

1. General trend of the real estate market in the first quarter of 2024

In the first quarter of 2024, the real estate price index posted a quarterly rise of 0.4 percent, covering increases of 0.2 percent in residential property prices and 2.6 percent in commercial property prices. Urban land prices, on the other hand, fell by 0.1 percent. At the same time, the number of transactions dropped by 13.8 percent quarter-on-quarter, reflecting decreases of 14.3 percent for residential property, 10.4 percent in urban land and 17 percent in commercial property.

Year-on-year, the real estate price index rose by 0.8 percent in Q1-2024, driven by increases in both residential property (0.7 percent) and urban land (1.2 percent) prices. On the other hand, commercial property prices stagnated compared to Q1-2023. The number of transactions fell by 3.1 percent, with decreases of 3.1 percent in residential property and 14.8 percent in commercial property. Urban land sales, on the other hand, rose by 3.6 percent.

REPI	Change (%)	
	Q1-24/ Q4-23	Q1-24/ Q1-23
Total	0,4 ↑	0,8 ↑
Residential	0,2 ↑	0,7 ↑
Apartment	0,6 ↑	0,8 ↑
House	-1,1 ↓	0,1 ↑
Villa	-2,3 ↓	-0,2 ↓
Urban land	-0,1 ↓	1,2 ↑
Professional	2,6 ↑	0,0 ■
Business premises	0,7 ↑	-1,5 ↓
Offices	11,1 ↑	6,5 ↑

Number of transactions	Change (%)	
	Q1-24/ Q4-23	Q1-24/ Q1-23
Total	-13,8 ↓	-3,1 ↓
Residential	-14,3 ↓	-3,1 ↓
Apartment	-13,9 ↓	-2,2 ↓
House	-21,3 ↓	-13,7 ↓
Villa	-18,5 ↓	-21,6 ↓
Urban land	-10,4 ↓	3,6 ↑
Professional	-17,0 ↓	-14,8 ↓
Business premises	-19,9 ↓	-16,3 ↓
Offices	-1,6 ↓	-7,5 ↓

2. General trend by property category

Residential property

Quarter on quarter, residential prices rose by 0.2 percent, driven by a 0.6 percent rise in apartment prices, compared with decreases of 1.1 percent in houses and 2.3 percent in villas. Transactions declined by 14.3 percent, with decreases of 13.9 percent in apartments, 21.3 percent in houses and 18.5 percent in villas.

Year-on-year, residential prices rose by 0.7 percent, the result of price increases of 0.8 percent for apartments and 0.1 percent for houses. Conversely, villa prices fell by 0.2 percent. Transactions fell by 3.1 percent, with decreases of 2.2 percent in apartments, 13.7 percent in houses and 21.6 percent in villas.

Urban lands

Quarter on quarter, land prices were down by 0.1 percent, and the number of transactions dropped by 10.4 percent quarter-on-quarter

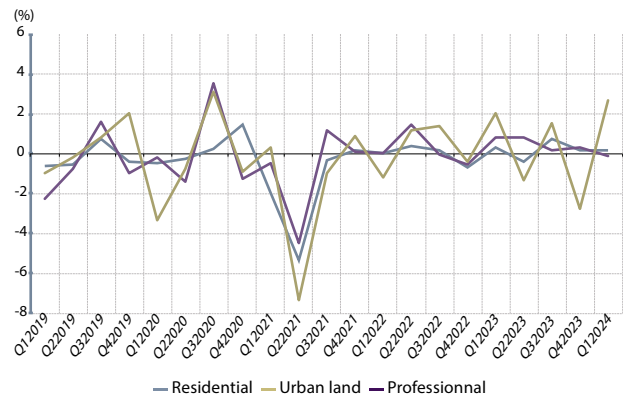
Year-on-year, urban land prices rose by 1.2 percent, and the number of transactions increased by 3.6 percent.

