

Real estate sales in Opolskie Voivodship in 2021

5 October 2022


13.1%

increase in the number of purchase/sale transactions compared to 2020

In 2021, 13393 real estate purchase/sale transactions, valued PLN 2938.7 million, were concluded. Compared to 2020, the highest increase in the number of purchase/sale transactions occurred in the case of undeveloped land properties (of 26.3%).

Real estate purchase/sale transactions

In Opolskie Voivodship in 2021, 13393 real estate purchase/sale transactions were concluded, i.e. more by 13.1% than the year before. The value of transactions was higher by 30.6% in relation to 2020 and amounted to PLN 2938.7 million. The Majority of real estate purchase/sale transactions was concluded in urban areas (50.7% of the total number of real estate transactions), and their value accounted for 60.8% of the total number of real estate sales. In urban areas the subject of majority of transactions in terms of quantity and value were premises (66.6% and 55.8%, respectively), while in rural areas predominant were purchase/sale transactions of land properties (92.1% and 93.5%, respectively).

In 2021, over a half of purchase/sale transactions concerned real estates located in urban areas

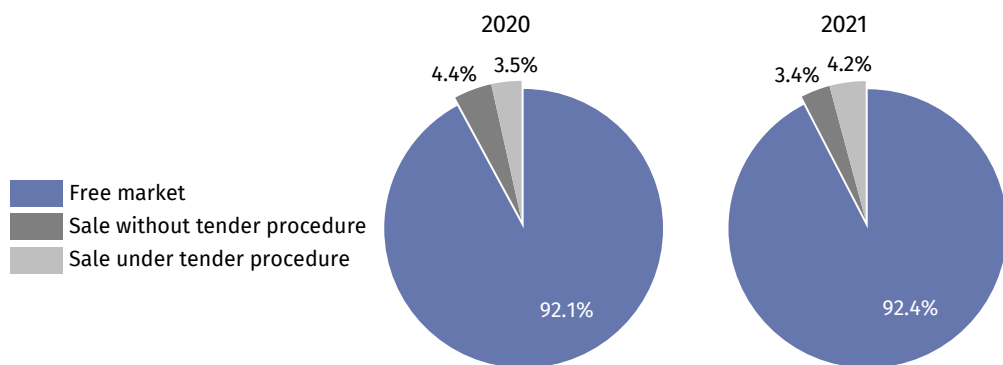
Table 1. Real estate sales

Specification	2020	2021	2020=100	2020	2021	2020=100
	number of transactions in pcs			value of transactions in million PLN		
Total	11845	13393	113.1	2250.2	2938.7	130.6
Premises	4993	5041	101.0	979.0	1071.9	109.5
Built-up land properties ^a	2307	2610	113.1	716.2	953.4	133.1
Undeveloped land properties	4545	5742	126.3	555.0	913.4	164.6

^a Covers properties built-up with residential buildings, built-up agricultural properties, properties built-up with buildings that perform functions other than farm and residential.

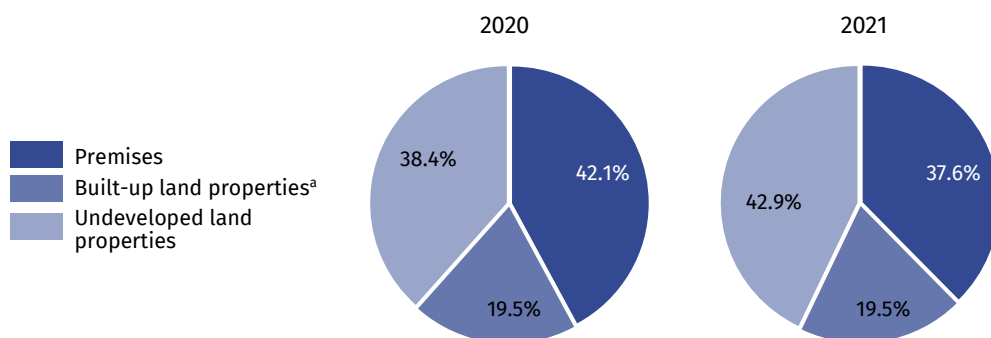
In 2021 the majority of transactions (92.4%) was concluded on the free market, and only 7.6% in sales without tender procedure and under tender procedure. Compared to 2020, an increase was noted in the share of transactions concluded on the free market and under tender procedure (of 0.3 percentage point and of 0.7 percentage point, respectively).

