

# Real estate sales in Opolskie Voivodship in 2022

23 November 2023


**13.9%**

Decrease in the number of purchase/sale transactions compared to 2021

In 2022, 11538 real estate purchase/sale transactions, valued PLN 3235.2 million were concluded. Compared to 2021, the largest drop in the number of purchase/sale transactions occurred in the case of undeveloped land properties (of 26.7%).

## Real estate purchase/sale transactions

In Opolskie Voivodship in 2022, 11538 real estate purchase/sale transactions were concluded, i.e. fewer by 13.9% than the year before. The value of transactions was higher by 10.1% in relation to 2021 and amounted to PLN 3235.2 million. The majority of real estate purchase/sale transactions was concluded in urban areas (53.4% of the total number of real estate transactions), and their value accounted for 66.2% 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 (73.8% and 55.8%, respectively), while in rural areas predominant were purchase/sale transactions of land properties (90.3% and 91.7%, respectively).

In 2022, over a half of purchase/sale transactions concerned real estates located in urban areas

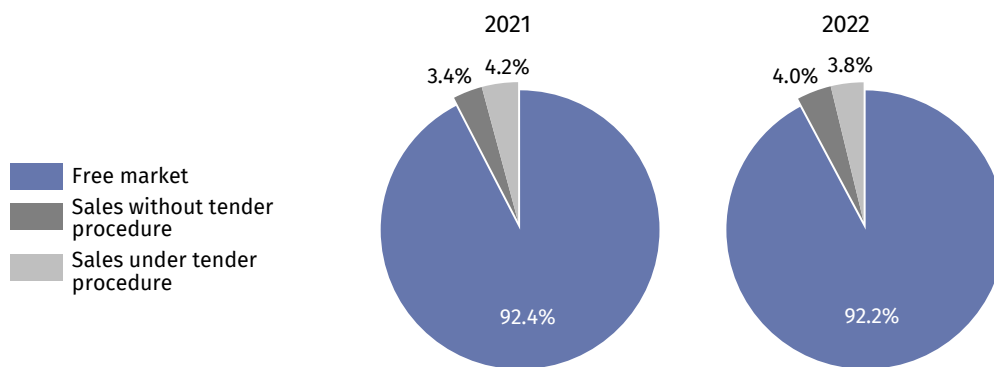
**Table 1. Real estate sales**

Specification	2021	2022	2021=100	2021	2022	2021=100
	number of transactions in pcs			value of transactions in million PLN		
<b>Total</b>	<b>13393</b>	<b>11538</b>	<b>86.1</b>	<b>2938.7</b>	<b>3235.2</b>	<b>110.1</b>
Premises	5041	5070	100.6	1071.9	1285.0	119.9
Built-up land properties <sup>a</sup>	2610	2261	86.6	953.4	1055.6	110.7
Undeveloped land properties	5742	4207	73.3	913.4	894.6	97.9

<sup>a</sup> Covers properties built-up with residential buildings, built-up agricultural properties, properties built-up with buildings that perform functions other than farm and residential.

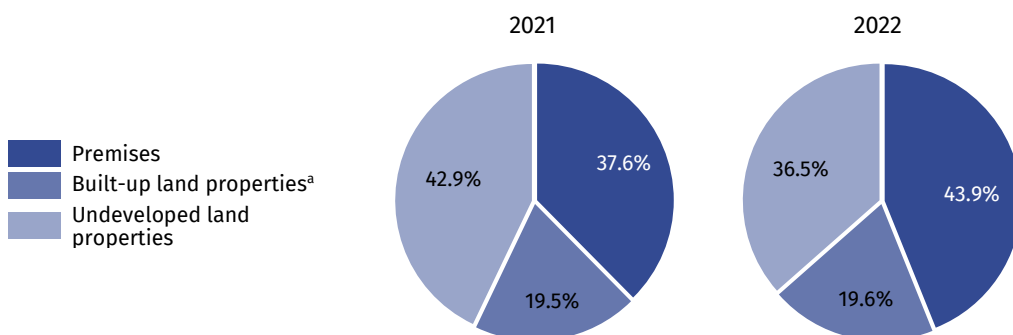
In 2022 majority of transactions (92.2%) was concluded on the free market, and only 7.8% of sales without or under tender procedure. Compared to 2021, a decrease was noted in the share of transactions concluded under tender procedure and on the free market (by 0.4 percentage point and by 0.2 percentage 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 2022 were transactions of the residential and non-residential premises – 43.9%, next were undeveloped land properties – 36.5% and built-up land properties – 19.6%. In relation to 2021, a decrease was recorded in the share of transactions of undeveloped land properties (of 6.4 percentage points), however an increase in residential and non-residential premises (of 6.3 percentage points) as well as in transactions of built-up land premises (of 0.1 percentage point).

