

Informations Rapides

28 février 2013 - n° 48



Main Indicators

Indexes of prices of second-hand dwellings – fourth quarter 2012

Decrease in prices of second-hand dwellings in the fourth quarter 2012 (-0.3 %)

In the fourth quarter of 2012, according to provisional results, prices of second-hand dwellings went down (-0.3%, s.a. data, of which -0.5% for houses and stability for flats).

Year-on-year, prices decreased : -1.7%, including -1.1% for flats and -2.1% for houses.

In Île-de-France prices of second-hand dwellings rose slightly in the fourth quarter 2012

In Île-de-France, in the fourth quarter 2012, prices of second-hand dwellings rose by 0.3 % (provisional results, s.a. data). Prices of flats decreased by 0.2 % whereas prices of houses increased by 1.2 %.

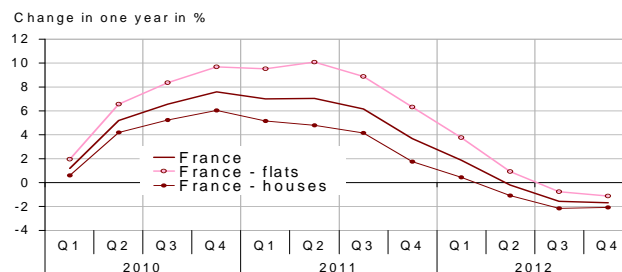
Year-on-year, prices in Île-de-France went down (-0.7 %). The decrease was stronger for houses (-1.0 %) than for flats (-0.6 %).

In provincial France, prices decreased in the fourth quarter 2012

In provincial France, prices went down by 0.5 % (s.a. data) in the fourth quarter 2012 : of which +0.1 % for flats and -0.9 % for houses.

Year-on-year, prices of second-hand dwellings in provincial France went down : -2.1 % (-1.6 % for flats and -2.3 % for houses).

Changes in prices of second-hand dwellings



Insee, French notaries - Database Bien, Perval society

Prices of second-hand dwellings

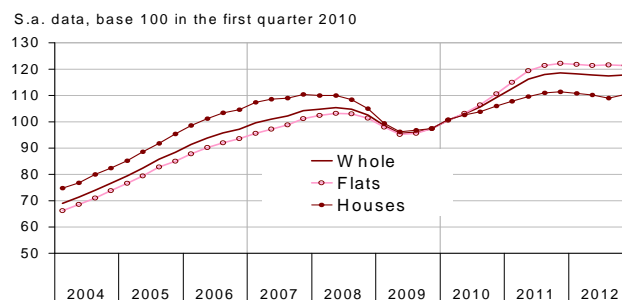
	change in					
	3 months (S.A.)			12 months		
	2012 Q2	2012 Q3 (sd)	2012 Q4 (p)	2012 Q2	2012 Q3 (sd)	2012 Q4 (p)
France	-0,4	-0,6	-0,3	-0,2	-1,6	-1,7
Flats	-0,4	-0,4	0,0	0,9	-0,7	-1,1
Houses	-0,5	-0,7	-0,5	-1,1	-2,2	-2,1

(p) : provisional

(sd) : semi-definitive

Sources : Insee, French notaries - Database Bien, Perval society

Prices of second-hand dwellings indexes in Île-de-France



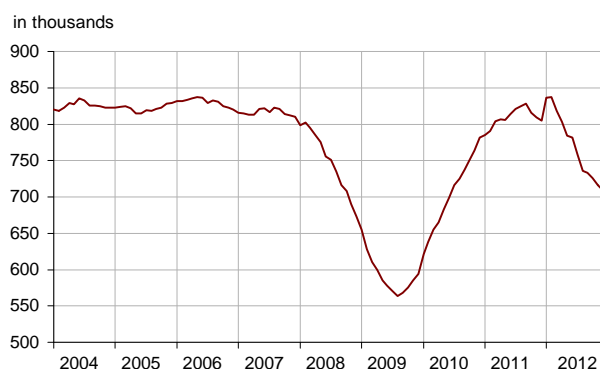
Insee, French notaries - Database Bien, Perval society

The annual volume of transactions kept on decreasing in the fourth quarter 2012

The annual volume of transactions is estimated at 709 000 over the last 12 months, from January to December 2012, that is to say a decrease of 3.3 % compared with the transactions concluded from October 2011 to September 2012.

Year-on-year, the decrease is stronger (-11.9 % against the transactions concluded from January to December 2011).

Volume of transactions of second-hand dwellings over the last 12 months



CGEDD-Meeddm based on notarial databases and DGFIP

Revisions

In comparison to the results released on 4th January, the variation of prices in the third quarter 2012 was revised by -0.2 point (-0.1 point for flats and -0.3 point for houses).

