

Rural population dynamics in France: heterogeneity, renewal, and inequalities.

Sylvie Dubuc



At the European Population Conference seminar: An end to rural population decline?

Covid and urban exodus

Exode urbain : ces Parisiens qui veulent changer de vie

Morgane Espagnet | Société | Publié le 5 Avril 2021 à 10h15



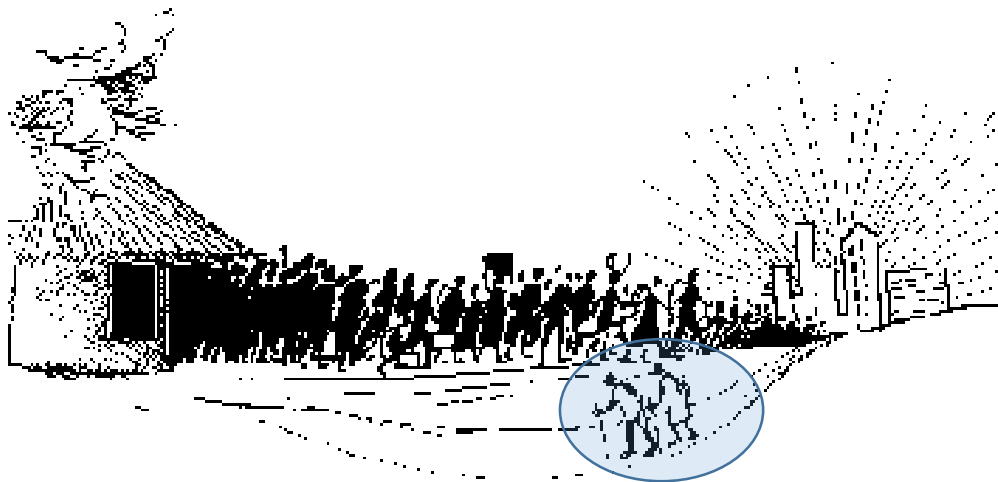
Habiter là et avoir une vie professionnelle, c'est possible, si, si !©Westersoe

