

Nex-Lyon Real Estate Investment Report

NEX-LYON REAL ESTATE INVESTMENT REPORT

Generated: 2026-02-16 17:37

MARKET OVERVIEW

Properties Analyzed : 43
Database Sessions : 1 (tracking since 2026-02-16)
Average Price : EUR 300,585
Average Size : 66 m²
Average Price/m² : EUR 4,551

BY ARRONDISSEMENT

| Area | # | Avg EUR/m ² | vs Market | Yield |
|----------|----|------------------------|-----------|-------|
| --- | -- | ----- | ----- | ----- |
| Lyon 1er | 2 | EUR 4,978 | +3.7% | 3.8% |
| Lyon 2e | 2 | EUR 5,300 | +0.0% | 3.5% |
| Lyon 3e | 4 | EUR 4,363 | +1.5% | 4.5% |
| Lyon 4e | 1 | EUR 4,286 | -10.7% | 4.0% |
| Lyon 5e | 15 | EUR 4,571 | +6.3% | 4.2% |
| Lyon 6e | 3 | EUR 5,288 | -11.9% | 3.3% |
| Lyon 7e | 3 | EUR 4,165 | -3.1% | 4.8% |
| Lyon 8e | 11 | EUR 4,401 | +19.0% | 5.5% |
| Lyon 9e | 2 | EUR 4,040 | +18.8% | 5.8% |

ALL PROPERTIES (ranked by score)

| # | Score | Title | EUR/m ² | DPE | 5yr ROI |
|----|-------|--|--------------------|-----|---------|
| 1 | 9.0 | À vendre appartement Lyon 8 ^e | 2,685 | D | 54.0% * |
| 2 | 9.0 | 176 Appartement(s) 4 pièces | 2,854 | D | 48.3% * |
| 3 | 8.5 | Achat appartement à Lyon 03 | 3,093 | D | 54.2% * |
| 4 | 8.5 | 2 à vendre appartement Lyon | 2,699 | D | 69.5% * |
| 5 | 8.5 | Achat appartement 2 pièces / | 3,864 | D | 65.6% * |
| 6 | 6.5 | Vente Appartement 300 000 ? | 4,286 | D | 28.3% * |
| 7 | 6.5 | Ventes immobilières Appartem | 3,896 | D | 29.7% * |
| 8 | 5.5 | Achat appartement 2 pièces / | 3,700 | D | 20.9% |
| 9 | 5.5 | Achat appartement 4 pièces / | 3,700 | D | 22.4% |
| 10 | 5.5 | Achat appartement pas cher L | 3,700 | D | 16.8% |
| 11 | 5.5 | Achat appartement 3 pièces / | 3,700 | D | 21.6% |
| 12 | 5.5 | Achat appartement 2 pièces / | 3,398 | D | 22.5% |
| 13 | 5.0 | 17 annonces de biens à vendr | 4,839 | D | 15.4% |
| 14 | 5.0 | 179 annonces appartements 4 | 5,299 | D | 16.2% |
| 15 | 5.0 | Vente appartement 300000 eur | 5,300 | D | 15.2% |
| 16 | 5.0 | Vente - appartement 300000 e | 4,298 | D | 18.8% |
| 17 | 5.0 | Achat appartement 2 pièces / | 4,300 | D | 18.8% |
| 18 | 5.0 | Achat appartement 2 pièces / | 4,300 | D | 16.4% |
| 19 | 5.0 | Achat appartement 2 pièces / | 4,300 | D | 16.6% |
| 20 | 5.0 | Achat appartement Fourvière- | 4,300 | D | 16.3% |
| 21 | 5.0 | 49 Appartements 5pièces à Ven | 4,302 | D | 17.1% |
| 22 | 5.0 | À vendre appartement Lyon 5 ^e | 4,305 | D | 15.8% |
| 23 | 5.0 | 148 annonces appartements 4 | 4,455 | D | 14.8% |
| 24 | 5.0 | 124 Appartement(s) 4 pièces | 6,000 | D | 15.6% |
| 25 | 5.0 | Appartements à vendre à Lyon | 6,000 | D | 14.9% |
| 26 | 5.0 | 275 Appartement(s) 4 pièces | 4,298 | D | 20.2% |
| 27 | 5.0 | Achat appartement 2 pièces / | 4,300 | D | 19.4% |
| 28 | 4.0 | 44 Appartement(s) 4 pièces (| 5,118 | D | 10.5% |
| 29 | 4.0 | 10 appartements à vendre à L | 4,545 | D | 12.0% |
| 30 | 4.0 | 69 appartements à vendre à L | 4,600 | D | 11.3% |
| 31 | 4.0 | Achat appartement 2 pièces / | 4,792 | D | 7.2% |
| 32 | 4.0 | Achat / Vente appartement Ly | 4,825 | D | 7.0% |
| 33 | 3.5 | Achat appartement avec parki | 4,534 | D | 5.2% |

