



Real Estate Market in Val de Marne

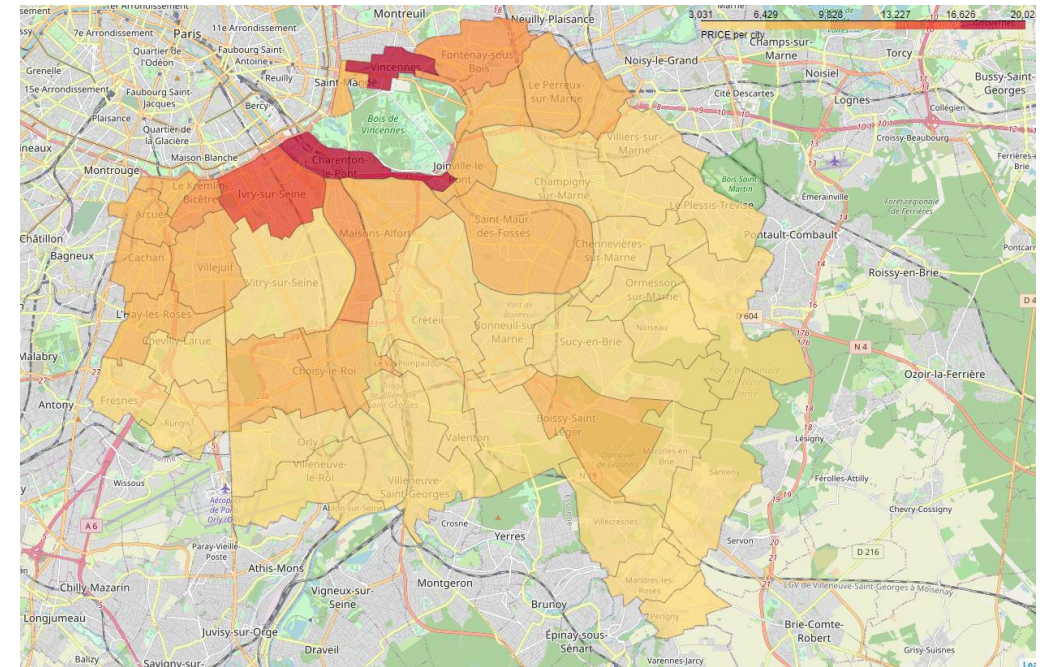
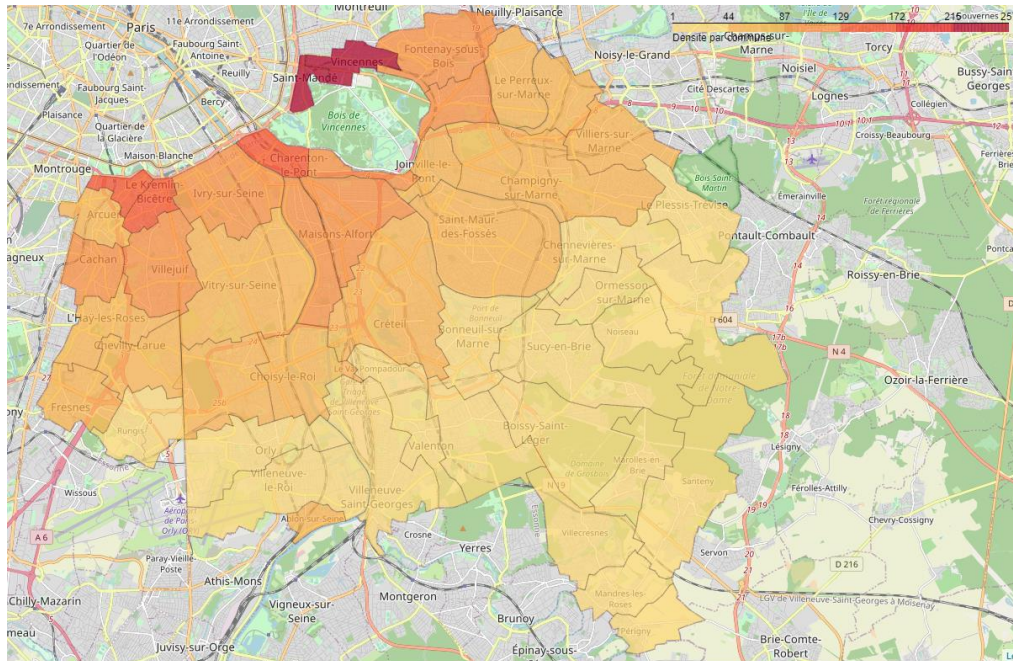
CLUSTERING AROUND RAIL STATIONS

The old real estate market in Ile-de-France recorded new highs in 2019, with 176,580 transactions, according to the notaries of Greater Paris. Prices also continued to climb. Beyond these generalities, some figures or trends revealed by our study are more surprising or attract attention.

