

Land observatory

LIST OF PRICES OF ECONOMIC LAND

2009

A methodological Note

The list of prices consists of economic land transactions prices. These duty free prices correspond to the actual transaction prices. They are established on the basis of an “exhaustive” investigation addressed by ANIREF to all professional and administrative sources. The reference period of the observed transactions is 2008.

The geographic scope covered both national and wilaya levels. The first list of prices covers the national level as well as the most important wilayas. Publications related to wilayas depend on the volume of transactions that took place during the reference period.

Thanks to the enrichment of the base by future transactions observation, it will be possible to establish a list of prices for all the wilayas.

The price index is of a *Laspeyres-price* type. It provides the advantage of smoothing the “structure” effects and the effects of the increase of the volume of transactions at the same time.

1. The average national price is established on the basis of elementary weighted averages corresponding to different strata (wilaya) of the economic market.
2. The elementary average price corresponds to the average price by transferred lot.
3. Percentile 25 is the first level of prices obtained after eliminating a quarter of transactions that correspond to the lowest prices.
4. Percentile 95 is the last level of prices obtained after eliminating 5% of transactions that correspond to the highest prices.

National level	AD/m ²			National index 08/09
	Average price	Minimum	Maximum	
	4 138	936	1 337	70

wilaya level	Average price	Minimum	Maximum	Wilaya index 08/09
Ain Temouchent	1 622	900	3 831	82
Algiers	7 425	682	35 000	33
Annaba	4 105	413	12 499	579
Bejaia	5 527	2 000	12 500	44
Bourdj Bou Arreridj	4 148	1 623	11 198	129
Bouira	2 494	1 500	4 148	98
Boumerdes	3 386	1 329	8 000	286
Constantine	7 319	890	21 039	67
Djelfa	1 843	1 347	2 964	226
M'Sila	4 422	3 084	7 303	513
Mascara	2 740	2 000	5 000	180
Mila	3 797	1 043	29 250	326
Oran	4 729	1 700	12 016	102
Oum El Bouaghi	1 160	501	2 000	78
Setif	3 844	1 000	11 025	91
Souk Ahras	1 623	360	3 704	234
Tizi Ouzou	2 235	800	17 435	271
Tlemcen	10 675	7 982	15 903	335