VERA(TM) - MARKET STATISTICS

The EUR 2 million market, from the register.

Antibes and the Cap - every recorded sale of one or two dwellings at EUR 2 million or more, 2021-2025.

Sales data loaded for Alpes-Maritimes · register read 28 September 2026.

Sales at EUR 2 m+, 2021-2025	**195**
Total consideration	**€859.6 m**
Median price	**€3.2 m**
Median per m2 (195 with a floor area)	**€17,029**

Year by year

Volume and price, 2021 to 2025.

Year	Sales	Total	Median	EUR/m2 (n)
2021	29	€151.7 m	€3.5 m	€17,197 (29)
2022	43	€190.0 m	€3.2 m	€16,667 (43)
2023	49	€171.4 m	€3.2 m	€16,512 (49)
2024	39	€204.3 m	€3.4 m	€17,778 (39)
2025	35	€142.3 m	€3.0 m	€16,432 (35)

Price bands

Share of all sales in the period beside each band.

Band	Sales	Total	Median	EUR/m2 (n)
€2-3 m 44%	86	€206.2 m	€2.4 m	€15,304 (86)
€3-5 m 35%	69	€251.5 m	€3.5 m	€15,775 (69)
€5-10 m 13%	25	€169.2 m	€6.1 m	€27,387 (25)
€10 m and above 8%	15	€232.8 m	€13.1 m	€35,294 (15)

Houses and apartments

Two markets in one register.

Type	Sales	Total	Median	EUR/m2 (n)
Houses	162	€742.0 m	€3.2 m	€16,933 (162)
Apartments	33	€117.7 m	€2.8 m	€19,141 (33)

Communes

The 1 communes with the most sales.

Commune	Sales	Total	Median	EUR/m2 (n)
Antibes 06004	195	€859.6 m	€3.2 m	€17,029 (195)

The peninsula

The Cap is bounded by VERA's own line; Antibes is the whole commune.

Area	Sales	Total	Median	EUR/m2 (n)
Antibes, whole commune	195	€859.6 m	€3.2 m	€17,029 (195)
Cap d'Antibes (VERA's boundary)	168	€781.8 m	€3.2 m	€17,196 (168)

Month by month

All five years combined, by month of the deed.

Month	Sales	Total	Median	EUR/m2 (n)
Jan	16	€58.5 m	€2.9 m	€17,095 (16)
Feb	15	€74.1 m	€2.8 m	€14,195 (15)
Mar	14	€40.7 m	€2.8 m	€12,878 (14)
Apr	18	€65.7 m	€3.3 m	€16,935 (18)
May	15	€62.8 m	€3.1 m	€17,131 (15)
Jun	17	€64.5 m	€3.2 m	€16,667 (17)
Jul	20	€84.8 m	€3.5 m	€16,595 (20)
Aug	6	€32.0 m	€4.9 m	€17,080 (6)
Sep	17	€72.9 m	€3.0 m	€17,250 (17)
Oct	17	€89.0 m	€4.2 m	€17,500 (17)
Nov	12	€96.4 m	€3.7 m	€24,296 (12)
Dec	28	€118.3 m	€3.1 m	€17,293 (28)

At EUR 3 million

The upper half of the market.

Threshold	Sales	Total	Median	EUR/m2 (n)
EUR 2 million and above	195	€859.6 m	€3.2 m	€17,029 (195)
EUR 3 million and above (56%)	109	€653.4 m	€4.1 m	€20,250 (109)

Method and sources

1. Source: Demandes de valeurs foncières, DGFiP, 2021-2025, loaded into VERA's own database; the parcel from the cadastre. Sales data loade
2. Definition: a recorded sale (Vente) with one or two dwellings and no commercial premises in the same deed; the price is the whole consideration; the year and month are the deed's; EUR/m2 is the price divided by the floor area on the deed. The register repeats a dwelling once per parcel and lot it touches, so a dwelling is counted once by its type, floor area and rooms.
3. Rules: medians rather than averages; the number of sales beside every figure; nothing on fewer than five sales. Sales records cover France except Alsace, Moselle and Mayotte. No owner is named anywhere. Licence Ouverte (Etalab).