

Informations Rapides

27 février 2014 - n° 46



Main Indicators

■ Indexes of prices of second-hand dwellings – fourth quarter 2013

In the fourth quarter 2013, prices of second-hand dwellings kept on decreasing year-on-year (-1.4 %)

Notice : improvement in electronic collect system of data in provincial France led to a revision of the changes concerning the second and the third quarter 2013. The effect of this improvement is transitory and should diminish rapidly.

After having slipped during two years, prices of second-hand dwellings seemed to level off in the fourth quarter 2013 according to provisional results (+0.3%, s.a. data, of which +0.6% for houses and -0.2% for flats).

Year-on-year, prices decreased : -1.4%, including -1.4% for flats as for houses.

In Île-de-France prices kept on going down in the fourth quarter 2013

In Île-de-France, in the fourth quarter 2013, prices of second-hand dwellings dropped by 0.4 % (provisional results, s.a. data). This decline recovers different changes : prices of flats fall by 0.8 % whereas prices of houses went up by 0.3 %.

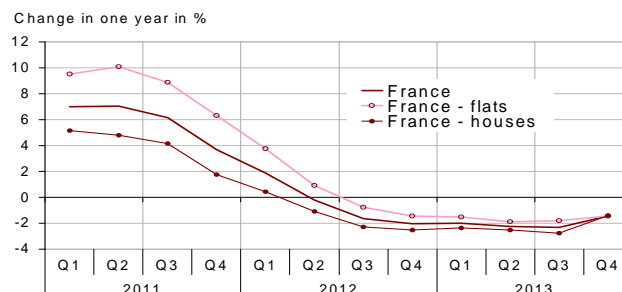
Year-on-year, prices in Île-de-France went down (-1.7 %). Prices of flats decreased by 1.9 % and prices of houses by 1.2 %.

In provincial France, the fall of prices year-on-year was less dramatic in the fourth quarter 2013

In provincial France, prices rose by 0.6 % (s.a. data) in the fourth quarter 2013 : +0.7 % for houses and +0.4 % for flats.

Year-on-year, prices of second-hand dwellings in provincial France went down : -1.3 % (-1.0 % for flats and -1.5 % for houses).

Prices of second-hand dwellings



Insee, French notaries - Database Bien, Perval society

Prices of second-hand dwellings indexes

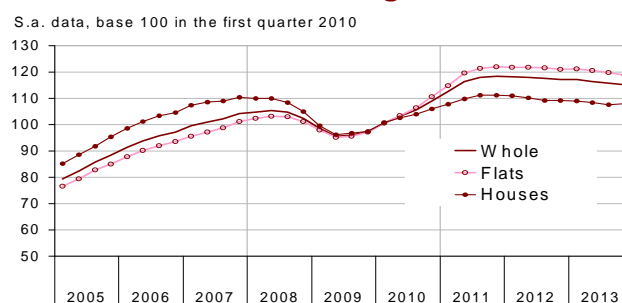
	change in					
	3 months (S.A.)			12 months		
	2013 Q2	2013 Q3 (sd)	2013 Q4 (p)	2013 Q2	2013 Q3 (sd)	2013 Q4 (p)
France	-0.7	-0.7	0.3	-2.2	-2.3	-1.4
Flats	-0.6	-0.3	-0.2	-1.9	-1.8	-1.4
Houses	-0.7	-1.1	0.6	-2.5	-2.8	-1.4

(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 fourth quarter 2013

In december 2013, the rebound of the annual volume which started at the beginning of the year went on. The volume of transactions was estimated at 723 000 over the last 12 months, that represented an rise of 4.9 % compared with the corresponding figure for September 2013.

In 2013, the volume of transactions rose (+2.7 % against the transactions concluded in 2012).

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 January, the change in prices was revised by -0.4 point in the second quarter 2013 and by -0.3 point in the third quarter 2013.

In Île-de-France, the change in prices was revised by -0.4 point in the third quarter 2013. Concerning provincial France, the change in prices was revised by -0.6 point in the second quarter 2013 and by -0.3 point in the third quarter 2013.

