

## 1. Overall trend in the real-estate market in the third quarter of 2022

In the third quarter of 2022, the real estate asset price index (REPI) rose by 0.6 percent on a quarterly basis, reflecting a 0.4 percent increase in residential prices, a 0.8 percent increase in urban land prices, and a 2.0 percent increase in commercial property prices. At the same time, the number of transactions increased by 11.1 percent, covering a rise by 11.3 percent for residential property, 13.8 percent for urban land and 4.9 percent for commercial property.

Year-on-year, the REPI appreciated by 1.3 percent compared to Q3-2021, as a result of a 0.8 percent rise in residential prices, 2.3 percent increase in urban land prices and 2.5 percent increase in commercial property prices. As for the number of transactions, it edged up 44.9 percent, due to a 60.8 percent increase in sales of residential property, 19.8 percent of urban land and 11.4 percent of commercial property.

IPAI	Change (%)	
	Q3-22/ Q2-22	Q3-22/ Q3-21
<b>Total</b>	0,6 ↑	1,3 ↑
<b>Residential</b>	0,4 ↑	0,8 ↑
Apartment	0,4 ↑	0,6 ↑
House	1,6 ↑	1,7 ↑
Villa	-2,8 ↓	0,3 ↑
<b>Urban land</b>	0,8 ↑	2,3 ↑
<b>Professional</b>	2,0 ↑	2,5 ↑
Business premises	1,8 ↑	2,4 ↑
Offices	1,9 ↑	3,0 ↑

Number of transactions	Change (%)	
	Q3-22/ Q2-22	Q3-22/ Q3-21
<b>Total</b>	11,1 ↑	44,9 ↑
<b>Residential</b>	11,3 ↑	60,8 ↑
Apartment	11,1 ↑	61,7 ↑
House	14,6 ↑	40,7 ↑
Villa	12,7 ↑	92,7 ↑
<b>Urban land</b>	13,8 ↑	19,8 ↑
<b>Professional</b>	4,9 ↑	11,4 ↑
Business premises	4,5 ↑	15,1 ↑
Offices	6,6 ↑	-4,2 ↓

## 2. Overall trend by asset class

### Residential

**Quarter-on-quarter**, residential prices rose by 0.4 percent, with increases of 0.4 percent in apartment prices and 1.6 percent in house prices. On the other hand, villa prices fell by 2.8 percent. As for transactions, they rose by 11.3 percent, with increases of 11.1 percent for apartments, 14.6 percent for houses and 12.7 percent for villas.

**Year-on-year**, residential prices rose by 0.8 percent, with a 0.6 percent increase in apartment prices, a 1.7 percent increase in house prices and a 0.3 percent increase in villa prices. The number of transactions rose by 60.8 percent, reflecting increases of 61.7 percent for apartments, 40.7 percent for houses and 92.7 percent for villas.

### Urban land

**Quarter-on-quarter**, urban land prices rose by 0.8 percent and the number of transactions increased by 13.8 percent from one quarter to the next.

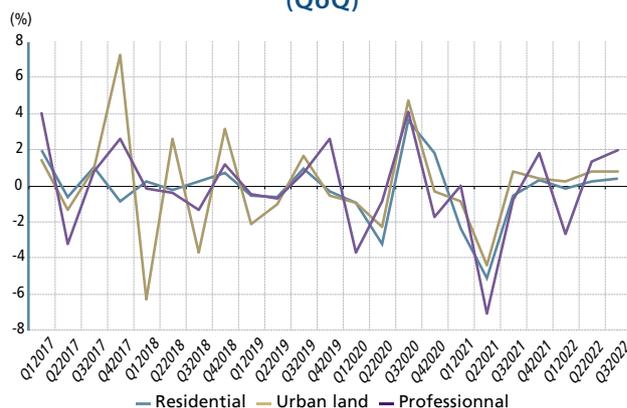
**Year-on-year**, urban land prices rose by 2.3 percent, while the number of transactions increased by 19.8 percent.