... awaiting census data

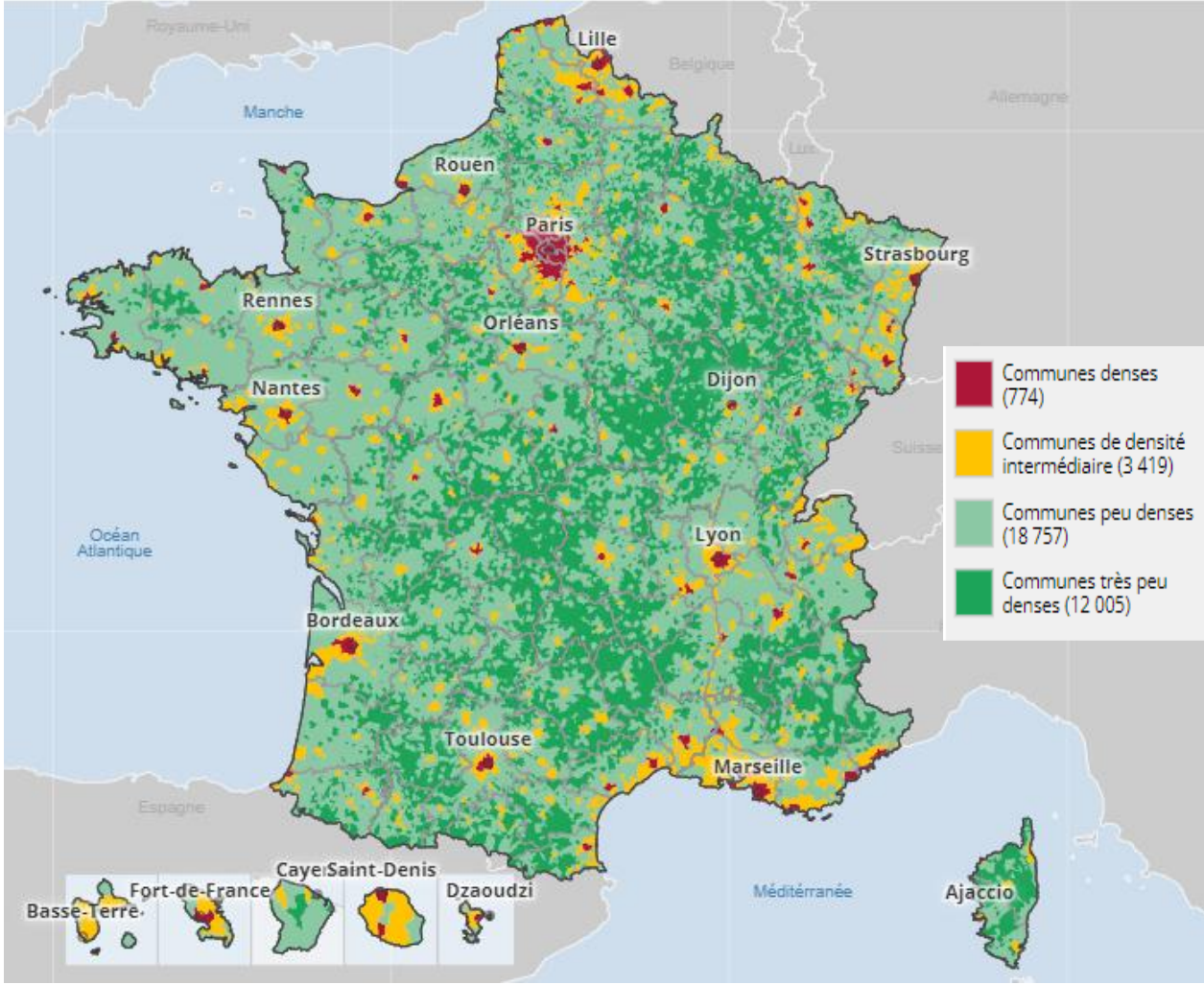
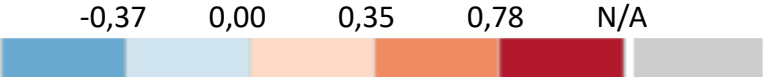
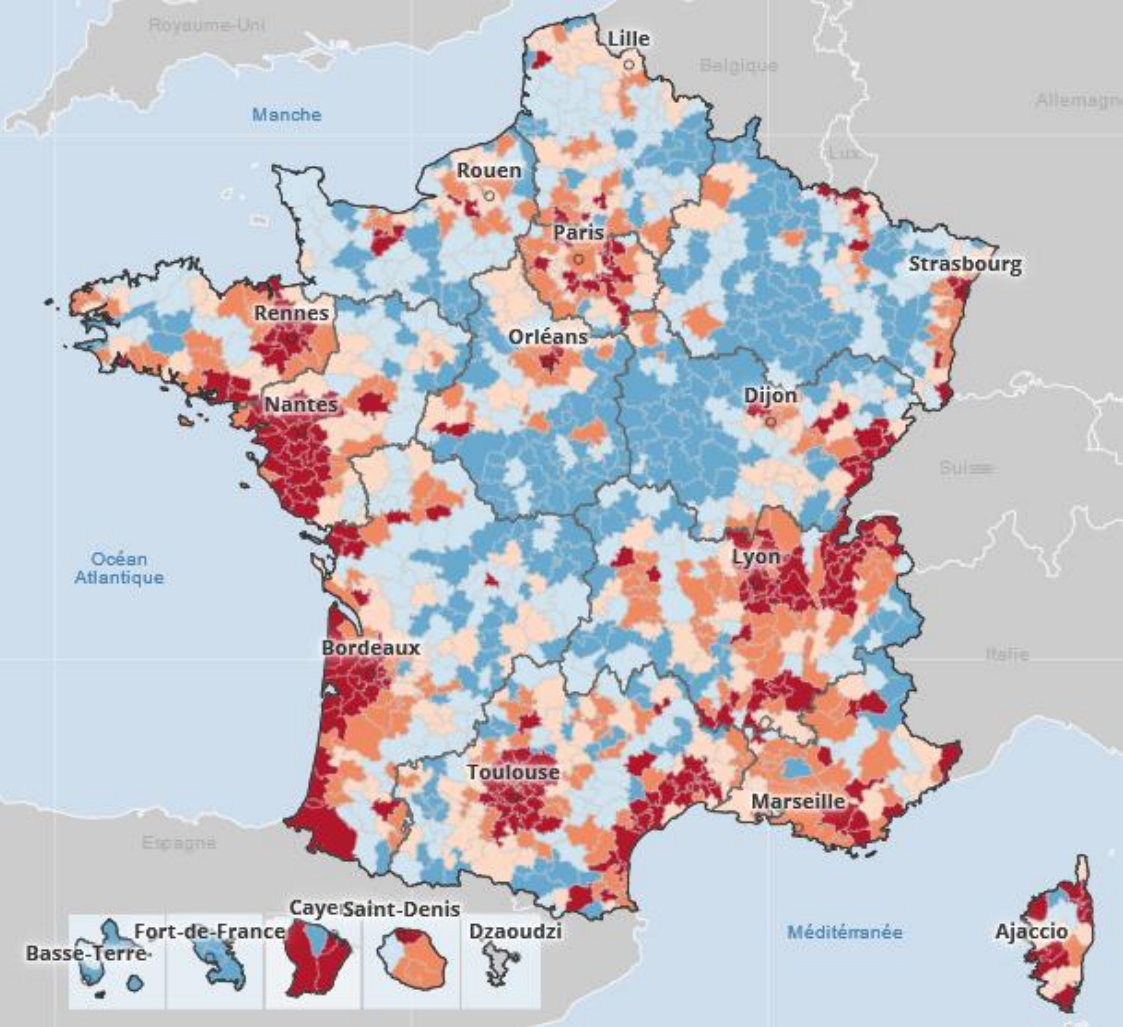
... Alternative sources

