

VERA

APARTMENT BRIEF · SAMPLE · AB-SAMPLE-20260928

Paris 16e and the Bois de Boulogne · IGN BD ORTHO
No property is marked in a sample

VERA APARTMENT BRIEF · PARIS

A flat in the 16th

Paris 16e · six rooms · address withheld for this sample

48°51' N · 2°16' E

Arrondissement centroid, rounded

REFERENCE

AB-SAMPLE-20260928

PREPARED

28 Sep 2026 · 17:35 CEST

RECORD AS READ

28 Sep 2026

STATUS

Sample · not for
reliance

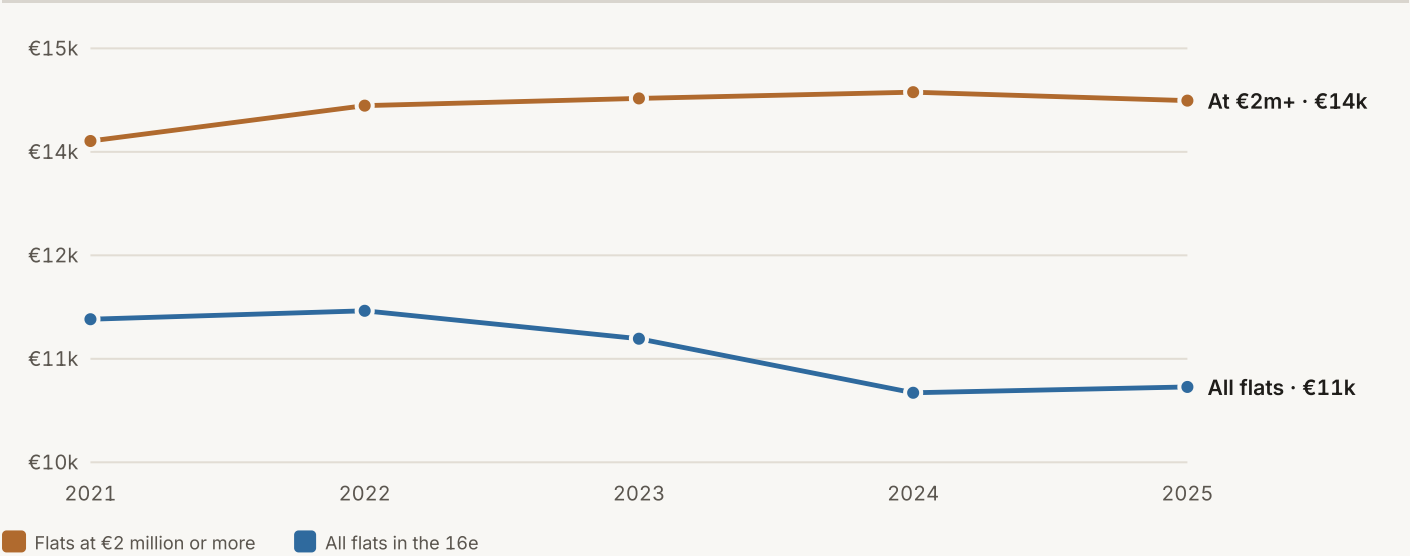
01 THE FLAT AND ITS MARKET

A six-room flat, 196 m² Carrez

WHERE	THE FLAT	MEDIAN PRICE
Paris 16e	196 m² · 6 rooms	€2.68m
address withheld for this sample	median of the 1,270 sales at €2m+	flats at €2m+, 2021–2025

Median price per m² (Carrez), 2021–2025

single-flat sales in the 16e



FLAT SALES, 16E	MEDIAN RATE	AT €2M OR MORE	THEIR MEDIAN	RATED F OR G
12,366	€11,443	1,270	€14,270	24%
2021–2025	per m² Carrez, all flats	recorded sales	per m² Carrez	of energy certificates