### Commercial properties

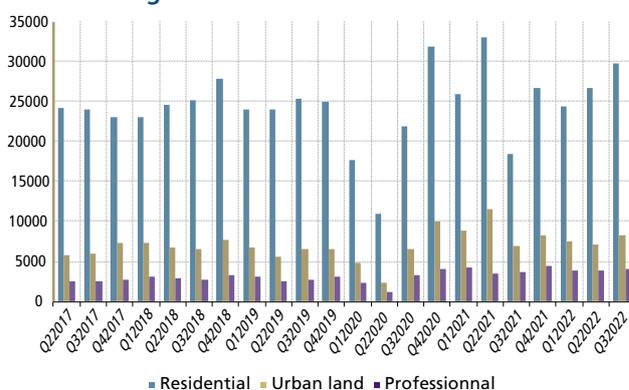
**Quarter-on-quarter**, the price index for commercial properties increased by 2 percent, covering an increase of 1.8 percent for offices and 1.9 percent for commercial premises. As for the number of transactions, it rose by 4.9 percent, reflecting an increase of 4.5 percent for commercial premises and 6.6 percent for offices.

**Year-on-year**, prices rose by 2.5 percent, with commercial premises up 2.4 percent and offices up 3 percent. For their part, transactions recorded an increase of 11.4 percent, reflecting a 15.1 percent increase in sales of commercial premises and a 4.2 percent decrease in those of offices.

Real estate price indexes by category, (QoQ)

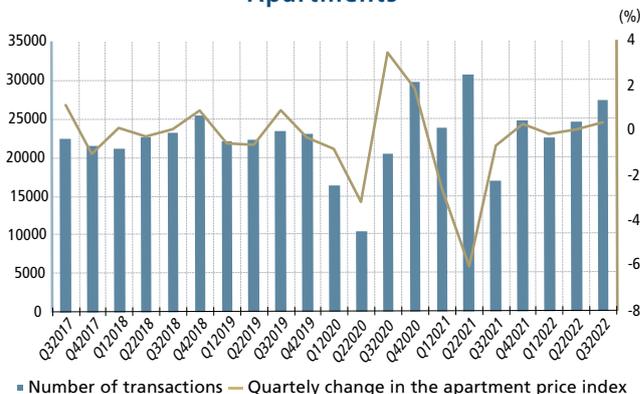


Change in the number of transactions



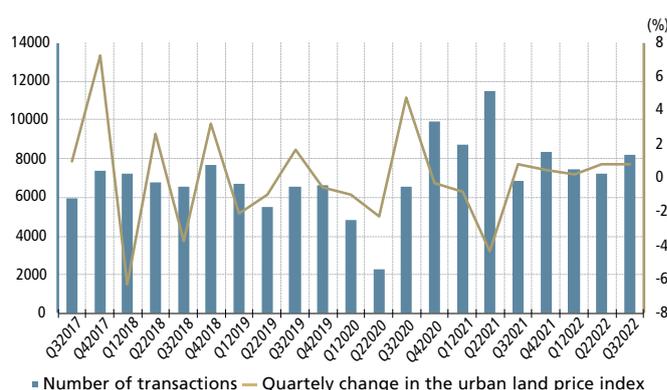
Change in the price index (QoQ,%) and number of transactions