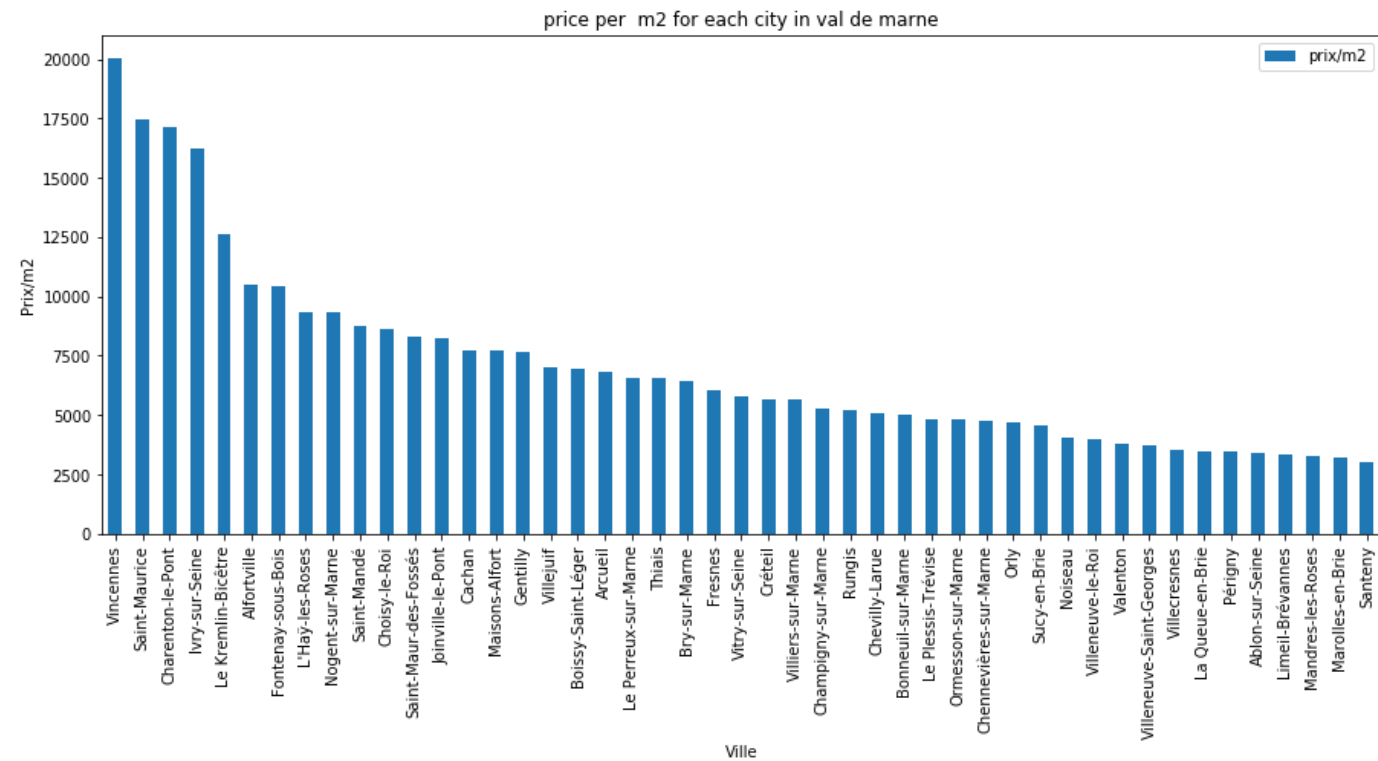
Density, Proximity of Paris and Price

This study based on real sales collated by the French government reveals the following data

