LAND TURNOVER IN ŁÓDŹ AREA

In this paper author concentrates on the land turnover in Łódź. The problem is shown as an element of the real estate market in general and with its theoretical basis as a background. Real estate market condition in Poland is also considered. The analysis concerns selling-buying transactions of plots in Łódź in 2004 and 2005. The main aim of the paper was to assess general trends in spatial distribution transactions and prices of the plots, which reflects real estate market participants’ preferences.

Researches on real estate development in Poland in 1990–2001, based on the number of transactions authenticated by notary, show the growth trend. One can observed the considerable increase till 1997 (from 446 000 to 670 100 deals), and later on decrease (to 561 800 deals in 2001). At the same time this kind of transactions dominated in transactions authenticated by notary (57.7%). In real estate turnover the most popular were market transactions (66.9%), among them selling was on the first place. The Polish joining the EU in 2004 had the positive influence on the real estate market. Only in the same year the dynamic increase in selling-buying deals occurred. The spatial distribution of transactions, when voivodships are concerned, shows a significant differentiation. There were six voivodship with the number of transactions above state average – dolnośląskie, kujawsko-pomorskie, lubelskie, mazowieckie, śląskie and wielkopolskie. In Poland, as a whole the farm land transactions dominated in structure of transactions. It also occurred that real estate demand depended on their prices and their type.

The specificity of Łódź real estate market is the result of city stormy history and present socio-economic situation. In period 1995–1999 one could see dynamic increase of the number of transactions. This tendency is visible also when analyze the lend register. The number of available on the market, free of building plots affects the number of investments. The spatial distribution of such plots in Łódź differs in various boroughs, but the longer distance from the center, the number is bigger. The way the plots are cultivated or used depends on their area. The most numerous are those up to 0.5 ha, specific for boroughs of northern part of central zone and nearby. Vaster plots concentrate in the southern part of central zone and on peripheries.

In period 2004–2005 in Łódź there were 946 selling-buying free of building plots transactions. Deals were made, although Łódź did not have land-use plan. The spatial distribution of transactions strongly varies, but the most of the boroughs indicate their number below average. There is correlation between supply and number of deals. As far as prices are concern one can observe even stronger spatial differentiation and strong tendency to increase during the presented period.

In conclusion one can say that during transformation period real estate market in Łódź has developed dynamically and its importance has increased.

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