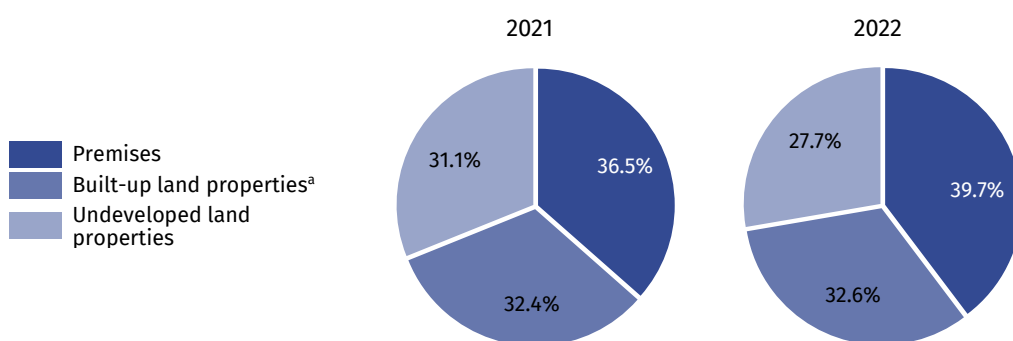
**Chart 2. Structure of real estate purchase/sale transactions by type of properties**



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 2022 were transactions of premises, which accounted for 39.7% of the total value of real estate sales. Share of the sale value of built-up land properties accounted for 32.6% and of undeveloped land properties – 27.7%. In relation to 2021, a decrease was noted in the share of value of undeveloped land properties (of 3.4 percentage points), while an increase for premises (of 3.2 percentage points) and built-up land properties (of 0.2 percentage point).

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

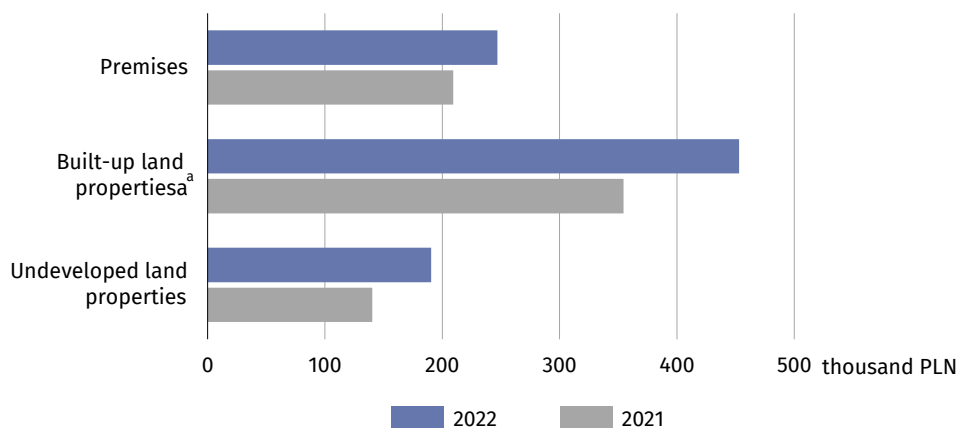


a Covers properties built-up with residential buildings, built-up agricultural properties, properties built-up with buildings that perform functions other than farm and residential.

The average value of a single transaction in Opolskie Voivodship in 2022 for premises amounted to PLN 246887, built-up land properties – PLN 453058 and for undeveloped land properties – PLN 190547.