### Apartments



Change in the price index (QoQ,%) and number of transactions

### Urban land



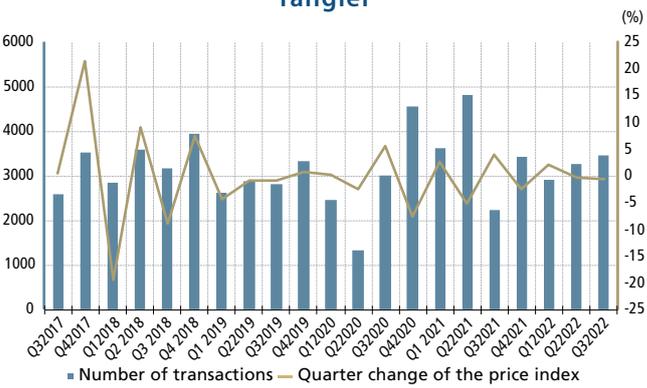
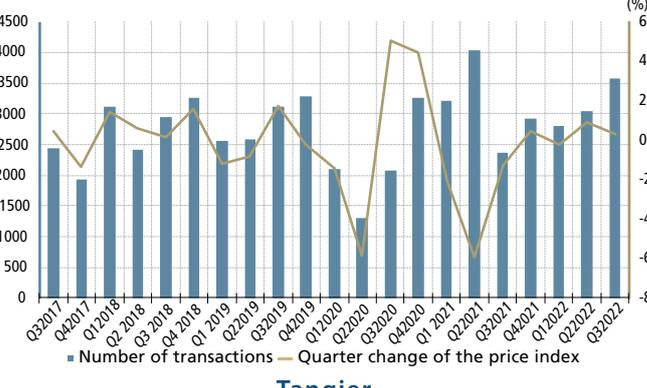
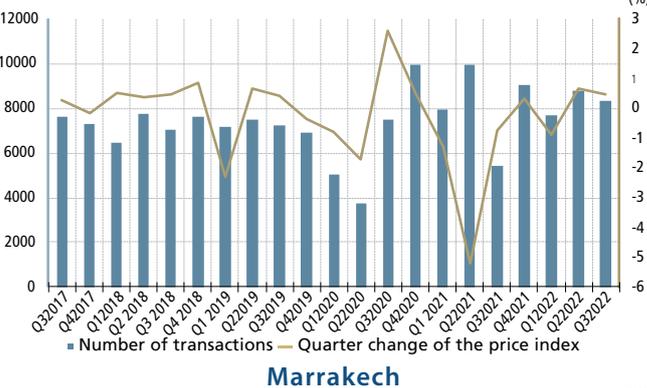
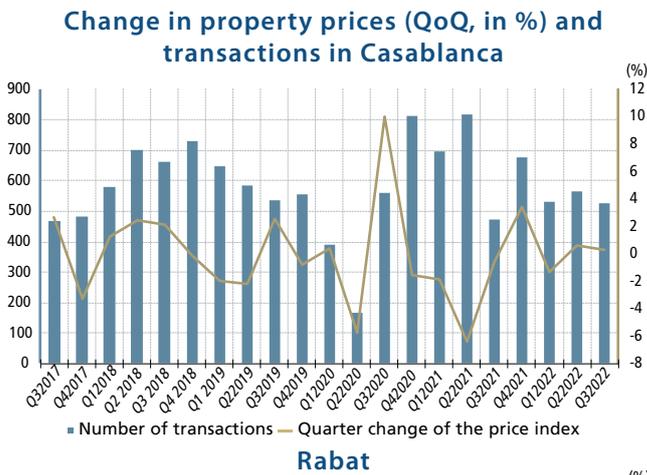
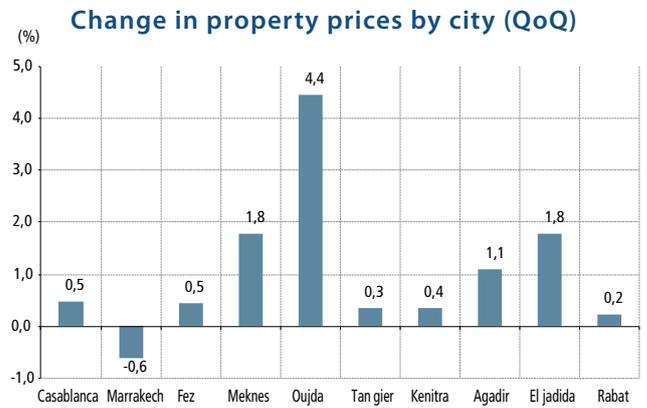
### 3. Real estate market trends by city

In **Casablanca**, the price index rose by 0.5 percent, as a result of an increase by 0.1 percent in residential and 6.4 percent in commercial properties. Urban land prices, conversely, dropped by 0.2 percent. At the same time, sales posted a decline of 5.6 percent, reflecting a drop in transactions for residential property (5.6%), urban land (2.3%) and commercial properties (6.8%).

In **Rabat**, prices showed a quarterly increase by 0.2 percent, covering an increase in the prices of urban land (4.1%) and those of commercial properties (9.2%) and a decrease in the prices of residential properties (0.4%). For their part, transactions decreased by 6.7 percent, in connection with the decline in residential property sales (11.3%). Those of urban land and commercial properties went up by 15.2 percent and 41.7 percent respectively.

In **Marrakech**, prices decreased by 0.6 percent, reflecting the decline of 0.2 percent of residential property prices, 0.8 percent of land prices and 4.3 percent of assets for professional use. At the same time, transactions rose by 6 percent, reflecting a 4.5 percent increase in sales of residential properties and 18.1 percent of urban lands and a 1.4 percent decline in those of assets for professional use.

In **Tangier**, the price index rose by 0.3 percent, due to the 1 percent increase in residential properties prices. The prices of urban lands and assets for professional use have declined by 0.1 percent and 4.7 percent respectively. Regarding sales, they increased by 17.9 percent, covering increases of 17.5 percent for residential properties, 28.3 percent for lands and 2.4 percent for assets for professional use.



