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Long run data: [since 1200 \(Paris\)](#) and [since 1800 \(France\)](#).

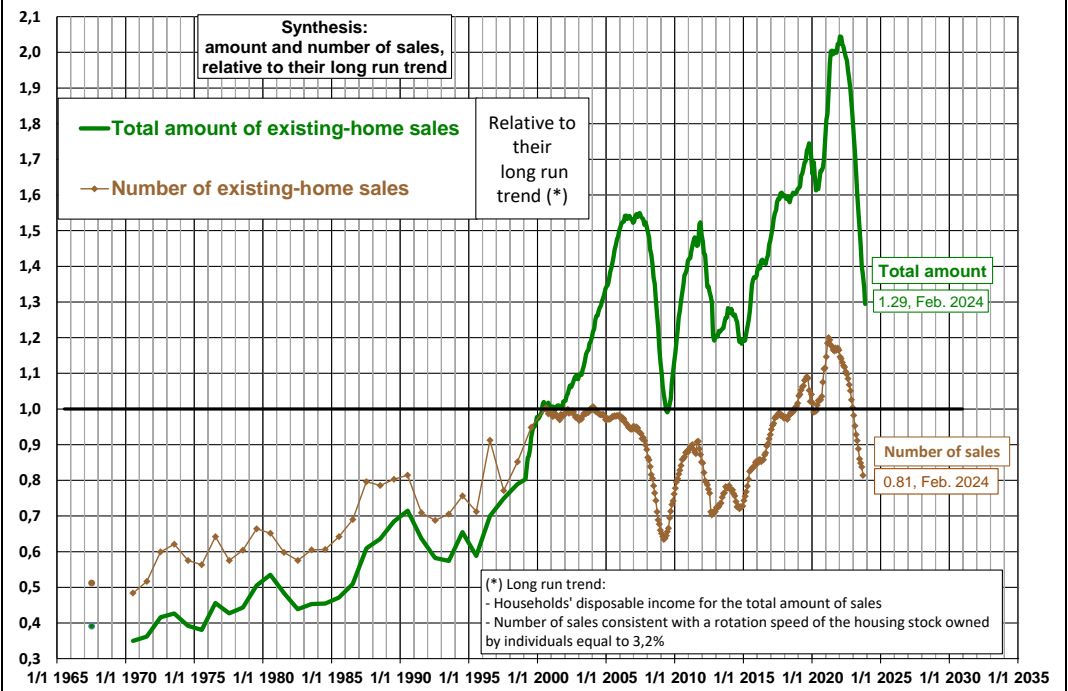
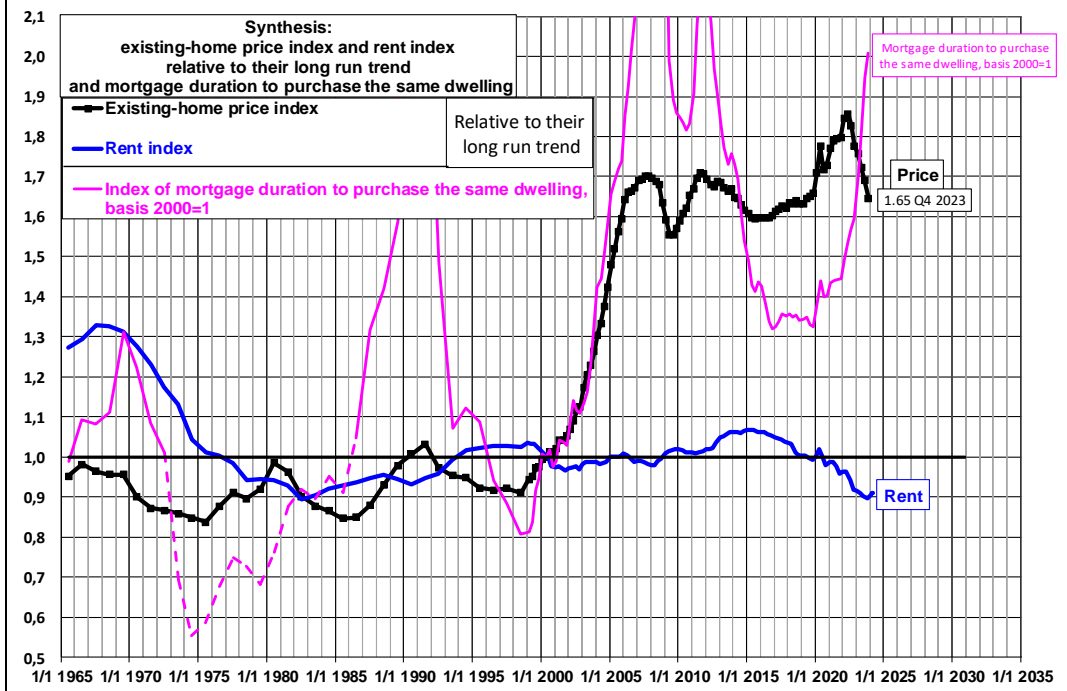
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1. SYNTHESIS

Existing-home price index, amount of sales, index of the number of sales and rent index, relative to their respective long run trend, and mortgage duration to purchase the same dwelling

1.1. Prices and rents

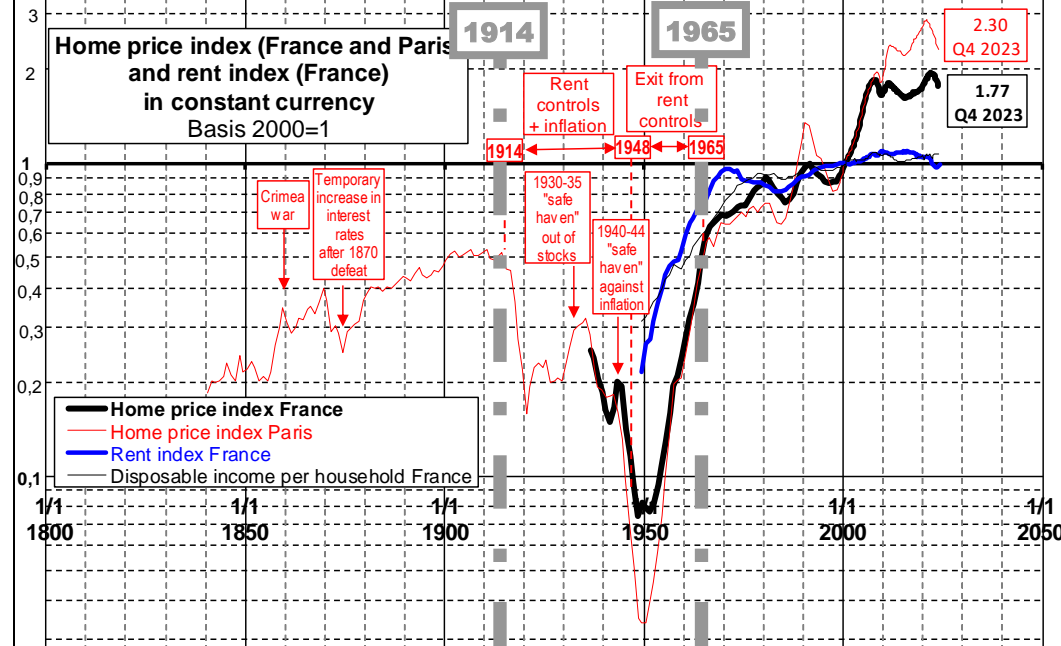
1.2. Volumes ([new presentation: read this note](#))



Source: [IGEDD](#) after Tax Department, INSEE, notaries' databases, seasonally adjusted Notaires-INSEE indices & Banque de France. About existing-home sale price, amount and number, see this [presentation about house prices in France in the long run](#), and these papers of [February 2015](#) and [April 2024](#). About the relative growth of income per household and rents in France, see this [presentation](#), this [paper](#) and this [page](#) about [rents and income per household since 1970](#). About mortgage duration, see chart 3.4 below. About the long term trend of the number of sales of existing homes, see § 4.1. of [this paper](#).