Outline

- Geography of population dynamics and rural trends up to 2019
- The impact of the Covid crisis on rural attractiveness
 - A review of preliminary/ ongoing work



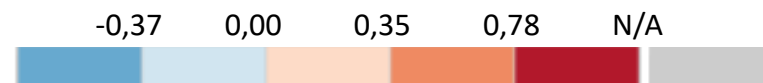
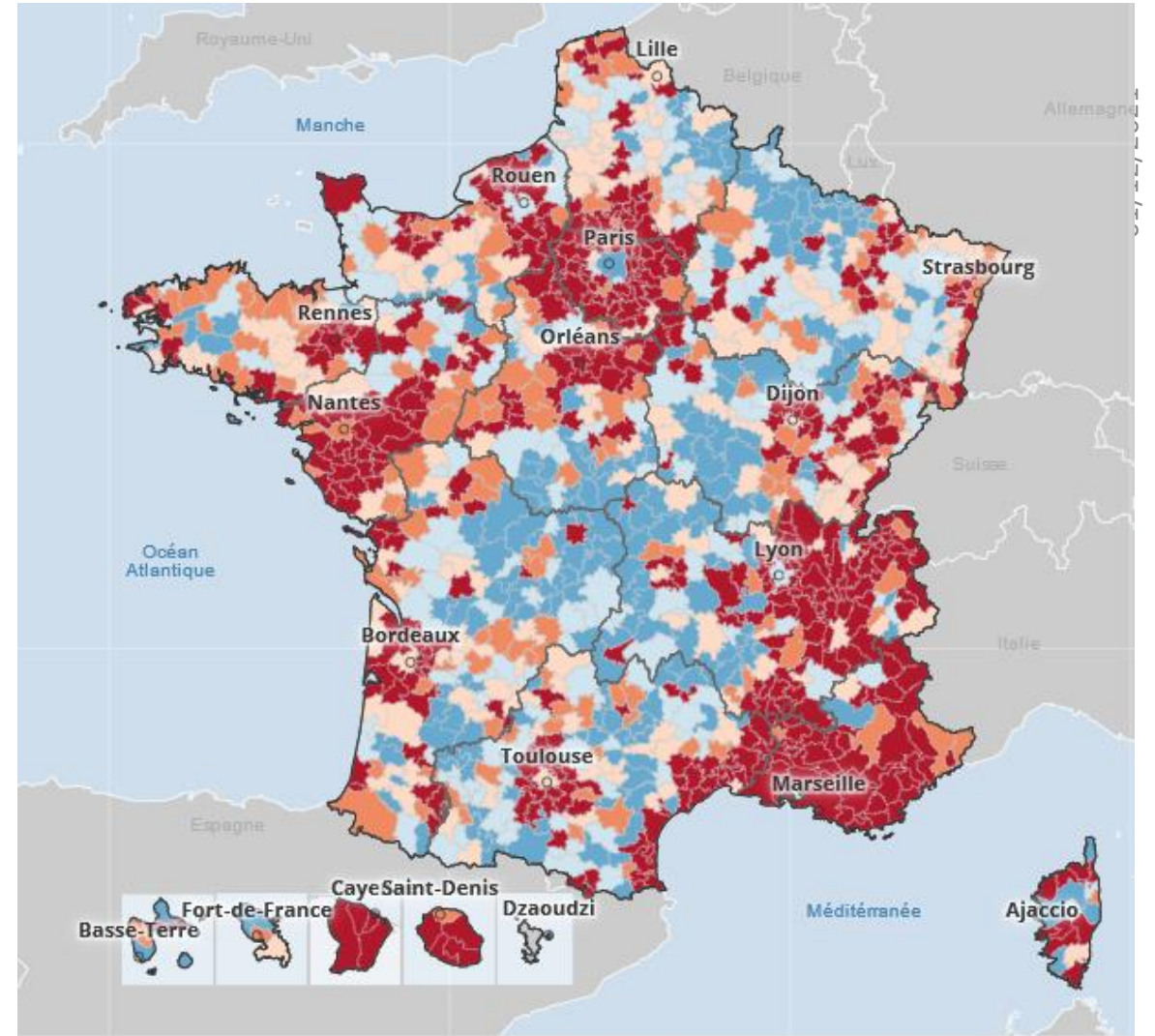
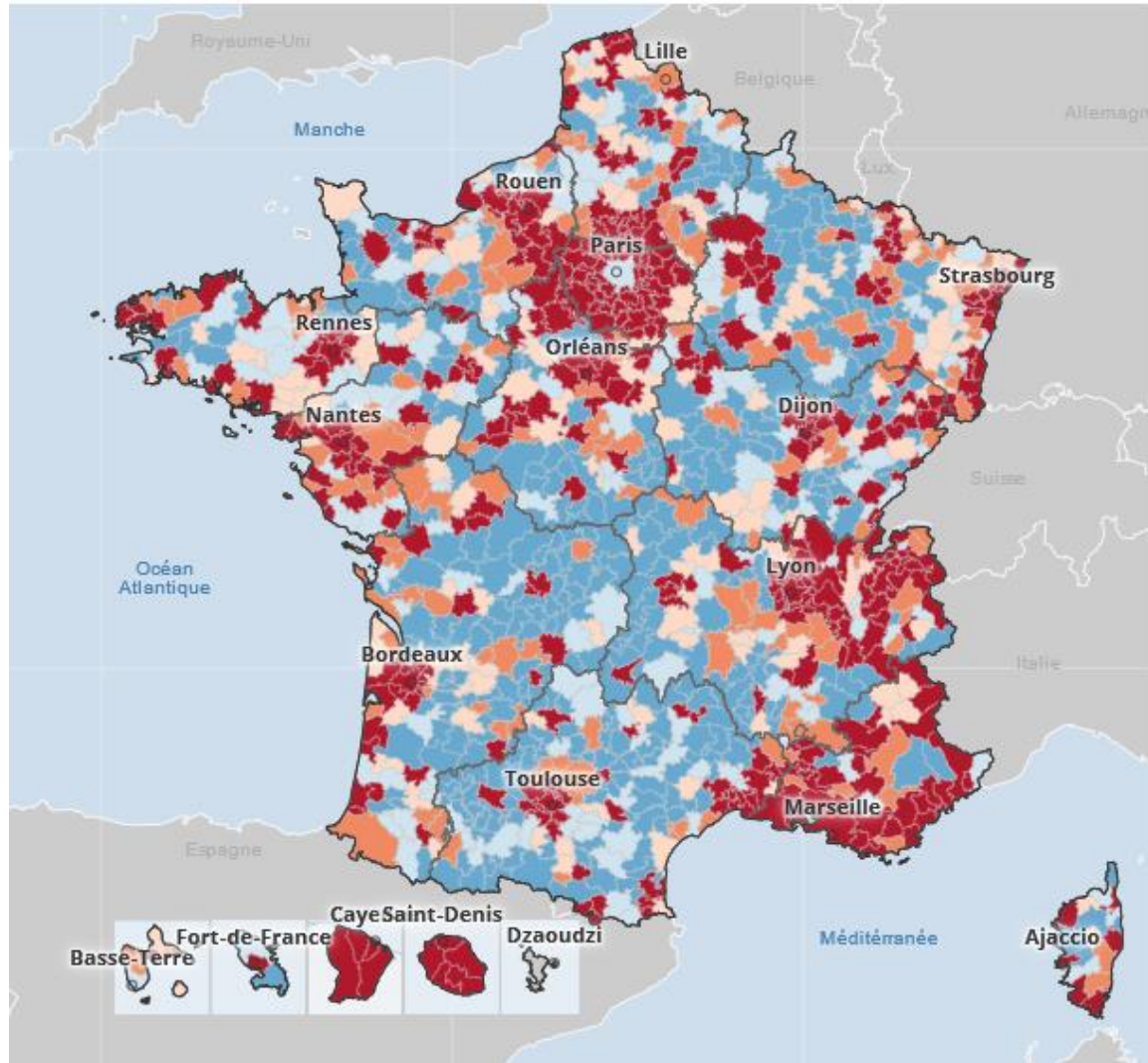
Annual population growth (%), 2013-2019



