

Informations Rapides

28 novembre 2013 - n° 271



Main Indicators

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

Decrease in prices of second-hand dwellings in the third quarter 2013 (-0.2 %)

In the third quarter of 2013, according to provisional results, prices of second-hand dwellings went down (-0.2%, s.a. data, of which -0.4% for houses and +0.1% for flats).

Year-on-year, prices decreased : -1.4%, including -1.2% for flats and -1.6% for houses.

In Île-de-France prices of second-hand dwellings decreased in the third quarter 2013

In Île-de-France, in the third quarter 2013, prices of second-hand dwellings decreased by 0.3 % (provisional results, s.a. data). Prices of flats decreased by 0.6 % whereas prices of houses increased by 0.3 %.

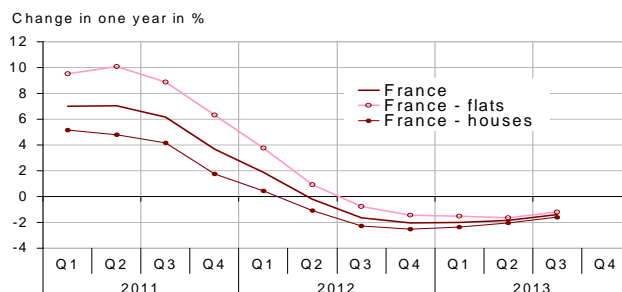
Year-on-year, prices in Île-de-France went down (-1.2%). The decrease was stronger for flats (-1.6 %) than for houses (-0.5 %).

In provincial France, prices were almost stable in the third quarter 2013

In provincial France, prices went down by 0.1 % (s.a. data) in the third quarter 2013 : +0.8 % for flats and -0.5 % for houses.

Year-on-year, prices of second-hand dwellings in provincial France went down : -1.5 % (-0.8 % for flats and -1.8 % for houses).

Prices of second-hand dwellings



Insee, French notaries - Database Bien, Perval society

Prices of second-hand dwellings indexes

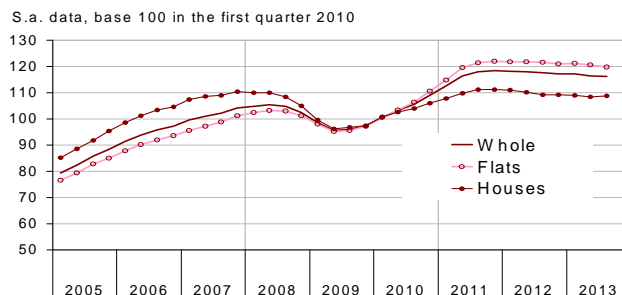
	change in					
	3 months (S.A.)			12 months		
	2013 Q1	2013 Q2 (sd)	2013 Q3 (p)	2013 Q1	2013 Q2 (sd)	2013 Q3 (p)
France	-0,3	-0,3	-0,2	-2,0	-1,9	-1,4
Flats	-0,4	-0,4	0,1	-1,5	-1,6	-1,2
Houses	-0,2	-0,2	-0,4	-2,4	-2,0	-1,6

(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 third quarter 2013

The annual volume of transactions was estimated at 689 000 over the last 12 months, from October 2012 to September 2013, that represented an increase of 2.2 % compared with the transactions concluded from July 2012 to June 2013.

Year-on-year, the annual volume of transactions decreased (-5.7 % against the transactions concluded from October 2011 to September 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 4th October, the variation of prices in the second quarter 2013 was revised by -0.1 point (-0.2 point for houses).

In Île-de-France, the evolution of prices in the second quarter 2013 was globally unchanged (+0,1 point for flats and -0,2 point for houses).

Concerning provincial France, the evolution was revised by -0,1 point (-0,2 point for houses).

Evolution of prices of second-hand dwellings in France

	Change in					
	3 months (S.A.)			12 months		
	2013 Q1	2013 Q2 (sd)	2013 Q3 (p)	2013 Q1	2013 Q2 (sd)	2013 Q3 (p)
France						
métropolitaine	-0,3	-0,3	-0,2	-2,0	-1,9	-1,4
- Flats	-0,4	-0,4	0,1	-1,5	-1,6	-1,2
- Houses	-0,2	-0,2	-0,4	-2,4	-2,0	-1,6
Île-de-France	0,0	-0,6	-0,3	-0,9	-1,2	-1,2
Province	-0,4	-0,2	-0,1	-2,5	-2,2	-1,5
Flats						
Île-de-France	0,1	-0,6	-0,6	-0,4	-0,9	-1,6
- Paris	0,7	-1,3	-0,5	0,4	-1,7	-2,1
- Seine-et-Marne	-1,3	0,3	0,7	-2,1	-1,1	-0,2
- Yvelines	-0,6	-0,6	-0,4	-1,2	-1,0	-1,1
- Essonne	-1,5	0,5	0,1	-2,1	-0,6	-0,6
- Hauts-de-Seine	0,2	-0,1	-1,1	-0,6	-0,2	-1,5
- Seine-Saint-Denis	-0,4	0,8	-1,0	-1,3	0,2	-1,0
- Val-de-Marne	-0,2	0,4	-1,0	-0,9	0,1	-1,0
- Val-d'Oise	-0,8	0,3	0,2	-1,5	-0,5	-0,3
Province	-0,8	-0,2	0,8	-2,6	-2,3	-0,8
- Agglomérations > 10 000 inhab	-0,8	-0,3	**	-2,5	-2,4	**
- Villes-centres	-1,1	-0,2	**	-2,3	-2,1	**
- Banlieues	-0,2	-0,5	**	-2,8	-2,9	**
- Agglomérations < 10 000 inhab	-1,1	0,9	**	-3,8	-1,6	**
Houses						
Île-de-France	-0,3	-0,5	0,3	-1,8	-1,7	-0,5
- Seine-et-Marne	-0,7	-0,7	1,0	-2,2	-2,1	-0,5
- Yvelines	-0,2	-0,6	0,5	-2,4	-1,8	-0,6
- Essonne	-0,6	-0,6	0,7	-2,5	-2,5	-0,8
- Hauts-de-Seine	0,5	-0,3	-0,2	-0,7	0,4	0,2
- Seine-Saint-Denis	-0,2	-0,2	-0,9	-1,4	-1,9	-0,9
- Val-de-Marne	-0,2	-0,4	-0,3	-1,4	-1,4	-0,5
- Val-d'Oise	-0,2	-0,6	0,3	-1,4	-1,6	-0,2
Province	-0,2	-0,2	-0,5	-2,5	-2,1	-1,8
Nord-Pas de Calais						
- Flats	-0,1	-1,1	**	-1,0	-2,1	**
- Houses	1,0	-1,3	**	-1,1	-3,1	**
- Lille Houses	-0,3	-1,1	**	-1,0	-1,8	**
- Lille Houses	-0,4	-1,1	**	-1,6	-1,4	**
Provence-Alpes-Côte d'Azur						
- Flats	-0,9	0,0	**	-3,4	-2,7	**
- Houses	-1,2	-1,4	**	-3,8	-4,0	**
- Houses	-0,6	1,7	**	-3,0	-1,2	**
- Marseille Flats	-0,6	-4,6	**	-2,3	-5,6	**
Rhône-Alpes						
- Flats	0,4	-0,8	**	-1,0	-1,6	**
- Houses	-0,7	0,8	**	-1,1	-0,4	**
- Houses	1,4	-2,3	**	-1,0	-2,9	**
- Lyon Flats	-1,9	2,1	**	1,2	2,9	**

** indice released on the 7th January 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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