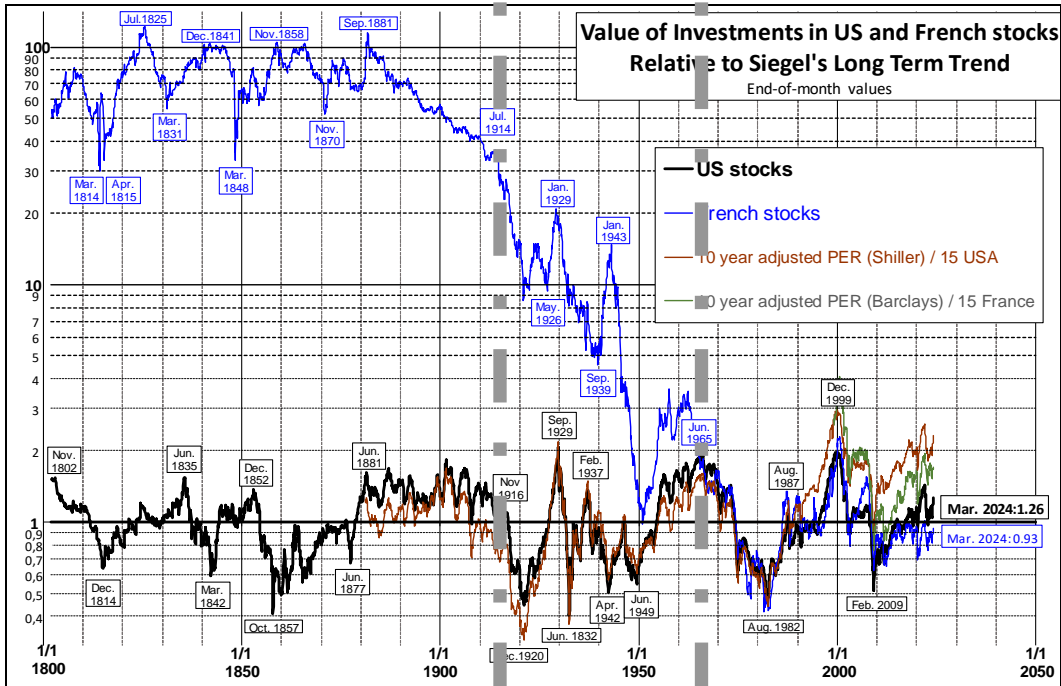
2. SINCE 1800

2.1. Home price index in constant currency



Source: IGEDD after INSEE, notaries' databases, seasonally adjusted Notaires-INSEE indices, Duon, Toutain, Villa (CEPII). Cf. [1] and [9]

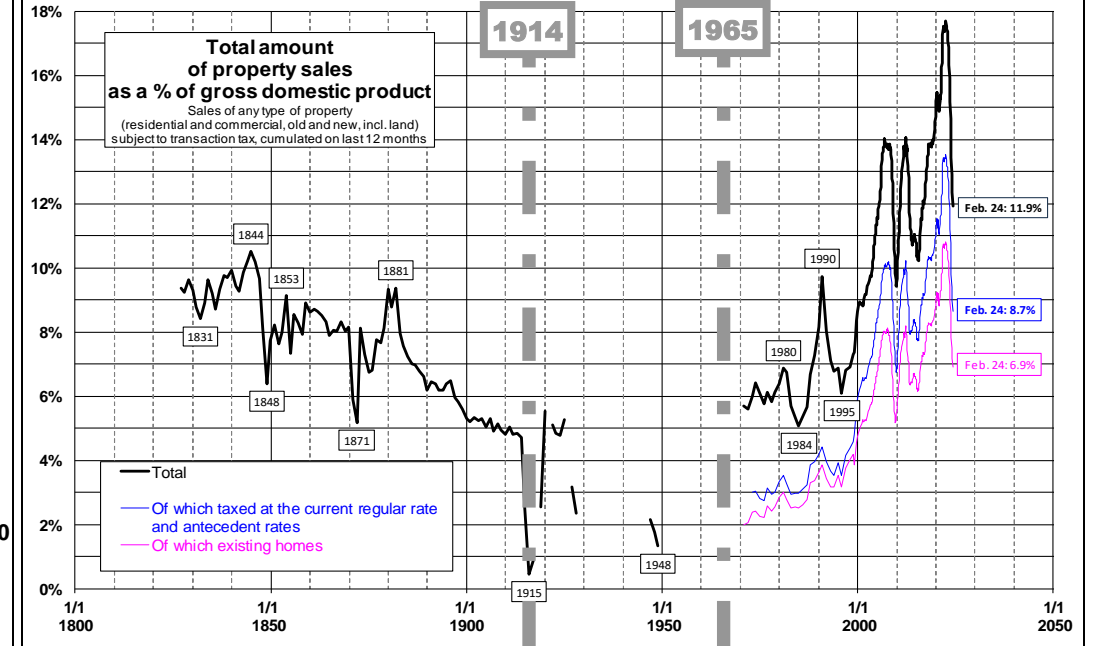
2.3. Value of an investment in stocks relative to long term trend (**)



Source: IGEDD after Arbulu, Schwert, Shiller, Barclays, EuroNext, S&P, Chabert, Lévy-Leboyer, INSEE, STAT-USA and US Department of Labor.

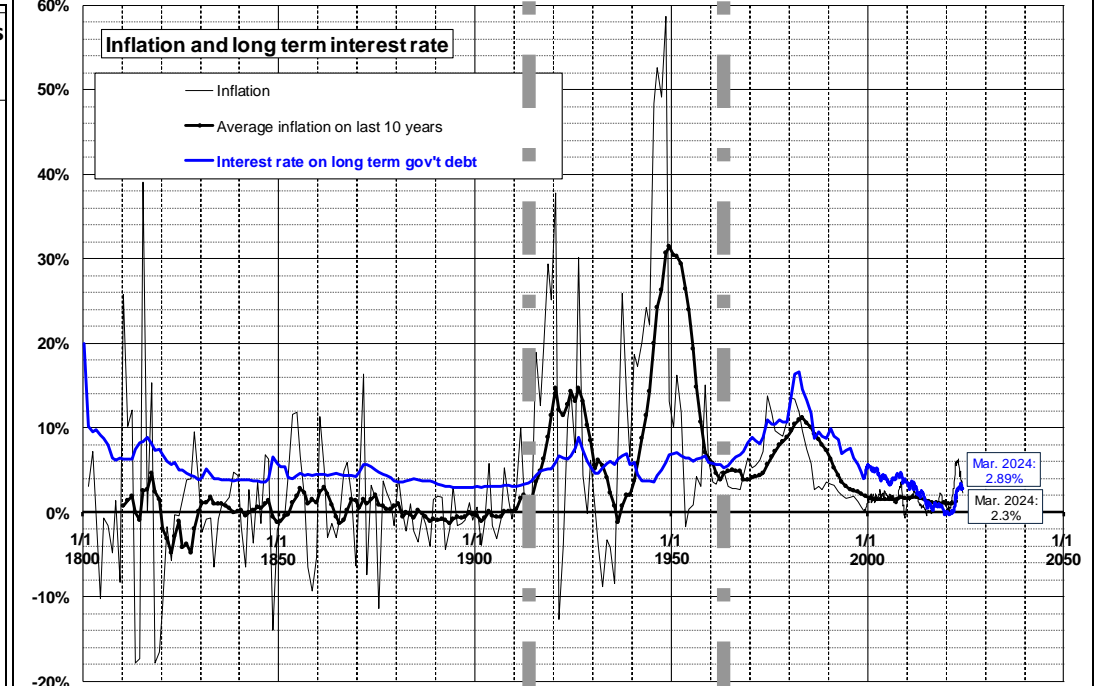
(**) Since 1802, the value of an investment in US stocks has been winding around a long term trend which grows by 6.5% per year plus inflation. In the 19th century, the value of an investment in French stocks wound around a parallel long term trend; from 1914 to 1965, it crumbled relative to this long term trend; since 1965, it has been winding around the same long term trend as US stocks. Cf. [1], [3] and [8].

2.2. Total amount of home sales as a % of gross domestic product



Source: IGEDD after Tax Department, INSEE and Toutain. By exception, rates other than the regular rate apply to some donations. Cf. [14], [16].

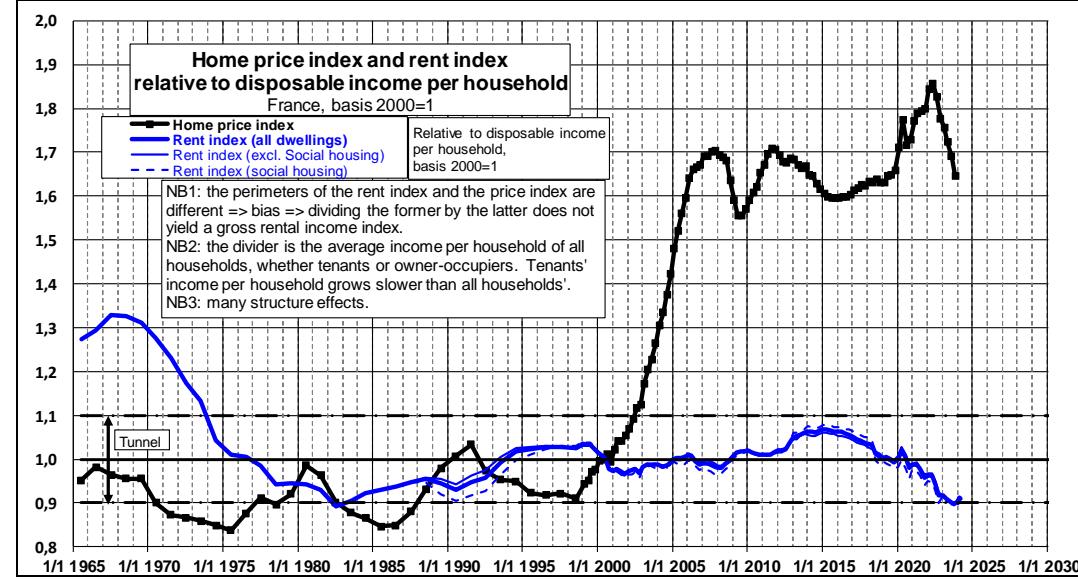
2.4. Inflation and long term interest rate



Source: IGEDD after Vaslin, Loutchitch, Banque de France (TMO then TME), Chabert, Lévy-Leboyer and INSEE.