Annual population growth (%)

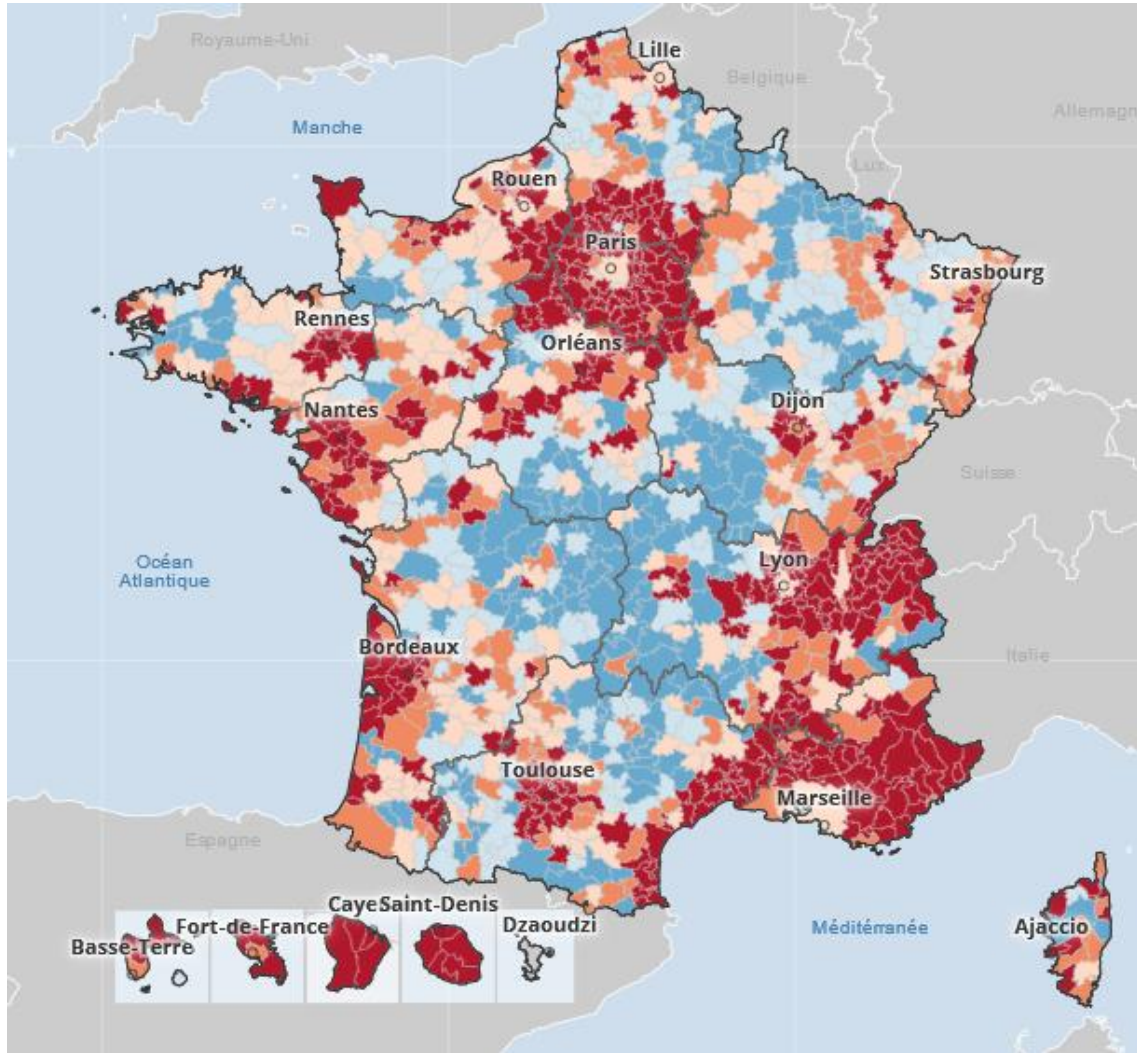
1968-1975

1975-1982

