



**Press Alert: ImmoStat Figures for the Residential Market Q4 2023**

Monday, February 5, 2024

**Residential Real Estate: 2.8 billion euros invested by the end of the year 2023.**

*This morning, ImmoStat\* unveiled the figures for the 4th quarter of 2023 regarding investments made in residential assets, both traditional and managed. According to the statement from the organization in which Ikory participates, at the end of the year 2023, the overall amount of residential investments in France is **2.8 billion euros**, representing a 52% decrease compared to 2022. The 4th quarter of 2023 shows a 40% decrease compared to the 4th quarter of 2022, reaching 710 million euros.*

*Traditional, intermediate, and intergenerational residential assets totaled **1.7 billion euros** in 2023, marking a 62% decrease compared to 2022. The 4th quarter of 2023 experienced a 47% decrease compared to the 4th quarter of 2022, reaching 477 million euros.*

*Finally, managed residential assets totaled **1.1 billion euros in 2023**, indicating a 16% decrease compared to 2022. The 4th quarter of 2023 witnessed a 19% decrease compared to the 4th quarter of 2022, reaching 233 million euros.*

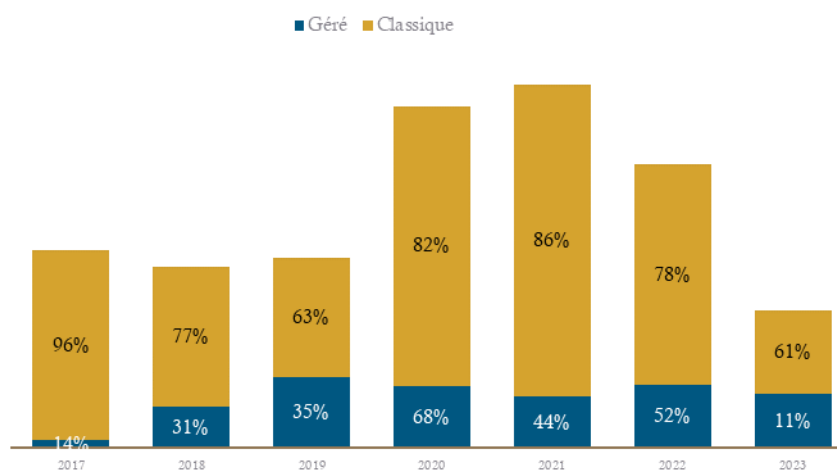
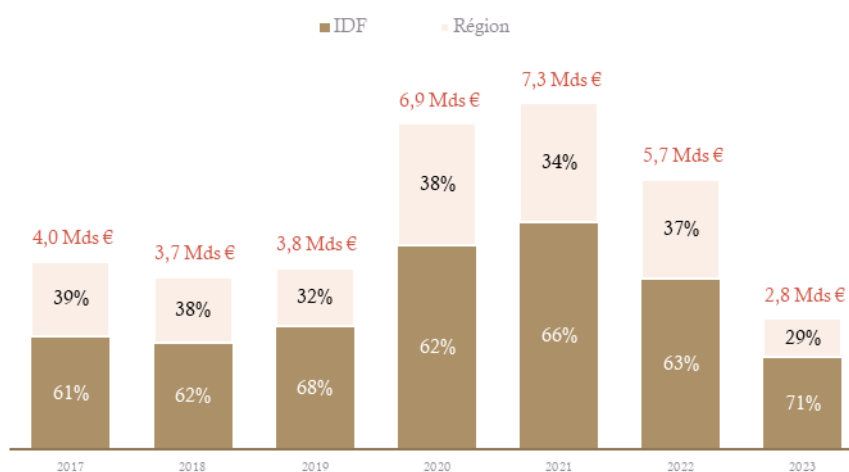
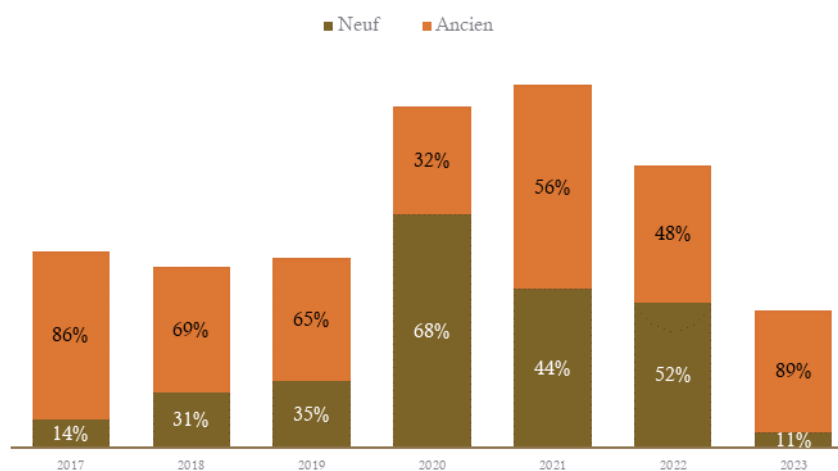


*"We observe, since the fourth quarter of 2023, a more significant number of buildings for sale, at prices more in line with the new expectations of investors. That is why we anticipate a rebound in acquisitions in 2024, in a more competitive market in terms of values. Furthermore, residential properties remain, comparatively to other asset classes, more resistant," declares **Stéphane IMOWICZ, president of IKORY.***

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**About Ikory**

*Founded in 2015, Ikory is an independent player specializing in residential real estate on behalf of large property owners and institutional investors. As a true incubator of innovation, Ikory operates at all levels, including social or intermediate housing, luxury real estate, managed residences, and across various roles—from consultancy to asset management, investment, operation structuring, and project management. Ikory manages over €423 million under asset management contracts, tracks 250,000 square meters of projects, has signed €1.2 billion in block transactions since 2016, and has marketed 400 addresses per apartment.*

**About ImmoStat**

*ImmoStat is an Economic Interest Group (EIG) established in 2001 by leading commercial real estate advisors: BNP Paribas Real Estate, CBRE Cushman & Wakefield, and JLL. Through its common processing rules, the ImmoStat EIG provides its members with harmonized information and delivers consistent statistics on supply, demand, and prices to real estate stakeholders, whether they are users or investors.*

*To enhance the reliability of this new indicator, ImmoStat EIG members (BNP Paribas Real Estate, CBRE, Cushman & Wakefield, and JLL) have partnered with three entities highly active in the residential market: BPCE Solutions immobilières, ESSET Valorisation, and IKORY. This unique initiative enhances market transparency and provides the Île-de-France region with a genuine market entity that contributes to its international attractiveness.*

*\*As a Economic Interest Group, ImmoStat has been working for over 20 years to enhance transparency and clarity in the commercial real estate market. Recently, it has collaborated with other specialized partners in the residential market, including Ikory, to broaden its scope to encompass the amounts invested in residential properties by institutional investors and family offices in France.*

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