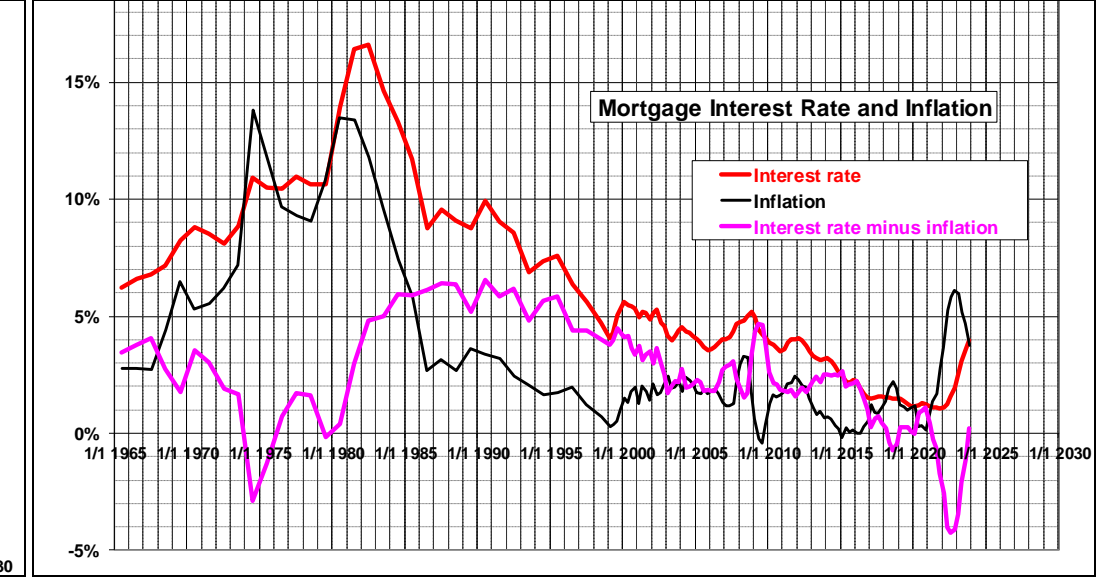
3. Home price index, rent index and home purchase finance

3.1. Home price index and rent index



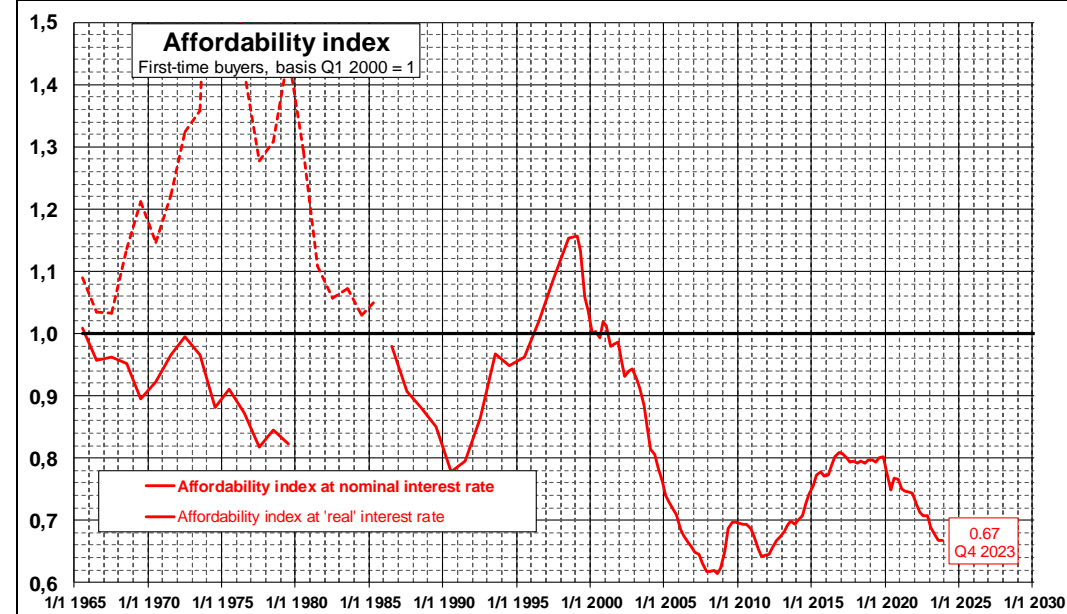
Source: [IGEDD](#) after INSEE, notaries' databases and seasonally adjusted Notaires-INSEE indices.
 About the stability of the rent index compared to income per household, see this [presentation](#), this [paper](#) and this [page](#) about [rents and income per household since 1970](#).

3.2 Interest rate and inflation



Source: [IGEDD](#) after INSEE and Banque de France (TMO before 1989, TME from 1989 to 2003, interest rate on residential mortgages with an initial fixed-rate period longer than 1year from 2004).

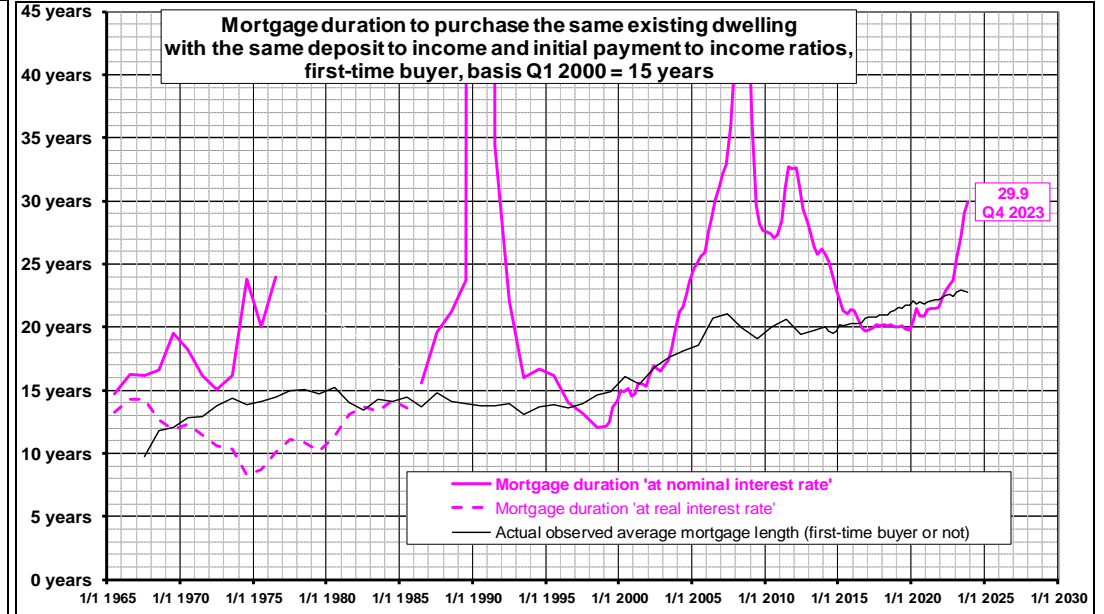
3.3. Affordability index



Source: [IGEDD](#) after INSEE, notaries' databases, seasonally adjusted Notaires-INSEE indices & Banque de France.

Charts 3.3 and 3.4 follow in time the situation of first-time buyers. At Q1 2000, the purchase is financed 10% by a deposit and 90% by a 15 year fixed rate mortgage. The deposit grows in parallel with income per household. Chart 3.3. ("affordability index") shows the quantity of existing housing a household may purchase for a given initial monthly mortgage payment relative to its income and a given deposit relative to its income, basis Q1 2000=1. Chart 3.4. shows the mortgage duration which allows the household to purchase the same dwelling, basis Q1 2000=15 years. When inflation is high (1968-1985), we use the affordability index at "real interest rate" (nominal interest rate minus inflation rate). This is fancy (in part because the real interest rate can be negative when inflation is high) but partly reflects the impact of expected inflation (assumed equal to past 12 month inflation) on the initial mortgage payment accepted by borrowers and lenders. Housing subsidies are not included (their impact is small compared to the volatility of the index). Cf. [1].