Chart 1. Structure of real estate purchase/sale transactions by form of turnover



Among purchase/sale transactions, the ones with largest share in 2021 were transactions of the undeveloped land properties – 42.9%, next were residential and non-residential premises – 37.6%, as well as built-up land properties – 19.5%. In relation to 2020, an increase was recorded in the share of transactions of undeveloped land properties (of 4.5 percentage point), but a decrease in those related to residential and non-residential premises (of 4.5 percentage point), while a share of transactions of built-up land properties did not change.

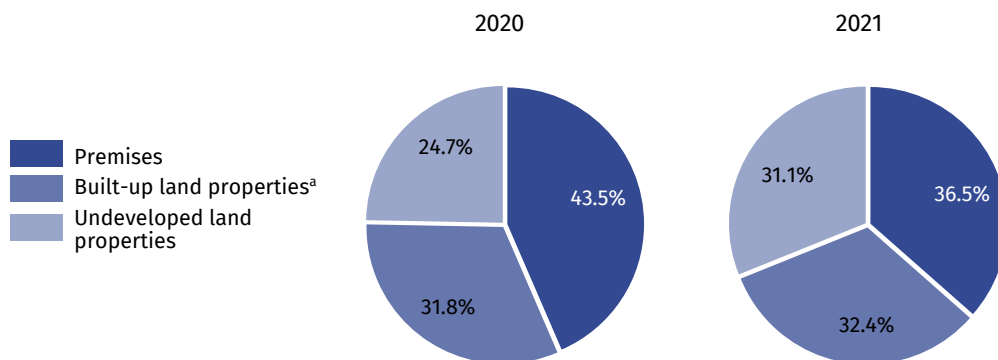
Chart 2. Structure of real estate purchase/sale transactions by type of properties



^a Covers properties built-up with residential buildings, built-up agricultural properties, properties built-up with buildings that perform functions other than farm and residential.

The largest share in the value of purchase/sale transactions in 2021 were transactions of premises, which accounted for 36.5% of the total value of real estate sales. Share of the sale value of built-up land properties accounted for 32.4% and of undeveloped land properties – 31.1%. In relation to 2020, an increase was noted in the share of value of undeveloped land properties (of 6.4 percentage point) and built-up land properties (of 0.6 percentage point), but a decrease in premises (of 7.0 percentage point).

Chart 3. Value structure of real estate purchase/sale transactions by type of properties

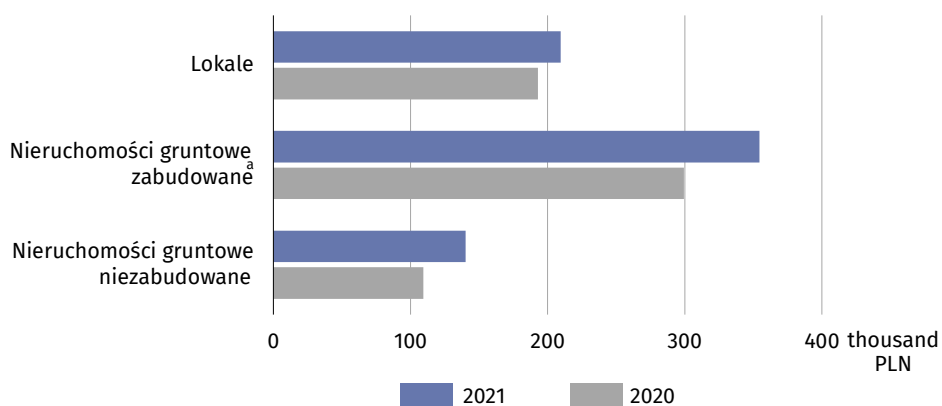


^a Covers properties built-up with residential buildings, built-up agricultural properties, properties built-up with buildings that perform functions other than farm and residential.

The average value of a single transaction in Opolskie Voivodship in 2021 for premises amounted to PLN 209434, built-up land properties – PLN 354561 and for undeveloped land properties – PLN 140194.

