

Informations *Rapides*

27 novembre 2014 - n° 270



Main Indicators

Indexes of prices of second-hand dwellings – Third quarter 2014

In the third quarter 2014, prices of second-hand dwellings were still decreasing: -0.4% over the quarter, -1.0% over the year

During the third quarter 2014, prices of second-hand dwellings went down by 0.4% quarter-on-quarter according to provisional results (s.a. data). Prices of flats were still decreasing (-0.9%), while prices of houses were stable.

Year-on-year, prices of second-hand dwellings were still declining: -1.0%, after -1.3% in the second quarter. This fall concerned flats (-1.7%) more than houses (-0.4%).

Overall stability of prices in Île-de-France

In Île-de-France, during the third quarter 2014, prices of second-hand dwellings were stable (provisional results, s.a. data). This stability combined opposite changes: whereas prices of flats kept falling, prices of houses were rising.

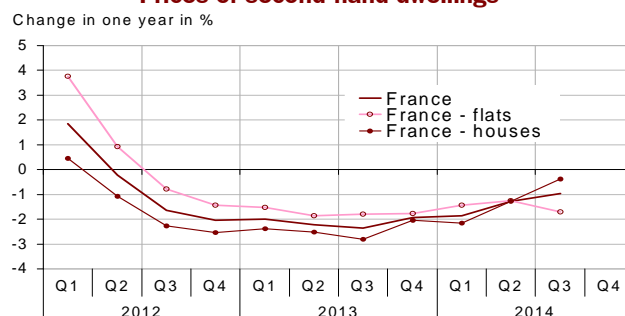
Year-on-year, prices in Île-de-France shrank by 1.2%. It was more significant for flats (-1.6%) than for houses (-0.5%).

In provincial France, prices dropped

In provincial France, prices went down during the third quarter 2014: -0.5%, -1.0% for flats, -0.3% for houses.

Year-on-year, prices of second-hand dwellings in provincial France went on decreasing (-0.8%, after -1.0% in the second quarter). This decline was also more important for flats (-1.7%) than for houses (-0.3%).

Prices of second-hand dwellings



Insee, French notaries - Database Bien, Perval society

Variation in prices of second-hand dwellings in metropolitan France

	change in					
	3 months (S.A.)			12 months		
	2014 Q1	2014 Q2 (sd)	2014 Q3 (p)	2014 Q1	2014 Q2 (sd)	2014 Q3 (p)
France	-0.3	-0.1	-0.4	-1.9	-1.3	-1.0
Flats	0.0	-0.4	-0.9	-1.4	-1.2	-1.7
Houses	-0.5	0.1	0.0	-2.1	-1.3	-0.4

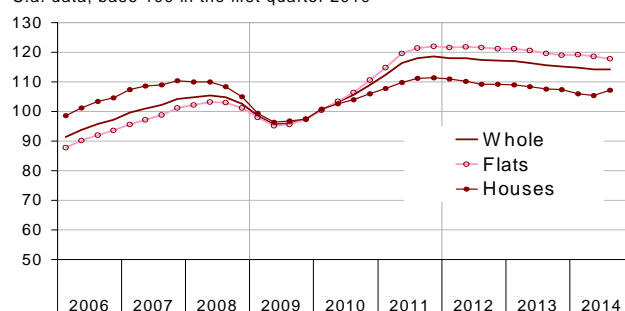
(p) : provisional

(sd) : semi-definitive

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

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

S.a. data, base 100 in the first quarter 2010



Insee, French notaries - Database Bien, Perval society

The annual volume of transactions slightly decreasing in the third quarter 2014

The annual volume of transactions held steady at the beginning of 2014, after increasing in 2013. However in September 2014, the number of transactions fall slightly: it was estimated at 725 000 over the last 12 months (735 000 over Q2 2014).

However, year-on-year, the annual number of transactions rose significantly (+5.4%, against the 688 000 transactions completed from October 2012 to September 2013).

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



CGEDD, based on notarial databases and DGFIP (MEDOC)

Revisions

The index is revised to include transactions recorded after the last publication. Furthermore, for this publication, the seasonal factors for Île-de-France have been revised. This could marginally change the figures since the beginning of 2008. Besides, the figures for houses in Île-de-France have been reestimated since the beginning of 2014, in order to take into account an improvement of the processing of collected data.

