



MARKET IN MINUTES *Savills Research*

Investment Market in Poland

July
2025

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TOTAL VOLUME

1.53bn

EUR

↓ -10% y-o-y

OFFICE SECTOR

411m

EUR

↓ -50% y-o-y

RETAIL SECTOR

324m

EUR

↓ -36% y-o-y

INDUSTRIAL SECTOR

694m

EUR

↑ +136 bps y-o-y

OTHER SECTORS

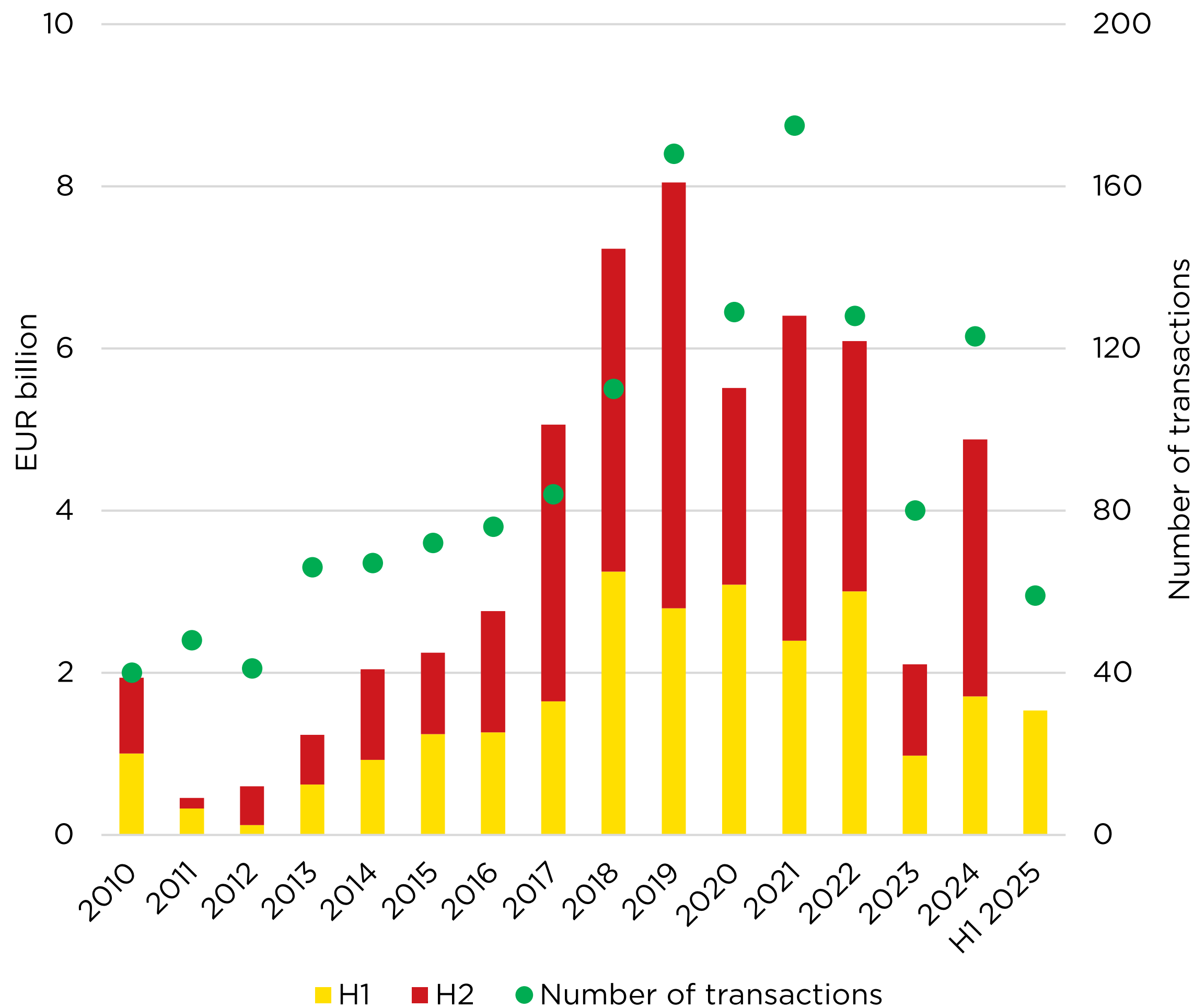
104m

EUR

PRIME YIELDS

6.00
-6.50%

INVESTMENT VOLUME IN POLAND BY SECTOR



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We are observing a market stabilization and a slow but consistent increase in investment activity. **Investors still tend to favor assets offering stability,** but there is also growing activity among investors looking for opportunities to reposition or repurpose buildings.

Mark Richardson
Head of Investment
Savills Poland



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In the first half of the year, the living sector recorded three transactions. It remains a niche market, but one that is **becoming increasingly visible**. Demographic factors, migration, and the changing lifestyle of the younger generation **will drive the development of this segment** in the coming years.

Jacek Kałużny

Director, Head of
Operational Capital Markets
Savills Poland

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The first half of the year **showed strong activity from both regional and domestic investors**, particularly in smaller-scale transactions. We are also seeing a return to value-add strategies, which indicates growing investor readiness to engage in more demanding but promising projects.

Wioleta Wojtczak
Head of Research
Savills Poland



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