



ImmoStat

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du nouveau Code du Commerce

FOR IMMEDIATE RELEASE

IMMOSTAT RESULTS FOR Q4 2024

Paris, Tuesday 7 January 2025

Every quarter, ImmoStat, an independent entity pooling data for the four main brokers in French Commercial Real Estate (BNP Paribas Real Estate, CBRE, JLL and Cushman & Wakefield) presents its key indicators for the Greater Paris Region.

The present release covers:

- the office take-up both new lettings and sales to occupiers (*with the contribution of EVOLIS*)
- the office immediate supply and average headline rent
- the investment volume in France and the average price in the Greater Paris Region for offices
- the warehouse logistics take-up in France (*with the contribution of EOL*)

OFFICES IN THE GREATER PARIS REGION

For the whole year 2024, **office take-up in the Greater Paris Region** reached **1,750,400 sqm** which is **down by 11%** compared to 2023. The last quarter 2024 has totalled **459,700 sqm, down by 16%** vs Q4 2023.

Office immediate supply on December 31st 2024 in the Greater Paris Region is estimated at **5,642,000 sqm, up by 19%** y-o-y.

Based on transactions of the quarter, **the headline rent of offices** is on average:

- **€ 457 /sqm pa**, excluding taxes and charges **for second-hand space**, up by 6% over a year;
- **€ 446 /sqm pa**, excluding taxes and charges **for new or refurbished space**, up by 3% over a year.

The headline rent is defined in lease contracts **regardless of incentives**, whose level was 25.4% last quarter and will be updated **next month for Q4 2024**.

INVESTMENTS IN FRANCE

In France, **the investment volume in Commercial Real Estate** over the year 2024 reached **€12.1 billion, down by 2%** compared to the year 2023. Q4 2024 is **up by 27%** compared to the last quarter 2023 and represents **€4.1 billion**.

INVESTMENTS IN THE GREATER PARIS REGION

In the Greater Paris Region, **the investment volume in Commercial Real Estate** over the year 2024 reached **€5.4 billion, down by 23%** compared to the year 2023. Q4 2024 is **up by 59%** compared to the last quarter 2023 and represents **€2.0 billion**.

The average capital value for Office in the Greater Paris Region over Q4 2024 all types alike reached **€5,950 /sqm** (including transactions costs) which is **down by 9%** y-o-y.

WAREHOUSES IN FRANCE

For France as a whole, **the take-up for warehouses above 5,000 sqm** in the year 2024 reached **3,003,500 sqm**, with 2,542,300 sqm in French Regions and 461,200 sqm in the Greater Paris Region for transactions of this size. Compared to the year 2023, this national result is **down by 23%**. The last quarter 2024 has totalled **729,600 sqm, down by 25%** vs Q4 2023.

Follow **@immostat** on Twitter and find out more about **Q4 2024** with our market charts on www.immostat.com

ABOUT IMMOSTAT

ImmoStat is an independent entity (French legal form GIE i.e. "Groupement d'Intérêt Economique") created in 2001 by the main brokers in French Commercial Real Estate: BNP Paribas Real Estate, CBRE, JLL and Cushman & Wakefield.

With common rules, ImmoStat is able to deliver improved information to its members as well as acknowledged statistics about supply, demand and prices to all Real Estate professionals, occupiers or investors.

This unique initiative greatly enhances market transparency in the Paris Region by filling the role of a market observatory that fosters its international attractiveness.

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