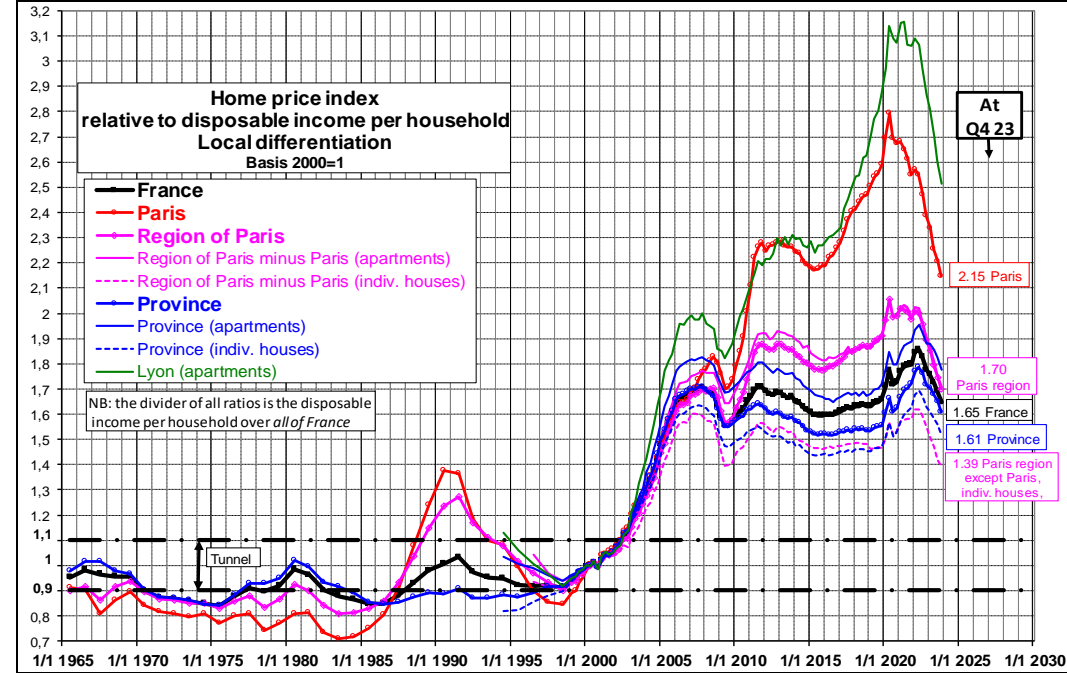
3.4 Mortgage duration to purchase the same dwelling



Source: [IGEDD](#) after INSEE, notaries' databases, seasonally adjusted Notaires-INSEE indices & Banque de France.

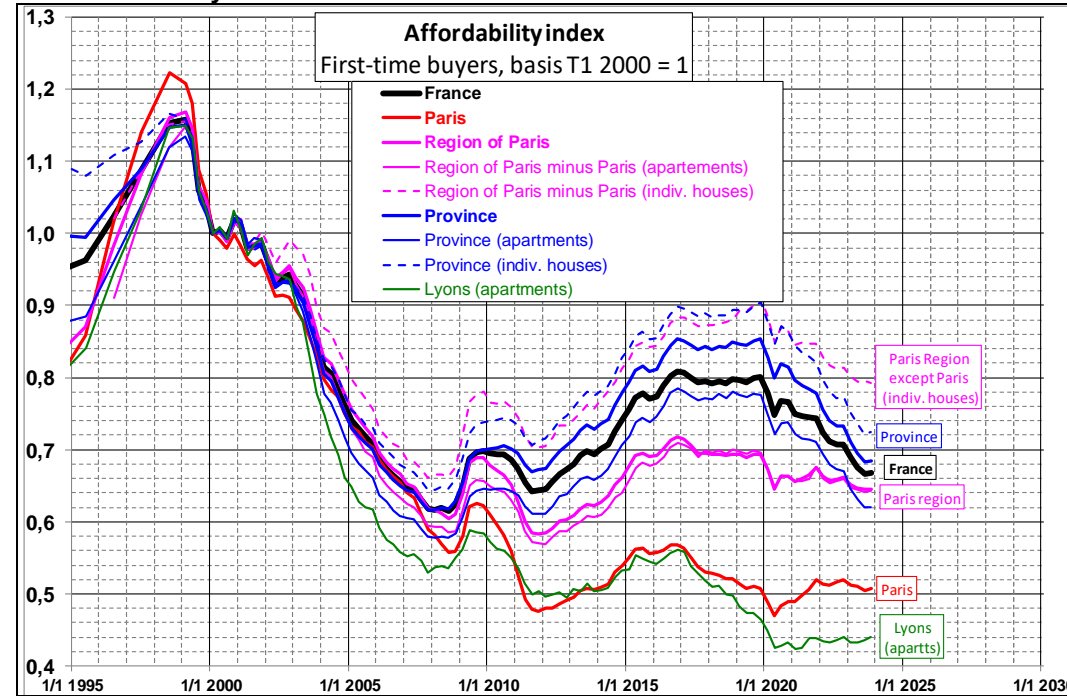
4. Since 1965, differentiation per area

4.1. Home Price index



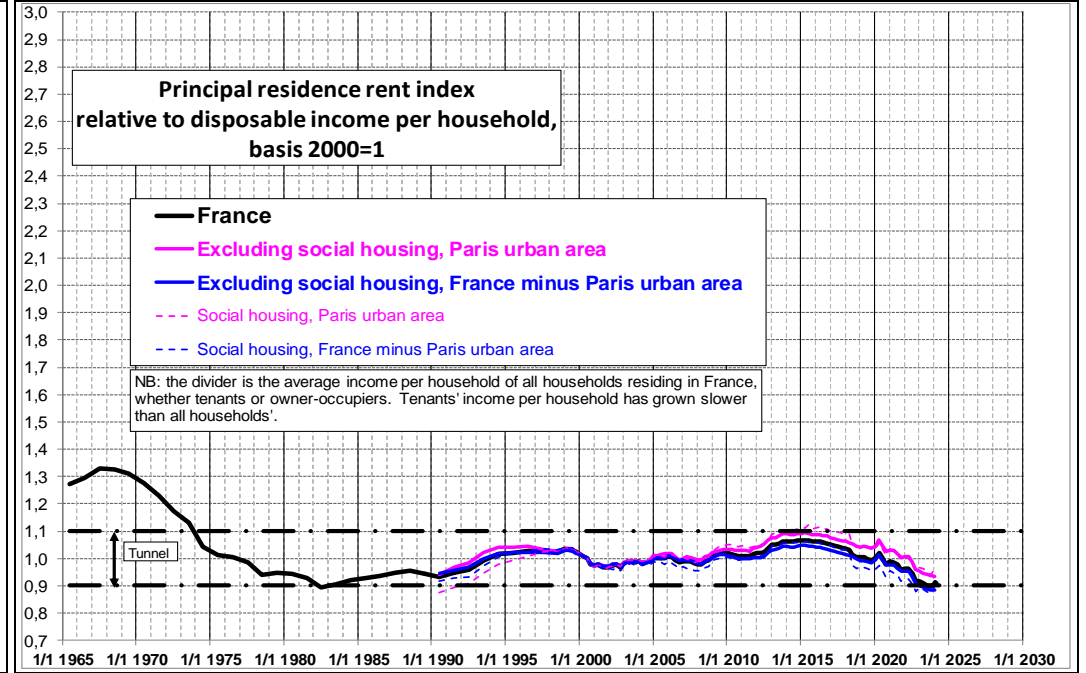
Source: IGEDD after INSEE, notaries' databases and seasonally adjusted Notaires-INSEE indices. Cf.[1], [3] and [9].
"Province" means France minus the region of Paris.

4.3. Affordability index



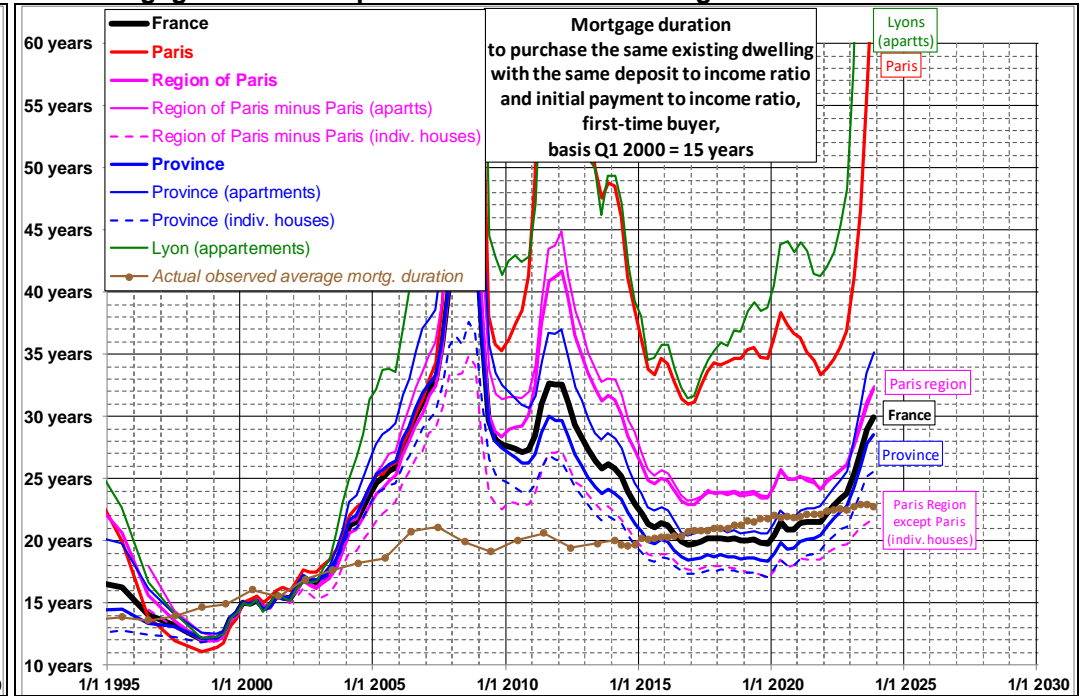
Source: as chart 3.3.