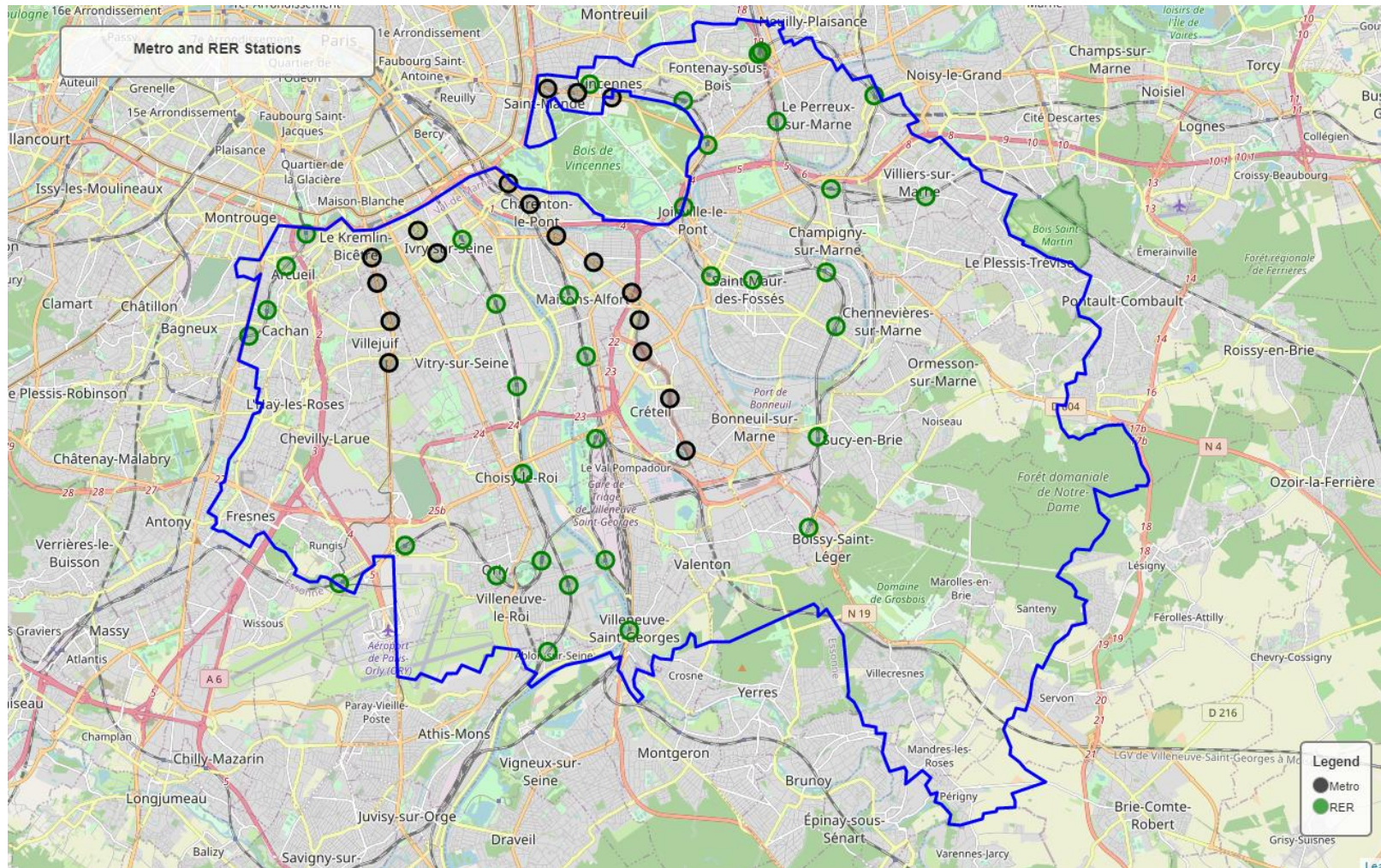
Density vs Prices



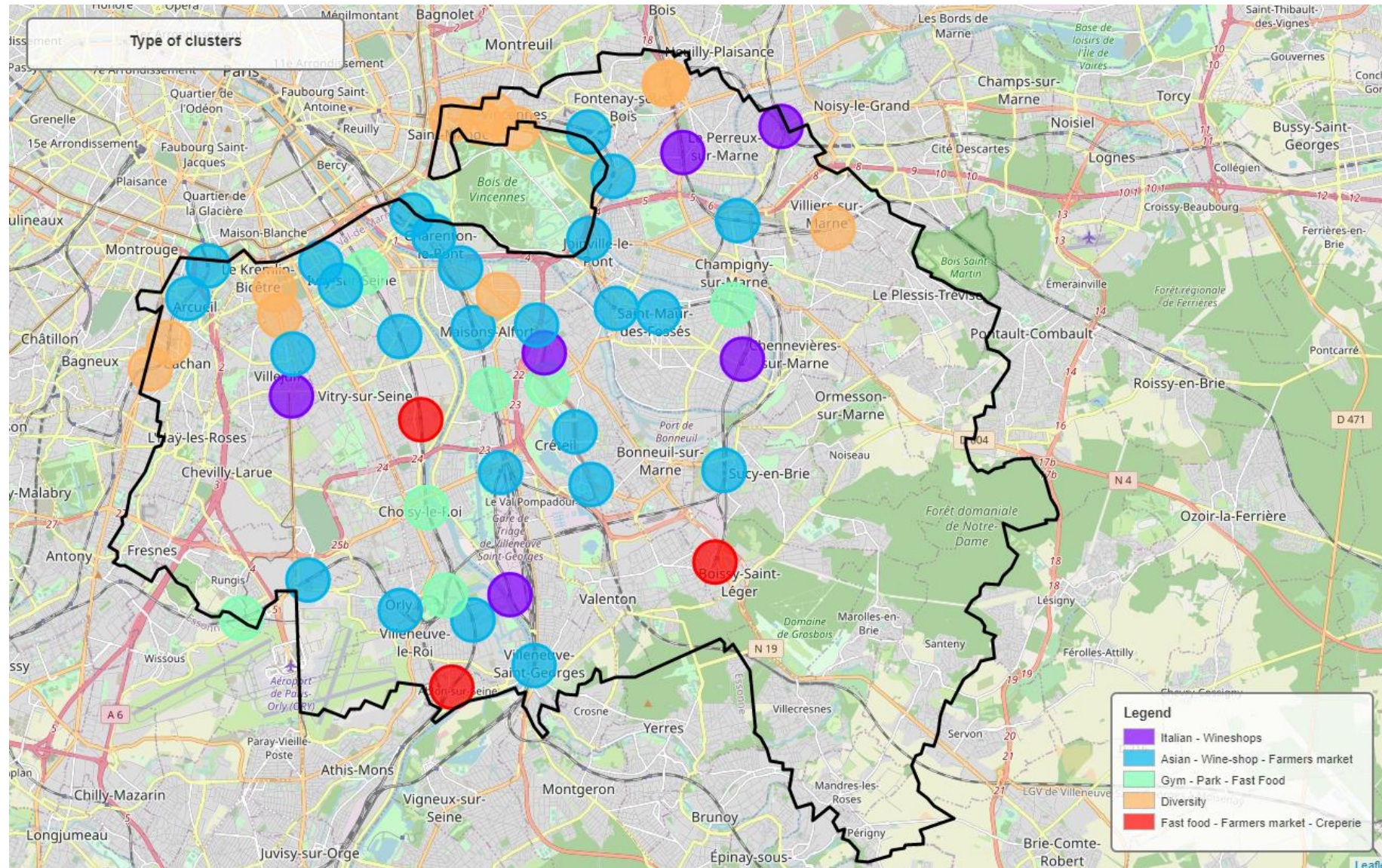
Price per city



But prices and environnement are highly dependant of railway stations



Depending on the environment you prefer, here are the metro stations to which you should turn.



If you prefer italian restaurants and Wine shops

gare	type	Cluster	1st Most Common Venue	2nd Most Common Venue	3rd Most Common Venue	4th Most Common Venue	5th Most Common Venue	6th Most Common Venue	7th Most Common Venue	8th Most Common Venue	9th Most Common Venue	10th Most Common Venue
Villejuif-Louis Aragon	Metro	0	Indian Restaurant	Café	Gym	Clothing Store	French Restaurant	Food & Drink Shop	Fast Food Restaurant	Farmers Market	Diner	Creperie
BRY-SUR-MARNE	RER	0	Italian Restaurant	Smoke Shop	Wine Shop	Climbing Gym	Food & Drink Shop	Fast Food Restaurant	Farmers Market	Diner	Creperie	Cosmetics Shop
Créteil-L'Échat (Hôpital Mondor)	Metro	0	Italian Restaurant	Bakery	Wine Shop	Clothing Store	Food & Drink Shop	Fast Food Restaurant	Farmers Market	Diner	Creperie	Cosmetics Shop
LA VARENNE-CHENNEVIÈRES	RER	0	Pizza Place	Italian Restaurant	Creperie	Café	Climbing Gym	Food & Drink Shop	Fast Food Restaurant	Farmers Market	Diner	Cosmetics Shop
NOGENT-LE-PERREUX	RER	0	Italian Restaurant	Wine Shop	Bar	Restaurant	Café	Clothing Store	Food & Drink Shop	Fast Food Restaurant	Farmers Market	Diner
VILLENEUVE-TRIAGE	RER	0	Water Park	Restaurant	Wine Shop	Climbing Gym	Food & Drink Shop	Fast Food Restaurant	Farmers Market	Diner	Creperie	Cosmetics Shop

