

# THE PARIS REAL ESTATE MARKET

FRENCHLY WEBINAR  
JULY 2023



PRESENTED  
BY

MR Agency  
REAL ESTATE





# MELISSA REGAN

Born in California. I began my career in finance, after obtaining my M.B.A. from Pepperdine University in 2002. Following the next 6 years I was working between Paris and London. My wealth of experience in fashion, design, and art led me founding The MR Agency in 2016. With over 12 years of experience in the management, transformation and monetization of French property, I officially developed the real estate agency in 2021 based on the knowledge of the commercial & residential markets. I also sits on a number of boards and piloted the agency to be selected by the French Ministry of Europe & Foreign Affairs as an official partner of "Welcome to the French Tech", a program that aims to promote investment in France.



# OUR SERVICES

Facilitate your successful property acquisition in France.

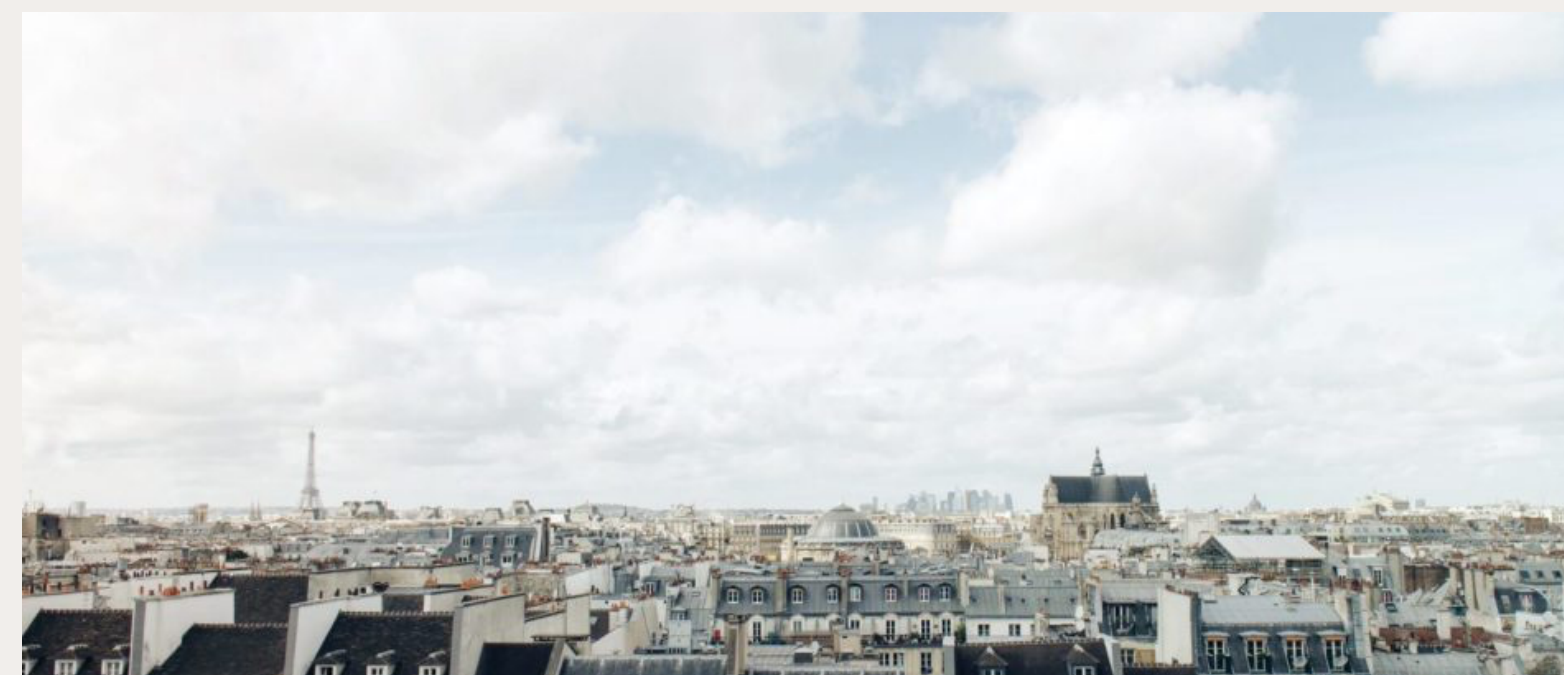
Accompany you in the search and sale of property or relocation.