In Île-de-France, the evolution of prices in the third quarter 2012 was revised by -0.3 point (-0.1 point for flats and -0.7 point for houses).

Concerning provincial France, the evolution was revised by -0.2 point (-0.1 point for flats and -0.3 point for houses).

Evolution of prices of second-hand dwellings in France

	Change in					
	3 months (S.A.)			12 months		
	2012 Q2	2012 Q3 (sd)	2012 Q4 (p)	2012 Q2	2012 Q3 (sd)	2012 Q4 (p)
France						
métropolitaine	-0,4	-0,6	-0,3	-0,2	-1,6	-1,7
- Flats	-0,4	-0,4	0,0	0,9	-0,7	-1,1
- Houses	-0,5	-0,7	-0,5	-1,1	-2,2	-2,1
Île-de-France	-0,3	-0,3	0,3	1,4	-0,5	-0,7
Province	-0,5	-0,8	-0,5	-1,0	-2,1	-2,1
Flats						
Île-de-France	-0,2	0,1	-0,2	1,8	0,2	-0,6
- Paris	1,1	0,2	-1,0	2,7	0,7	-1,0
- Seine-et-Marne	-1,0	-0,5	0,8	-0,7	-1,0	-0,1
- Yvelines	-1,0	-0,3	1,3	0,9	-0,5	0,0
- Essonne	-1,6	0,0	1,2	-0,8	-1,8	-0,1
- Hauts-de-Seine	-1,3	0,3	0,1	2,3	0,6	-0,4
- Seine-Saint-Denis	-1,3	0,2	0,1	0,7	-0,7	-0,7
- Val-de-Marne	-1,6	0,1	0,3	1,2	-0,3	-0,2
- Val-d'Oise	-1,5	-0,3	1,6	-0,5	-1,7	-0,1
Province	-0,5	-0,9	0,1	0,1	-1,7	-1,6
- Agglomérations > 10 000 hab	-0,4	-1,0	**	0,2	-1,5	**
- Villes-centres	-0,5	-0,5	**	-0,1	-1,5	**
- Banlieues	-0,3	-1,8	**	0,9	-1,6	**
- Agglomérations < 10 000 hab	-1,6	-0,7	**	-1,4	-2,9	**
Houses						
Île-de-France	-0,6	-1,1	1,2	0,5	-1,8	-1,0
- Seine-et-Marne	-0,8	-0,8	0,7	-0,1	-0,9	-0,8
- Yvelines	-0,9	-0,9	1,1	0,1	-1,9	-1,6
- Essonne	-0,6	-1,2	0,8	0,4	-1,4	-1,6
- Hauts-de-Seine	-1,3	-0,3	2,2	0,1	-3,0	-0,5
- Seine-Saint-Denis	0,7	-2,2	1,4	1,9	-2,7	-1,3
- Val-de-Marne	-0,2	-1,4	1,5	1,1	-2,3	-1,0
- Val-d'Oise	-0,3	-1,2	1,3	0,9	-1,4	-0,1
Province	-0,5	-0,7	-0,9	-1,4	-2,2	-2,3
Nord-Pas de Calais	0,1	-0,4	**	-1,5	-1,9	**
- Flats	1,0	-0,4	**	2,1	1,1	**
- Houses	0,0	-0,4	**	-2,2	-2,5	**
- Lille Houses	-1,8	0,0	**	-0,8	-0,8	**
Provence-Alpes-Côte d'Azur	-1,0	-1,0	**	-1,8	-3,2	**
- Flats	-1,7	-0,9	**	-1,0	-2,8	**
- Houses	-0,1	-1,0	**	-2,6	-3,6	**
- Marseille Flats	-1,1	-0,2	**	-3,9	-4,1	**
Rhône-Alpes	0,1	-1,1	**	0,7	-1,1	**
- Flats	0,3	-0,9	**	1,3	-0,7	**
- Houses	-0,1	-1,2	**	0,2	-1,4	**
- Lyon Flats	0,2	0,1	**	3,0	1,5	**

** indice released on the 4th April 2013

(p) : provisional

(sd) : semi-definitive

Sources : Insee, French notaries - Database Bien, Perval society

To find out more :

The calculation of the indexes is based on the transactions concluded during the quarter. The methodology is based on models explaining the price of housing according to its characteristics. With these models, the current value of a reference housing stock is estimated. Methodological principles of calculation of indexes are found in "Les indices Notaires-Insee de prix des logements anciens – version 2 des modèles hédoniques", Insee Méthodes n° 111 released in December 2005.

- Complementary data (long series) and metadata (methodology, linked internet pages...) are available on the HTML page of this index : <http://www.insee.fr/fr/themes/info-rapide.asp?id=96>
- Historical data are available on the BDM : [G1292](#), [G23](#).
- Press contact : bureau-de-presse@insee.fr

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