

Poland: The rental market is shrinking

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Source; Global Property Guide

www.globalpropertyguide.com/Europe/Poland/Price-History

In April 2009, average rents in central Warsaw varied from €11.30 to €16.26 per sq. m. per month. In Krakow, rents range from €8.55 to €11.52 per sq. m. per month, according to the [Global Property Guide](#).

Since Q4 2008, rents have fallen across Poland. There is a slight oversupply of apartments for rent, especially in the high-end segment.

Polish rental yields are now moderate. Gross rental yields on apartments in Srodmiecie, Warsaw, range from 4.95% to 5.8%. Yields on apartments in other areas of Warsaw are higher, at 6% - 6.7%. In Krakow, gross rental yields of apartments range from 4% to 4.6% in April 2009, according to the [Global Property Guide](#).

The private rental market is virtually non-existent in Poland, except in major cities. And the social-rental market has been shrinking over the past 20 years. Only around 25% of dwellings were rented in 2002. In contrast back in 1990, around 51.7% of dwellings were rented, mostly from municipalities and co-operatives. After the privatization of social housing in the early 1990s, owner occupancy rose from 48.3% in 1990, to 74.5% in 2002 (55.2% individually-owned and 19.3% co-operatively owned).