| | | | | | |
|----|-----|------------------------------|-------|---|--------|
| 34 | 3.5 | Achat appartement 5 pièces / | 4,545 | D | 5.0% |
| 35 | 3.5 | Achat appartement à rénover | 4,545 | D | 5.0% |
| 36 | 3.0 | Achat appartement Lyon 5? (6 | 5,000 | D | 3.7% |
| 37 | 3.0 | 546 Appartement(s) en vente | 5,106 | D | 3.4% |
| 38 | 3.0 | Vente Appartement Lyon 5e | 5,116 | D | 3.0% |
| 39 | 2.5 | Achat studio Lyon 8ème arron | 6,923 | D | -22.2% |
| 40 | 2.5 | À vendre appartement avec te | 7,525 | D | -24.6% |
| 41 | 2.5 | 93 Appartement(s) 4 pièces (| 4,683 | D | -1.4% |
| 42 | 2.0 | 254 Appartement(s) 4 pièces | 5,760 | D | -4.3% |
| 43 | 2.0 | Achat d'un appartement à Lyo | 5,926 | D | -7.6% |

(* = undervalued)

TOP UNDERRATED PROPERTIES (7 found)

1. [SCORE 9.0/10] À vendre appartement Lyon 8ème arrondissement 69008
 Price: EUR 145,000 | 54.0 m² | EUR 2,685/m² | DPE: D
 -27.4% vs market avg (EUR 3,700/m²) for Lyon 8e
 Est. Rent: EUR 665/mo | Yield: 5.5% | 5yr ROI: 54.0%
 Renovation: EUR 13,500 -> Post-reno value: EUR 209,790 (gain: EUR 51,290)
 AI: (AI skipped: Gemini quota exceeded - try later or upgrade plan)
 2. [SCORE 9.0/10] 176 Appartement(s) 4 pièces (T4/F4) en vente Lyon 8ème ...
 Price: EUR 240,000 | 84.1 m² | EUR 2,854/m² | DPE: D
 -22.9% vs market avg (EUR 3,700/m²) for Lyon 8e
 Est. Rent: EUR 1,100/mo | Yield: 5.5% | 5yr ROI: 48.3%
 Renovation: EUR 21,025 -> Post-reno value: EUR 326,728 (gain: EUR 65,704)
 AI: (AI skipped: Gemini quota exceeded - try later or upgrade plan)
 3. [SCORE 8.5/10] Achat appartement à Lyon 03 (69003)
 Price: EUR 300,000 | 97.0 m² | EUR 3,093/m² | DPE: D
 -28.1% vs market avg (EUR 4,300/m²) for Lyon 3e
 Est. Rent: EUR 1,125/mo | Yield: 4.5% | 5yr ROI: 54.2%
 Renovation: EUR 24,250 -> Post-reno value: EUR 437,955 (gain: EUR 113,705)
 AI: (AI skipped: Gemini quota exceeded - try later or upgrade plan)
 4. [SCORE 8.5/10] 2 à vendre appartement Lyon 5 (69005)
 Price: EUR 180,000 | 66.7 m² | EUR 2,699/m² | DPE: D
 -37.2% vs market avg (EUR 4,300/m²) for Lyon 5e
 Est. Rent: EUR 630/mo | Yield: 4.2% | 5yr ROI: 69.5%
 Renovation: EUR 16,675 -> Post-reno value: EUR 301,150 (gain: EUR 104,476)
 AI: (AI skipped: Gemini quota exceeded - try later or upgrade plan)
 5. [SCORE 8.5/10] Achat appartement 2 pièces / T2 Lyon 6ème ...
 Price: EUR 170,000 | 44.0 m² | EUR 3,864/m² | DPE: D
 -35.6% vs market avg (EUR 6,000/m²) for Lyon 6e
 Est. Rent: EUR 468/mo | Yield: 3.3% | 5yr ROI: 65.6%
 Renovation: EUR 11,000 -> Post-reno value: EUR 277,200 (gain: EUR 96,200)
 AI: (AI skipped: Gemini quota exceeded - try later or upgrade plan)
-

Built By Mithun Miras