Or Asian anf Farmers market

gare	type	Cluster	1st Most Common Venue	2nd Most Common Venue	3rd Most Common Venue	4th Most Common Venue	5th Most Common Venue	6th Most Common Venue	7th Most Common Venue	8th Most Common Venue	9th Most Common Venue	10th Most Common Venue
GENTILLY	RER	1	Japanese Restaurant	Bike Rental / Bike Share	Café	Park	Wine Shop	Cosmetics Shop	Food & Drink Shop	Fast Food Restaurant	Farmers Market	Diner
LE PARC-DE-SAINT-MAUR	RER	1	Asian Restaurant	Bakery	Indian Restaurant	Japanese Restaurant	Brasserie	Café	Wine Shop	Creperie	Food & Drink Shop	Fast Food Restaurant
MAISONS-ALFORT-ALFORTVILLE	RER	1	Asian Restaurant	Bakery	Fast Food Restaurant	Brasserie	Wine Shop	Cosmetics Shop	French Restaurant	Food & Drink Shop	Farmers Market	Diner
VILLENEUVE-SAINT-GEORGES	RER	1	Bakery	Café	Wine Shop	Clothing Store	French Restaurant	Food & Drink Shop	Fast Food Restaurant	Farmers Market	Diner	Creperie
FONTENAY-SOUS-BOIS	RER	1	Food & Drink Shop	Wine Shop	Wine Bar	French Restaurant	Fast Food Restaurant	Farmers Market	Diner	Creperie	Cosmetics Shop	Clothing Store
VILLENEUVE-LE-ROI	RER	1	Chinese Restaurant	Wine Shop	Clothing Store	French Restaurant	Food & Drink Shop	Fast Food Restaurant	Farmers Market	Diner	Creperie	Cosmetics Shop
Liberté	Metro	1	Hotel	Bike Rental / Bike Share	Park	Pharmacy	French Restaurant	Chinese Restaurant	Smoke Shop	Bakery	Bookstore	Brasserie
Villejuif-Paul Vaillant-Couturier	Metro	1	Chinese Restaurant	Wine Shop	Clothing Store	French Restaurant	Food & Drink Shop	Fast Food Restaurant	Farmers Market	Diner	Creperie	Cosmetics Shop
JOINVILLE-LE-PONT	RER	1	Wine Shop	Wine Bar	French Restaurant	Food & Drink Shop	Fast Food Restaurant	Farmers Market	Diner	Creperie	Cosmetics Shop	Clothing Store
ORLY VILLE	RER	1	Asian Restaurant	Shopping Mall	Wine Shop	Climbing Gym	Food & Drink Shop	Fast Food Restaurant	Farmers Market	Diner	Creperie	Cosmetics Shop