4.2. Rent index



Source: index of rents of principal residences, Insee.

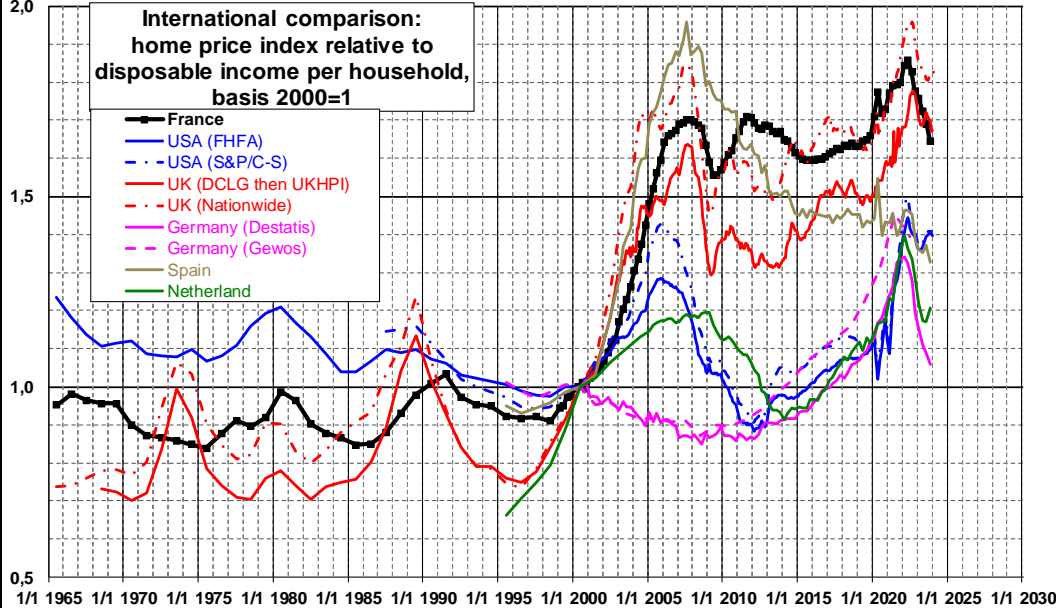
4.4. Mortgage duration to purchase the same dwelling



Source: as chart 3.4

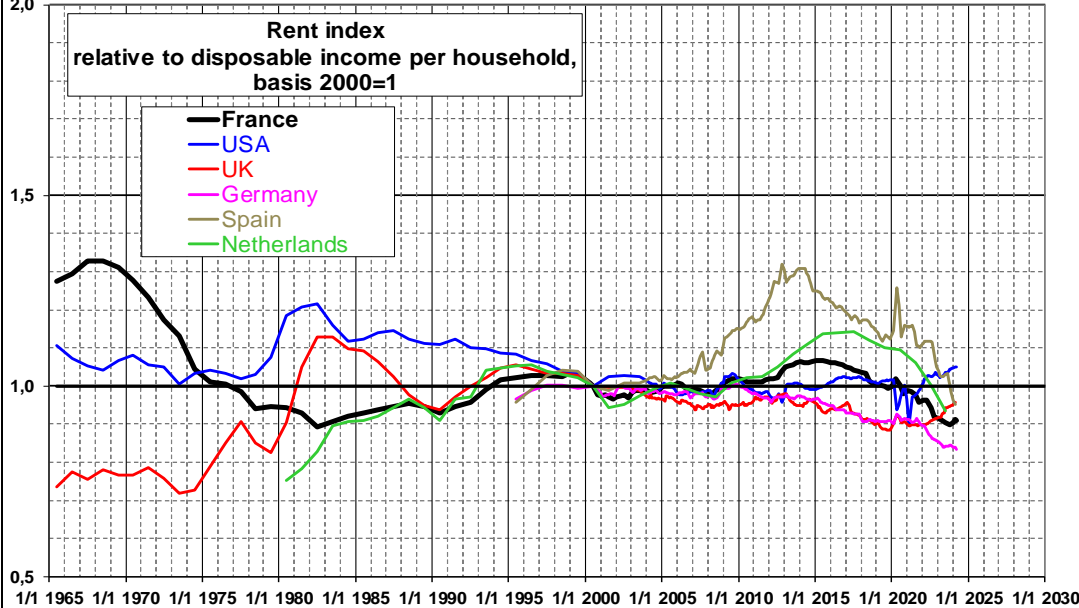
5. Since 1965, international comparisons

5.1. Home price index: international comparison



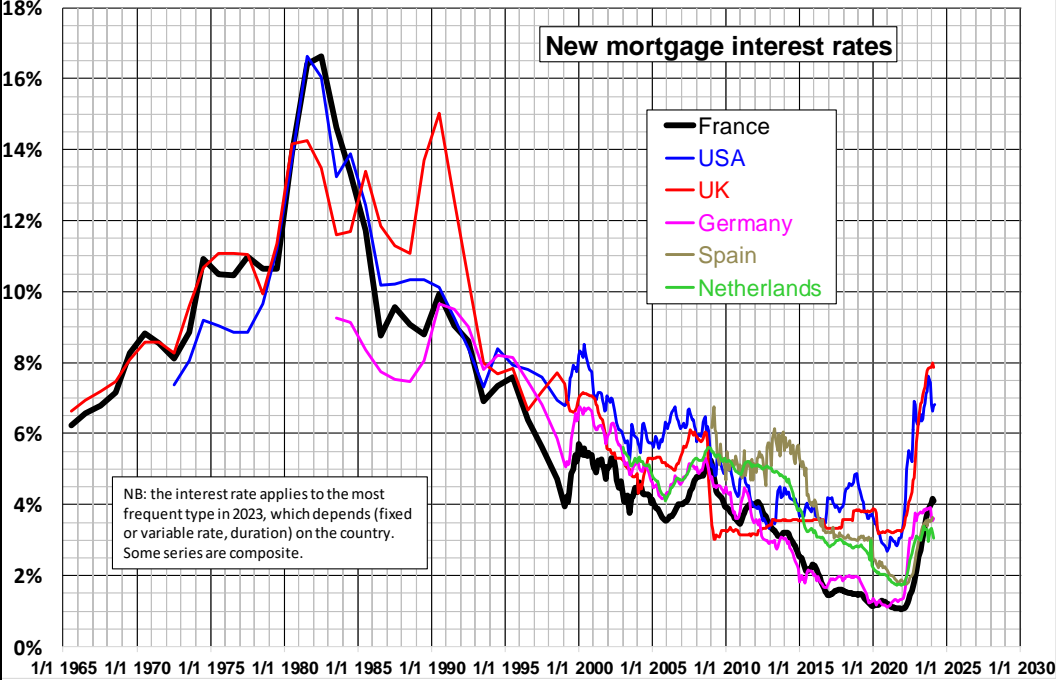
Source: IGEDD after INSEE, notaries' databases, seasonally adjusted Notaires-INSEE indices, Freddie Mac, FHFA, R. Shiller, S&P/C-S, Census Bureau, Bureau of Economic Analysis, and of Labor Statistics, UK Office for National Statistics, Nationwide, Destatis, Gewos, INE, Ministerio de Fomento, R. Vergés, Centraal Bureau Voor de Statistiek. The methodology of an index may impact its long term trend: the differences in the long term trends of the various indices shown on this chart may be caused at least in part by differences in methodology. Cf.[1] [3] and [9].

