



LIST OF PRICES OF LAND MEANT FOR INVESTMENT

-Fiscal year 2014-

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 (wilayas) of the land market.
2. The elementary average price corresponds to the average price per 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.

Transaction prices at national and wilaya levels

National	DZD /m ²			National index (*)	Variation 13/14
	Average price	Minimum (Percentile 25%)	Maximum (Percentile 95%)		
	7 259	2 749	23 810	147	43%

N°	Wilaya	DZD/m ²		
		Average	Minimum	Maximum
1	ADRAR	1 239	368	4 925
2	AIN DEFLA	3 033	1 320	5 000
3	AIN TEMOUCHENT	8 929	4 500	17 000
4	ANNABA	19 952	6 285	39 922
5	BECHAR	5 957	5 735	6 002
6	BEJAIA	19 761	4 000	37 741
7	BLIDA	5 800	3 482	8 000
8	BORDJ BOU ARRERIDJ	9 054	825	22 580
9	BOUIRA	9 853	7 003	15 093
10	BOUMERDES	7 237	3 789	8 000
11	CHLEF	3 423	2 000	6 453
12	CONSTANTINE	5 041	2 042	12 425
13	DJELFA	3 624	735	10 294
14	EL OUED	832	333	2 061
15	ELTARF	10 762	3 012	18 289
16	M'SILA	3 168	1 702	5 500
17	MASCARA	5 988	4 000	8 000
18	MEDEA	2 199	1 340	3 809
19	MILA	3 440	1 095	13 281
20	ORAN	19 391	2 645	56 737
21	OUM EL BOUAGHI	2 349	800	13 333
22	RELIZANE	2 140	2 140	2 140
23	SETIF	6 909	501	34 646
24	SOUK AHRAS	3 755	1 960	5 000
25	TIARET	4 084	2 500	5 000
26	TIPAZA	19 833	19 000	20 000
27	TISSEMSILT	4 764	936	8 000

*the calculation of the index is determined on the basis of 37 wilayas, but only the prices of the wilayas having recorded 05 transactions and more are published.