

# Rental Market Overview Report



## Paris

The market for renting apartments and houses in France is complex and highly competitive. In addition, France’s various laws governing inheritance tax, income tax, and tenant’s rights often make the option for owners to rent their properties unattractive. As a result, the demand for rental properties exceeds the supply, especially in France's main cities and popular neighborhoods.

Rents in Paris are typically around €25 to €35 per square meter per month. However, smaller apartments, luxury properties, and apartments close to the city center tend to cost more per square meter. Since demand for rental properties is outpacing supply, this is pushing rental rates up, and in turn, rising rents lead to a drop in vacancy rates.

For international assignees relocating to Paris, finding good quality rental properties can be challenging. Furnished and unfurnished smaller apartments with one or two bedrooms are more widely accessible for singles or couples. However, relocating employees looking for larger apartments with three or more bedrooms may find home searches difficult as both furnished and unfurnished options are low in availability. Encouragingly for relocating families, larger units, including free-standing family homes (three or more bedrooms), are also available in the suburbs.

Finding a home requires an open mind, preparedness, and quick decision-making. Dwellworks’ services are critical in this market. Our Local Experts maintain area knowledge and are skillful guides in navigating this competitive region.

Your Local Expert will manage your home search and work with trusted real estate professionals to tailor home options according to your specific needs and budget. Property availability can change swiftly due to fast demand and turnover. Due to this current trend, those interested in a property must be prepared to make quick decisions and have funds and documents establishing their financial solvency readily available.

Considerations	Findings	Comments
Housing Availability	Very low	Monthly rental prices have increased due to limited availability in certain areas
Owner Paid Real Estate Fees	No	Paid for by the landlord
Typical Lease Length	1 year furnished - 3 years empty	

Considerations	Findings	Comments
Normal Termination Clauses	Limited	1 month in case of job mutation
Negotiation of Lease Terms	Yes	

## Types of Housing – France

### Apartments

In Paris are often categorized. You will generally hear apartment styles referred to as ancien (old) or récent (modern).

Many bourgeois (traditional) apartments were built in the 19th or early 20th century, with large rooms, high ceilings, and period features. Unless modernized, they have old-fashioned bathrooms and kitchens. Elevators tend to be small or non-existent, and buildings are typically five to eight stories high with no underground parking. When speaking about bourgeois architecture, “Haussmann” comes immediately to mind. Designed by Baron Haussmann to modernize 19th-century Paris, these buildings represent about 60% of the buildings in the city, and have become signature architecture.

New construction or “modern construction” is designated for apartments built post-1990, although this may sometimes also refer to buildings built post-war through the 1970s. Modern apartments tend to have smaller rooms but better amenities. For example, elevators are standard, and balconies and underground car parks are more common. However, even in new construction, air conditioning is not the norm.

#### Advantages

#### Disadvantages

Both unfurnished and fully furnished available	Overall size is generally smaller
Generally closer to entertainment centers and convenience stores	Proximity to neighbors
Lower expenses although expect to pay additional for parking space	No outdoor space, except possibly balcony or terrace
Bourgeois apartments in old buildings have stunning periodic features and high ceilings	Small elevators, if any, and no parking in older buildings
Modern apartments tend to have smaller rooms but better amenities	Most buildings were built before the 2000s

## Single-family homes

If you're looking for a bit more space, then the Paris suburbs provide accommodation of every kind, including **single-family homes** (detached houses) with three or four bedrooms and gardens. Suburban single-family housing is typically made of either a detached house built one at a time by individual owners or constructed as part of planned housing projects.

### Advantages

### Disadvantages

Houses generally tend to be larger—often with three or more bedrooms

Located in the city suburbs

Often private outdoor spaces such as garden or yard, and free parking space

Higher utility and maintenance costs

More space and privacy

More work keeping the house and outdoors clean and in good condition

## Furnished vs. Unfurnished Homes

If you relocate to Paris, you will find both furnished and unfurnished properties. Deciding between furnished (meublé) and unfurnished (vide) means weighing the pros and cons and considering market availability.

- An **unfurnished rental** means that the lease agreement only provides the tenant with only the accommodation itself. An unfurnished property is typically bare with no kitchen cabinets or appliances (such as a stove, fridge, or washing machine) and no fixtures (such as light fittings, curtain rails, or even lamp bulbs). This is the most common type of long-term rental and allows you to turn your rental into a welcoming home with your style.

