

FRENCH PROPERTY INSIDER
Real Estate Price/m2 Analysis

Arr												Year over Year		From Previous Qtr	
	1998	Q1 2004	Q2 2004	Q3 2004	Q4 2004	Q1 2005	Q2 2005	Current Low	Current High	Current Avg	Current/Q2 2005	Q2 2005/Q2 2004	Q2 2005/ Q1 2005	Current/1998	
1e	2,859	5,301	5,370	5,694	5,818	5,891	5,952	7,500	8,869	8,185	37.51%	10.84%	1.04%	186.27%	
2e	2,495	4,538	4,559	4,845	4,929	5,053	5,146	6,438	7,444	6,941	34.88%	12.88%	1.84%	178.20%	
3e	2,647	4,852	4,889	5,204	5,303	5,411	5,493	6,731	8,577	7,654	39.34%	12.35%	1.52%	189.16%	
4e	3,242	5,863	5,923	6,342	6,469	6,594	6,594	7,624	11,414	9,519	44.36%	11.33%	0.00%	193.62%	
5e	3,428	5,687	5,932	5,801	6,387	6,393	6,123	7,655	8,730	8,193	33.80%	3.22%	-4.22%	138.99%	
6e	3,908	6,448	6,745	7,045	6,968	7,284	7,248	9,282	18,200	13,741	89.58%	7.46%	-0.49%	251.61%	
7e	4,038	6,062	6,598	6,357	6,424	6,756	6,979	8,140	10,507	9,324	33.59%	5.77%	3.30%	130.89%	
8e	3,310	5,403	5,867	5,653	5,844	6,024	6,061	7,143	11,095	9,119	50.45%	3.31%	0.61%	175.50%	
9e	2,321	4,117	4,206	4,482	4,502	4,799	4,932	6,102	6,365	6,234	26.39%	17.26%	2.77%	168.57%	
10e	1,922	3,347	3,568	3,769	3,919	4,129	4,294	5,896	6,300	6,098	42.01%	20.35%	4.00%	217.27%	
11e	2,168	3,822	3,990	4,189	4,266	4,465	4,595	5,915	6,215	6,065	31.99%	15.16%	2.91%	179.75%	
12e	2,353	4,050	4,015	4,273	4,366	4,494	4,674	5,921	6,186	6,054	29.51%	16.41%	4.01%	157.27%	
13e	2,380	3,954	4,081	4,264	4,392	4,593	4,694	6,111	6,902	6,507	38.61%	15.02%	2.20%	173.38%	
14e	2,711	4,469	4,530	4,660	4,670	5,029	5,043	6,371	7,563	6,967	38.15%	11.32%	0.28%	156.99%	
15e	2,808	4,468	4,624	4,820	5,080	4,994	5,162	6,310	6,751	6,531	26.51%	11.63%	3.36%	132.57%	
16e	3,286	5,012	5,407	5,308	5,425	5,604	5,860	6,795	7,672	7,234	23.44%	8.38%	4.57%	120.13%	
17e	2,448	4,030	4,230	4,357	4,435	4,611	4,796	6,109	7,685	6,897	43.81%	13.38%	4.01%	181.74%	
18e	1,909	3,261	3,442	3,742	3,804	4,046	4,129	5,592	7,224	6,408	55.19%	19.96%	2.05%	235.67%	
19e	1,845	2,908	3,045	3,232	3,405	3,484	3,675	5,104	5,899	5,502	49.70%	20.69%	5.48%	198.18%	
20e	1,927	3,302	3,321	3,614	3,768	3,876	3,927	5,167	5,676	5,422	38.06%	18.25%	1.32%	181.34%	
Avg/T	2,503	4,139	4,316	4,465	4,587	4,745	4,869	6,595	8,264	7,430	52.59%	12.81%	2.61%	196.82%	

Quarterly figures represent latest published figures by Chambres de Notaires
Current represents market valuations based on current listings