

Monthly press release

31 March 2022

Paris Region real estate market in January 2022: market performance is close to the average of the last ten years and prices are still rising, except in Paris

Sales volumes Nov. 2021 to January 2022

Older dwellings

Ile-de-France



-14% in one year
38,160 sales

The volume of sales was slightly lower after an exceptional phase

The market has remained slow with 38,160 sales of old housing in Ile-de-France from November 2021 to January 2022, i.e. a drop of 14% compared to the period November 2020 - January 2021. The decline is even more noticeable (-20%) for single-family homes, which has recently seen a high growth.

However, sales volumes are still 5% higher than the average for the same period over the last ten years, with similar increases for flats (+5%) and houses (+4%).

This continued slowdown varies depending on geographical regions and market sectors.

If we compare November 2021 - January 2022 to the same period a year earlier, we can see that Paris remained steady as in previous months, perhaps due to prices being slightly lower, thus giving buyers back some purchasing power. At the same time, sales of flats fell by 19% in the Petite Couronne and by 10% in the Grande Couronne. For houses, compared to a period of very high sales, we can see a drop of 18% in the Petite Couronne and 21% in the Grande Couronne.

After an exceptional and unusual period, this return of sales to levels close to the averages of the last ten years is not surprising but should be followed cautiously in the difficult context we are experiencing.

Prices in January 2022

Methodology Notaires-INSEE

Older flats



6 720 € / m² +0.3% in
one year

Paris

10,570 €/m² -1.6% in
one year

Older houses



Ile-de-France

355,400 € +6.5% in one
year

Contrasting and increasingly higher price trends for houses in the Grande Couronne

In Ile-de-France, from January 2021 to January 2022, we saw house prices increase by 2.3% but still with significant differences between markets and at a more moderate pace than during 2021.

Despite lower sales volumes, the increase of house prices remains strong (+6.5% in one year).

On the other hand, the price of flats was stable in Ile-de-France in January 2022 and has been so for one year (+0,3%). Indeed, the prices continue to fall in the Capital (-1,6% for a price of 10 570 € the m²) but it is balanced out by the increases in the Petite Couronne (+1,3% in one year) and especially in the Grande Couronne (+3,7%).

In the coming months and based on the leading indicators on pre-sales contracts, the trends currently observed will continue. The price per m² of flats is expected to be €10,440 in May 2022 in Paris, down by 1.6% in one year.

The statistics are calculated on sales monitored over 3 months (January corresponds to the period from November to January)

Still based on the leading indicators on pre-sales contracts, for flats in May 2022, annual price increases will continue at more or less the same rate as before (+1.8% in the Petite Couronne and +3.9% in the Grande Couronne). At the same time, annual price increases are likely to remain around 7% for houses in the Petite and Grande Couronne.