5.2. Rent index: international comparison



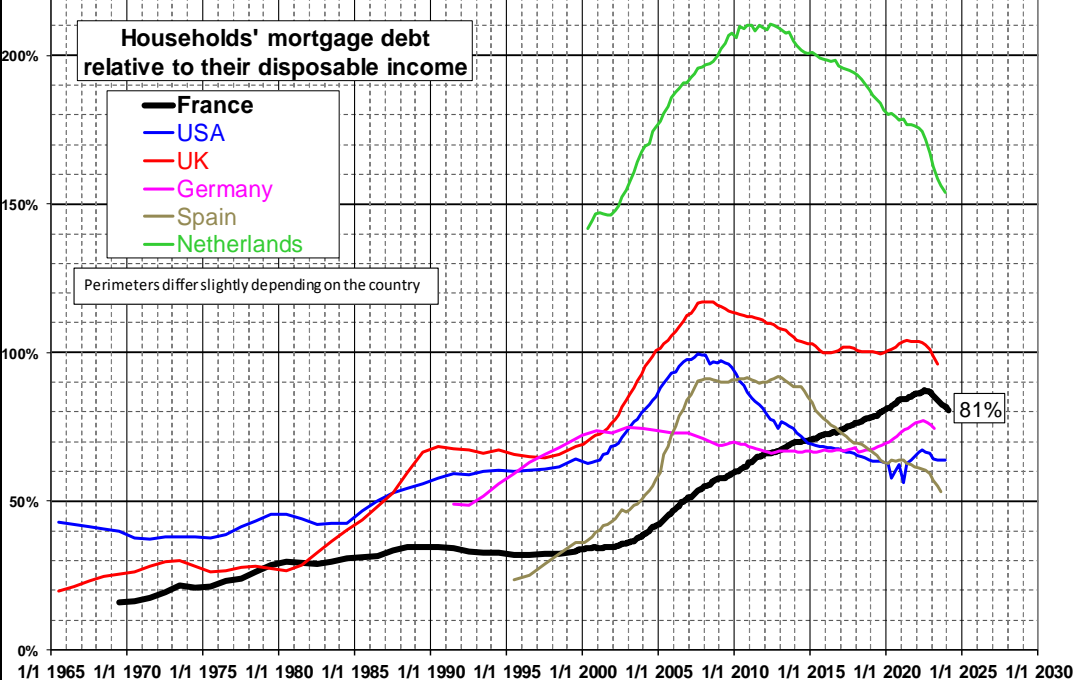
Source : « rent of principal residences » components of consumer price indices, national statistical institutes.

5.3. New mortgage interest rates: international comparison



Source : IGEDD after national central banks and statistical institutes, Freddie Mac

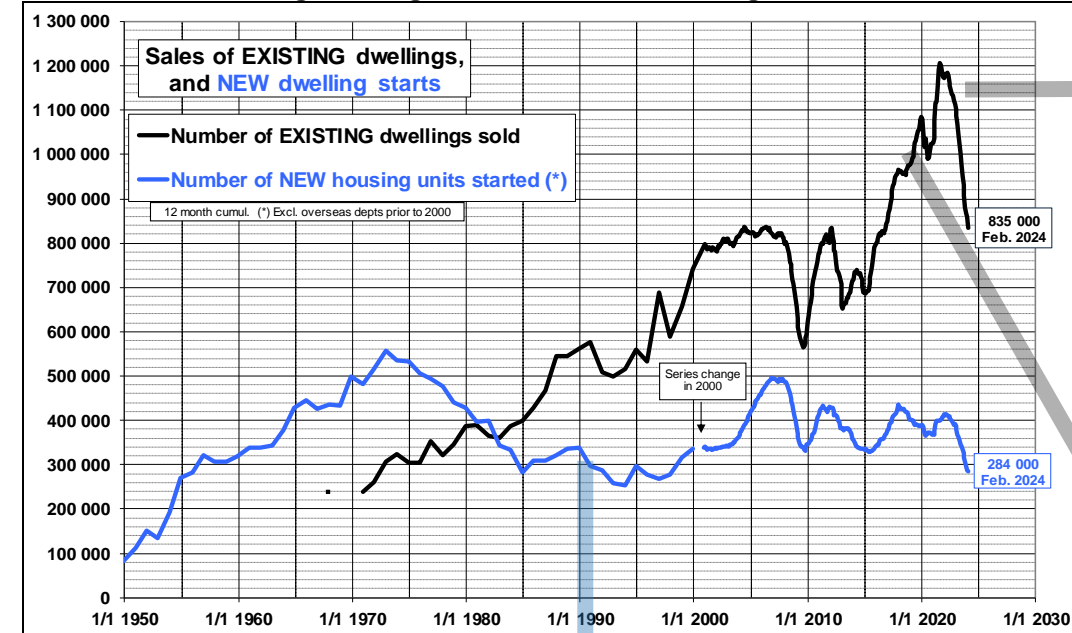
5.4. Households' mortgage debt: international comparison



Source : IGEDD after national statistical institutes and central banks

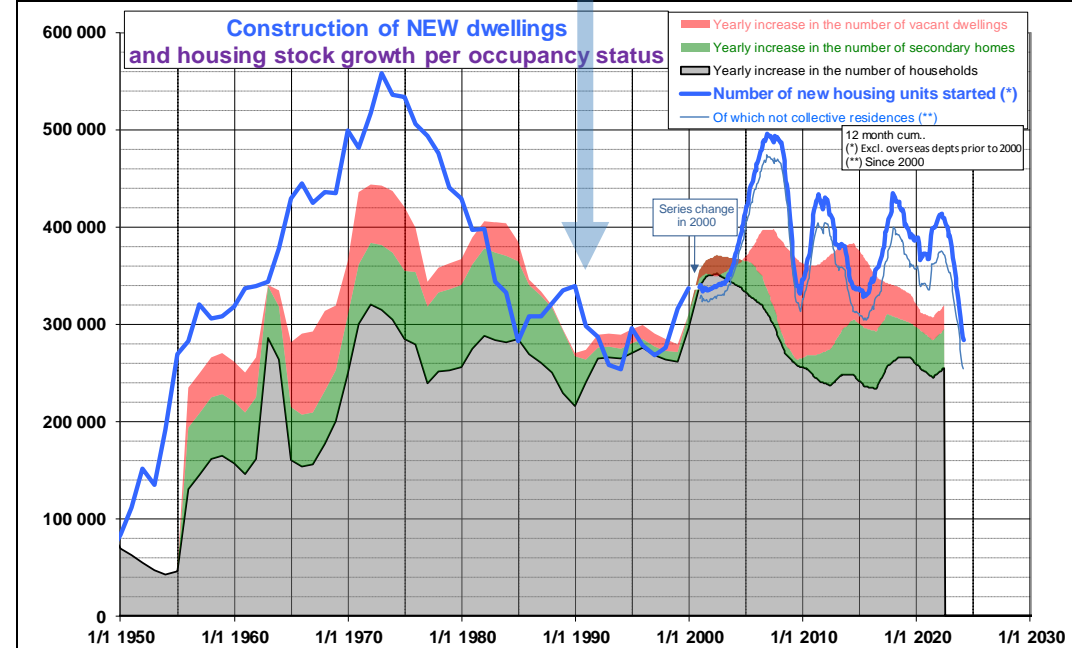
6. Volumes

6.1. Number of existing dwellings sold and of new dwellings started



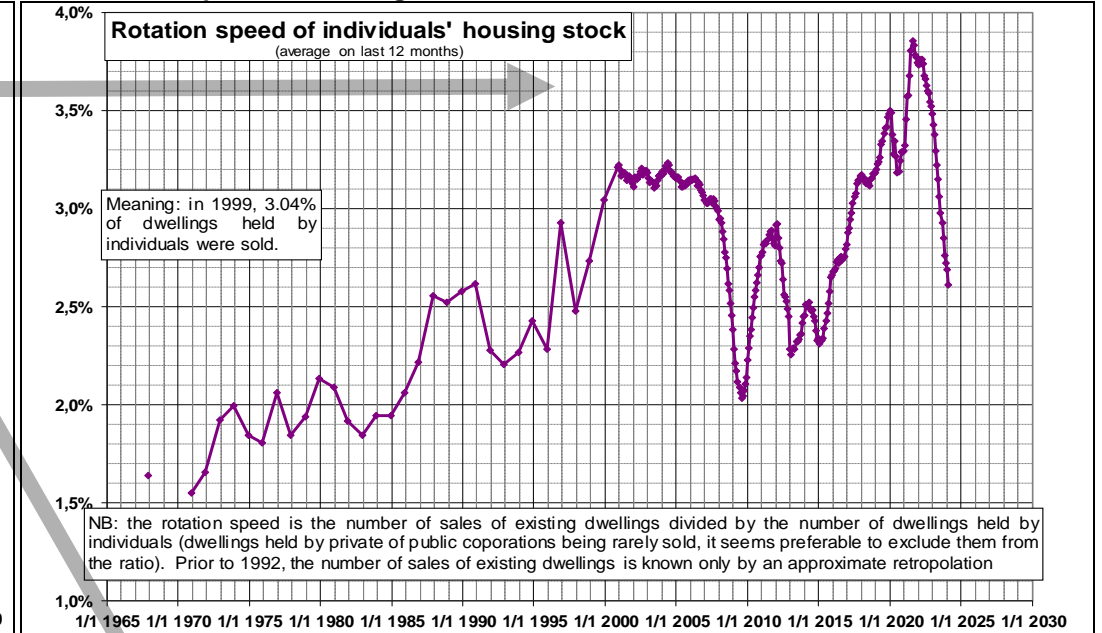
Source: [IGEDD](#) after CGDD/SDES, Tax Department, notaries' databases, INSEE. Cf. [14] [15], [17],[18].

