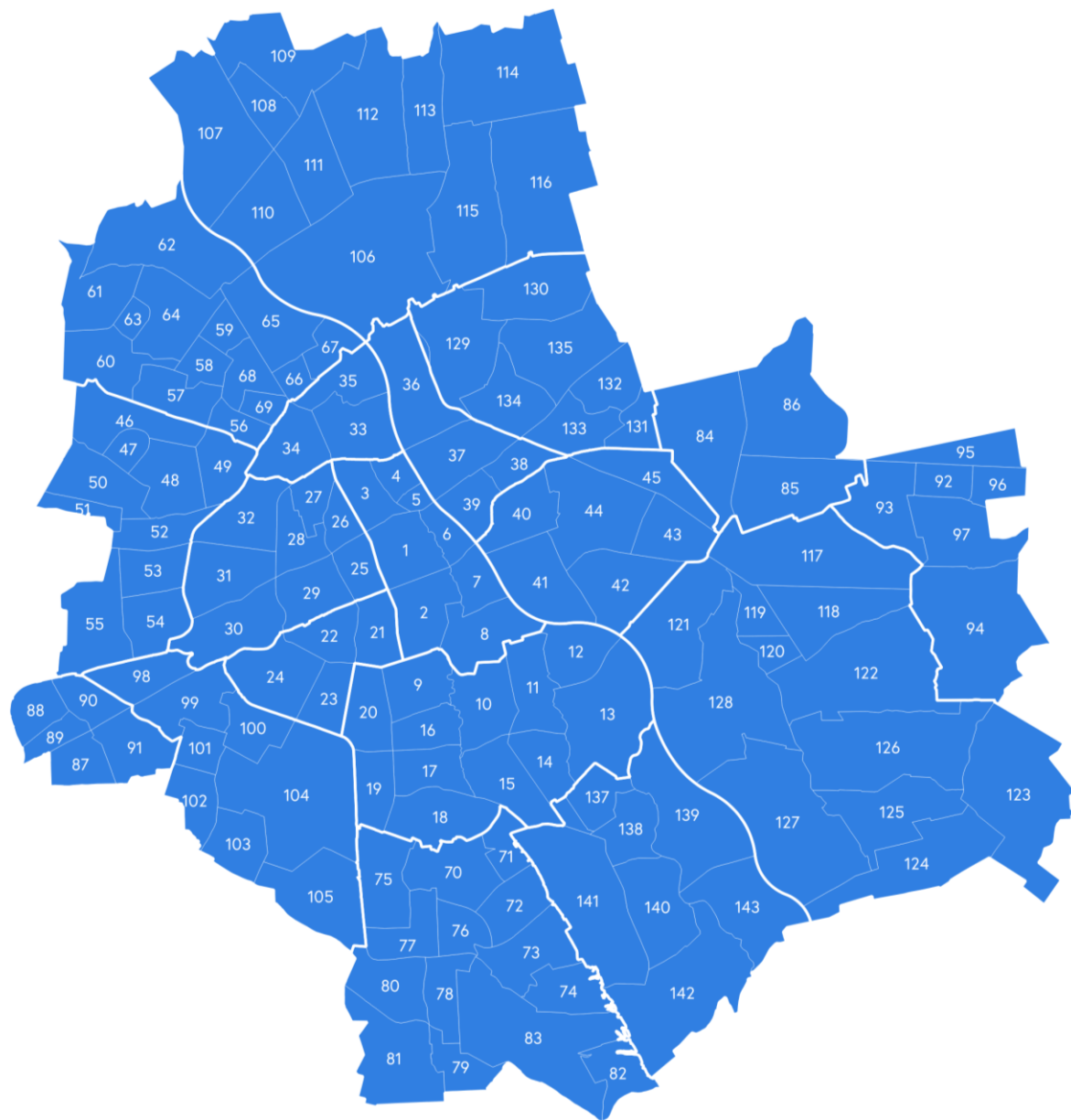
PUM price  
**1 592 PLN/m<sup>2</sup>**

**1,9 bn. PLN**  
total value of transactions

# INVESTMENT LAND --- TRANSACTIONS IN 2021

# MSI

MSI stands for *Miejski System Informacji* – Urban Information System. There are 18 districts in Warsaw, divided into 143 urban zones called MSI's. This division will be used for analysis in the report. Full list of MSI's marked on the map is presented on the next page.



