

Real estate sales in Opolskie Voivodship in 2023

5 December, 2024

↓ **5.3%**

Decrease in the number of purchase/sale transactions compared to 2022

In 2023, 10921 real estate purchase/sale transactions, valued PLN 2868.8 million were concluded. Compared to 2022, the largest drop in the number of purchase/sale transactions occurred in the case undeveloped land properties (of 12.0%).

Real estate purchase/sale transactions

In Opolskie Voivodship in 2023, 10921 real estate purchase/sale transactions were concluded, i.e. fewer by 5.3% than the year before. The value of transactions was lower by 11.3% in relation to 2022 and amounted to PLN 2868.8 million. The majority of real estate purchase/sale transactions was concluded in urban areas (54.3% of the total number of real estate transactions), and their value accounted for 65.8% of the total number of real estate sales. In urban areas, the subject of majority of transactions both in terms of quantity and value were premises (71.8% and 62.7%, respectively), while in rural areas predominant were purchase/sale transactions of land properties (89.2% and 88.9%, respectively).

In 2023, over a half of purchase/sale transactions concerned real estates located in urban areas

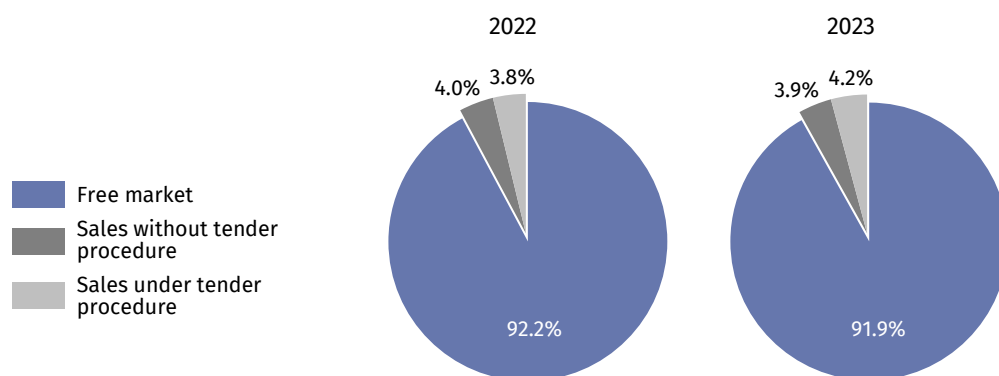
Table 1. Real estate sales

Specification	2022	2023	2022=100	2022	2023	2022=100
	number of transactions in pcs			value of transactions in million PLN		
Total	11538	10921	94.7	3235.2	2868.8	88.7
Premises	5070	4801	94.7	1285.0	1292.3	100.6
Built-up land properties ^a	2261	2419	107.0	1055.6	970.4	91.9
Undeveloped land properties	4207	3701	88.0	894.6	606.2	67.8

^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.

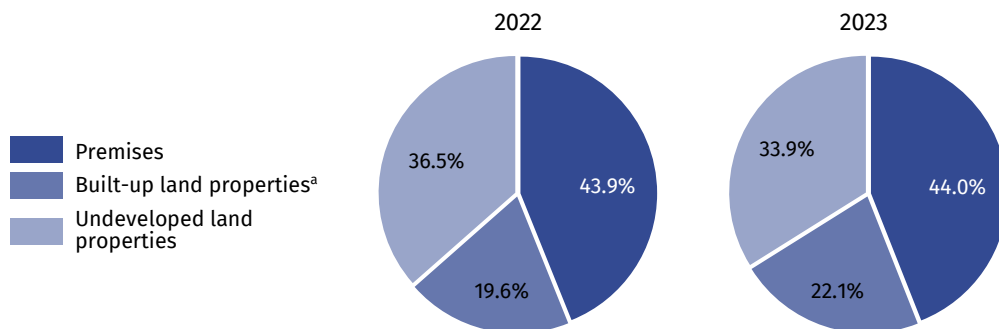
In 2023, majority of transactions (91.9%) were concluded on a free market, and only 8.1% in sales without or under tender procedure. Compared to 2022, a decrease was noted in the share of transactions concluded on a free market and without tender procedure (by 0.3 percentage point and by 0.1 percentage point, respectively).

