



Country : **France**
 Association : **UNIS**
 Population (01/2012) **65.350.000**

Presidential and legislatives elections april / june

Years : 20

Inflation annual rate : + 1,9 % (october 2012)

Mortgage loan rate : average 3,80 %

Percentage of main-home ownership : 58% (2011)

Law modifications : With a new Government, a lot of reforms to come. The real estate is a victim of certain fiscal waiting-game. Those who have real property in France and do not live are there to be more heavily taxed during the sale of their property.

Market outlook next 6 months : Very uncertain perspectives. The sales volumes should not exceed 650 000 sales in 2012, or sharply less than planned. The notaries of France notice a fall of the sales volumes in the ancient and in the new in 2012. The waiting-game on the real estate markets could continue in 2013 and in 2014.

ANCIENT MARKET : The sales volumes moved back of 15 % in Province over one year at the end of June (17 % at the end of August, 2012). The prices of the second quarter are stable over one year for apartments (0,1 %) and decreasing for houses (1,3 %). But markets are very heterogeneous, with increases and reductions.

NEW MARKET : On average, the prices increase by 2 % for apartments at the end of the second quarter compared with the same period of 2011 and by 0,2 % for houses. The annual number of sales of detached houses moved back of 18 % at the end of August, 2012. Rental investment in new market (Scellier) will be ended in 2013, and will be replaced by another one (Duflot).

CREDIT : The rates of the credits approach their lowest historic levels, reached in 2010. Banks give from now on average to 3,80 % over twenty years

APARTMENTS	MINI	AVERAGE	MAXI
per sq. mt.			
PARIS	6.275 €	8.340 €	12.450 €
LYON	2.460 €	2.730 €	2.900 €
MARSEILLE	2.400 €	2.630 €	3.005 €
BORDEAUX	2.015 €	2.630 €	3.515 €
LILLE	2.065 €	2.555 €	3.320 €
VILLAS	MINI	AVERAGE	MAXI
4 pieces			
ILE-DE-France	242.000 €	318.500 €	595.000 €
LYON	195.200 €	262.000 €	317.000 €
MARSEILLE	207.000 €	304.500 €	388.000 €
BORDEAUX	187.000 €	224.225 €	284.000 €
LILLE	141.000 €	165.000 €	204.500 €
OFFICES / RENTALS	MINI	AVERAGE	MAXI
per sq. mt. / year			
PARIS	3.115 €	3.650 €	6.050 €
LYON	1.305 €		2.465 €
MARSEILLE	1.325 €		2.850 €
BORDEAUX	945 €		1.765 €
LILLE	945 €		1.875 €