



Where to Invest in France Real Estate

IBM Coursera



Analysis

- Each year around 100,000 families look for a house to rent. But the supply remaining below the demand, it is estimated that it would be necessary to build 15,000 houses per year for a decade to meet the needs. In short, if they are correctly placed and their rents are in line with the market, the houses can be rented without difficulty.
- In France, buying or renting a house or an apartment is affordable depending on the cities and departments. Real estate in urban areas and real estate in rural areas also do not have the same prices.

Population (Region)

Population by region and department

Change in the population by region

	Census 1990	Census 1999	January 1st 2008	January 1st 2020 (p)
Auvergne-Rhône-Alpes	6 668 168	6 949 608	7 459 092	8 032 377
Bourgogne- Franche-Comté	2 705 826	2 728 086	2 802 519	2 783 039
Bretagne	2 794 317	2 904 075	3 149 701	3 340 379
Centre - Val de Loire	2 369 808	2 440 295	2 531 588	2 559 073
Corse	249 645	260 152	302 966	344 679
Grand Est	5 274 064	5 387 509	5 521 452	5 511 747
Hauts-de-France	5 770 671	5 855 448	5 931 091	5 962 662
Île-de-France	10 644 665	10 946 012	11 659 260	12 278 210
Normandie	3 126 859	3 202 449	3 293 092	3 303 500
Nouvelle Aquitaine	5 114 287	5 257 954	5 671 076	5 999 982
Occitanie	4 546 249	4 842 680	5 419 946	5 924 858
Pays de la Loire	3 055 197	3 219 960	3 510 170	3 801 797
Provence-Alpes-Côte d'Azur	4 257 244	4 502 385	4 882 913	5 055 651
France métropolitaine	56 577 000	58 496 613	62 134 866	64 897 954

Data Acquisition

- I used the French statistics web sites to gather all the information I needed for my project, based on the information I gathered the following factors were analysed in order to get a better solution out of the problem be :
- The GDP per capita of all departments in France
- The Total Population of each departments

Data source : https://www.ined.fr/en/everything_about_population/data/france/population-structure/regions_departments/

Data source :
https://en.wikipedia.org/wiki/List_of_French_regions_and_overseas_collectivities_by_GDP#Departments_by_GDP

Popylar Type of House

- The individual house shows a gross rental profitability

Households by family structure

Household types	Number of households			Household population		
	1999	2009	2016	1999	2009	2016
One-person households	7 380 109	9 062 418	10 227 807	7 380 109	9 062 418	10 227 807
- o/w male	2 964 035	3 767 097	4 387 651	2 964 035	3 767 097	4 387 651
- o/w female	4 416 074	5 295 321	5 840 156	4 416 074	5 295 321	5 840 156
Couple family households	13 406 800	14 796 024	14 960 471	42 940 359	44 170 530	44 268 462
Lone parent family households	1 911 560	2 303 503	2 648 285	4 995 645	6 098 179	6 946 888
Other non-family households	485 594	704 039	659 202	1 904 011	1 666 697	1 567 293
Overall	23 808 072	26 865 984	28 495 765	57 220 124	60 997 824	63 010 449

Average Salary Per Department

Rank		Département	Average Salary (in euros)
0	1	Paris (75)	44 794 €
1	2	Hauts-de-Seine (92)	42 815 €
2	3	Yvelines (78)	39 236 €
3	4	Haute-Savoie (74)	35 381 €
4	5	Essonne (91)	30 834 €
5	6	Val-de-Marne (94)	30 476 €
6	7	Ain (01)	30 243 €
7	8	Haut-Rhin (68)	29 950 €
8	9	Rhône (69)	29 788 €
9	10	Seine-et-Marne (77)	28 656 €
10	11	Haute-Garonne (31)	28 271 €
11	12	Savoie (73)	28 029 €
12	13	Val-d'Oise (95)	28 004 €
13	14	Alpes-Maritimes (06)	27 959 €
14	15	Bas-Rhin (67)	27 882 €
15	16	Isère (38)	27 875 €

Conclusion

With a house, the risk of haircuts is limited. In the long term, in fact, prices have never fallen, as shown by the PAP index on May 1. On a 1,000 basis established on January 1, 2001, houses reached 1,700 on June 1, 2013. Above all, in twelve years, the value of houses has increased by more than 70% according to our index.

To hope for a good recovery, the houses must be located near shops, services, transport and especially schools. In other words, respect the basic rule of real estate investment: select a good location. This point is all the more important as a well-placed house will have more chances to please the tenants and will be rented at a better price.