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



Among purchase/sale transactions, the ones with largest share in 2023 were transactions of residential and non-residential premises – 44.0%, next were undeveloped land properties – 33.9% and built-up land properties – 22.1%. In relation to 2022, a decrease was recorded in the share of transactions of undeveloped land properties (of 2.6 percentage points), while an increase in the built-up land premises transactions (of 2.5 percentage points), as well as in residential and non-residential premises (of 0.1 percentage point).

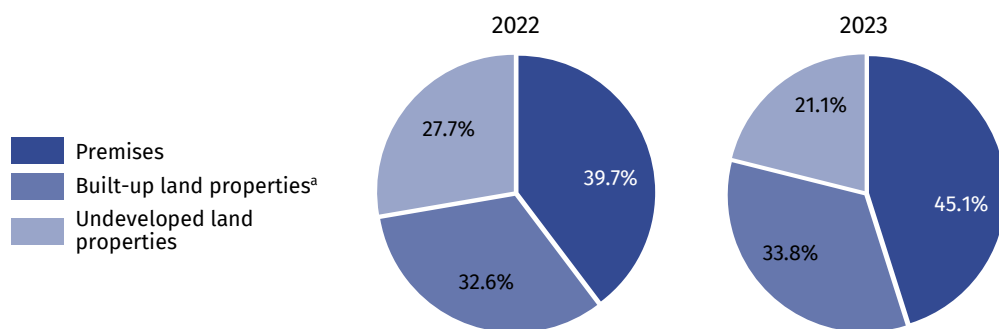
Chart 2. Real estate purchase/sale transactions by type of properties



^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 2023 were transactions of premises, which accounted for 45.1% of the total value of real estate sales. Share of the sale value of built-up land properties accounted for 33.8%, while undeveloped land properties – 21.1%. In relation to 2022, a decrease was noted in the share of value of undeveloped land properties (of 6.6 percentage points), while an increase for premises (of 5.4 percentage points) and built-up land properties (of 1.2 percentage point).

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

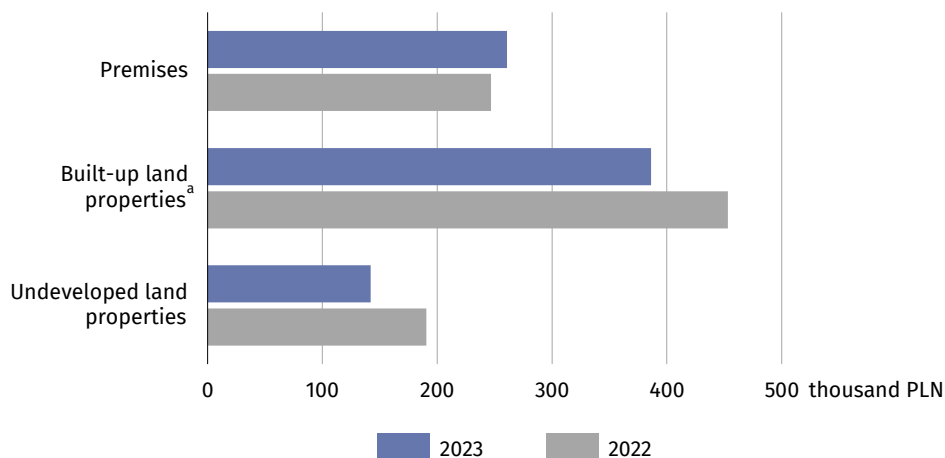


^a Covers properties built-up with residential buildings, built-up agricultural properties, properties built-up with buildings that perform functions other than farm and residential.

The average value of a single transaction in Opolskie Voivodship in 2023 for premises amounted to – PLN 260641, for built-up land properties – PLN 386143, while for undeveloped land properties – PLN 141934.

The highest value of a single transaction in 2023 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 number of real estate purchase/sale transactions per 1000 population in 2023 in Opolskie Voivodship was at the level of 11.6 (in 2022 – 12.2).