The highest value of a single transaction in 2022 concerned built-up land properties

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



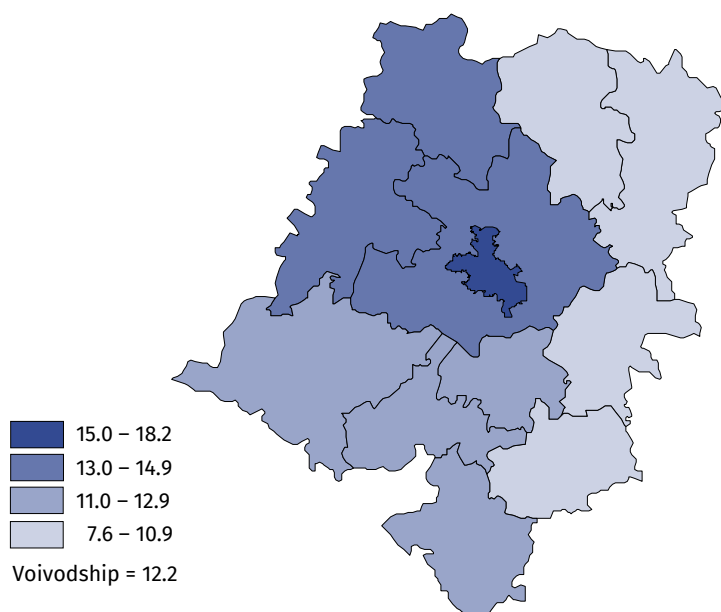
<sup>a</sup> Covers properties built-up with residential buildings, built-up agricultural properties, properties built-up with buildings that perform functions other than farm and residential.

The highest number of real estate purchase/sale transactions was registered in the city of Opole (2300) as well as powiats: Nyski and Opolski (1663 and 1657, respectively), while the least in powiats: Kluczborski (495), Głubczycki (523) and Strzelecki (545). The total value of transactions concluded in the city of Opole as well as powiats: Nyski and Opolski accounted for 57.8% of the total value of transactions concluded in the voivodship.

The number of real estate purchase/sale transactions per 1000 population in 2022 in Opolskie Voivodship amounted to the level of 12.2. In this regard, the highest number of transactions was concluded in the city of Opole (18.2) and Opolski Powiat (13.7), while the lowest in powiats: Strzelecki (7.6) and Kluczborski (8.0).

In Opolskie Voivodship, per 1000 population, 12.2 real estate purchase/sale transactions were noted

**Map 1. Real estate purchase/sale transactions per 1000 population in 2022**



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 recorded in powiats: Opolski (88.0%) as well as Oleski (86.6%). A higher share of transactions of premises occurred only in the city of Opole (80.1%) and Brzeski Powiat (55.4%).

Considering value of transactions, land property turnovers were also predominant. The highest share of land properties in the value structure of concluded transactions were recorded in Strzelecki Powiat – 88.1%. Only in the city of Opole and Brzeski Powiat purchase/sale transactions of premises were predominant in the value structure (56.9% and 54.9%, respectively).

### Purchase/sale transactions of premises

In 2022 the number of registered purchase/sale transactions of premises amounted to 5070, i.e. more by 0.6% than in 2021. In transactions concluded 5205 premises were sold. The value of premises turnovers was at the level of PLN 1285 million, i.e. more by 19.9% than in 2021.

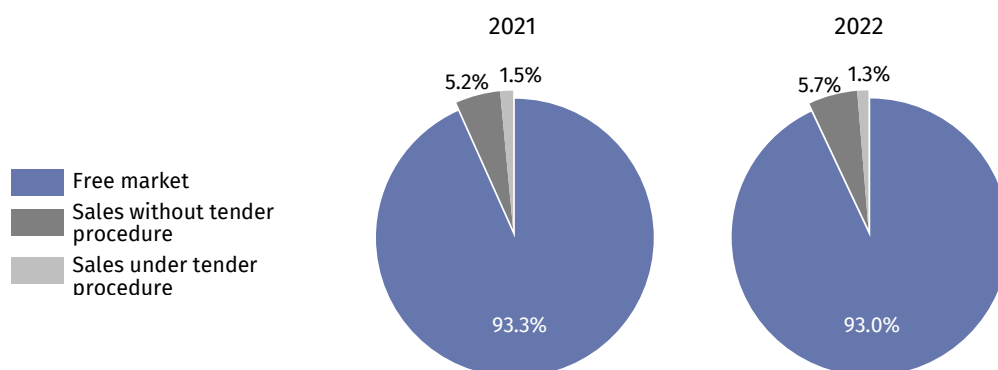
Two main segments can be distinguished on the market of premises, i.e. segment of residential premises and segment of non-residential premises. In 2022, turnover of residential premises accounted for 91.9% of premises turnover in quantitative terms and, while 94.4% in terms of value.

