

The EUR 2 million market, from the register.

France - every recorded sale of one or two dwellings at EUR 2 million or more, 2021-2025.
Sales data loaded for Alpes-Maritimes, Paris and Var · register read 28 September 2026.

Sales at EUR 2 m+, 2021-2025	8,884
Total consideration	€33.66 bn
Median price	€2.8 m
Median per m2 (8,877 with a floor area)	€16,346

Year by year

Volume and price, 2021 to 2025.

Year	Sales	Total	Median	EUR/m2 (n)
2021	1,772	€6.52 bn	€2.8 m	€15,769 (1,771)
2022	2,202	€8.20 bn	€2.8 m	€16,084 (2,200)
2023	1,747	€6.54 bn	€2.8 m	€16,765 (1,744)
2024	1,470	€5.68 bn	€2.8 m	€16,667 (1,470)
2025	1,693	€6.72 bn	€2.9 m	€16,903 (1,692)

Price bands

Share of all sales in the period beside each band.

Band	Sales	Total	Median	EUR/m2 (n)
€2-3 m 56%	4,968	€11.90 bn	€2.4 m	€14,412 (4,963)
€3-5 m 29%	2,602	€9.67 bn	€3.6 m	€18,000 (2,601)
€5-10 m 11%	997	€6.58 bn	€6.3 m	€24,460 (996)
€10 m and above 4%	317	€5.51 bn	€13.8 m	€37,657 (317)

Houses and apartments

Two markets in one register.

Type	Sales	Total	Median	EUR/m2 (n)
Houses	3,420	€15.81 bn	€3.1 m	€15,573 (3,418)
Apartments	5,464	€17.85 bn	€2.7 m	€16,705 (5,459)

Départements

By département, loaded so far.

Département	Sales	Total	Median	EUR/m2 (n)
Paris 75	5,162	€17.43 bn	€2.7 m	€16,601 (5,157)
Alpes-Maritimes 06	2,134	€9.10 bn	€3.0 m	€15,554 (2,133)
Var 83	1,588	€7.13 bn	€3.1 m	€16,187 (1,587)

Communes

The 25 communes with the most sales.

Commune	Sales	Total	Median	EUR/m2 (n)
Paris 16 75116	1,532	€5.36 bn	€2.8 m	€14,741 (1,531)
Paris 07 75107	998	€3.86 bn	€3.0 m	€19,851 (998)
Paris 06 75106	583	€1.92 bn	€2.8 m	€20,031 (583)
Paris 08 75108	545	€1.96 bn	€2.8 m	€16,667 (545)

Paris 17 75117	425	€1.12 bn	€2.4 m	€13,163 (424)
Cannes 06029	408	€1.58 bn	€3.0 m	€20,034 (408)
Saint Tropez 83119	321	€2.28 bn	€4.7 m	€26,172 (321)
Ramatuelle 83101	209	€1.19 bn	€4.0 m	€21,318 (209)
Antibes 06004	195	€859.6 m	€3.2 m	€17,029 (195)
Mougins 06085	184	€685.3 m	€2.9 m	€11,328 (184)
Grimaud 83068	166	€574.3 m	€2.9 m	€11,746 (166)
Nice 06088	163	€490.9 m	€2.5 m	€13,107 (163)
Sainte Maxime 83115	162	€499.5 m	€2.8 m	€13,523 (162)
Paris 04 75104	157	€574.3 m	€2.8 m	€19,921 (156)
Paris 05 75105	156	€435.9 m	€2.4 m	€16,805 (156)
Saint-Jean-Cap-Ferrat 06121	142	€1.20 bn	€4.9 m	€25,056 (142)
Paris 09 75109	139	€346.6 m	€2.3 m	€13,999 (138)
Roquebrune Cap Martin 06104	130	€813.8 m	€3.3 m	€19,445 (130)
Vallauris 06155	124	€497.6 m	€3.2 m	€15,848 (124)
Paris 03 75103	121	€328.9 m	€2.4 m	€17,188 (121)
Gassin 83065	114	€455.9 m	€3.2 m	€15,848 (114)
Paris 15 75115	112	€285.1 m	€2.3 m	€15,840 (112)
Villefranche-sur-Mer 06159	107	€511.5 m	€4.0 m	€17,988 (107)
Paris 01 75101	106	€424.0 m	€2.9 m	€19,722 (106)
La Croix Valmer 83048	103	€364.5 m	€3.0 m	€16,092 (103)

Month by month

All five years combined, by month of the deed.

Month	Sales	Total	Median	EUR/m2 (n)
Jan	565	€2.10 bn	€2.9 m	€16,763 (565)
Feb	552	€2.24 bn	€2.8 m	€16,074 (552)
Mar	762	€2.63 bn	€2.8 m	€16,329 (761)
Apr	722	€2.78 bn	€2.9 m	€16,154 (721)
May	685	€2.63 bn	€2.8 m	€15,828 (685)
Jun	921	€3.49 bn	€2.8 m	€16,222 (921)
Jul	987	€3.69 bn	€2.8 m	€15,839 (985)
Aug	400	€1.41 bn	€2.6 m	€15,256 (400)
Sep	893	€3.23 bn	€2.8 m	€16,853 (892)
Oct	787	€2.91 bn	€2.8 m	€16,793 (785)
Nov	647	€2.55 bn	€2.9 m	€16,594 (647)
Dec	963	€4.01 bn	€3.0 m	€17,264 (963)

At EUR 3 million

The upper half of the market.

Threshold	Sales	Total	Median	EUR/m2 (n)
EUR 2 million and above	8,884	€33.66 bn	€2.8 m	€16,346 (8,877)
EUR 3 million and above (44%)	3,916	€21.76 bn	€4.1 m	€20,378 (3,914)

Method and sources

1. Source: Demandes de valeurs foncières, DGFIP, 2021-2025, loaded into VERA's own database; the parcel from the cadastre. Sales data loaded from the register.
2. Definition: a recorded sale (Vente) with one or two dwellings and no commercial premises in the same deed; the price is the whole consideration; the year and month are the deed's; EUR/m2 is the price divided by the floor area on the deed. The register repeats a dwelling once per parcel and lot it touches, so a dwelling is counted once by its type, floor area and rooms.
3. Rules: medians rather than averages; the number of sales beside every figure; nothing on fewer than five sales. Sales records cover France except Alsace, Moselle and Mayotte. No owner is named anywhere. Licence Ouverte (Etalab).