Purchase/sale transactions of premises

In 2023, the number of registered purchase/sale transactions of premises amounted to 4801, i.e. fewer by 5.3% than in 2022. In transactions concluded, 4958 premises were sold. The value of premises turnovers was at the level of PLN 1292.3 million, i.e. more by 0.6% than in 2022.

Almost 94% of purchase/sale transactions of premises concerned residential premises

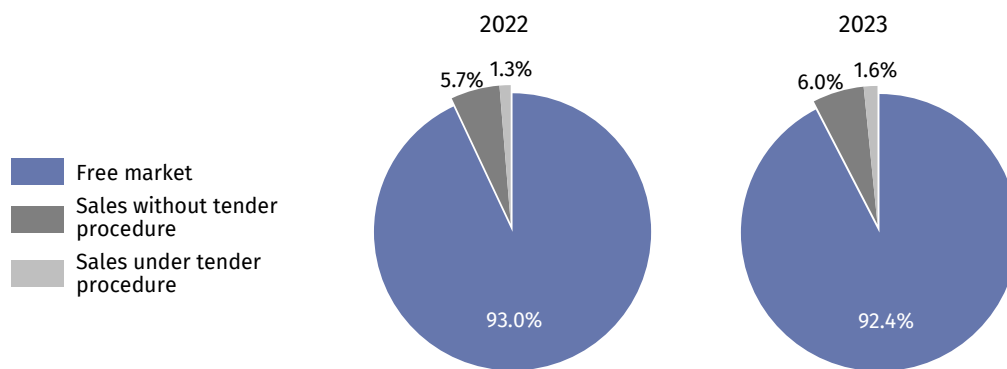
Two main segments can be distinguished on the market of premises, i.e. segment of residential premises and segment of non-residential premises. In 2023, turnover of residential premises accounted for 93.9% of premises turnover in quantitative terms, while 95.9% in terms of value.

In 2023, compared to the previous year, the number of purchase/sale transactions of residential premises decreased by 3.2% and their value increased by 2.1%. In case of non-residential premises, a decrease in the number of transactions (of 29.2%) was recorded, with a simultaneous decline in the value of their sales by 25.6% in relation to 2022.

The largest share among residential premises sold in 2023 were 3-room premises (40.6%; decrease of 3.4 percentage points, compared to 2022) and 4-room (27.5%; increase of 1.7 percentage point).

In 2023, a vast majority of transactions of residential premises was concluded on the free market. This market accounted for 92.4% of the number and 97.0% of the value of the total purchase/sale transactions of residential premises. Their turnover in sales without tender procedure accounted for 6.0% of all transactions and 2.4% of the value of concluded transactions.

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



In 2023, in Opolskie Voivodship, an average transaction price per 1 m² of usable floor area of residential premises amounted to PLN 5044 and was by PLN 337 higher than in 2022, while on the free market – PLN 5260, i.e. more by PLN 322 than in the previous year. The highest prices concerned 2-room premises – PLN 6055/m², while the lowest – 4-room and larger (PLN 4579/m²). The most for residential premise had to be paid in the city of Opole, where average price per 1 m² amounted to PLN 7101 and Krapkowicki Powiat (PLN 5134/m²), while the least in powiats: Prudnicki (PLN 2480/m²) and Głubczycki (PLN 2723/m²).

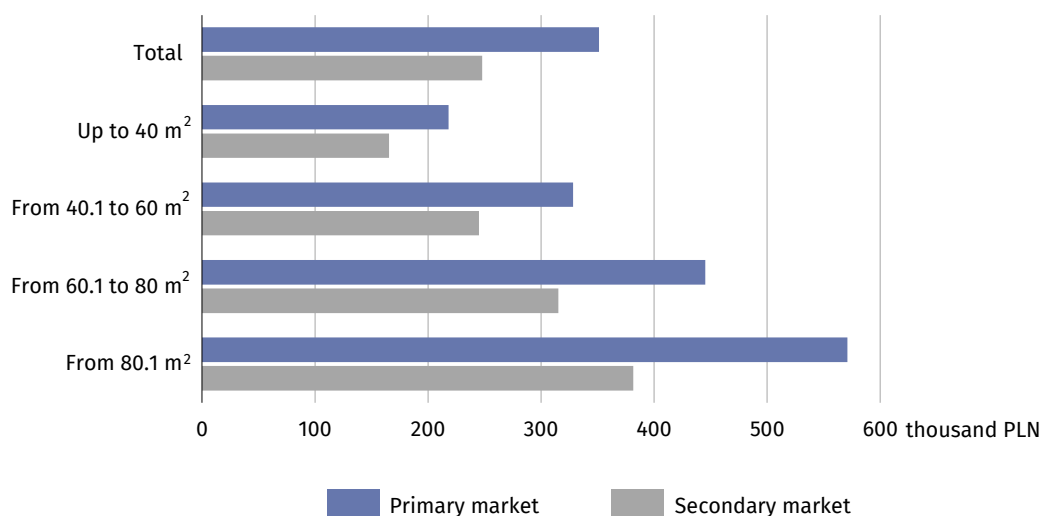
Market sales for residential premises (sales on free market and under tender procedure) took place mostly in urban areas. Residential premises turnover in urban areas accounted for 88.4% of the turnover in quantitative terms and 91.5% in terms of value.