MR Agency Real Estate is an official partner of the Welcome to IA French Tech program and assists you in your property search, in your relocation process (professionals and/or individuals) or in the sale of an existing property.

Property  
hunting

Property  
selling

Relocation





# PARIS REAL ESTATE MARKET

2022 Increase of 65% foreign buyers



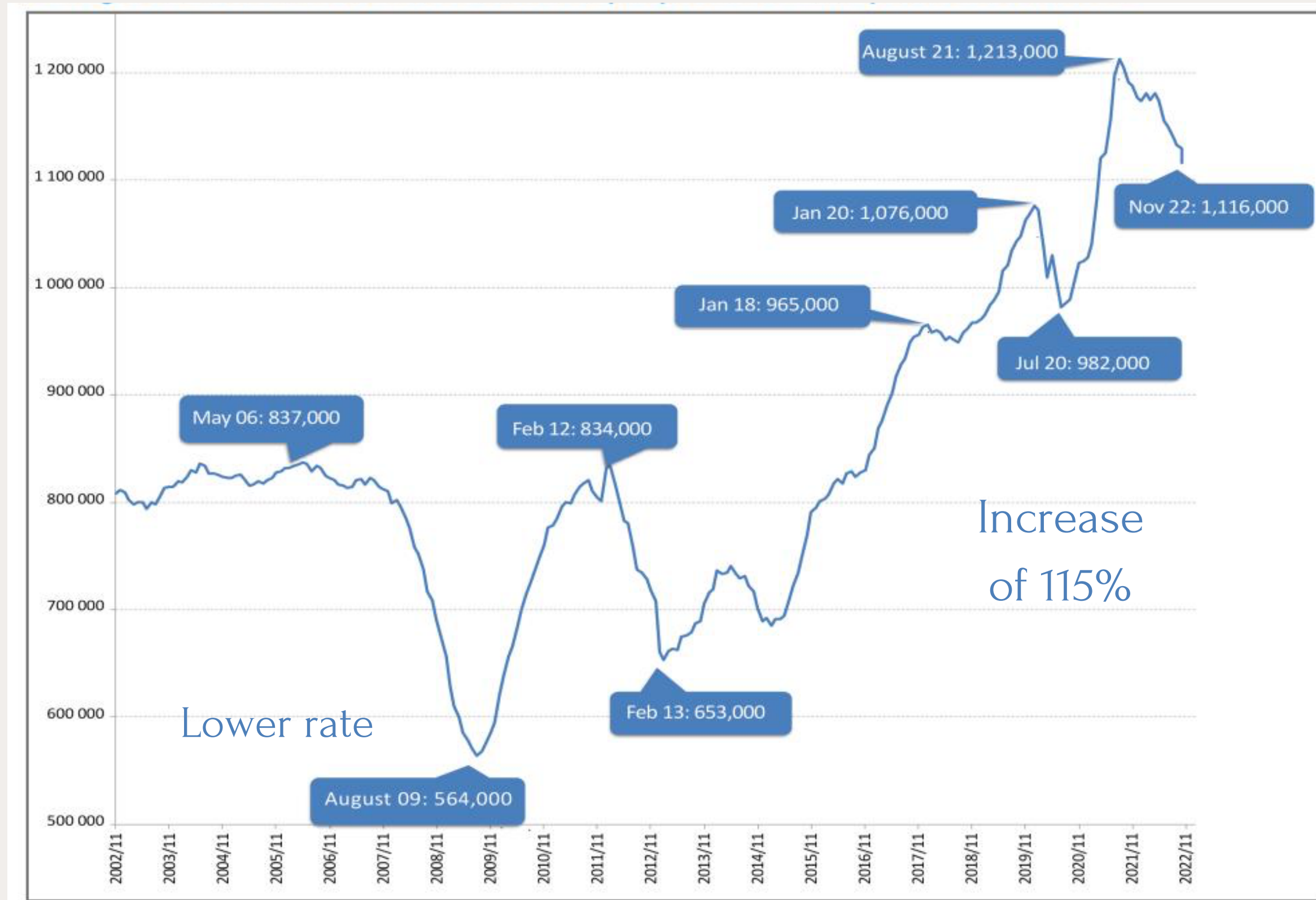
Over the past decade France has increased its attractiveness for foreign investment & business yielding a positive impact on the real estate sector.