SAINT-MAUR-CRÉTEIL	RER	1	Market	Creperie	Wine Shop	Gym	Food & Drink Shop	Fast Food Restaurant	Farmers Market	Diner	Cosmetics Shop	Clothing Store
CRETEIL POMPADOUR	RER	1	Asian Restaurant	Sporting Goods Shop	Soccer Stadium	Fast Food Restaurant	Park	Wine Shop	Climbing Gym	Farmers Market	Diner	Creperie
Créteil-Préfecture (Hôtel de Ville)	Metro	1	Clothing Store	Hotel	Italian Restaurant	Sandwich Place	Indian Restaurant	Cosmetics Shop	Multiplex	Fast Food Restaurant	Shopping Mall	Bakery
Mairie d'Ivry	Metro	1	Sporting Goods Shop	Gym	Wine Shop	Climbing Gym	Food & Drink Shop	Fast Food Restaurant	Farmers Market	Diner	Creperie	Cosmetics Shop
Maisons-Alfort-Les Juilliottes	Metro	1	Bakery	Wine Shop	Clothing Store	French Restaurant	Food & Drink Shop	Fast Food Restaurant	Farmers Market	Diner	Creperie	Cosmetics Shop
Créteil-Pointe du Lac	Metro	1	Soccer Stadium	Japanese Restaurant	Wine Shop	Climbing Gym	Food & Drink Shop	Fast Food Restaurant	Farmers Market	Diner	Creperie	Cosmetics Shop
LAPLACE	RER	1	Clothing Store	Bakery	Bike Rental / Bike Share	Shopping Mall	Wine Shop	Food & Drink Shop	Fast Food Restaurant	Farmers Market	Diner	Creperie
VITRY-SUR-SEINE	RER	1	Wine Shop	Wine Bar	French Restaurant	Food & Drink Shop	Fast Food Restaurant	Farmers Market	Diner	Creperie	Cosmetics Shop	Clothing Store
École Vétérinaire de Maisons-Alfort	Metro	1	Food & Drink Shop	Wine Shop	Wine Bar	French Restaurant	Fast Food Restaurant	Farmers Market	Diner	Creperie	Cosmetics Shop	Clothing Store
Charenton-Écoles	Metro	1	Bakery	Italian Restaurant	Bike Rental / Bike Share	Market	Wine Shop	Cosmetics Shop	Food & Drink Shop	Fast Food Restaurant	Farmers Market	Diner
Pierre Curie	Metro	1	Pizza Place	Bakery	Bike Rental / Bike Share	Japanese Restaurant	Sandwich Place	Climbing Gym	Fast Food Restaurant	Farmers Market	Diner	Creperie
LES BOULLEREAUX-CHAMPIGNY	RER	1	Wine Shop	Wine Bar	French Restaurant	Food & Drink Shop	Fast Food Restaurant	Farmers Market	Diner	Creperie	Cosmetics Shop	Clothing Store
NOGENT-SUR-MARNE	RER	1	Bakery	Wine Shop	Clothing Store	French Restaurant	Food & Drink Shop	Fast Food Restaurant	Farmers Market	Diner	Creperie	Cosmetics Shop
PONT-DE-RUNGIS-AÉROPORT D'ORLY	RER	1	Wine Shop	Wine Bar	French Restaurant	Food & Drink Shop	Fast Food Restaurant	Farmers Market	Diner	Creperie	Cosmetics Shop	Clothing Store
SUCY-BONNEUIL	RER	1	Wine Shop	Wine Bar	French Restaurant	Food & Drink Shop	Fast Food Restaurant	Farmers Market	Diner	Creperie	Cosmetics Shop	Clothing Store

If you like Gym and parks

gare	type	Cluster	1st Most Common Venue	2nd Most Common Venue	3rd Most Common Venue	4th Most Common Venue	5th Most Common Venue	6th Most Common Venue	7th Most Common Venue	8th Most Common Venue	9th Most Common Venue	10th Most Common Venue
Créteil-Université	Metro	2	Park	Wine Shop	Gym	Food & Drink Shop	Fast Food Restaurant	Farmers Market	Diner	Creperie	Cosmetics Shop	Clothing Store
CHOISY-LE-ROI	RER	2	Pharmacy	Park	Wine Shop	Food & Drink Shop	Fast Food Restaurant	Farmers Market	Diner	Creperie	Cosmetics Shop	Clothing Store
CHAMPIGNY	RER	2	Pizza Place	Pharmacy	Park	Wine Shop	Food & Drink Shop	Asian Restaurant	Fast Food Restaurant	Farmers Market	Diner	Creperie
IVRY-SUR-SEINE	RER	2	Indian Restaurant	Park	Wine Shop	Clothing Store	Food & Drink Shop	Fast Food Restaurant	Farmers Market	Diner	Creperie	Cosmetics Shop
LE VERT-DE-MAISONS	RER	2	Park	Wine Shop	Gym	Food & Drink Shop	Fast Food Restaurant	Farmers Market	Diner	Creperie	Cosmetics Shop	Clothing Store
LES SAULES	RER	2	Park	Wine Shop	Gym	Food & Drink Shop	Fast Food Restaurant	Farmers Market	Diner	Creperie	Cosmetics Shop	Clothing Store
RUNGIS-LA FRATERNELLE	RER	2	Pizza Place	Park	French Restaurant	Bakery	Bar	Food & Drink Shop	Fast Food Restaurant	Farmers Market	Diner	Creperie