The highest value of a single transaction in 2021 concerned built-up land properties

Chart 4. Average value of a single real estate purchase/sale transaction



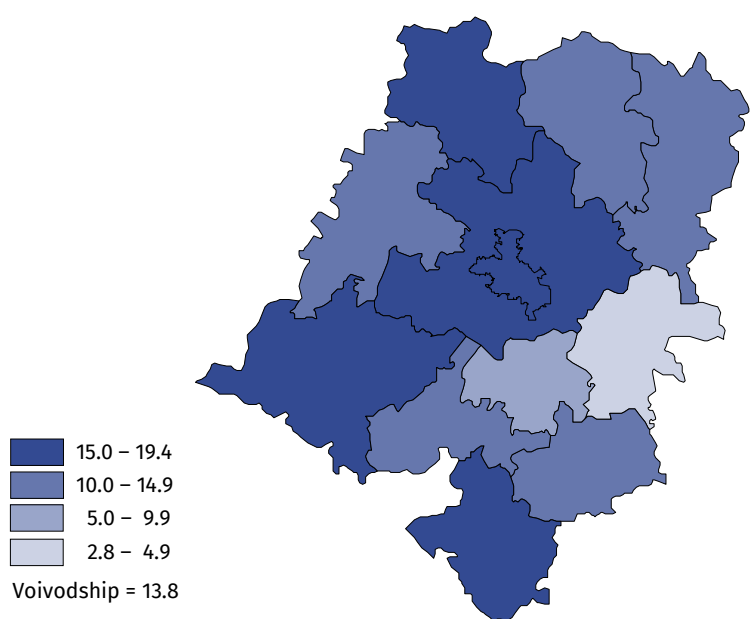
^a Covers properties built-up with residential buildings, built-up agricultural properties, properties built-up with buildings that perform functions other than farm and residential.

The highest number of real estate purchase/sale transactions were registered in the city of Opole (2227) as well as Powiats: Nyski and Opolski (2131 and 2035, respectively), while the lowest number in Powiats: Strzelecki (208), Krapkowicki (624) and Oleski (655). The total value of transactions concluded in the city of Opole as well as Nyski and Opolski Powiats constituted 54.8% of the total value of transactions concluded in the voivodship.

The number of real estate purchase/sale transactions per 1000 population in 2021 in Opolskie Voivodship amounted to 13.8. In this regard, the highest number of transactions was concluded in Namysłowski Powiat (19.4) as well as the city of Opole (17.5), while the lowest in Powiats: Strzelecki (2.8) and Krapkowicki (9.9).

In Opolskie Voivodship, per 1000 population, approx. 14 real estate purchase/sale transactions were noted.

Map 1. Real estate purchase/sale transactions per 1000 population in 2021



In terms of number of concluded purchase/sale transactions in most powiats of Opolskie Voivodship predominant were land property turnovers and their highest share was noted in Oleski (87.9%), as well as Opolski Powiat (87.6%). A higher share of transactions of premises occurred only in the city of Opole (73.3%) as well as Strzelecki Powiat (55.3%). Considering value of transactions, land property turnovers were also predominant. The highest share of land properties in value structure of concluded transactions was noted in Prudnicki Powiat – 88.1%. Only in Strzelecki Powiat and the city of Opole, purchase/sale transactions of premises were predominant in value structure (65.3% and 59.8%, respectively).

Purchase/sale transactions of premises

In 2021, the number of registered purchase/sale transactions of premises amounted to 5041, i.e. more by 1.0% than in 2020. In transactions concluded 5118 premises were sold. The value of turnovers of premises amounted to PLN 1071.9 million, i.e. more by 9.5% than in 2020.

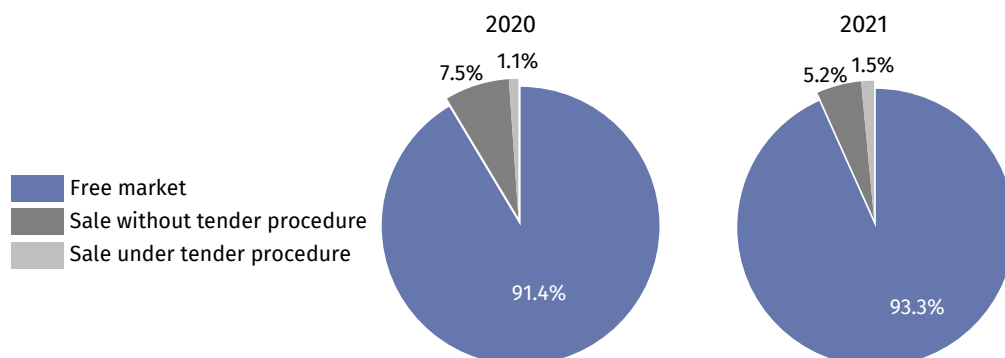
Two main segments can be distinguished on the market of premises, i.e. segment of residential premises and non-residential premises. In 2021, turnover of residential premises accounted for 91.8% of premises turnover in quantitative terms, while 94.9% in terms of value.