The market in 2023 is between €271,190 and €4,635,000. The median price per m<sup>2</sup> in Paris is €10,267 / m<sup>2</sup> (price per square meter).

Investment projects of €3.5 billion. Across France, notably in the technology sector.



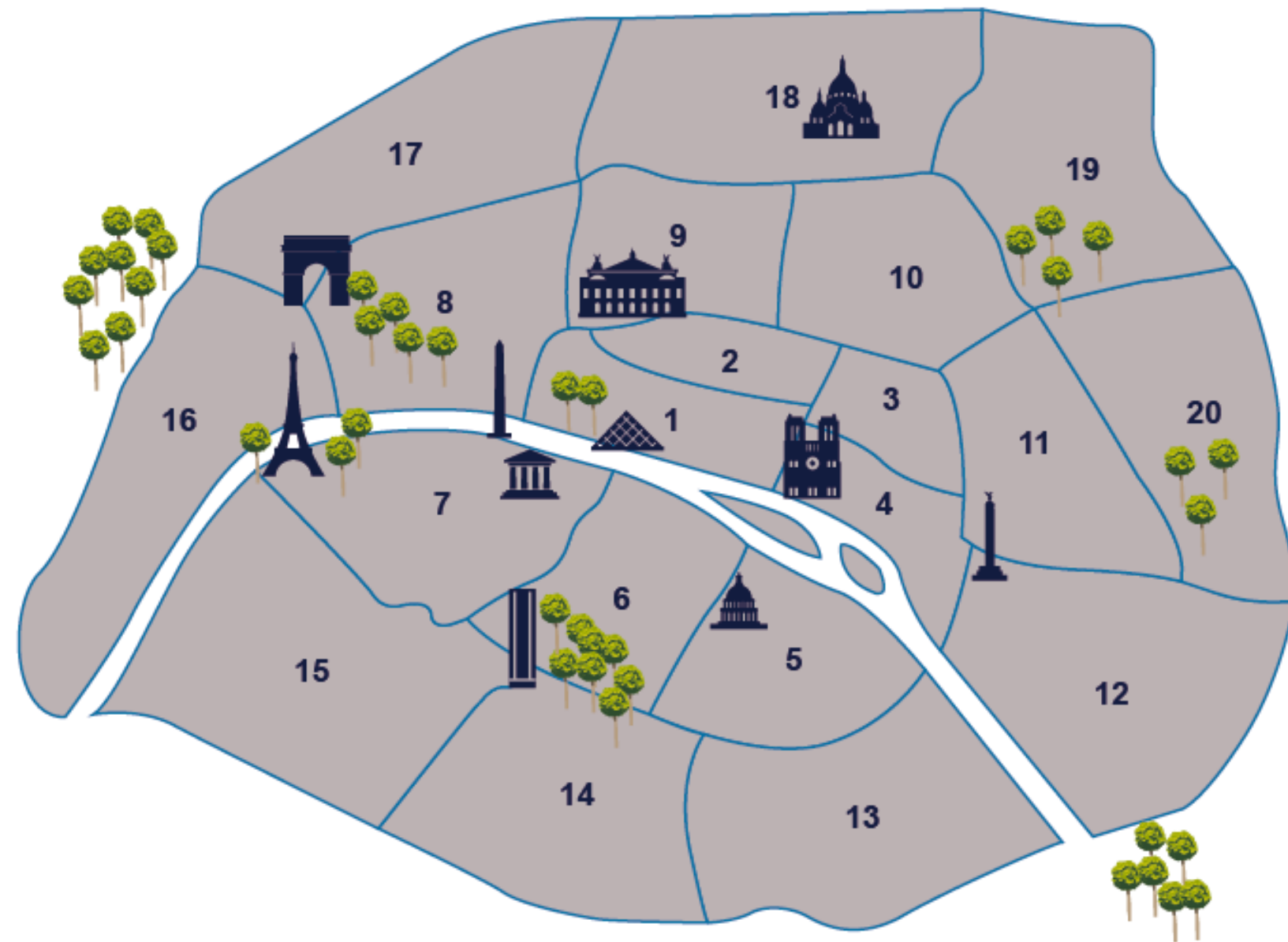
Change in the sales volumes of older properties in the period 2002/2022.



