



THE PARIS PROPERTY CHRONICLES

In Episode 4 of the Paris Property Chronicles, now available on [Apple Podcasts](#), [Podbean](#) and [World Radio Paris](#), my guest is Alexa Robertson, a former notaire and co-founder of [SQ1](#), a boutique real estate agency based in Paris. Recorded when Paris was still under lockdown, but just about to experience an ease of restrictions, Alexa shared her thoughts surrounding the uncertainty of the Paris property market. With buyers and sellers in limbo for two months, many were keen to continue their property projects, while others intended to wait to see if a decrease in pricing would materialise.



Property Mortgage Rates

If buyers are taking a wait-and-see attitude in the Paris housing market, what could spark them to “pull the trigger” on their property projects, are mortgage rates which continue to be attractive. According to the Credit Housing Authority or [Observatoire Crédit Logement CSA](#), the average mortgage rate is 1,17%, representing an increase of 5 basis since December 2019.

The following chart illustrates the mortgage lending rates since 2012:

Prêts du secteur concurrentiel TAUX FIXES	Taux moyens (en %)	Sur 15 ans	Sur 20 ans	Sur 25 ans
Décembre 2012	3,21	3,13	3,40	3,70
Décembre 2013	3,10	3,03	3,33	3,65
Décembre 2014	2,38	2,21	2,50	2,83
Décembre 2015	2,20	2,03	2,31	2,65
Décembre 2016	1,38	1,18	1,40	1,65
Décembre 2017	1,51	1,32	1,52	1,79
Décembre 2018	1,43	1,21	1,41	1,63
Décembre 2019	1,12	0,88	1,05	1,31
Avril 2020	1,17	0,96	1,13	1,38

Source: L'Observatoire Crédit Logement CSA

These rates do not include insurance or banking fees. For example, the current maximum allowable or global effective rate for a 20-year fixed mortgage is 2,51%, including all fees, as determined by the [Banque de France](#). In the current environment, you should expect banks to become more selective in their lending criteria, such as requiring applicants to

increase down payments, strictly adhering to the 33% debt-lending ratio and limiting the duration of mortgages to no more than 25 years. This notwithstanding, with current mortgage rates at less than one-third of where they were in 2012, there may still be time to seize an opportunity before rates increase.

If you would like more information on mortgages, I can put you in touch with qualified mortgage professionals to accompany you through the process.



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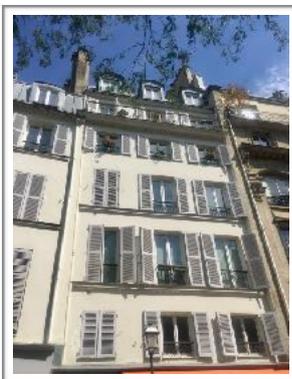
[Paris Property Listings](#)

[Barthélemy-Invalides](#). Lovely, one bedroom apartment housed on the 3rd floor of a well-maintained Haussmann-period building with elevator in the 15th district bordering the 7th district. The property has been meticulously updated while preserving the historical details of the turn of the last century. The apartment is composed as follows: entry, open kitchen with dining area, living room, bedroom and bathroom with laundry center. Period details, including original hardwood floors, moulding and Juliet balconies. Perfect as a pied-à-terre or long-term rental investment.



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[Montorgueil Marais](#). If you're not ready to purchase, I have a furnished rental apartment in the historic Montorgueil district on the 3rd floor of a period building without elevator. The apartment has a small entry, a bathroom, powder room, bedroom, main living area with open fully-equipped kitchen. Hard wood floors, fireplace and plenty of story. Available July 1st. Walking distance to the oldest market street in Paris, rue Montorgueil, as well as the Louvre Museum and the Pompidou Centre. For more information or to schedule a visit, please [contact me](#).



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As always, please do not hesitate to contact me for any of your property needs and hoping you are safe and healthy and surrounded by or connected to loved ones. Remember, we're all in this together!



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