6.3. Construction of new dwellings and growth in housing stock per occupancy



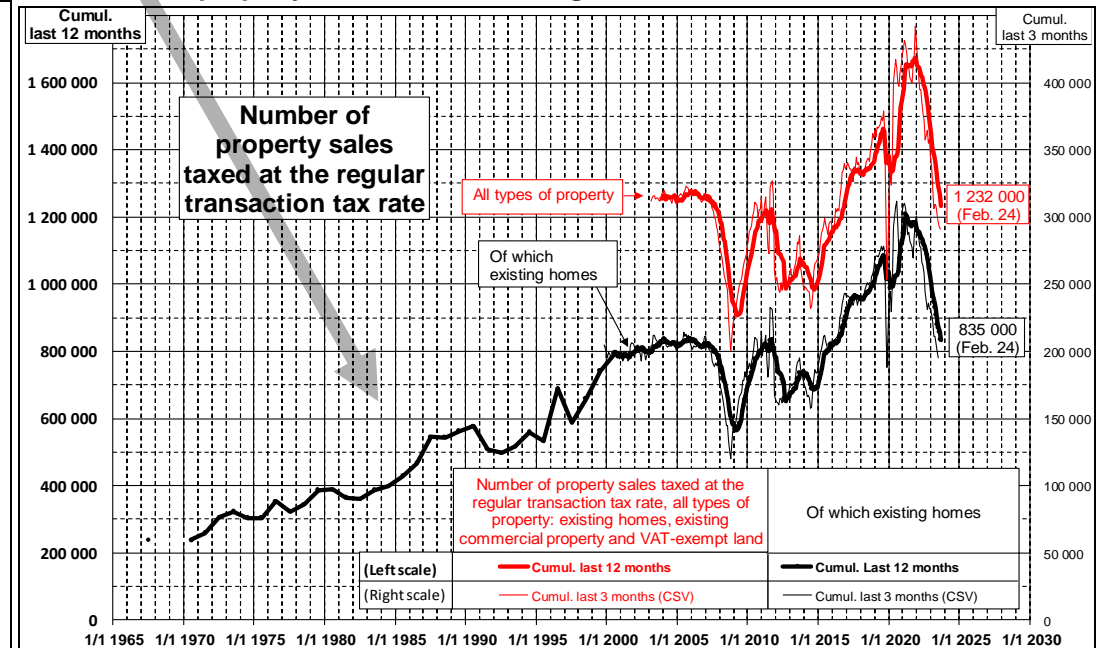
Source : [IGEDD](#) after [CGDD/SDES](#)(Sitadel and Compte du logement) and INSEE. The number of dwellings built is equal to the sum of the changes in the number of principal homes (equal by definition to the number of households), of secondary homes and of vacant dwellings, adjusted for demolition and change of use and for the change in the number of premises housing non-household population.

6.2. Rotation speed of housing stock



Source: [IGEDD](#) after CGDD/SDES, Tax Department, notaries' databases, INSEE. Cf. [14] [15], [17],[18].

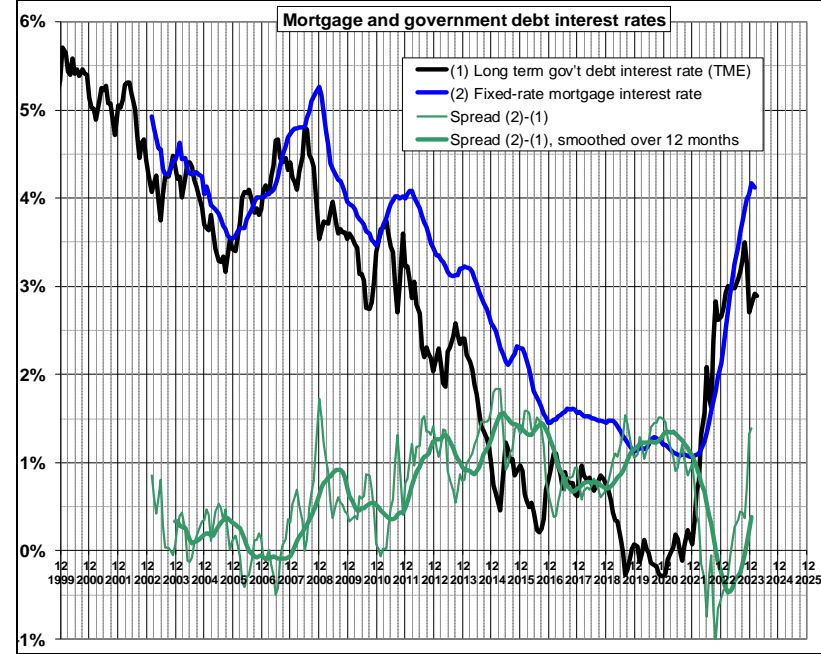
6.4. Number of property sales taxed at the regular transaction tax rate



Source : [IGEDD](#) after DGFIP, CGDD/SDES, notaries' databases, INSEE. Cf. [14] [15], [17], [19]. Sales taxed at the regular transaction tax rate include not only existing-home sales (which represent around 70% of the total number and 80% of the total amount on average over all of France), but also sales of commercial properties and of VAT-exempt constructible land.

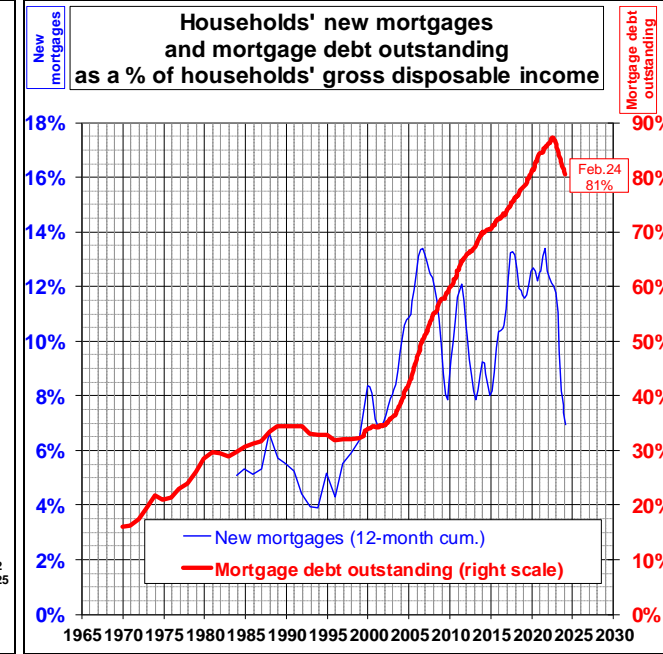
7. Debt

7.1. Households' mortgage debt and gov't debt interest rates



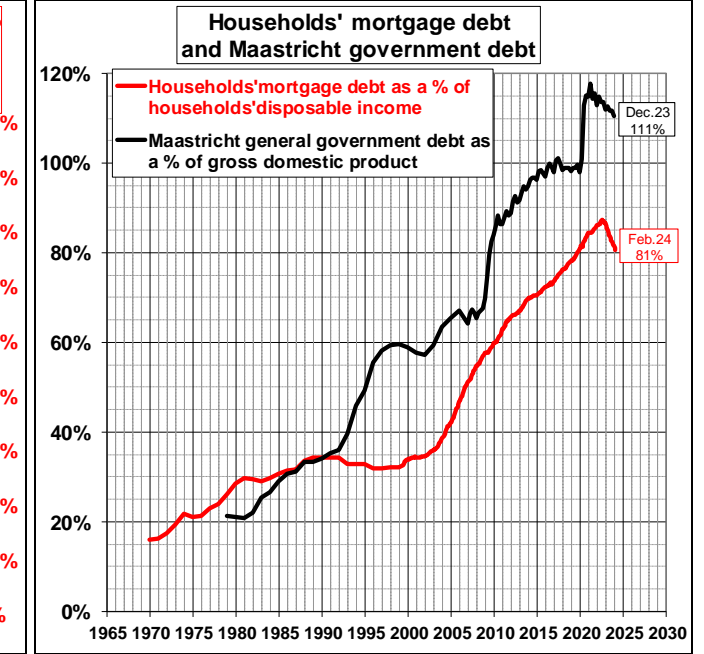
Source: [IGEDD](#) after Banque de France and INSEE

7.2. Households' new and outstanding mortgages



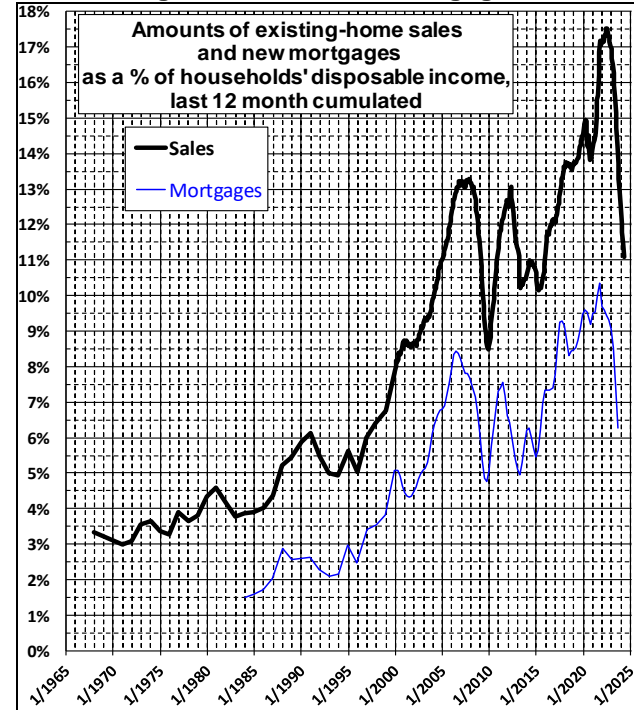
Source: [IGEDD](#) after Banque de France and INSEE. Cf. [20].