Change in prices of second-hand dwellings in France

	Change in					
	3 months (S.A.)			12 months		
	2013 Q2	2013 Q3 (sd)	2013 Q4 (p)	2013 Q2	2013 Q3 (sd)	2013 Q4 (p)
France						
métropolitaine	-0.7	-0.7	0.3	-2.2	-2.3	-1.4
- Flats	-0.6	-0.3	-0.2	-1.9	-1.8	-1.4
- Houses	-0.7	-1.1	0.6	-2.5	-2.8	-1.4
Île-de-France	-0.6	-0.7	-0.4	-1.2	-1.6	-1.7
Province	-0.8	-0.7	0.6	-2.7	-2.7	-1.3
Flats						
Île-de-France	-0.6	-0.7	-0.8	-0.9	-1.6	-1.9
- Paris	-1.3	-0.4	-0.4	-1.7	-2.0	-1.5
- Seine-et-Marne	0.3	0.6	-1.3	-1.1	-0.3	-1.7
- Yvelines	-0.6	-0.5	-1.5	-1.0	-1.3	-3.2
- Essonne	0.5	-0.2	-1.6	-0.6	-0.9	-2.6
- Hauts-de-Seine	-0.1	-1.2	-0.9	-0.2	-1.6	-2.0
- Seine-Saint-Denis	0.8	-1.4	-0.9	0.2	-1.4	-1.9
- Val-de-Marne	0.4	-1.4	-0.5	0.1	-1.4	-1.6
- Val-d'Oise	0.3	-0.3	-1.5	-0.5	-0.9	-2.3
Province	-0.7	0.2	0.4	-2.8	-2.0	-1.0
- Agglomérations > 10 000 hab	-0.8	0.2	**	-2.8	-2.0	**
- Villes-centres	-0.7	0.2	**	-2.6	-2.0	**
- Banlieues	-1.0	0.2	**	-3.3	-1.8	**
- Agglomérations < 10 000 hab	0.0	-0.3	**	-2.5	-1.9	**
Houses						
Île-de-France	-0.5	-0.7	0.3	-1.7	-1.5	-1.2
- Seine-et-Marne	-0.7	-0.2	0.2	-2.1	-1.7	-1.5
- Yvelines	-0.6	-0.7	0.9	-1.8	-1.8	-0.6
- Essonne	-0.6	-0.4	0.3	-2.5	-1.9	-1.3
- Hauts-de-Seine	-0.3	-0.9	0.2	0.4	-0.6	-0.5
- Seine-Saint-Denis	-0.2	-1.5	-0.6	-1.9	-1.5	-2.5
- Val-de-Marne	-0.4	-1.0	0.1	-1.4	-1.2	-1.5
- Val-d'Oise	-0.6	-0.5	0.0	-1.6	-1.0	-1.3
Province	-0.8	-1.1	0.7	-2.7	-3.0	-1.5
Nord-Pas de Calais						
- Calais	-1.1	0.0	**	-2.0	-1.7	**
- Houses	-1.6	-0.7	**	-3.4	-3.5	**
- Lille Houses	-1.0	0.1	**	-1.8	-1.3	**
- Lille Houses	-0.6	0.2	**	-0.8	-0.5	**
Provence-Alpes-Côte d'Azur						
- Côte d'Azur	-0.1	-1.4	**	-2.8	-3.2	**
- Flats	-1.8	0.6	**	-4.4	-3.1	**
- Houses	2.0	-3.6	**	-0.9	-3.3	**
- Marseille Flats	-4.3	1.7	**	-5.4	-3.4	**
Rhône-Alpes						
- Rhône-Alpes	-1.0	-0.1	**	-1.9	-1.0	**
- Flats	0.3	-0.4	**	-0.9	-0.5	**
- Houses	-2.3	0.2	**	-2.9	-1.6	**
- Lyon Flats	1.5	-2.0	**	2.3	-0.1	**

** indice released on the 7th April 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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