Commercial Property

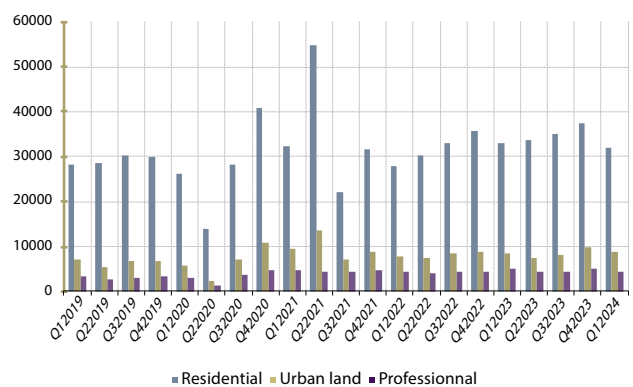
Quarter-on-quarter, the price index for commercial property rose by 2.6 percent, reflecting increases of 11.1 percent in offices and 0.7 percent in commercial premises. The number of transactions fell by 17 percent, reflecting declines of 19.9 percent in commercial premises and 1.6 percent in offices.

Year-on-year, prices remained broadly flat, with a 1.5 percent decline in commercial premises and a 6.5 percent rise in offices. For their part, transactions slipped by 14.8 percent, reflecting declines of 16.3 percent in commercial premises and 7.5 percent in offices.

Real estate price indexes by category, (QoQ)