7.3. Households' mortgage debt and gov't debt



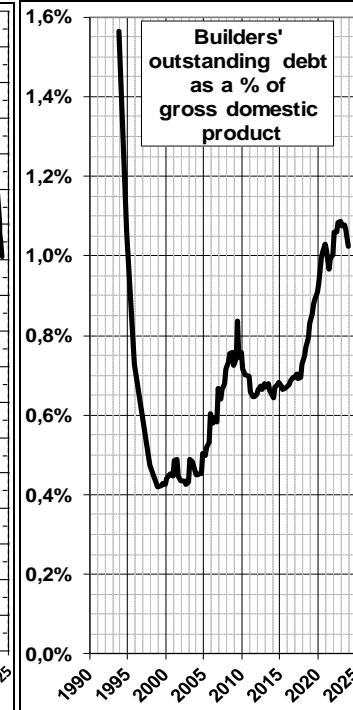
Source: [IGEDD](#) after Banque de France and INSEE. Cf. [20].

7.4. Existing-home sales and mortgages



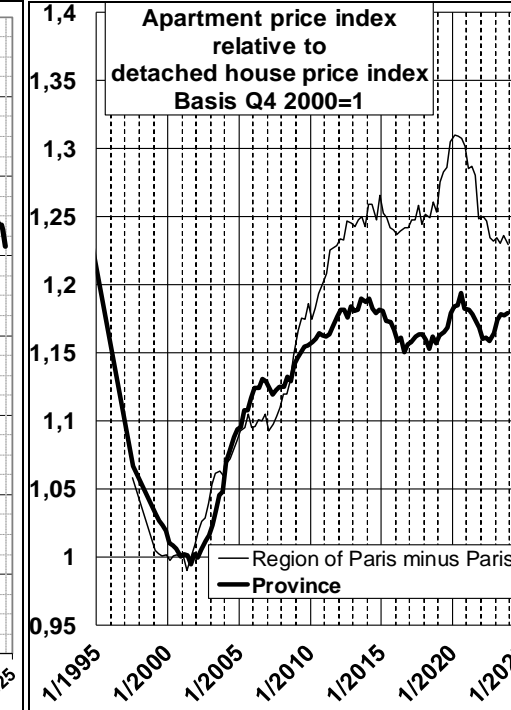
Source: [IGEDD](#) after Tax Department and Banque de France. Cf. [14]

7.5. Builders' debt



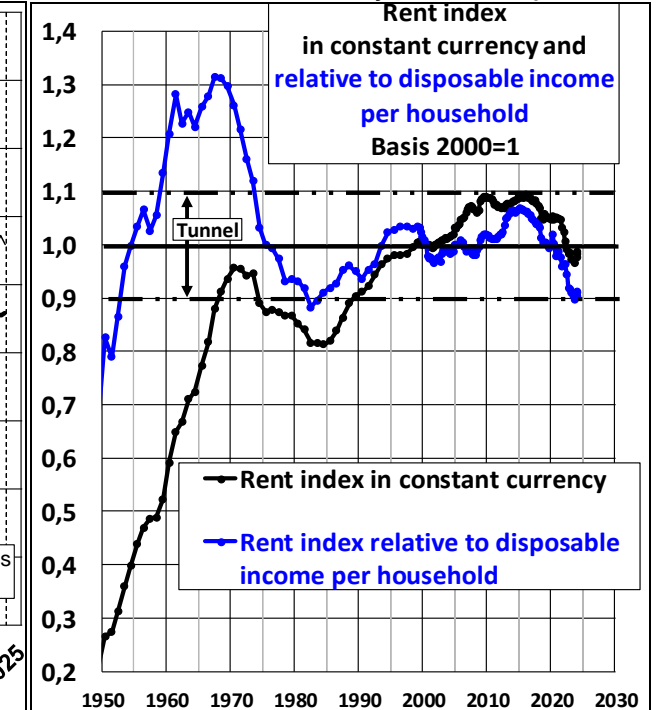
Source: [IGEDD](#) after BdF and INSEE

8. Apartment / house relative price index



Source: [IGEDD](#) after notaries' database and INSEE

9. Rent index in constant currency and / income per household



Source: [IGEDD](#) after notaries' database and INSEE

10. References

* **Page about home prices in France in the long run** : <https://www.igedd.developpement-durable.gouv.fr/house-prices-in-france-property-price-index-french-a1117.html>

* **Property and Other Asset Price in the Long Run**

- [1] [Le prix de l'immobilier d'habitation sur le long terme](#), course material.
- [2] [Long Run \(1800-2020\) Series](#): numerical values used to make the charts above.
- [3] « [Prix des logements, loyers, et couple rendement - risque de l'investissement immobilier](#) » (« Home Prices, rents and property investment risk and return »), excerpt of an inspection report, April 2021.
- [4] « [Loyers et revenus sur le long terme](#) » (« Rents and incomes in the Long Run »), J. Friggit, CGEDD, presentation, Inxausetta, août 2022.
- [5] « [L'élasticité du prix des logements par rapport à leur nombre](#) » (« The Elasticity of Home Prices with Respect to their Number »), J. Friggit, CGEDD, 2021.
- [6] « [Le prix des logements sur le long terme](#) » (« Home Prices in the Long Run »), J. Friggit, CGEDD, 2010.
- [7] « [Loyers et revenus depuis les années 1970](#) » (« Rents and incomes since 1970 »), J. Friggit, CGEDD, 2013.
- [8] « [Long Term \(1800-2005\) Investment in Gold, Bonds, Stocks and Housing in France – with Insights into the USA and the UK: a Few Regularities](#) », J.Friggit, CGEDD, 2007.
- [9] « [Comparing Four Secular Home Price Indices](#) », J. Friggit, CGEDD, 2008.
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- [12] « [Evolution relative du prix des appartements et du prix des maisons : l'inversion de 2001](#) » (« Apartment versus House Price Trend : the Inversion of 2001 »), J. Friggit, CGEDD, 2011.
- [13] « [Différenciation du niveau et de la variation du prix des logements selon le département de 1994 à 2018](#) », J. Friggit, CGEDD, 2019.
- * **Amounts and Number of Property Sales and of Existing-home Sales**
- [14] « [Droits de mutation et montant des transactions immobilières - 1800-2008](#) » (« Property Transaction Taxes and Amounts of Transactions, 1800-2008 »), J.Friggit, CGEDD, 2009
- [15] « [Le montant et le nombre des transactions de logements anciens depuis 1967 et leurs « tendances longues](#) » », J. Friggit, CGEDD, 2015.
- [16] [Calculation of the property transaction tax base: method](#)
- [17] [Methodology for estimating the number of property sales](#), « [Diverses évaluations du nombre de transactions de logements anciens](#) », J. Friggit, CGEDD, 2008 and « [Estimation du nombre de transactions de logements anciens à finalité conjoncturelle](#) », J. Friggit, CGEDD, 2008.
- [18] [Property transaction tax base, per department, month and tax type since 2000 \(Tax Department - MEDOC\) \(data\)](#)
- [19] [Number of existing-home sales since 1967 \(data\)](#).
- * **Households' mortgage debt**
- [20] « [Projection à horizon 2030 de la dette immobilière des ménages](#) » (« Projection to 2030 of Households' Mortgage Debt »), J. Friggit, CGEDD, 2010.
- * **Stock prices and interest rates in the long term**
- [21] « La Bourse de Paris au XIXe siècle » (the Paris Stockmarket in the 19th Century) , P. Arbulu, *Connaissances et Savoirs*, 2007, book based on « Le marché parisien des actions au XIXème siècle: performance et efficience d'un marché émergent » (« Paris Stockmarket in the 19th Century : Performance and Efficiency of an Emerging Market »), P.Arbulu, dissertation for a doctorate in management, Orléans University, 1998.
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- [25] « Indexes of US Stock Prices from 1802 to 1987 », G.Schwert, *Journal of Business*, vol.63 n°3, 1990.
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- [30] [Séries longues macroéconomiques](#) (« Long Term Macroeconomic Series »), P.Villa, CEPII.

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The interpretation of several of these charts is delicate. Therefore it is strongly recommended to have a look at the references mentioned below the charts. Values may be provisional for the most recent months or quarters. The charts may be copied, provided they are in full, without any addition or omission and that the source mentioned below each of them is reproduced in full, followed by the link <http://www.igedd.developpement-durable.gouv.fr/house-prices-in-france-property-price-index-french-a1117.html>.
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