In 2022, compared to the previous year, the number of purchase/sale transactions of residential premises increased by 0.7% and their value by 19.3%. In case of non-residential premises, a decrease in the number of transactions was recorded (of 0.7%) with a simultaneous increase in the value of their sale by 30.8% in relation to 2021.

The largest share among sold residential premises in 2022 were 3-room premises (44.0%; increase of 0.9 percentage point compared to 2021) and 2-room (26.2%; increase of 3.7 percentage points).

In 2022, a vast majority of transactions of residential premises was concluded on the free market. This market accounted for 93.0% of the number and 97.8% of the value of the total purchase/sale transactions of residential premises. Turnover of residential premises in sales without tender procedure accounted for 5.7% of all transactions and 1.6% of the value of concluded transactions.

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



In 2022 in Opolskie Voivodship an average transaction price of 1m<sup>2</sup> of usable floor area of residential premises amounted to PLN 4707 and was higher by PLN 805 than in 2021, while on the free market – PLN 4938, i.e. more by PLN 887 than in the year before. The highest prices were achieved by 2-room premises – PLN 5568/m<sup>2</sup> and the lowest – 4-room and bigger (PLN 4315/m<sup>2</sup>). The most of residential premise had to be paid in the city of Opole, where an average price for 1 m<sup>2</sup> amounted to PLN 6524 and Krapkowicki Powiat (PLN 4331/m<sup>2</sup>), while the least in powiats: Głubczycki (PLN 2417/m<sup>2</sup>) and Prudnicki (PLN 2546/m<sup>2</sup>).

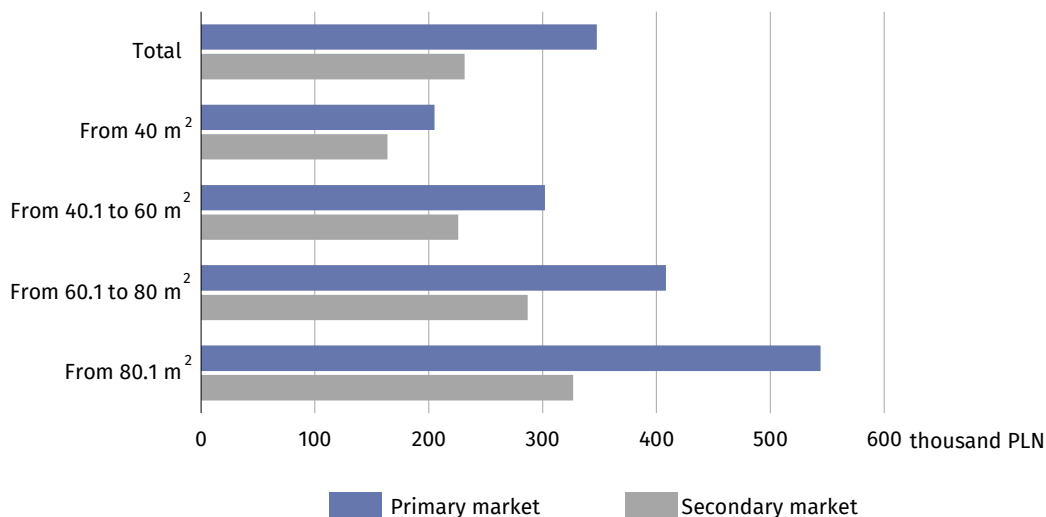
Market sales of residential premises (sales on a free market and under tender procedure) took place mostly in urban areas. Residential premises turnover in urban areas accounted for 89.2% of turnover in quantitative terms and 92.8% in value terms. In 2022, on the market of residential premises, turnover on secondary market was predominant (68.4% of the number and 59.0% of the value of sold residential premises).

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

In 2022, an average transaction price of residential and non-residential premises was at the level of PLN 4534/m<sup>2</sup>