In 2023, on the residential premises market, turnover on secondary market was predominant (71.6% of the number and 64.0% of the value of sold residential premises).

Considering the usable floor area of sold premises, both on primary as well as secondary market, predominant were residential premises with floor area ranging from 40.1 to 60 m². Their share in the number of concluded transactions on primary market amounted to 37.0% and on secondary it was 44.6%. In terms of value of transactions, they constituted 34.6% of primary market and 44.1% on secondary one. The lowest share in the structure of the number of sold residential premises, both on primary and secondary market, it were residential premises with floor area larger than 80 m² (11.9% and 8.6%, respectively).

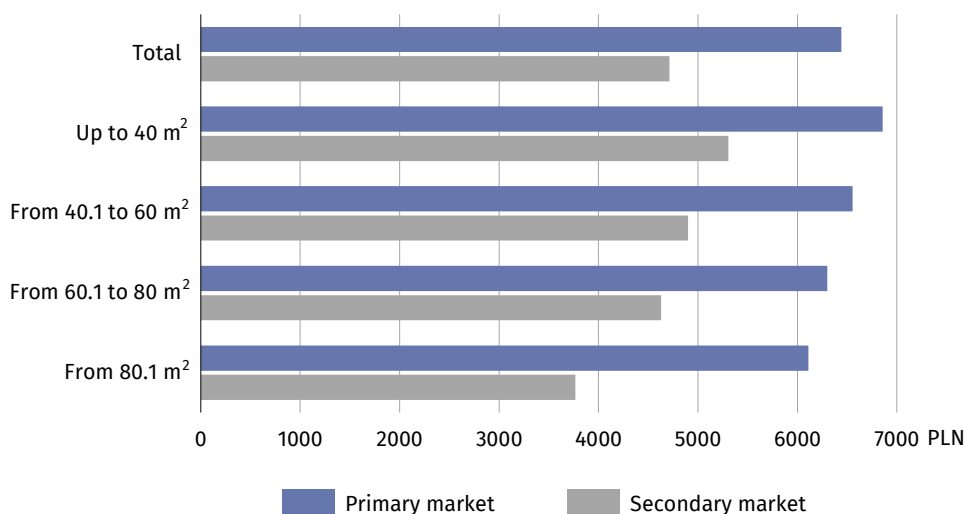
In 2023, an average transaction price of residential and non-residential premises was at the level of PLN 4976/m²

Chart 6. Average transaction price of residential premises on the primary and secondary market by floor area in 2023



In 2023, on average, PLN 351305 was spent on a purchase of a flat on primary market, and on the secondary one – PLN 247996. The highest average prices of a sold residential premise both on primary and secondary market were recorded in case of dwellings with floor area over 80 m² (PLN 570977 and PLN 381495, respectively).

Chart 7. Average price for 1 m² of residential premises sold on the primary and secondary market by premise floor area in 2023



An average price for 1 m² of usable floor area of residential premises sold on primary market was PLN 6443, while on secondary one – PLN 4713. The highest average prices per 1 m² of residential premise on sold primary market, as well as secondary one were observed among dwellings with a floor area up to 40 m².

