



## ***ECONOMIC LAND LIST OF PRICES***

***-Fiscal year 2019-***

### ***Methodological note***

The list of prices deals with economic land transactions prices. These duty free prices correspond to the actual transactions prices. They are set up on the basis of an “exhaustive” survey sent by the ANIREF to all professional and administrative sources. The reference period of the observed transactions that represent the base 100 of indices is 2008.

The geographical scope comprised both the national and wilaya levels. The first list of prices covers the national level as well as the major wilayas. Publications pertaining to the wilayas depend on the volume of transactions that occurred during the reference period. With the enrichment of the base by future transactions observation, it will be possible to establish a list of prices for all the wilayas.

The index of prices 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 national average price is established on the basis of elementary weighted averages corresponding to different strata (wilaya) of the land market.
2. The elementary average price corresponds to the average price by lot disposed of.
3. The percentile 25 is the first level of prices obtained after the deletion of a quarter of the transactions that represent the lowest prices.
4. The percentile 95 is the last level of prices obtained after the deletion of 5% of the transactions that represent the highest prices.

## 1- National average price:

National	DZD/m <sup>2</sup>		
	Average price	Minimum (percentile 25)	Maximum (percentile 95)
	5663 *	1200	20 30

\*The variation in average price compared to 2018 is -16%

## 2- Average price by wilaya

N°	Wilaya	Average price (DZD/m <sup>2</sup> )	Minimum (DZD/m <sup>2</sup> )	Maximum (DZD/m <sup>2</sup> )
1	ADRAR	983	392	2 475
2	ANNABA	3 647	1 800	15 609**
3	BECHAR	679	200	1 388
4	BISKRA	5 904	1 000	15 000
5	BLIDA	6 430	5 002	9 511
6	CONSTANTINE	12 391	2 416	39 823**
7	EL BAYADH	2 433	2 167	2 500
8	EL OUED	3 154	1 500	7 354
9	MASCARA	7 083	3 500	12 000**
10	MILA	5 757	2 386	10 526**
11	OUM EL BOUAGHI	7 648	698	30 000**
12	RELIZANE	5 275	4 072	7 000
13	SETIF	4 754	2 200	12 000
14	SIDI BEL ABBES	4 586	897	7 067
15	SKIKDA	15 867	12 499	26 490**
16	TAMANRASSET	1 200	1 200	1 200
17	TEBESSA	2 294	350	400
18	TINDOUF	4 343	425	8 538

**NB:** the calculation of the index is determined on the basis of 32 wilayas, but only the prices of the 18 wilayas having recorded 05 transactions and more are published.

\*\*These are transactions carried out by the private sector.