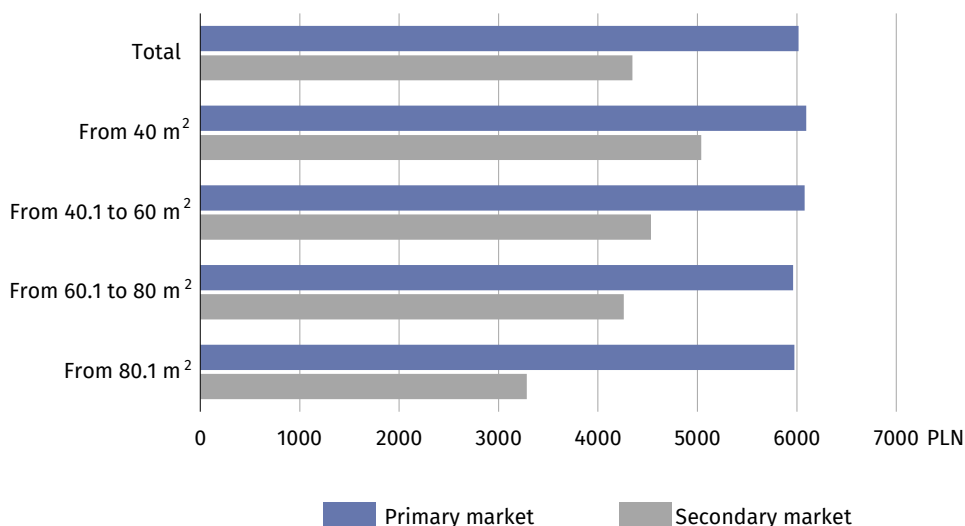
Considering the usable floor area of sold premises both on a primary and secondary market, predominant were residential premises with floor area from 40.1 to 60 m<sup>2</sup>. Their share in the number of concluded transactions on the primary market accounted for 41.0%, while on secondary it was 47.2%. In terms of transaction value these accounted for 35.6% on primary market and 46.1% on secondary market. The lowest share in the structure of sold residential premises, both on primary and secondary market were had by residential premises with the floor area larger than 80 m<sup>2</sup> (10.7% and 8.3%, respectively).

**Chart 6. Average transaction price of residential premises on the primary and secondary market by floor area in 2022**



In 2022, on average, PLN 347621 was spent on a purchase of a flat on primary market, and on the secondary one – PLN 231463. The highest average prices of a sold premise both on primary and secondary market were recorded in case of flats with a floor area over 80 m<sup>2</sup> (PLN 544043 and PLN 326668, respectively).

**Chart 7. Average price for 1 m<sup>2</sup> of residential premises sold on the primary and secondary market by premise floor area in 2022**



An average price for 1 m<sup>2</sup> of usable floor area of residential premises sold on primary market was PLN 6018, while on secondary market – PLN 4345. The highest average prices per 1 m<sup>2</sup> of a residential premise sold on primary market, as well as secondary one were observed among flats with floor area up to 40 m<sup>2</sup>.

The dominant form of non-residential premises turnover was free market sales, which in 2021 accounted for 92.9% in relation to the number and 98.2% to the value of transactions.

An average transaction price of non-residential premises in 2022 amounted to PLN 2800 per 1 m<sup>2</sup> and increased by PLN 319 in relation to 2021. On a free market, an average price per 1 m<sup>2</sup> of a non-residential premise amounted to PLN 2831, i.e. more by PLN 297 than in the previous year. The highest prices per 1 m<sup>2</sup> of non-residential premises sold on a free market were recorded in the city of Opole and Głubczycki Powiat: PLN 5898/m<sup>2</sup> and PLN 3139/m<sup>2</sup>, respectively, while the lowest in powiats: Brzeski – PLN 1401/m<sup>2</sup> and Kędzierzyńsko-Kozielski – PLN 1461/m<sup>2</sup>.

### Purchase/sale transactions of land properties

In 2022, the number of registered purchase/sale transactions of land properties amounted to 6468, i.e. fewer by 22.6% than in 2021. As part of concluded transactions, 7025 land properties were sold. Value of turnover of land properties amounted to PLN 1950.2 million and was higher by 4.5% than in the previous year.

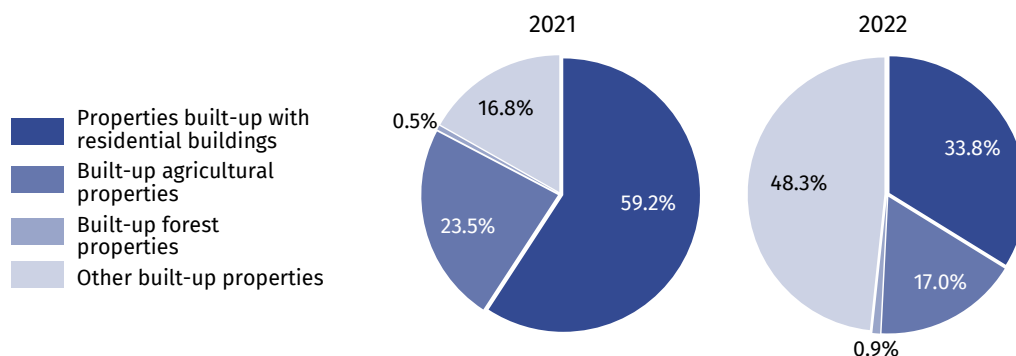
Among land properties, in quantitative terms, transactions of undeveloped land had the highest share – 65.0%, while in terms of value – built-up land properties (54.1%).