Continued growth for French property Market 2023.



# 2023 PRICES IN THE PARIS PROPERTY MARKET



Paris 3<sup>È</sup>me, the average square meter price is 14 189 €, and the highest is 21 053 €.

Paris 6<sup>È</sup>me, the average square meter price is 18 029 €, and the highest is 30 063 €.

Paris 7<sup>È</sup>me, the average square meter price is 17 403 €, and the highest is 41 251 €.

Paris 16<sup>È</sup>me, the average square meter price is 13 537 €, and the highest is 31 534 €.

Paris 17<sup>È</sup>me, the average square meter price is 12 495 €, and the highest is 24 711 €.

1 square meter = 10.7639 square foot



# 1,2,3 & 4 TH DISTRICT



- Le Marais is a bohemian-chic atmosphere and art galleries. Is now one of the most expensive areas in Paris. The neighbourhood offers sumptuous private mansions and Haussmann apartments of unrivalled elegance.
- Property prices rising steadily, peaking at over 20,000 euros per square meter in the beautiful listed buildings around Place des Vosges.
- The 1st & 4th arrondissements also offer exceptional properties within the luxury real estate market: private mansions.
- Plaza Concorde, Rue Saint Honore & Rue Bretagne.

Historical

Dynamics

Artistic







# RIVE GAUCHE

- The term Rive Gauche refers to the part of the city on the south bank of the Seine, as opposed to the Rive droite. The 5th, 6th, 7th are located on the Left Bank.
- The 6th arrondissement is one of the most expensive. In some areas (such as Odéon), the price per m<sup>2</sup> exceeds €17,000. It is a chic & trendy neighborhood. Now offer the capital's most coveted properties.
- The church, in the square and on the boulevard Saint-Germain are great places of the literary and artistic Paris of the twentieth century: Les Deux Magots and the Café de Flore. Writers, painters, sculptors & musicians.
- Odéon area, Saint-Sulpice-Rennes, Saint-Germain-Des-Prés & the Luxembourg Gardens.