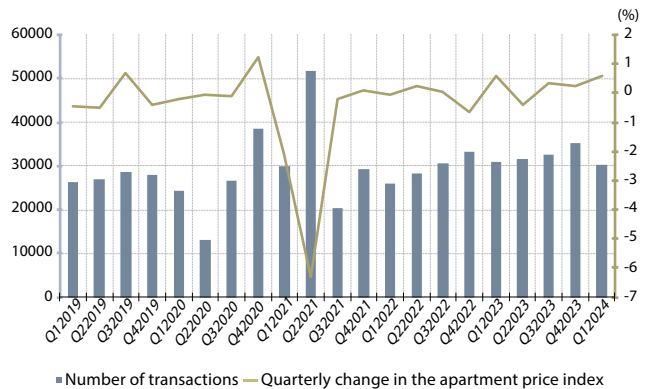


Change in the number of transactions

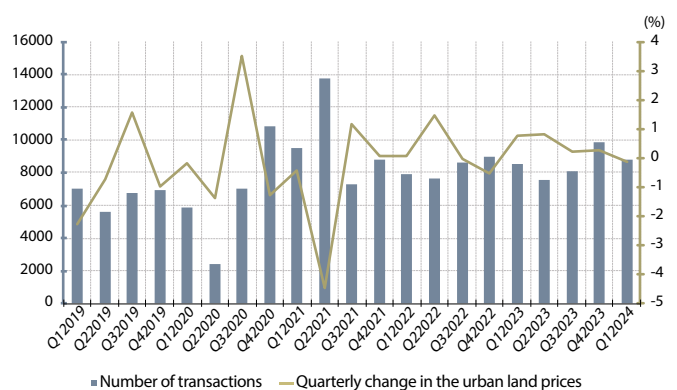


Change in the price index (QoQ,%) and number of transactions

Apartments



Urban land



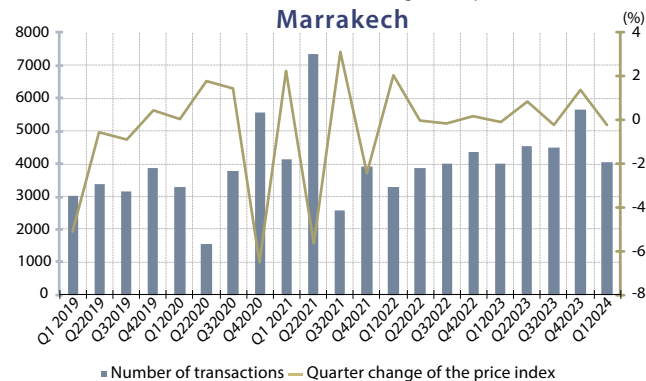
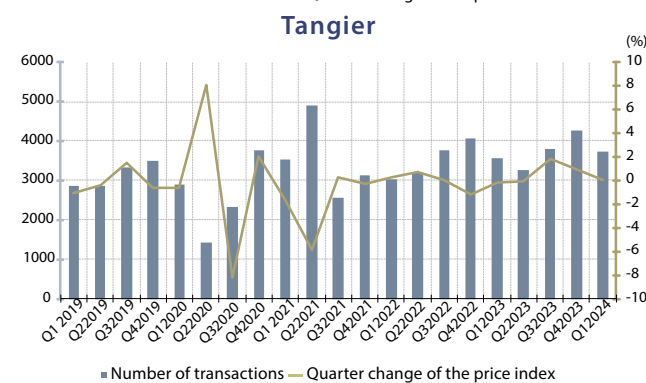
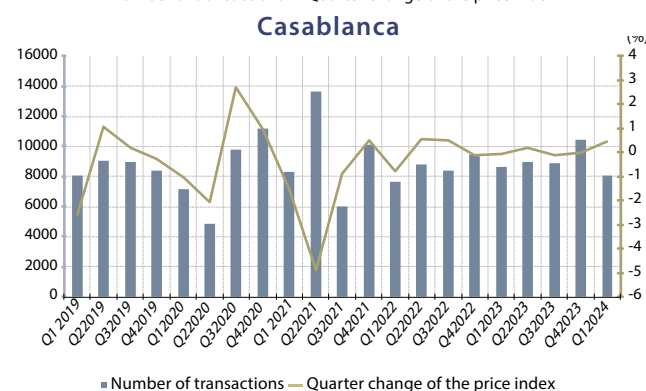
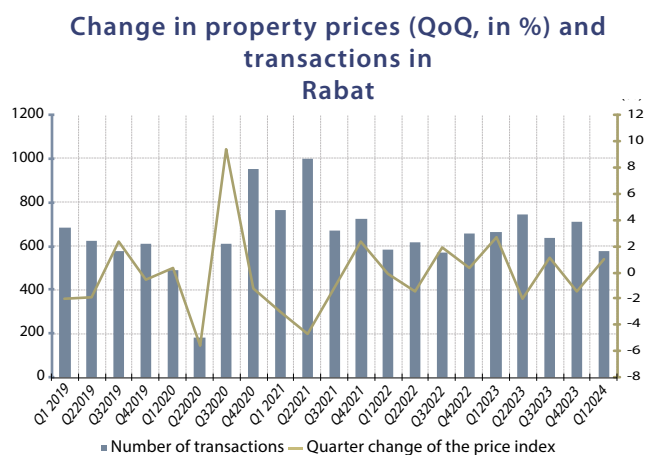
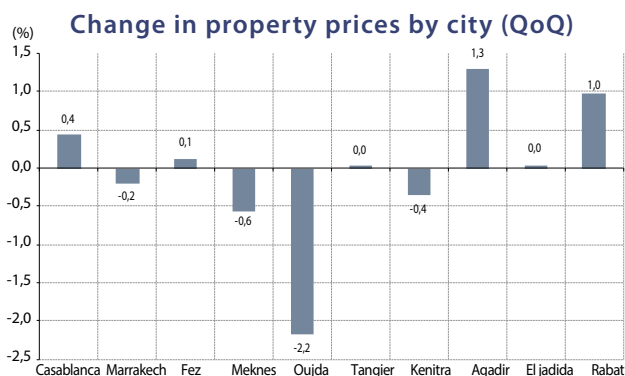
3. Real estate trend by city

In Rabat, prices rose by 1 percent, driven by a 0.9 percent increase in residential property prices and a 9.8 percent increase in commercial property prices. Urban land prices, on the other hand, fell by 3.5 percent. Transactions declined by 18.2 percent, with decreases of 18.5 percent in residential properties, 30.2 percent in urban land and an increase of 10.3 percent in commercial assets.