If you want the largest choice of venues

	gare	type	Cluster	1st Most Common Venue	2nd Most Common Venue	3rd Most Common Venue	4th Most Common Venue	5th Most Common Venue	6th Most Common Venue	7th Most Common Venue	8th Most Common Venue	9th Most Common Venue	10th Most Common Venue
	Bérault	Metro	3	Hotel	Italian Restaurant	Bakery	Bike Rental / Bike Share	Restaurant	Pizza Place	French Restaurant	Japanese Restaurant	Cosmetics Shop	Fast Food Restaurant
	VAL-DE-FONTENAY	RER	3	Hotel	French Restaurant	Fast Food Restaurant	Sandwich Place	Pizza Place	Indian Restaurant	Italian Restaurant	Japanese Restaurant	Perfume Shop	Shopping Mall
	Villejuif-Léo Lagrange	Metro	3	Hotel	Wine Bar	Italian Restaurant	Japanese Restaurant	Optical Shop	Climbing Gym	Cosmetics Shop	Fast Food Restaurant	Farmers Market	Diner
	Château de Vincennes	Metro	3	Japanese Restaurant	Restaurant	French Restaurant	Hotel	Italian Restaurant	Fast Food Restaurant	Bar	Diner	Pub	Cosmetics Shop
	Maisons-Alfort-Stade	Metro	3	Pizza Place	Bar	Japanese Restaurant	French Restaurant	Bakery	Cosmetics Shop	Food & Drink Shop	Fast Food Restaurant	Asian Restaurant	Farmers Market
	ARCUEIL-CACHAN	RER	3	French Restaurant	Japanese Restaurant	Farmers Market	Park	Clothing Store	Food & Drink Shop	Fast Food Restaurant	Diner	Creperie	Cosmetics Shop
	BAGNEUX	RER	3	Japanese Restaurant	Farmers Market	Wine Shop	Gym	Food & Drink Shop	Fast Food Restaurant	Diner	Creperie	Cosmetics Shop	Clothing Store
	VINCENNES	RER	3	French Restaurant	Hotel	Bike Rental / Bike Share	Italian Restaurant	Restaurant	Japanese Restaurant	Bookstore	Pizza Place	Cosmetics Shop	Fast Food Restaurant
	Saint-Mandé	Metro	3	French Restaurant	Italian Restaurant	Japanese Restaurant	Restaurant	Indian Restaurant	Market	Café	Hotel	Sandwich Place	Bar
	VAL-DE-FONTENAY	RER	3	Hotel	French Restaurant	Fast Food Restaurant	Sandwich Place	Pizza Place	Indian Restaurant	Italian Restaurant	Japanese Restaurant	Perfume Shop	Shopping Mall
	Le Kremlin-Bicêtre	Metro	3	French Restaurant	Italian Restaurant	Japanese Restaurant	Asian Restaurant	Bakery	Wine Bar	Shopping Mall	Sandwich Place	Restaurant	Fast Food Restaurant
	VILLIERS-SUR-MARNE- PLESSIS-TRÉVISE	RER	3	Pizza Place	Japanese Restaurant	Gym	Climbing Gym	Food & Drink Shop	Fast Food Restaurant	Farmers Market	Diner	Creperie	Cosmetics Shop

Or maybe Fast food and creperies

gare	type	Cluster	1st Most Common Venue	2nd Most Common Venue	3rd Most Common Venue	4th Most Common Venue	5th Most Common Venue	6th Most Common Venue	7th Most Common Venue	8th Most Common Venue	9th Most Common Venue	10th Most Common Venue
ABLON	RER	4	Café	Wine Shop	Clothing Store	French Restaurant	Food & Drink Shop	Fast Food Restaurant	Farmers Market	Diner	Creperie	Cosmetics Shop
BOISSY-SAINT-LEGER	RER	4	French Restaurant	Sporting Goods Shop	Café	Climbing Gym	Food & Drink Shop	Fast Food Restaurant	Farmers Market	Diner	Creperie	Cosmetics Shop
LES ARDOINES	RER	4	Arts & Entertainment	Café	Clothing Store	French Restaurant	Food & Drink Shop	Fast Food Restaurant	Farmers Market	Diner	Creperie	Cosmetics Shop



We hope this help you to make your choice