In 2022, the largest share in built-up land properties turnover were other built-up properties, which accounted for 48.3% of built-up land properties in quantitative terms, while in terms of value – 61.2%.

The dominant form of built-up properties turnover was free market sales, which accounted for 94.2% of the total number of sold properties and 94.8% of the total value of this type of properties turnovers. Sales without tender procedure, in terms of quantity and value accounted for respectively: 3.1% and 0.7% of built-up land properties turnover.

Over 56% of purchase/sale transactions were land properties transactions

**Chart 8. Structure of the number of sold built-up land properties<sup>a</sup> by type**



<sup>a</sup> Covers properties built-up with residential buildings, built-up agricultural properties, properties built-up with buildings that perform functions other than farm and residential.

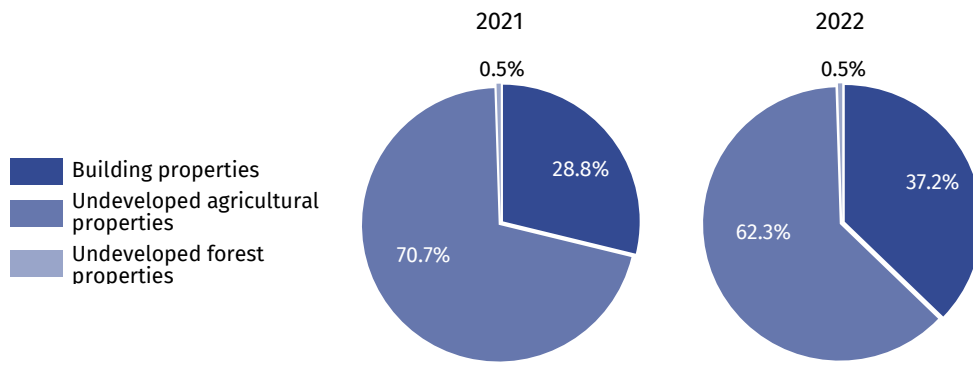
An average transaction price of properties built-up with residential buildings in 2022 amounted to PLN 152.1 per 1 m<sup>2</sup> and was by PLN 82.7 lower than in 2021. The highest price was recorded in the city of Opole (PLN 708.8/m<sup>2</sup>) and Brzeski Powiat (PLN 588.7/m<sup>2</sup>), while the lowest prices were recorded in powiats: Oleski (PLN 61.2/m<sup>2</sup>) and Strzelecki (PLN 62.3/m<sup>2</sup>). No transactions of such kind were recorded in Głubczycki Powiat.

Among sold undeveloped land, in quantitative terms, undeveloped agricultural properties the largest share in 2022 – 62.3%, which also constituted 66.1% of in the value structure of undeveloped land turnover.

In 2022, predominant form of undeveloped agricultural turnover, both in quantitative and value terms, was free market sales, which accounted for: 91.3% and 85.8%, respectively, of the total turnover of undeveloped agricultural properties in the voivodship. Sales without tender procedure had the lowest share in undeveloped agricultural land turnover, both in terms of quantity and value, 2.5% and 5.1%, 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 2022 amounted to PLN 16.0 per 1 m<sup>2</sup> of property (PLN 65.8/m<sup>2</sup> in urban areas and PLN 10.1/m<sup>2</sup> in rural areas) and was higher by PLN 4.4 than in the previous year. The highest prices of undeveloped agricultural properties were recorded in the city of Opole (PLN 77.6/m<sup>2</sup>) and Krapkowicki Powiat (PLN 31.1/m<sup>2</sup>), while the lowest in powiats: Namysłowski (PLN 3.2/m<sup>2</sup>) and Opolski (PLN 4.9/m<sup>2</sup>).

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#### **Related information**

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#### **Data available in databases**

[Local Data Bank – Real estate market](#)

#### **Terms used in official statistics**

[Real estate turnover](#)

[Premises](#)