In 2021, compared to the previous year, the number of purchase/sale transactions of residential premises increased by 1.4% and their value by 10.1%. In case of non-residential premises, a decrease in the number of transactions (of 3.3%) was noted with a simultaneous decrease in the value of their sale of 0.9% in relation to 2020.

The largest share among sold residential premises in 2021 were 3-room premises (43.1%, a decrease of 0.1 percentage point compared to 2020) as well as 4-room and larger (30.4%, an increase of 3.3 percentage point).

In 2021 a vast majority of transactions of residential premises was concluded on the free market. This market accounted for 93.3% of the number and 97.3% of the value of the total purchase/sale transactions of residential premises. Turnover of residential premises in sales without tender procedure accounted for 5.2% of all transactions and 1.9% of the value of concluded transactions.

Chart 5. Structure of purchase/sale transactions of residential premises by form of turnover



In 2021 in Opolskie Voivodship, an average transaction price of 1m² of usable floor area of residential premises amounted to PLN 3902 and was higher by PLN 270 than in 2020, while on free market – PLN 4051, i.e. more by PLN 206 than in the year before. The highest prices were achieved by 1-room premises – PLN 4966/m², and the lowest – 4-room and larger (PLN 3490/m²). The most for a residential premise had to be paid in the city of Opole, where an average price of 1 m² amounted to PLN 5748 and in Brzeski Powiat (PLN 3476/m²) while the least in Powiats: Głubczycki (PLN 2184/m²) as well as Prudnicki (PLN 2187/m²).

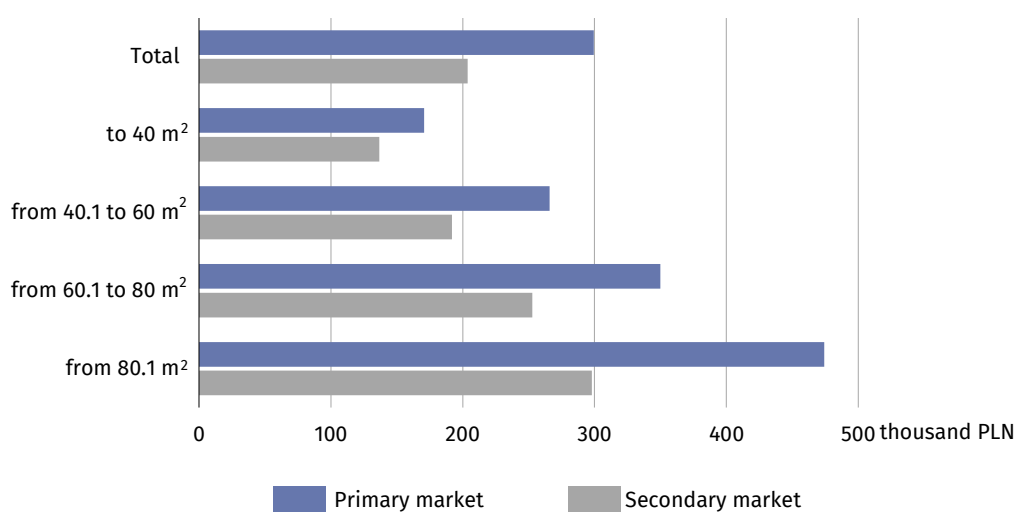
Nearly 92% of purchase/sale transactions of premises concerned residential premises

In 2021, an average transaction price of residential and non-residential premises was at the level of PLN 3791/m²

Market sales of residential premises (sales on a free market and sales under tender procedure) took place mostly in urban areas. Residential premises turnover in urban areas accounted for 89.1% of turnover in quantitative terms and 92.8% in value terms. In 2021, on the market of residential premises, turnover on secondary market was predominant (78.0% of the number and 70.7% of the value of sold residential premises).