Literature

Luxury

Antiquarian





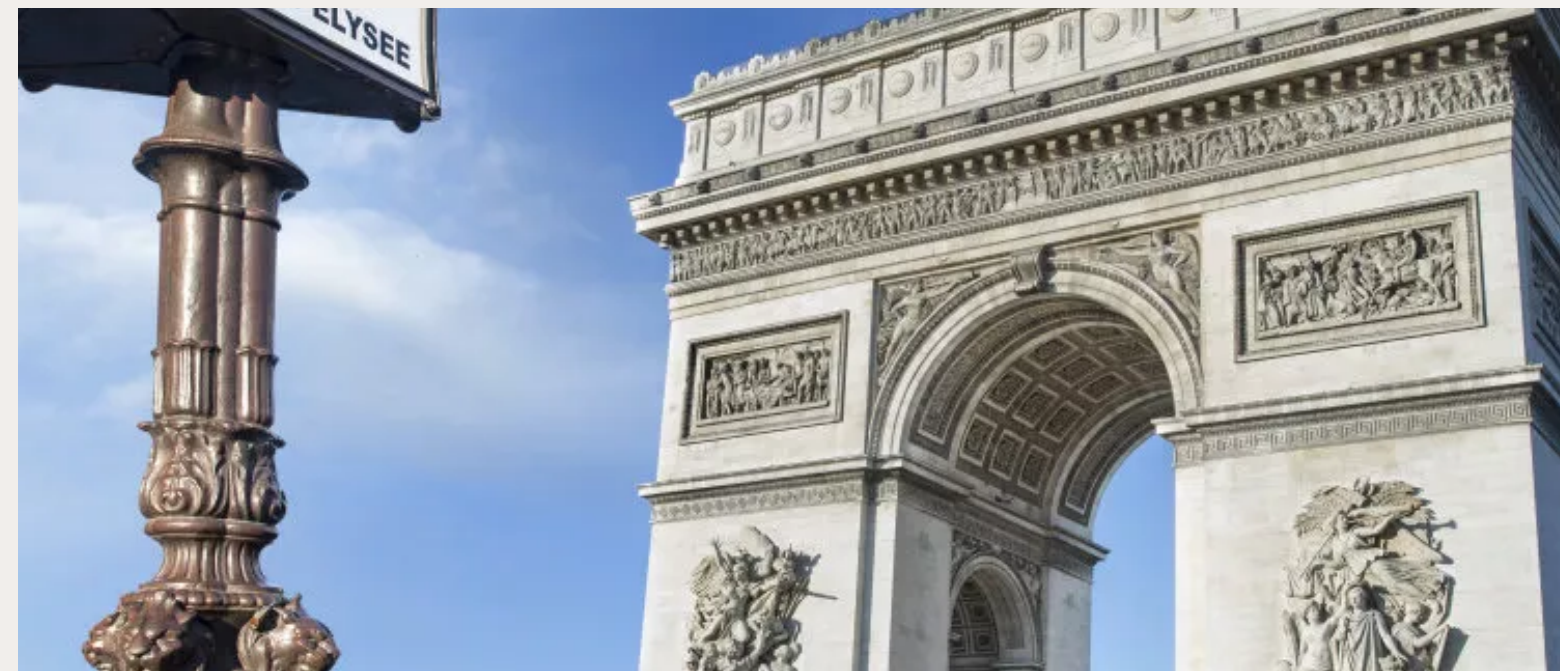
# 8, 16, 17 TH DISTRICT

- Whether in the Golden Triangle or in the more residential areas of the 16th and 17th arrondissements, these districts have remained two of the most popular.
- The façade is the most important element of the Haussmann style. Privately-owned buildings must have the same height and the same main facade lines.
- Family friendly & large apartments.
- Being so close to the capital's flagship monuments, as well as to the famous Champs-Élysées and Montaigne avenues, they attract international customers all year round.

Elegant

Larger properties

Family friendly





# BUYING PROPERTY IN PARIS

- Property purchase is a **2-STEP PROCESS** including signature of the promissory note and signature of the final deed.
- The timeline between the promissory note and final deed is approx **3 MONTHS**. The promissory note is legally binding for the seller, meaning they must sell to the buyer. The buyer is not legally required to buy the property, but if the buyer chooses to abandon they will pay a financial penalty of 10% of the purchase price.
- 5% to 10% of the property purchase price is required to be put in an escrow account to sign the promissory note. Balance of funds is transferred just before signature of the final deed.
- French taxes & legal fees are also due at the time of purchase. They include a government stamp tax and notary fees, both of which are regulated.
- They are calculated by the notary based upon the tax bracket of the property, when it was built, and the specific particularities of the client's financing. They can be estimated at approx **7%** of the property value.



# THE ROLE OF A REAL ESTATE AGENT

A typical real estate agent sells you a property....

We take you in hand to ensure the challenging process runs as smoothly as possible.

- Selection of properties adapted to specifically what you are looking for.
- Pre-visits, virtual visits and accompany you when you are here.
- Property diligence including permits & inspections.
- Oversee the legal and notarial process.
- Assist you in determining if the purchase should be made in your name or a real estate holding company and putting this into place.
- Facilitate the logistics of the purchase including transfer of funds, power of attorney & loan brokers.
- Facilitate the home & fire insurance.
- Facilitate the on going property management after purchases and annual home owners association meeting attendance.







# SUCCESS STORY

## Howard & Cindy

Accomplished American couple looking for a more personal alternative to a hotel and open up international opportunities for their High School/College aged children.

Rue de Bretonvilliers

75004 Paris

6 800 000€ excluding all fees

247m<sup>2</sup>

4 bedrooms, fully renovated & furnished





# — SUCCESS STORY

## **Delphine & Wes**

French expat, American husband, NYC based and looking to buy a pied à terre.

