

Informations *Rapides*

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Main Indicators

■ Indexes of prices of second-hand dwellings – first quarter 2014

In the first quarter 2014, prices of second-hand dwellings were almost stable (+0.1 %)

Prices of second-hand dwellings were almost stable in the first quarter 2014 according to provisional results (+0.1%, s.a. data, of which +0.3% for flats and stability for houses).

Year-on-year, prices decreased : -1.4%, including -1.0% for flats and -1.7% for houses.

In Île-de-France prices went up slightly in the first quarter 2014

In Île-de-France, in the first quarter 2014, prices of second-hand dwellings rose by 0.2 % (provisional results, s.a. data). This increase recovered opposite changes : prices of flats increased by 0.7 % whereas prices of houses dropped by 0.9 %.

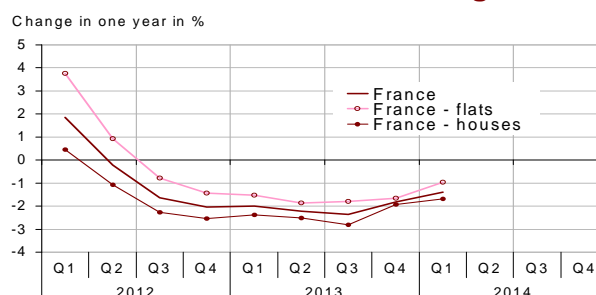
Year-on-year, prices in Île-de-France shrank by 1.6 %. Prices of flats fell by 1.2 % and prices of houses by 2.3 %.

In provincial France, prices were almost stable in the first quarter 2014

In provincial France, prices were almost stable (+0.1 %, s.a. data) in the first quarter 2014 : they rose by +0.1 % for flats and +0.2 % for houses.

Year-on-year, prices of second-hand dwellings in provincial France decreased (-1.3 %). As In Île-de-France, the fall was more significant for houses (-1.5 %) than for flats (-0.6 %).

Prices of second-hand dwellings



Insee, French notaries - Database Bien, Perval society

Prices of second-hand dwellings indexes

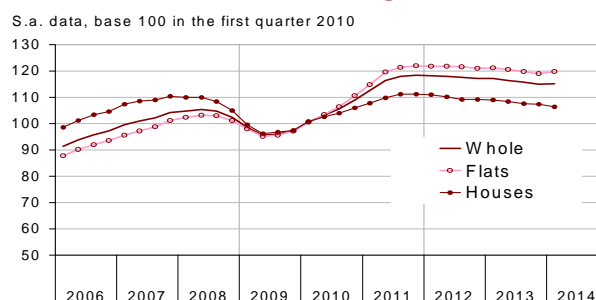
	change in					
	3 months (S.A.)			12 months		
	2013 Q3	2013 Q4 (sd)	2014 Q1 (p)	2013 Q3	2013 Q4 (sd)	2014 Q1 (p)
France	-0.7	-0.1	0.1	-2.4	-1.8	-1.4
Flats	-0.3	-0.4	0.3	-1.8	-1.7	-1.0
Houses	-1.1	0.1	0.0	-2.8	-1.9	-1.7

(p) : provisional

(sd) : semi-definitive

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

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



Insee, French notaries - Database Bien, Perval society

The annual volume of transactions kept on increasing in the first quarter 2014

In March 2014, the rebound of the annual volume which started one year earlier went on. The volume of transactions was estimated at 740 000 over the last 12 months, that represented a rise of 2.9 % compared with the corresponding figure for December 2013.

Year-on-year, the annual volume of transactions rose significantly (+12.5 % against the transactions concluded from April 2012 to March 2013).

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 7th April, the change in prices in the fourth quarter 2013 was slightly revised downwards (-0.1 point in Île-de-France as in provincial France).

Change in prices of second-hand dwellings in France

	Change in					
	3 months (S.A.)			12 months		
	2013 Q3	2013 Q4 (sd)	2014 Q1 (p)	2013 Q3	2013 Q4 (sd)	2014 Q1 (p)
France						
métropolitaine	-0.7	-0.1	0.1	-2.4	-1.8	-1.4
- Flats	-0.3	-0.4	0.3	-1.8	-1.7	-1.0
- Houses	-1.1	0.1	0.0	-2.8	-1.9	-1.7
Île-de-France	-0.7	-0.5	0.2	-1.6	-1.8	-1.6
Province	-0.8	0.1	0.1	-2.7	-1.8	-1.3
Flats						
Île-de-France	-0.7	-0.7	0.7	-1.6	-1.8	-1.2
- Paris	-0.4	-0.4	0.6	-2.0	-1.5	-1.6
- Seine-et-Marne	0.6	-1.4	-1.4	-0.3	-1.8	-1.8
- Yvelines	-0.5	-1.6	0.5	-1.3	-3.2	-2.2
- Essonne	-0.2	-1.7	-0.4	-0.9	-2.8	-1.8
- Hauts-de-Seine	-1.2	-0.6	1.4	-1.6	-1.7	-0.6
- Seine-Saint-Denis	-1.4	-0.5	1.3	-1.4	-1.5	0.3
- Val-de-Marne	-1.4	-0.2	1.0	-1.4	-1.3	-0.1
- Val-d'Oise	-0.3	-1.5	-0.3	-0.9	-2.3	-1.9
Province	0.1	-0.1	0.1	-2.0	-1.6	-0.6
- Agglomérations > 10 000 hab	0.2	-0.2	**	-2.0	-1.6	**
- Villes-centres	0.2	0.0	**	-2.0	-1.6	**
- Banlieues	0.2	-0.6	**	-1.9	-1.6	**
- Agglomérations < 10 000 hab	-0.4	0.4	**	-2.1	-1.2	**
Houses						
Île-de-France	-0.7	-0.3	-0.9	-1.5	-1.8	-2.3
- Seine-et-Marne	-0.2	-0.2	-1.7	-1.7	-1.8	-2.7
- Yvelines	-0.7	0.3	-1.5	-1.8	-1.2	-2.5
- Essonne	-0.4	-0.3	-1.5	-1.9	-1.9	-2.7
- Hauts-de-Seine	-0.9	0.0	-0.2	-0.6	-0.7	-1.5
- Seine-Saint-Denis	-1.5	-1.4	1.0	-1.5	-3.4	-2.1
- Val-de-Marne	-1.0	-0.5	-0.2	-1.2	-2.1	-2.1
- Val-d'Oise	-0.5	-0.6	-0.7	-1.0	-1.9	-2.3
Province	-1.2	0.2	0.2	-3.1	-2.0	-1.5
Nord-Pas de Calais	0.0	0.4	**	-1.7	-1.0	**
- Flats	-0.8	1.4	**	-3.5	-0.1	**
- Houses	0.1	0.2	**	-1.4	-1.1	**
- Lille Houses	0.1	0.5	**	-0.7	-0.4	**
Provence-Alpes-Côte d'Azur	-1.4	0.3	**	-3.2	-2.2	**
- Flats	0.6	0.4	**	-3.1	-2.2	**
- Houses	-3.7	0.3	**	-3.4	-2.1	**
- Marseille Flats	1.8	-1.5	**	-3.3	-4.6	**
Rhône-Alpes	-0.1	0.3	**	-1.1	-0.5	**
- Flats	-0.4	0.1	**	-0.5	-0.7	**
- Houses	0.2	0.6	**	-1.6	-0.2	**
- Lyon Flats	-2.0	2.2	**	-0.2	-0.2	**

** indice released on the 4th July 2014

(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/en/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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