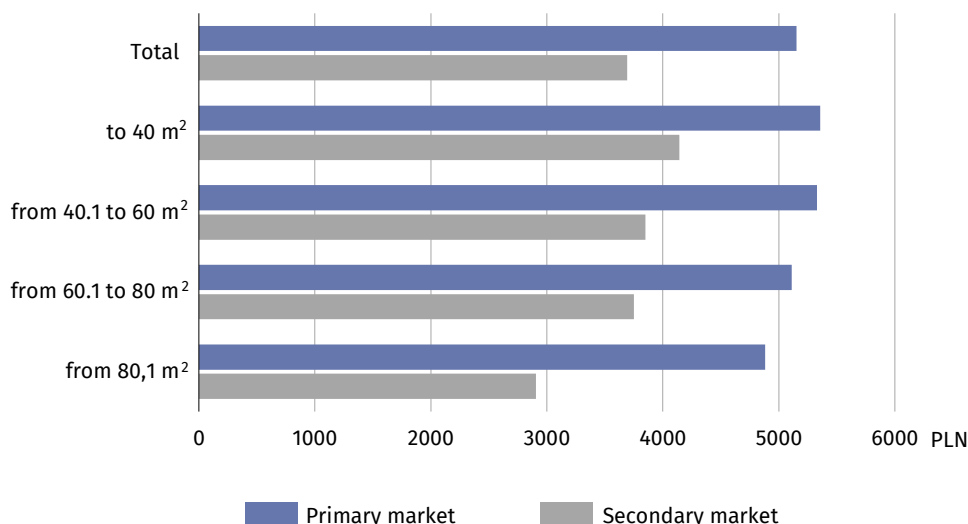
Considering the usable floor area of sold premises on a primary market, predominant were residential premises with floor area from 60.1 to 80 m², and on secondary market with floor area from 40.1 to 60 m². Their share in the number of concluded transactions accounted for 33.9% on the primary market, while 46.8% on the secondary market. In terms of transaction value, they constituted 39.6% on the primary market and 44.1% on the secondary market. The smallest share in the structure of sold residential premises, both on primary as well as secondary market had residential premises with floor area larger than 80 m² (12.3% and 9.5%, respectively).

Chart 6. Average transaction price of residential premises on the primary and secondary market by floor area in 2021



In 2021, on average, PLN 299514 was spent on a purchase of premise on the primary market, and on the secondary market – PLN 203806. The highest average prices of a residential premises, both on primary and secondary market were recorded for premises with floor area over 80 m² (PLN 474291 and PLN 298033, respectively).

Chart 7. Average price for 1 m² of residential premises sold on the primary and secondary market by premise floor area in 2021



An average price for 1 m² of usable floor area of residential premises sold on primary market was PLN 5153, while on secondary market – PLN 3693. The highest average prices for 1 m² of residential premises sold on primary market, as well as on secondary market were recorded for premises with floor area up to 40 m².

The dominant form of non-residential premises turnover was free market sales, which in 2021 accounted for 92.3% in relation to number and 94.7% in relation to value of transactions.

An average transaction price of non-residential premise in 2021 amounted to PLN 2481 per 1 m² and decreased by PLN 321 in relation to 2020. On a free market, an average price per 1 m² of non-residential premises amounted to PLN 2534, i.e. by PLN 338 less than in the year before. The highest prices per 1 m² of non-residential premises sold on a free market were recorded in Namysłowski and Opolski Powiat: PLN 3384/m² and PLN 3284/m², respectively, on the other hand the lowest in Powiats: Oleski – PLN 1137/m² as well as Krapkowicki – PLN 1491/m².

Purchase/sale transactions of land properties

In 2021 the number of registered purchase/sale transactions of land properties amounted to 8352, i.e. more by 21.9% than in 2020. As part of concluded transactions, 9204 land properties were sold. Value of turnover of land properties amounted to PLN 1866.8 million and it was higher by 46.8% than in the year before.

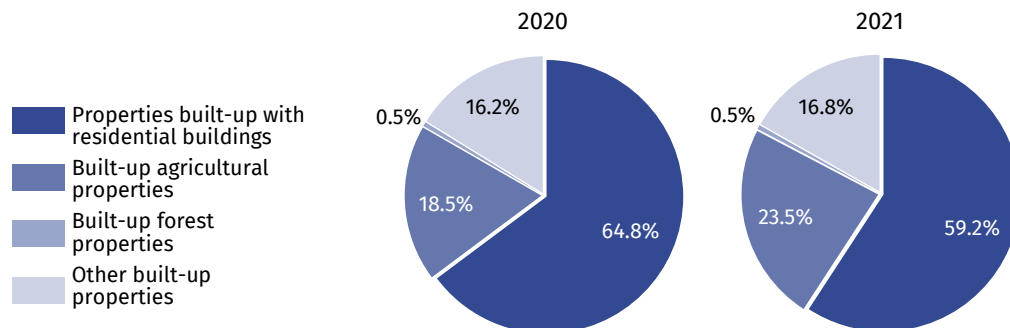
Among land properties, in quantitative terms, transactions of undeveloped land properties had the largest share – 68.8%, while in value terms – built-up land properties (51.1%).