### Advantages

### Disadvantages

Add your personal style

No kitchen cabinets or appliances, no light fittings, curtain rails, or lamp bulbs

Sign a more stable contract with a minimum 3-year lease agreement

Very desirable, be prepared with a strong application

The French government has legally defined a **furnished rental** to avoid confusion between

furnished and unfurnished units. The owner provides the tenant with the furniture and all essential equipment for cooking, eating, sleeping, and keeping the accommodation in good condition. Many owners go even further by adding furniture and items for the tenants' comfort and entertainment (such as a TV, coffee machine, iron, and more). This allows you to arrive in your new home with your suitcase and little else. A furnished apartment may have a slightly higher rental cost (typically 10 to 20%) and larger security deposit. But, it also saves you the time and the cost of shopping and furnishing a home.

Most furnished properties are small apartments. Family-size furnished properties are rare and expensive. Finding a furnished property outside Paris can be challenging, too, as the supply is low.

Unfurnished properties remain the most common. However, due to various factors – such as tax advantages and recent changes in legislation on furnished holiday rentals – the amount of furnished apartments has grown considerably. They now represent almost half of the available rentals in inner Paris. As a result, the market for furnished properties tends to be a little less competitive, and monthly rents for furnished and unfurnished properties may be similar.

### Advantages

### Disadvantages

Fully furnished and equipped with everything you need to move in quickly

Higher rental cost and larger security deposit

Less competitive

Small units

## Neighborhoods

Neighbourhood		1BD	2BD	3BD
1st arrondissement	<b>Apartment</b>	1 200 € to 3 000 €	2 000 € to 3 409 €	3 500 € to 6 818 €
2nd arrondissement	<b>Apartment</b>	1 200 € to 3 000 €	2 000 € to 3 250 €	4 000 € to 6 500 €
3rd arrondissement	<b>Apartment</b>	1 200 € to 3 000 €	1 900 € to 3 300 €	3 800 € to 6 600 €
4th arrondissement	<b>Apartment</b>	1 200 € to 3 000 €	1 800 € to 3 500 €	3 600 € to 7 000 €
5th arrondissement	<b>Apartment</b>	1 200 € to 3 000 €	1 800 € to 2 900 €	3 600 € to 5 800 €
6th arrondissement	<b>Apartment</b>	1 200 € to 3 000 €	2 000 € to 5 000 €	4 000 € to 10 000 €
7th arrondissement	<b>Apartment</b>	1 200 € to 1 800 €	2 000 € to 3 000 €	4 000 € to 6 000 €
8th arrondissement	<b>Apartment</b>	1 200 € to 3 000 €	2 000 € to 3 000 €	4 000 € to 6 000 €
9th arrondissement	<b>Apartment</b>	1 000 € to 2500€	1 667 € to 2 923 €	3 333 € to 5 846 €
10th arrondissement	<b>Apartment</b>	900 € to 1 575 €	1 583 € to 2 625 €	3 167 € to 5 250 €
11th arrondissement	<b>Apartment</b>	1 000 € to 1 467 €	1 667 € to 2 446 €	3 333 € to 4 891 €
12th arrondissement	<b>Apartment</b>	950 € to 1 140 €	1 583 € to 1 900 €	3 167 € to 3 800 €

13th arrondissement	<b>Apartment</b>	856 € to 1 050 €	1 426 € to 1 750 €	2 000 € to 3 500 €
14th arrondissement	<b>Apartment</b>	940 € to 1 333 €	1 567 € to 2 222 €	3 133 € to 4 444 €
15th arrondissement	<b>Apartment</b>	909 € to 1 765 €	1800 € to 3000 €	3 031 € to 5 882 €
16th arrondissement	<b>Apartment</b>	970 € to 1 895 €	2000€ to 3 158 €	3 233 € to 6 316 €
17th arrondissement	<b>Apartment</b>	950 € to 1 714 €	1 700 € to 3000 €	3 167 € to 5 714 €
18th arrondissement	<b>Apartment</b>	870 € to 1 947 €	1 450 € to 3 246 €	2 900 € to 6 491 €
19th arrondissement	<b>Apartment</b>	840 € to 900 €	1 400 € to 1 500 €	2 800 € to 3 000 €
20th arrondissement	<b>Apartment</b>	840 € to 900 €	1 400 € to 1 500 €	2 800 € to 3 000 €