18 rue au Maire

75003

550 000€ excluding all fees

50m<sup>2</sup>

1 bedroom, newly renovated.



# SUCCESS — STORY

## **Lisa & Jeremy**

American professionals under Welcome to the French Tech visa program, intimidated by the cultural differences and looking for guidance through the process.

18 rue des Coches  
Saint Germain en Laye  
1 470 000€ excluding all fees  
153m2  
3 bedrooms, in good condition





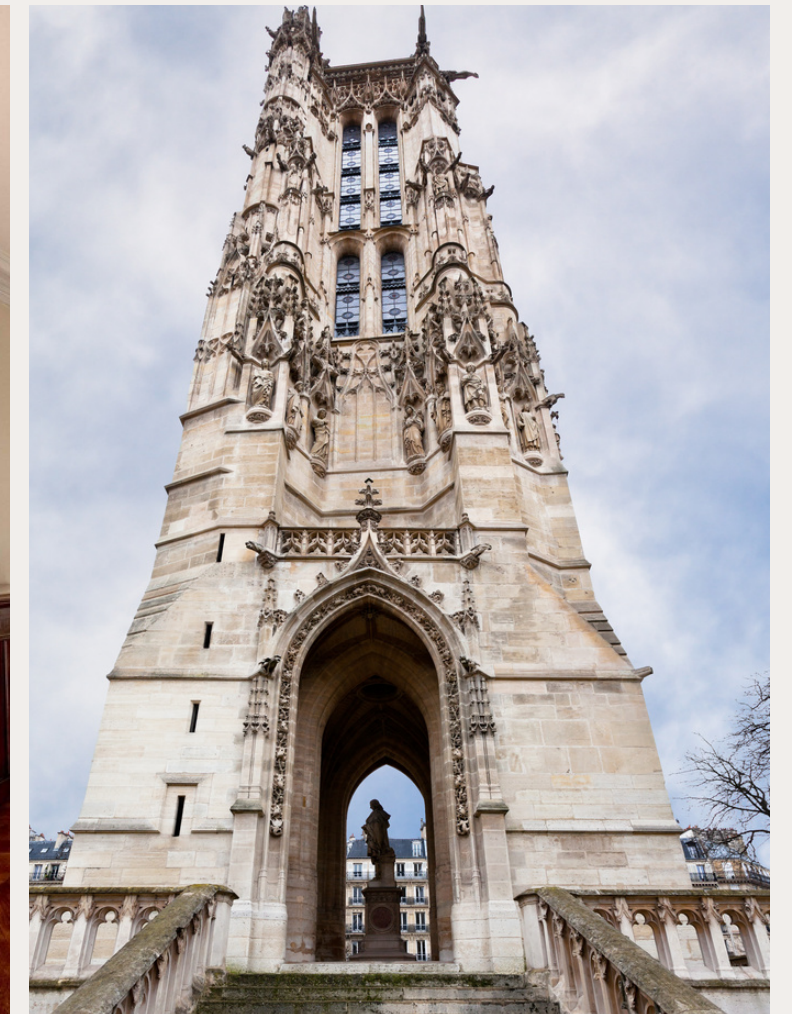
# SUCCESS STORY

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## Franck

French politician looking for confidentiality, an exclusive competent broker and 1 point of contact.

90 rue de Rivoli  
75004 Paris  
2 240 000€ excluding all fees  
139m<sup>2</sup>  
2 bedrooms, in need of renovation.





# HOW CAN WE HELP YOU ?

BUYING OR SELLING AN APARTMENT, RENTING AN OFFICE OR OPENING A STORE...





@mragencyrealestate

# KEY REASONS TO WORK WITH US

MR Agency Real Estate is composed of multilingual members and represents a true cultural diversity.



- Thanks to our professional experience and extensive network, MR Agency Real Estate has a privileged relationship directly with property owners (on and off the market).
- We are the only independent agency to have privileged relationships with all the major real estate agencies: we have access to all listings. The aim is to offer you the best property that matches your search.



- We offer our advisory capabilities to help you structure a purchase/ lease in the best possible legal and financial way.
- We also have close links with lawyers and banking professionals. Experts in their field, they will facilitate your transactions.



# Q & A



# CONTACT

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