In 2021, the largest share in built-up land properties turnover were properties built-up with residential buildings, which, in quantitative terms, amounted to over a half of built-up properties turnover (59.2%), while in value terms (46.2%).

The dominant form of built-up properties turnover was free market sales, which constituted 95.8% of the total number of sold properties and 98.6% of the total value of this type of properties. Sales without tender procedure in quantitative and value terms amounted to: 2.3% and 0.7%, respectively of built-up properties turnover.

Over 62% of purchase/sale transactions were land properties transactions

Chart 8. Structure of the number of sold built-up land properties^a by type



^a Covers properties built-up with residential buildings, built-up agricultural properties, properties built-up with buildings that perform functions other than farm and residential.

An average transaction price of properties built-up with residential buildings in 2021 amounted to PLN 234.8 per 1 m² and was lower by PLN 3.7 than in 2020. The highest price was recorded in the city of Opole (PLN 811.9/m²) and Kędzierzyńsko-Kozielski Powiat

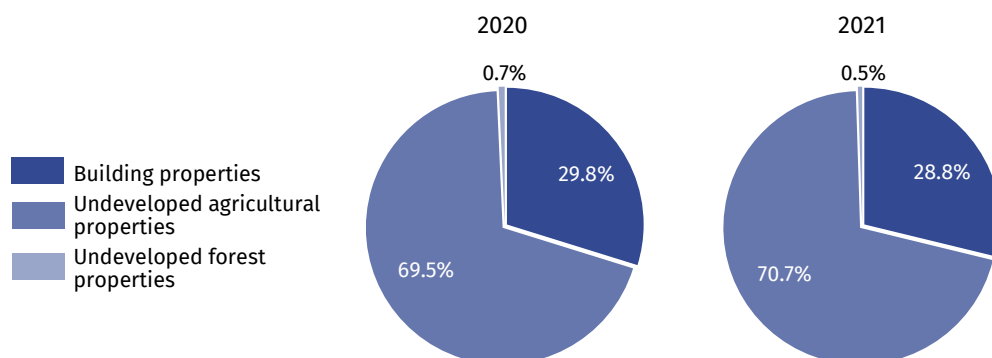
(PLN 362.4/m²), on the other hand the lowest prices were recorded in Powiats: Strzelecki (PLN 132.9/m²) and Opolski (PLN 149.6/m²).

Among sold undeveloped land in quantitative terms in 2021 undeveloped agricultural properties had the highest share – 70.7%, which at the same time accounted for 69.6% in the value structure of undeveloped land turnover.

In 2021, predominant form of undeveloped agricultural properties turnover, both in quantitative and value structure were free market sales, which accounted for: 92.2% and 90.8%, respectively, of the total turnover of undeveloped agricultural properties in the voivodship. Sales without tender procedure had the lowest share in undeveloped agricultural properties turnover in quantitative and value terms: 1.4% and 3.5%, respectively.

Undeveloped agricultural properties accounted for the largest share among sold undeveloped land properties, both in quantitative and value terms

Chart 9. Structure of transactions of sold undeveloped land properties by type



An average transaction price of undeveloped agricultural properties in Opolskie Voivodship in 2021 amounted to PLN 11.6 per 1 m² of property (PLN 49.4/m² in urban areas and PLN 8.8/m² in rural areas) and was higher by PLN 3.1 than in the year before. The highest prices of undeveloped agricultural properties were recorded in the city of Opole (PLN 94.2/m²) and Krapkowicki Powiat (PLN 45.4/m²), on the other hand the lowest in Powiats: Brzeski and Namysłowski (PLN 5.6/m² each) as well as Oleski (PLN 6.5/m²).

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Prepared by:
Statistical Office in Opole
Director Janina Kuźmicka
Phone: 77 453 14 52

Issued by:
The Spokesperson of Statistical Office in Opole
Monika Bartel
Phone: 77 423 09 75



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Terms used in official statistics

[Real estate turnover](#)

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