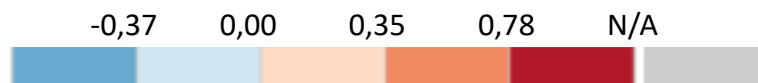
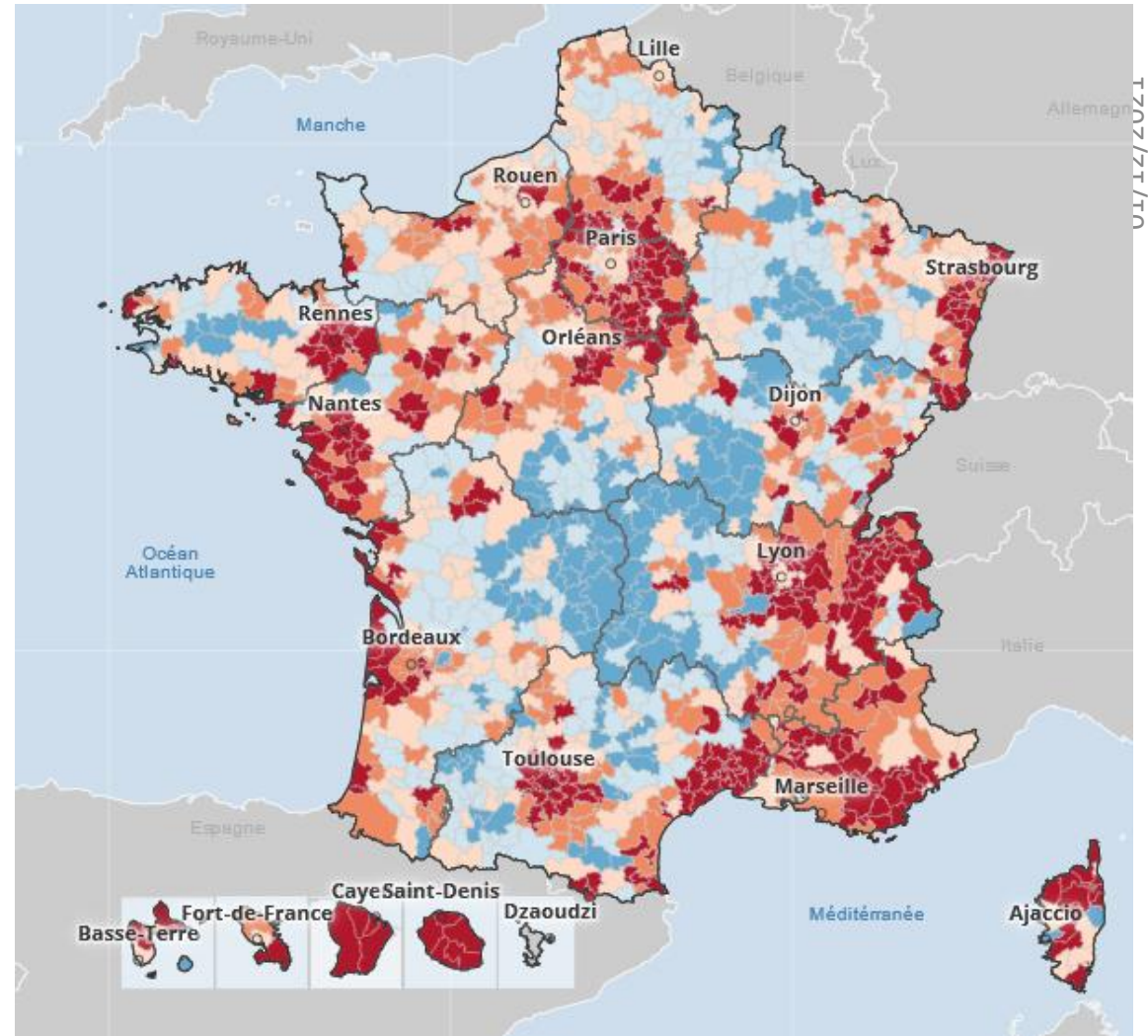


