

This study concerns the real estate market of New and Old Warsaw in late Medieval period (1416-1527). The primary objective of this study is to ascertain and gauge the degree of relationship between the city's economic growth and immovable property (*bona immobilitas* in Latin) trade carried on there. The basis for all hypotheses that will be presented in the study is the well established in historiography fact, that 15<sup>th</sup> century Warsaw saw a period of rapid economic growth, which allowed the city to emerge as the kingdom's foremost trade centre for the three centuries that followed. Warsaw owes much of its economic prosperity to its trade with the State of the Teutonic Order, whither goods such as grain, timber, ash, leather, fur, honey and beeswax were transported down the Vistula river. The city had developed into a key location on important trade routes connecting the cities in the East (Vilnius, Brest) and South (Krakow, Lviv) with those in the West (Wrocław, Poznań) and North (Toruń, Gdańsk). The residents of Old and New Warsaw grew increasingly richer, which was reflected in their investment preferences. Accordingly, historians agree that study of real estate market constitutes the most precise index to measure the economic status of Warsaw's burghers in late Medieval Warsaw in reference to the city's period of economic prosperity. The study will therefore explore the link between business activities undertaken by members of middle and upper burgher class and the scope of their involvement in real estate market. It will also determine whether extensive investment in real estate was a popular means of building wealth and investigate if the town's inhabitants would endeavor to make profit by purchasing immovable property and later selling it at a higher price. It will deal with themes such as: the mechanisms behind real estate sales and purchase agreements, the total value of the market, its social and professional reach (the role of artisans, merchants, women, nobility, peasants and Jewry), types of immovable property and their price, means of ensuring security of contracts and differences between Old and New Warsaw in the terms of real estate trade. To ensure reliability, the data will be compiled from a substantial observation period (covering over 100 years).

Nine historical manuscript court record collections from both Old and New Warsaw will serve as the primary source of information regarding the city's economic condition. These manuscripts contain over 10,000 individual entries, out of which roughly two-thirds will be used in the study (aside from real estate trade, huge part of the records deal with money-lending, debt collection and devolution of property). The study will primarily make use of the quantitative research method, which requires the researcher to make calculations and employ spreadsheets. For this purpose two computer programs will be used: Microsoft Office Excel and IBM SPSS Statistics. It is worth noting that this method hasn't seen much popularity among Polish scholars in the field of Medieval studies of historiography.

Economic history remains a rather unpopular field among Polish medievalists. The fact that the current state of knowledge regarding the workings of Medieval real estate markets can be deemed as unsatisfactory has therefore served as a motivation to undertake this study—as of yet, only one study concerns the mechanisms of real estate trade (of Old and New Torun). The planned research will be the first (in Polish historiography) to attempt to delve into the mechanisms of municipal real estate market in such detail. The study aspires to spark a discussion on informative and methodological value of *bona immobilitas* trade research. The universality of the research question list and the need to use comparative research methods motivates to analyze the real estate markets of different Polish cities in a similar way, provided related municipal records holding historical city council and municipal judicial institutions rulings from those cities are available.