



INDUSTRIAL LAND LIST OF PRICES

-Fiscal year 2020 -

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 ²		
	Average price	Minimum (Percentile 25)	Maximum (Percentile 95)
	5823 *	2000	16 199

*The variation in average price compared to 2019 is + 3 %.

2- Average price by wilaya

N°	Wilaya	Average price (DZD/m ²)	Minimum (DZD/m ²)	Maximum (DZD/m ²)
1	ADRAR	2 406	500	13 605 **
2	BISKRA	5 754	1 186	15 000
3	CONSTANTINE	6 550	4000	16 000 **
4	EL OUED	1 766	500	3 006
5	MASCARA	6 093	4 000	12 000 **
6	MILA	8 148	3 360	16 476 **
7	M'SILA	3 400	2 500	5 500
8	OUARGLA	1 878	2 000	2 000
9	OUM EL BOUAGHI	5 560	2 255	22 360
10	SIDI BEL ABBES	6 073	5 326	9 860 **
11	TIARET	5 785	5 950	6 000
12	TIZI OUZOU	4 926	3 000	13 604

*The calculation of the index is determined on the basis of **24** wilayas, but only the prices of the 12 wilayas having recorded 05 transactions and more are published.

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