

FOR RELOCATION PLANNING

Poland Housing Budget Brief

A dated asking-rent reference for Warsaw, Kraków and Wrocław.

Start with a two-room flat

Two rooms usually means one bedroom plus a living room. These are city-wide estimates, before reconciling what each advertised price includes.

Warszawa 3 538 PLN/month · fitted median 3 054–4 098 fitted middle 50% · n = 1 790	Kraków 2 851 PLN/month · fitted median 2 554–3 182 fitted middle 50% · n = 1 342	Wrocław 2 849 PLN/month · fitted median 2 540–3 195 fitted middle 50% · n = 704
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How the room count changes the benchmark

Fitted medians in PLN per month; see each city page for ranges.

City / rooms	1 room	2 rooms	3 rooms	4+ rooms
Warszawa	2 597 n=885	3 538 n=1 790	5 054 n=1 226	8 969 n=446
Kraków	2 177 n=756	2 851 n=1 342	3 643 n=740	5 219 n=152
Wrocław	2 210 n=445	2 849 n=704	3 592 n=473	4 697 n=141

Turn the benchmark into a client budget

1. Choose city, room count and likely commute area.
2. Use the fitted range as a search reference, then compare actual suitable listings.
3. Confirm building fees, utilities, parking and any agent fee or deposit separately. This sample cannot estimate a total move-in bill.

Snapshot 2026-09-14. Recent-listing asking prices, not signed leases or guaranteed available inventory. The range is derived from a fitted model, not a confidence interval. Figures do not adjust for condition, floor area or furnishing quality.

CITY DETAIL · 2026-09-14

Warszawa

City-wide by room count

Rooms	Fitted median	Fitted middle 50%	n
1 room	2 597	2 323–2 903	885
2 rooms	3 538	3 054–4 098	1 790
3 rooms	5 054	4 024–6 348	1 226
4+ rooms	8 969	6 621–12 150	446

Two-room district reference

Every published two-room district cell with $n \geq 8$, alphabetically. Areas can differ in size and classification; this is not a neighborhood recommendation.

Area	Fitted median	Fitted middle 50%	n
Bemowo	3 253	2 950–3 587	75
Białołęka	2 910	2 635–3 213	81
Bielany	3 089	2 758–3 460	77
Mokotów	3 818	3 241–4 498	169
Ochota	3 371	2 974–3 822	88
Praga-Północ	3 470	3 053–3 944	74
Praga-Południe	3 383	3 037–3 769	104
Rembertów	2 723	2 466–3 007	15
Śródmieście	4 916	3 629–6 659	186
Targówek	3 118	2 805–3 466	62
Ursus	3 017	2 747–3 314	61
Ursynów	3 330	3 008–3 687	87
Wawer	3 032	2 657–3 461	24
Wesoła	2 878	2 227–3 719	13
Wilanów	3 712	3 281–4 200	58
Włochy	3 416	3 131–3 727	58
Wola	4 044	3 344–4 891	182
Żoliborz	3 548	3 117–4 039	73

n is the observation count before outlier trimming. City and district samples overlap; do not add them. A small n is a reason to inspect more listings, not a confidence score. 4+ rooms groups larger flats together.

[Current city reference](#) · [Check a specific rent](#)

CITY DETAIL · 2026-09-14

Kraków

City-wide by room count

Rooms	Fitted median	Fitted middle 50%	n
1 room	2 177	1 962-2 415	756
2 rooms	2 851	2 554-3 182	1 342
3 rooms	3 643	3 153-4 209	740
4+ rooms	5 219	4 039-6 744	152

Two-room district reference

Every published two-room district cell with $n \geq 8$, alphabetically. Areas can differ in size and classification; this is not a neighborhood recommendation.

Area	Fitted median	Fitted middle 50%	n
Bieżanów-Prokocim	2 610	2 388-2 853	40
Bronowice	3 008	2 719-3 328	64
Czyżyny	2 914	2 664-3 187	60
Dębniki	2 806	2 490-3 162	90
Grzegórzki	3 126	2 744-3 561	91
Kazimierz	3 578	2 952-4 336	12
Krowdrza	2 955	2 658-3 285	108
Mistrzejowice	2 760	2 525-3 017	41
Nowa Huta	2 450	2 179-2 755	37
Podgórze	3 071	2 798-3 371	92
Podgórze Duchackie	2 668	2 429-2 930	45
Prądnik Biały	2 749	2 473-3 056	75
Prądnik Czerwony	2 752	2 451-3 091	71
Stare Miasto	3 110	2 699-3 583	103
Zwierzyniec	3 090	2 707-3 527	31

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[Current city reference](#) · [Check a specific rent](#)

CITY DETAIL · 2026-09-14

Wrocław

City-wide by room count

Rooms	Fitted median	Fitted middle 50%	n
1 room	2 210	1 980-2 467	445
2 rooms	2 849	2 540-3 195	704
3 rooms	3 592	3 076-4 195	473
4+ rooms	4 697	3 467-6 363	141

Two-room district reference

Every published two-room district cell with $n \geq 8$, alphabetically. Areas can differ in size and classification; this is not a neighborhood recommendation.

Area	Fitted median	Fitted middle 50%	n
Fabryczna	2 779	2 512-3 075	86
Krzyki	2 844	2 497-3 239	126
Nadodrze	2 871	2 648-3 113	8
Psie Pole	2 662	2 404-2 947	71
Śródmieście	2 839	2 420-3 331	113
Stare Miasto	3 052	2 635-3 535	134

n is the observation count before outlier trimming. City and district samples overlap; do not add them. A small n is a reason to inspect more listings, not a confidence score. 4+ rooms groups larger flats together.

[Current city reference](#) · [Check a specific rent](#)

Method and source

The pipeline deduplicates portal listings seen within its default 14-day window. It fits log prices after dropping floor($5\% \times n$) observations from each tail when $n \geq 10$. The published “median” is $\exp(\text{mean}(\log \text{ price}))$ of that trimmed set: a fitted median, not the raw sample median. Sigma is clamped to 0.12–0.45.

This brief computes p25 and p75 as $\text{median} \times \exp(\text{sigma} \times \text{normal quantile})$, rounded to the nearest PLN. The site may round displayed ranges to 50 PLN. No missing cells are filled or city medians reconstructed. Fee inclusions vary between listings.

Data: PolandRent, 2026-09-14, CC-BY 4.0. Read the [methodology](#). Source snapshot: [Git revision dec267e64b47](#). The accompanying CSV and provenance file record exact source hashes. Periodic mirror editions may have a different date.