#	Name	#	Name	#	Name	#	Name	#	Name
1	Śródmieście Północne	30	Odolany	59	Wrzeciono	88	Gołębki	117	Marysin Wawerski
2	Śródmieście Południowe	31	Ulrychów	60	Radiowo	89	Niedźwiadek	118	Anin
3	Muranów	32	Koło	61	Wólka Węglowa	90	Szamoty	119	Wawer
4	Nowe Miasto	33	Stary Żoliborz	62	Młociny	91	Skorosze	120	Sadul
5	Stare Miasto	34	Sady Żoliborskie	63	Placówka	92	Wesoła-Centrum	121	Las
6	Powіśle	35	Marymont-Potok	64	Huta	93	Zielona-Grzybowa	122	Międzylesie
7	Solec	36	Pelcowizna	65	Las Bielański	94	Stara Miłosna	123	Aleksandrów
8	Ujazdów	37	Nowa Praga	66	Marymont-Kaskada	95	Plac Wojska Polskiego	124	Falenica
9	Stary Mokotów	38	Szmulowizna	67	Marymont-Ruda	96	Wola Grzybowska	125	Miedzeszyn
10	Sielce	39	Stara Praga	68	Stare Bielany	97	Groszówka	126	Radość
11	Czeriaków	40	Kamionek	69	Słodowiec	98	Nowe Włochy	127	Nadwiśle
12	Siekierki	41	Saska Kępa	70	Ursynów Północny	99	Stare Włochy	128	Zerzeń
13	Augustówka	42	Goćław	71	Stary Służew	100	Raków	129	Bródno
14	Sadyba	43	Goćławek	72	Ursynów-Centrum	101	Salomea	130	Bródno-Podgródzie
15	Stegny	44	Grochów	73	Natolin	102	Opacz Wielka	131	Utrata
16	Wierzbno	45	Olszyna Grochowska	74	Kabaty	103	Zątuski	132	Elsnerów
17	Ksawerów	46	Lotnisko	75	Wyczółki	104	Okęcie	133	Targówek Fabryczny
18	Służew	47	Boernerowo	76	Stary Imielin	105	Paluch	134	Targówek Mieszkaniowy
19	Służewiec	48	Bemowo-Lotnisko	77	Grabów	106	Żerań	135	Zacisze
20	Wyględów	49	Fort Bema	78	Pyry	107	Nowodwory	136	Wilanów Wysoki
21	Filtry	50	Fort Radiowo	79	Dąbrówka	108	Dąbrówka Szlachecka	137	Wilanów Niski
22	Stara Ochota	51	Groty	80	Jeziorki Północne	109	Choszczówka	138	Wilanów Królewski
23	Rakowiec	52	Górcze	81	Jeziorki Południowe	110	Tarchomin	139	Zawady
24	Szczęśliwice	53	Jelonki Północne	82	Skarpa Powsińska	111	Henryków	140	Powsinek
25	Mirów	54	Jelonki Południowe	83	Las Kabacki	112	Białołęka Dworska	141	Błonia Wilanowski
26	Nowolipki	55	Chrzanów	84	Kawęczyn-Wygoda	113	Szamocin	142	Powsin
27	Powązki	56	Piaski	85	Nowy Rembertów	114	Kobiałka	143	Kępa Zawadowska
28	Młynów	57	Chomiczówka	86	Stary Rembertów	115	Brzeziny		
29	Czyste	58	Wawrzyszew	87	Czechowice	116	Grodzisk		

# TRANSACTIONS CONDITIONS

Transaction for land with MPZP (Masterplan) conditions dominated in 2021 and comprised almost 68% of all deals and on average this type of land turned out to be the least expensive.

MPZP and WZ transaction fall below city's average land prices.

Land with WZ was the only category which became relatively cheaper in terms of price per m<sup>2</sup> of land and PUM.

Transactions with PnB conditions experienced the highest growth of both land and PUM prices.

## Abbreviations used:

MPZP	Masterplan
PnB	Construction permit
WZ	Zoning decision
Studium	Study of conditions and directions of spatial development



## PUM AND LAND PRICES

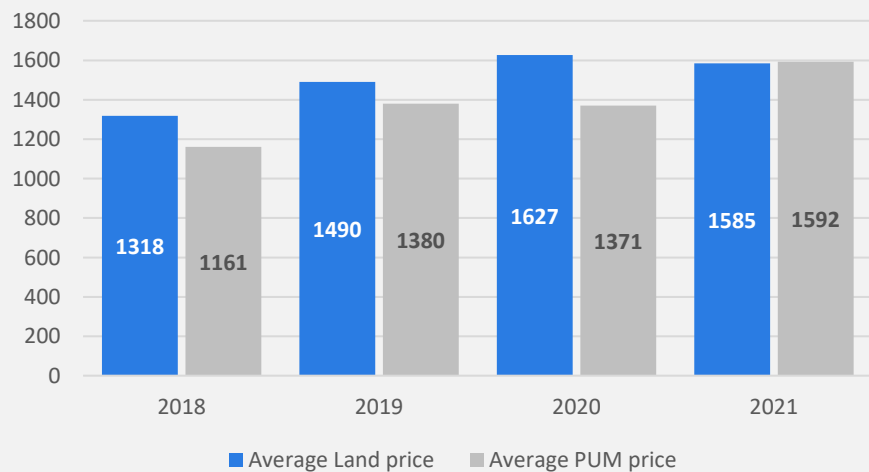
Land prices dropped on average by 2,58% y/y. In real terms they remained on the same level.