In comparison to the results released on 7th October, the total change in prices in the second quarter 2014 has not been revised. However, it has been revised by +0.1 point for flats, and by -0.1 point for houses.

Variation in prices of second-hand dwellings in metropolitan France

	Change in					
	3 months (S.A.)			12 months		
	2014 Q1	2014 Q2 (sd)	2014 Q3 (p)	2014 Q1	2014 Q2 (sd)	2014 Q3 (p)
Metropolitan France	-0.3	-0.1	-0.4	-1.9	-1.3	-1.0
- Flats	0.0	-0.4	-0.9	-1.4	-1.2	-1.7
- Houses	-0.5	0.1	0.0	-2.1	-1.3	-0.4
Île-de-France	-0.3	-0.5	0.0	-1.9	-1.9	-1.2
Provincial France	-0.3	0.1	-0.5	-1.8	-1.0	-0.8
Flats						
Île-de-France	0.2	-0.5	-0.8	-1.5	-1.5	-1.6
- Paris	0.0	-0.2	-1.4	-1.8	-1.0	-1.9
- Seine-et-Marne	-1.2	-1.1	0.9	-2.1	-3.2	-2.6
- Yvelines	0.1	-0.1	-0.9	-2.5	-2.1	-2.4
- Essonne	-0.2	-0.6	-0.7	-2.1	-2.8	-2.9
- Hauts-de-Seine	0.8	-0.8	-0.3	-0.9	-1.5	-0.8
- Seine-Saint-Denis	1.0	-1.4	0.2	-0.2	-2.0	-0.5
- Val-de-Marne	0.5	-0.8	0.0	-0.6	-1.5	-0.5
- Val-d'Oise	-0.7	-0.3	-0.3	-2.5	-2.7	-2.3
Provincial France	-0.2	-0.3	-1.0	-1.3	-0.9	-1.7
Houses						
Île-de-France	-1.3	-0.5	1.6	-2.7	-2.7	-0.5
- Seine-et-Marne	-1.9	-0.3	1.5	-3.0	-2.8	-1.1
- Yvelines	-1.9	-0.1	1.8	-2.7	-2.3	0.0
- Essonne	-1.7	-0.2	1.0	-2.9	-2.6	-1.2
- Hauts-de-Seine	-0.8	-0.6	3.4	-1.7	-2.0	2.6
- Seine-Saint-Denis	0.5	-1.2	0.5	-2.7	-3.4	-1.6
- Val-de-Marne	-0.5	-0.9	1.3	-2.4	-2.9	-0.6
- Val-d'Oise	-1.2	-0.9	1.4	-2.8	-3.2	-1.3
Provincial France	-0.3	0.2	-0.3	-2.0	-1.0	-0.3
Nord-Pas de Calais	-0.5	-1.0	**	-1.3	-1.3	**
- Flats	-1.1	-0.8	**	-2.1	-1.6	**
- Houses	-0.4	-1.0	**	-1.1	-1.3	**
- Lille Houses	-0.1	-0.4	**	-0.1	0.0	**
Provence-Alpes-Côte d'Azur	-1.1	0.1	**	-2.4	-2.2	**
- Flats	-1.1	-0.2	**	-2.4	-1.1	**
- Houses	-1.0	0.5	**	-2.3	-3.4	**
- Marseille Flats	0.1	-2.0	**	-3.8	-2.1	**
Rhône-Alpes	0.4	0.0	**	-0.5	0.3	**
- Flats	0.5	-0.4	**	-0.1	-0.5	**
- Houses	0.3	0.3	**	-0.9	1.1	**
- Lyon Flats	0.4	-0.6	**	1.3	-0.3	**

** index released on the 6th January 2014

(p) : provisional

(sd) : semi-definitive

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

For more information :

The calculation of the indexes is based on the transactions completed 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", *Insee Méthodes* n° 128 released in July 2014.

- Complementary data (long series) and metadata (methodology, linked internet pages, etc.) are available on the web page of this index : <http://www.insee.fr/en/themes/info-rapide.asp?id=96>
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