## Change in the REPI in some major cities

City	Property category	Variation (%) Q3-22/Q2-22		City	Property category	Variation (%) Q3-22/ Q2-22	
		Price	Transaction			Price	Transaction
Agadir	Apartment	0,6	1,9	Marrakech	Apartment	-0,4	5,6
	House	1,9	-3,3		House	0,8	-7,1
	Villa	-	-		Villa	-2,8	-4,8
	Urban land	3,9	1,3		Urban land	-0,8	18,1
	Business premises	-1,4	63,2		Business premises	-4,4	-23,1
	Office	-	-		Office	-	-
	<b>Total</b>	<b>1,1</b>	<b>7,2</b>		<b>Total</b>	<b>-0,6</b>	<b>6,0</b>
Casablanca	Apartment	0,2	-6,5	Meknes	Apartment	2,7	10,9
	House	1,7	39,8		House	-0,3	-2,4
	Villa	-6,9	-4,6		Villa	-8,1	66,7
	Urban land	-0,2	-2,3		Urban land	3,1	24,5
	Business premises	5,4	-7,0		Business premises	0,6	0,4
	Office	11,3	-5,7		Office	-24,0	18,5
	<b>Total</b>	<b>0,5</b>	<b>-5,6</b>		<b>Total</b>	<b>1,8</b>	<b>12,7</b>
El Jadida	Apartment	1,3	11,3	Oujda	Apartment	-1,2	27,7
	House	-2,3	87,1		House	1,1	9,6
	Villa	4,1	20,0		Villa	-	-
	Urban land	4,6	13,8		Urban land	7,1	52,5
	Business premises	1,0	-2,4		Business premises	-0,8	13,0
	Office	-	-		Office	-	-
	<b>Total</b>	<b>1,8</b>	<b>12,9</b>		<b>Total</b>	<b>4,4</b>	<b>36,1</b>
Fez	Apartment	-0,4	19,8	Rabat	Apartment	-1,0	-12,7
	House	-10,7	0,0		House	12,1	-20,0
	Villa	18,9	6,7		Villa	0,6	13,9
	Urban land	1,2	3,1		Urban land	4,1	15,2
	Business premises	4,0	16,3		Business premises	5,0	23,8
	Office	-1,3	-26,2		Office	-	-
	<b>Total</b>	<b>0,5</b>	<b>14,9</b>		<b>Total</b>	<b>0,2</b>	<b>-6,7</b>
Kenitra	Apartment	-0,4	3,1	Tangier	Apartment	1,1	16,7
	House	5,6	-3,4		House	0,1	38,7
	Villa	-2,5	12,5		Villa	-0,9	40,0
	Urban land	0,9	11,7		Urban land	-0,1	28,3
	Business premises	7,4	-2,7		Business premises	-5,6	-8,7
	Office	-0,6	-34,7		Office	8,0	75,0
	<b>Total</b>	<b>0,4</b>	<b>1,9</b>		<b>Total</b>	<b>0,3</b>	<b>17,9</b>

### TECHNICAL NOTICE

The real estate price indexes (REPI) were jointly constructed by Bank Al-Maghrib and the Land Registry Office on the basis of the latter's data. These quarterly indexes, which have a base value of 100 in 2006, are calculated following the repeat-sales method that controls the heterogeneity of properties. This method does indeed take into account only the properties sold at least twice during the period under review.

This mechanism captures changes in property prices nationwide and by major cities for the three major types, namely residential property, urban land and commercial property, as well as for the six real estate categories: apartment (a dwelling located in a collective building and comprising one or several rooms), house (a single or several-story individual dwelling with no garden), villa (an individual dwelling with a garden), urban land (plot of land located in the urban area), business premises (space fitted for commercial activity) and office (working premises).

These indexes are calculated on the basis of data as of the 35th day following the quarter under review, which implies an update of historical data. This update may be important because of the lag between transactions and registrations and/or the integration of property that was sold at least twice during the quarter. This methodologically rigorous approach, however, requires setting a minimum threshold of transactions for its calculation, which does not allow developing indexes for certain cities, categories and/or quarters.

The reference document setting out the detailed methodology for developing the REPI is available on the websites of Bank Al-Maghrib and the National Land Registry Office.

( - ) : The index is not calculated when the minimum number of transactions is not reached.