PUM prices increased by 16,12% in 2021 compared to the year before.

There is a slight increasing trend in terms of price levels.

The highest price for a square meter of PUM and land was observed in a single transaction in Śródmieście district. PUM price of 7 847 PLN/m<sup>2</sup> PUM and land price of 22 191 PLN/m<sup>2</sup>.

Average land and PUM prices [PLN/m<sup>2</sup>]

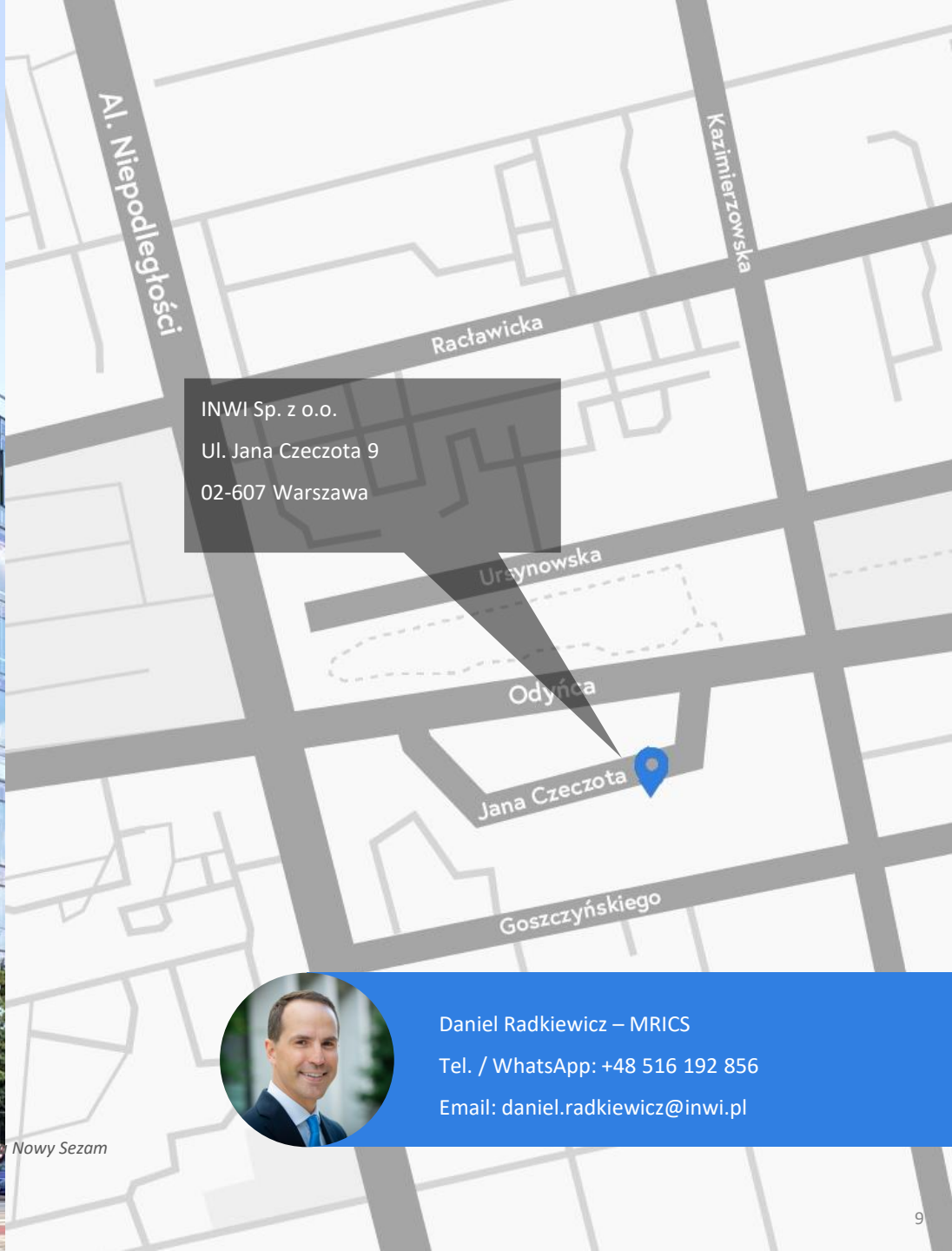




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