In Casablanca, prices rose by 0.4 percent, reflecting increases of 0.4 percent for residential properties and 4.5 percent for business assets, and a 4.9 percent fall for land. Sales were down by 23.2 percent, reflecting declines in residential properties (25.3 percent), land (7.5 percent) and commercial assets (19.5 percent).

In Marrakech, prices fell by 0.2 percent, reflecting a 1.4 percent drop in land prices. Residential and commercial property prices rose by 0.3 percent and 3.9 percent respectively. At the same time, transactions fell by 28.4 percent, reflecting decreases of 32.4 percent in residential property sales, 16.5 percent in land sales and commercial property sales.

In Tangier, the price index stagnated, with falls of 1.4 percent in urban land prices and 5 percent in those of commercial assets, and a stagnation in residential property prices. For their part, sales fell by 12.8 percent, with declines of 14.7 percent in residential properties, 2.5 percent in urban land and 10.7 percent in business property.



Change in the REPI in some major cities

City	Property category	Change (%) Q1-24/ Q4-23		City	Property category	Change (%) Q1-24/ Q4-23	
		Price	Transaction			Price	Transaction
Agadir	Apartment	0,6	-24,7	Marrakech	Apartment	1,1	-34,4
	House	-3,0	-13,6		House	-3,3	6,4
	Villa	0,7	-28,3		Villa	-3,9	-23,4
	Urban land	0,6	-3,8		Urban land	-1,4	-16,5
	Business premises	4,7	-14,3		Business premises	3,3	-18,0
	Office	-	-13,5		Office	7,1	-12,1
	Total	1,3	-19,8		Total	-0,2	-28,4
Casablanca	Apartment	0,6	-24,9	Meknès	Apartment	-1,7	-11,7
	House	-2,0	-35,8		House	-1,6	-37,6
	Villa	-4,7	-26,2		Villa	-	-
	Urban land	-4,9	-7,5		Urban land	0,7	2,6
	Business premises	0,8	-25,3		Business premises	-0,3	-41,1
	Office	16,2	4,4		Office	-4,7	-34,1
	Total	0,4	-23,2		Total	-0,6	-13,5
El Jadida	Apartment	-0,5	-11,9	Oujda	Apartment	-0,9	-17,8
	House	-8,7	-28,9		House	-0,1	-22,9
	Villa	4,9	-34,7		Villa	-13,9	20,0
	Urban land	-5,0	20,7		Urban land	-3,2	-14,1
	Business premises	11,5	-47,3		Business premises	4,6	-37,1
	Office	-	-		Office	-	-
	Total	0,0	-9,1		Total	-2,2	-17,1
Fez	Apartment	-0,4	22,9	Rabat	Apartment	1,9	-17,9
	House	15,9	22,2		House	-3,9	-15,9
	Villa	-5,7	-27,3		Villa	1,0	-27,1
	Urban land	0,8	5,6		Urban land	-3,5	-30,2
	Business premises	-2,7	-2,9		Business premises	12,9	-8,7
	Office	-3,9	8,2		Office	0,3	83,3
	Total	0,1	14,0		Total	1,0	-18,2
Kenitra	Apartment	-0,6	-13,9	Tangier	Apartment	0,5	-14,7
	House	2,9	-13,5		House	2,4	-13,1
	Villa	6,5	26,1		Villa	-10,0	-37,5
	Urban land	1,0	16,2		Urban land	-1,4	-2,5
	Business premises	-9,7	-16,9		Business premises	-5,3	-8,9
	Office	13,0	19,7		Office	-2,6	-18,8
	Total	-0,4	-8,9		Total	0,0	-12,8

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.