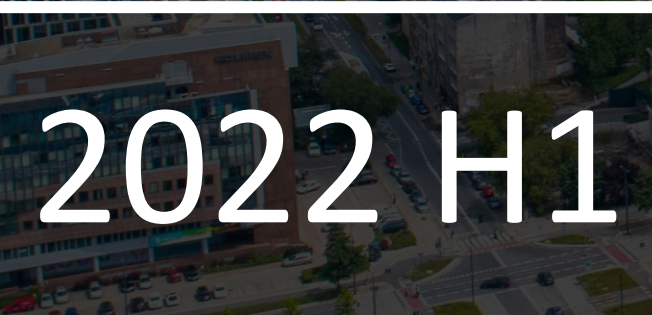
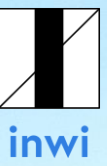




WARSAW



2022 H1



INVESTMENT  
LAND MARKET



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## GENERAL SUMMARY

- Value of the Warsaw land market decreased by 28% h1/h1 measured with total value of land transactions.
- Total area of transactions exceeded 0.40 million m<sup>2</sup> and was 51% lower than in 2021 H1.
- PUM prices increased by nearly 26% and land prices increased by nearly 47% h1/h1. 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 Rembertów district.
- The highest market activity could be observed in the southern outskirts of the city – district of Wilanów where the highest total value of transactions were signed.
- There were over 20 developers purchasing land in Warsaw in 2022 H1. Most notable players in 2022 H1 were Dom Development, RONSON and Victoria Dom.

# 42

transactions

# 0.40 million m<sup>2</sup>

of land traded

# 0.44 million m<sup>2</sup>

of PUM

Land price

## 2 163 PLN/m<sup>2</sup>

PUM price

## 1 950 PLN/m<sup>2</sup>

# 0.86 bn. PLN

total value of transactions

# INVESTMENT LAND

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# TRANSACTIONS IN 2022 H1



# TRANSACTIONS CONDITIONS

Transaction for land with MPZP (Masterplan) conditions dominated in 2022 H1 and comprised almost 57% of all deals. On average PnB type of land turned out to be the most expensive.

Studium transaction fall below city's average land and PUM prices.

Land with Studium was the only category which became relatively cheaper in terms of price per m<sup>2</sup> of land and PUM compared to the same period of the previous year.

Transactions with WZ 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

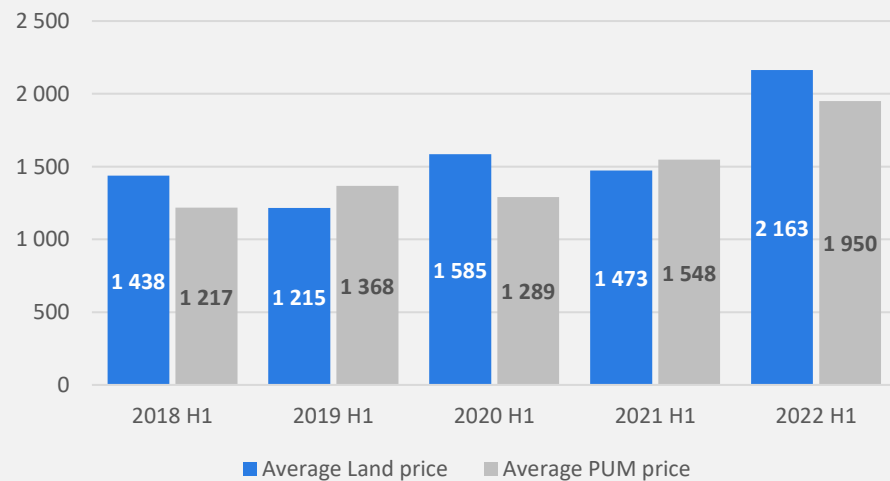
Land prices increased on average by 47% compared to the same period of the previous year and 36% compared to the 2020 H1.

PUM prices increased by 26% in 2022 H1 compared to the 2021 H1.

There is a significant 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 Mokotów district. PUM price of 5 523 PLN/m<sup>2</sup> PUM and land price of 8 456 PLN/m<sup>2</sup>.

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

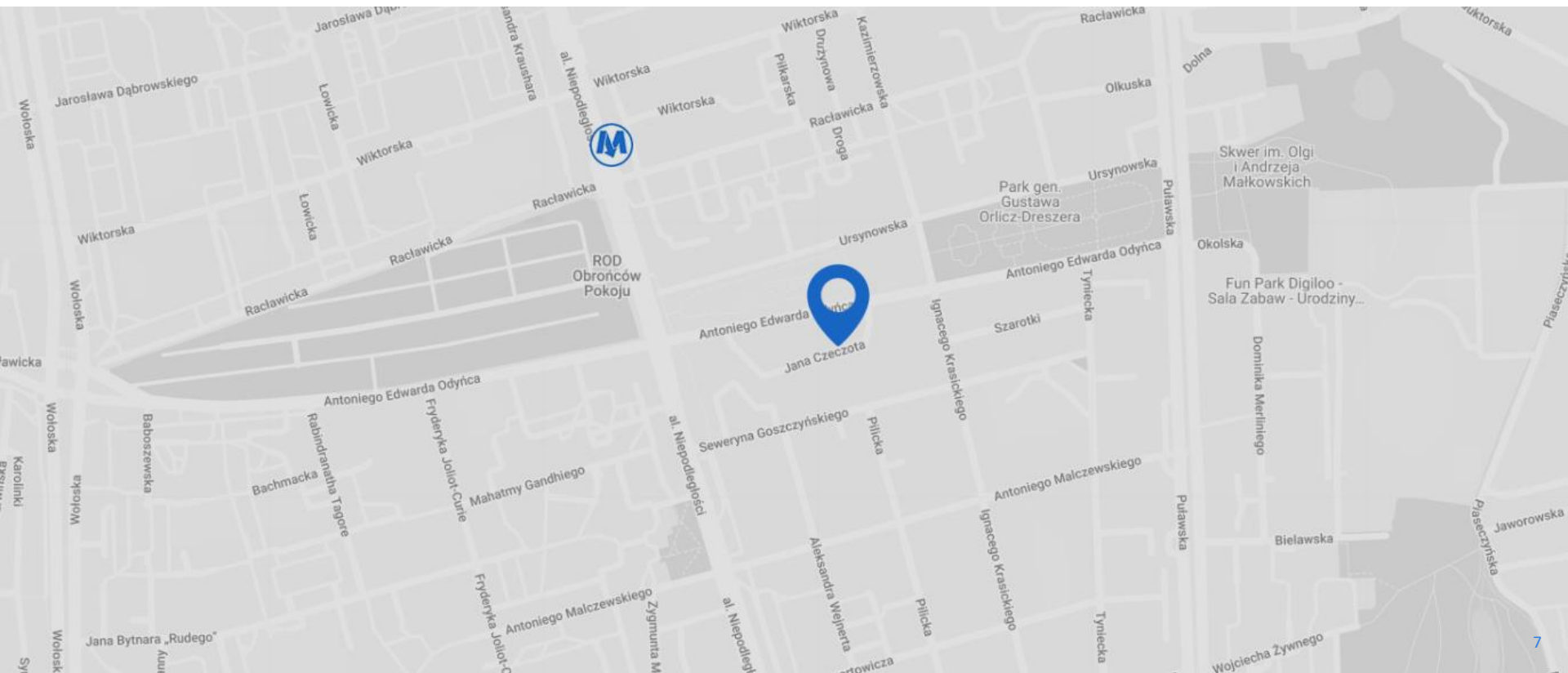


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