WHAT STANDS OUT

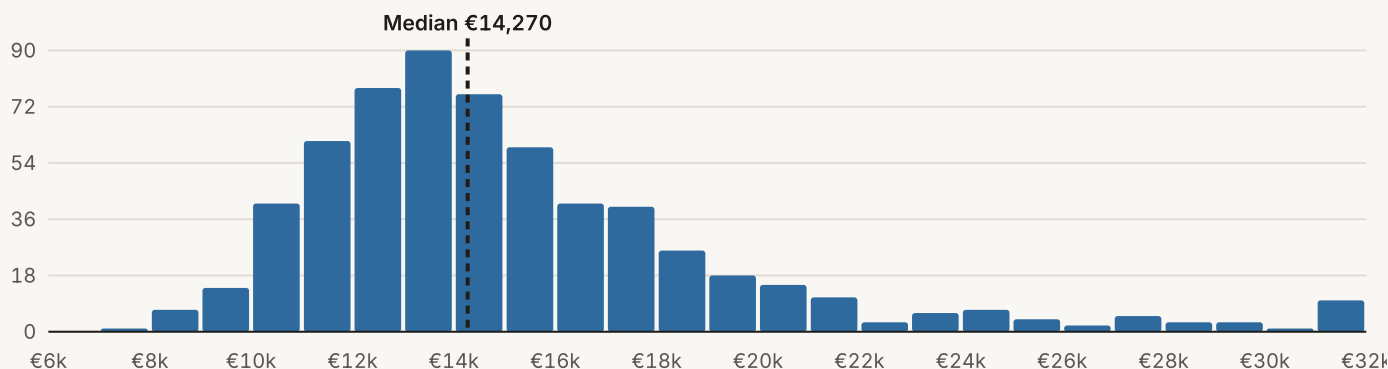
The 16e fell 8% from 2022 to 2025; flats above €2 million held their price. For 196 m² the middle half of recorded rates is €12,431–16,963 per m² – €2.44m to 3.32m.

02 THE TOP OF THE 16E

Where 196 m² sits, and what the rating means

Flats sold at €2 million or more, by price per m² (Carrez)

622 sales with a Carrez area · 2021–2025

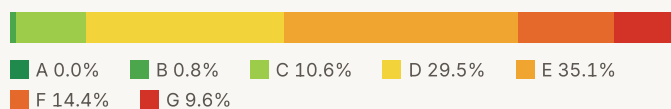


The rate by size of flat

CARREZ AREA	SALES	MEDIAN / M ²
0–150 m ²	128	€17,308
150–200 m ²	206	€13,738
200–300 m ²	234	€12,950
300 m ² and over	54	€14,214

Energy ratings in the 16e

55,406 certificates for flats since July 2021 (ADEME). The Brief reads the flat's own.

**2025**

G-rated homes may no longer be let on a new lease

2028

F follows

2034

E follows

The building

Read from the national register of co-ownerships.

Lots in the co-ownership	from the register
Managing agent	from the register
Annual budget and arrears	from the register

Recovery procedure flagged if any is recorded	from the register
Sales in the building noindex in a delivered Brief	from the register
Sales in the street	from the register



A record of the public registers for one flat. Not a valuation.

ABOUT THIS BRIEF

The flat's record before a visit: the area, the sales in the building and the street, the energy rating and the co-ownership's entry in the national register.

This sample describes the median flat sold at €2 million or more in the 16e; no real flat is shown.

SOURCES

Conveyances: Demandes de Valeurs Foncières, DGFIP, 2021–2025, Etalab geolocated edition, read 28 Sep 2026. Paris 16e, Carrez area.

Energy certificates: ADEME, DPE logements existants since July 2021, read 28 Sep 2026.

Co-ownership: Registre national d'immatriculation des copropriétés.

Addresses: Base Adresse Nationale.

HOW TO VERIFY

Every figure traces to a public register named on this page; a delivered Brief lists each source line.

Your notaire – the title, the ownership and what binds the land.

Your insurer – the cover, from the rebuild value, not the price.

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