The dominant form of non-residential premises turnover was free market sales, which in 2023 accounted for 92.1% in relation to the number and 97.6% in relation to the value of transactions.

An average transaction price of non-residential premise in 2023 amounted to PLN 3783 per 1 m² and increased by PLN 983 in relation to 2022. On a free market, an average price per 1 m² of a non-residential premise amounted to PLN 3871, i.e. more by PLN 1040 than in the year prior. The highest average prices per 1 m² of a non-residential premise were recorded in Kluczborski Powiat and the city of Opole, PLN 6759/m² and PLN 4843/m², respectively, while the lowest in powiats: Głubczycki – PLN 1751/m² and Krapkowicki – PLN 1828/m².

Purchase/sale transactions of land properties

In 2023, the number of registered purchase/sale transactions of land properties amounted to 6120, i.e. fewer by 5.4% than in 2022. As part of concluded transactions, 6784 land properties were sold. Value of turnover of land properties amounted to PLN 1576 million and was lower by 19.2% than in the year prior.

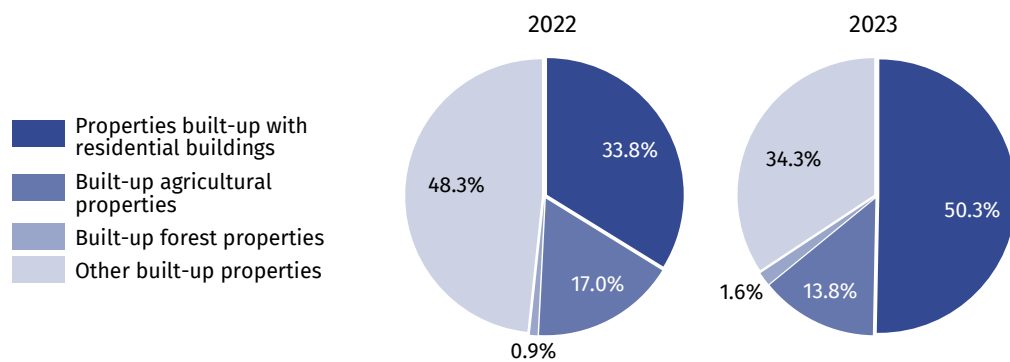
Among land properties, in quantitative terms, transactions of undeveloped land properties had the highest share – 60.5%, while in terms of value – built-up land properties (61.5%).

In 2023, the largest share in built-up properties turnover were properties built-up with residential buildings, which accounted for 50.3% of built-up land properties in quantitative terms, while in terms of value – 49.7%.

The dominant form of built-up properties turnover was free market sales, which constituted 95.0% of the total number of property transactions 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: 2.5% and 1.8% of built-up properties turnover.

Land properties purchase/sale transactions accounted for 56.0% of the total number of property transactions.

Chart 8. 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 2023 amounted to PLN 133.1/m² and was by PLN 19.0 lower than in 2022. The highest price was recorded in the city of Opole (PLN 356/m²) and Brzeski Powiat (PLN 260.1/m²), while the lowest prices were recorded in powiats: Oleski (PLN 48.1/m²) and Kluczborski (PLN 73.9/m²).

Among sold undeveloped land properties, in terms of quantity, undeveloped agricultural properties constituted 65.5%, and in terms of value – 50.3%.

In 2023, predominant form of undeveloped agricultural properties, both in terms of quantity and value was free market sales, which accounted for respectively: 93.0% and 94.3% of the undeveloped agricultural properties turnover in the voivodship. Sales without tender procedure had the lowest share in undeveloped agricultural properties turnover in terms of quantity and value, respectively: 1.4% and 1.3%.

An average transaction price of undeveloped agricultural properties in Opolskie Voivodship in 2023 amounted to PLN 10.1 per 1 m² of property (PLN 25.9/m² in urban areas and PLN 8.6/m² in rural ones) and was lower by PLN 5.9 than in the year prior. The highest prices of undeveloped agricultural properties were recorded in the city of Opole (PLN 66.6/m²) and Kędzierzyńsko-Kozielski Powiat (PLN 19.6/m²), while the lowest in powiats: Namysłowski (PLN 5.1/m²) and Opolskie (PLN 6.0/m²).

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