Annual population growth (%)

1982-1990

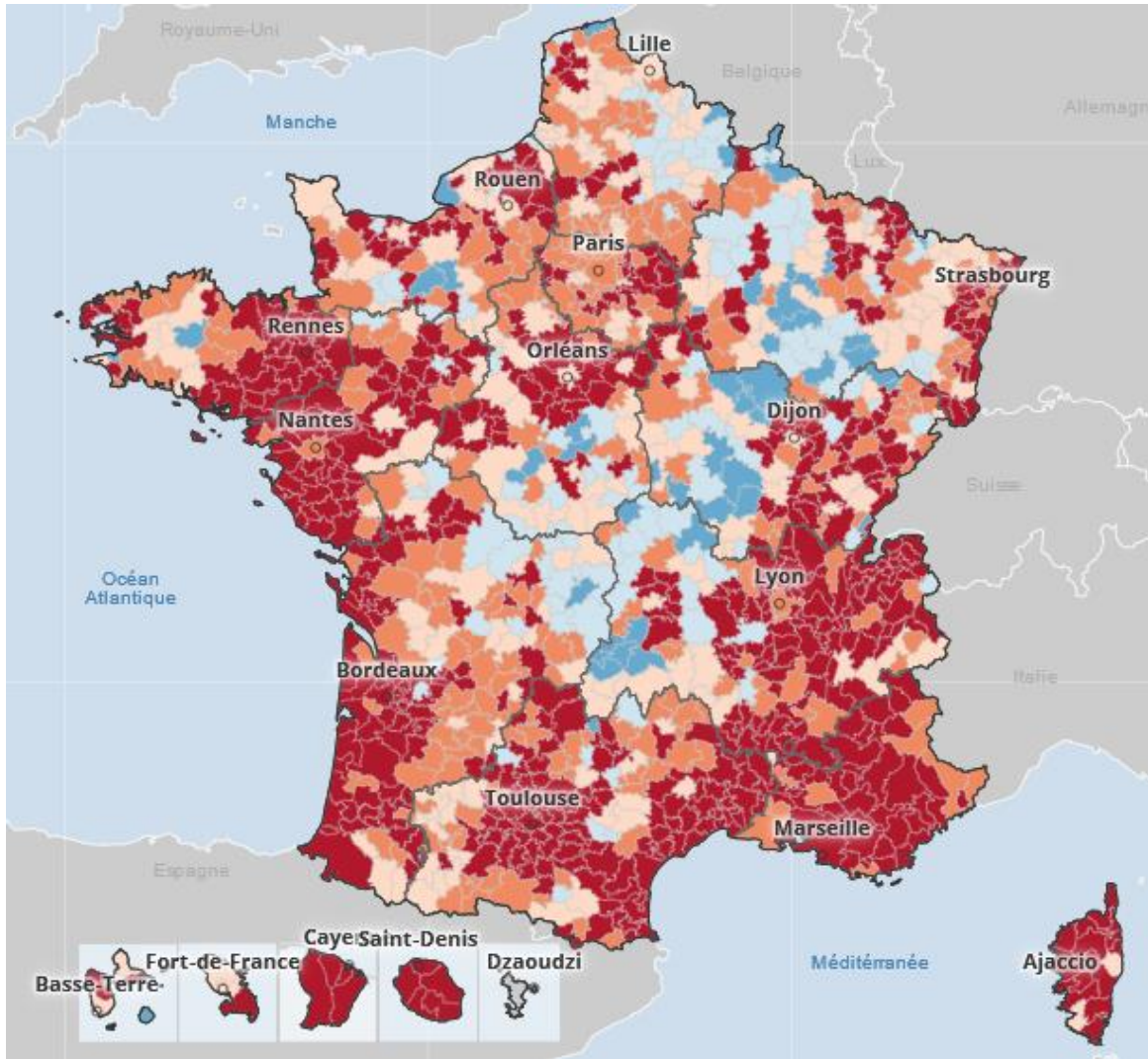


1990-1999

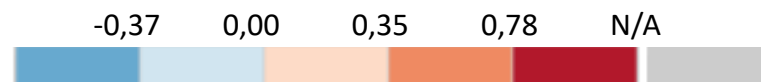
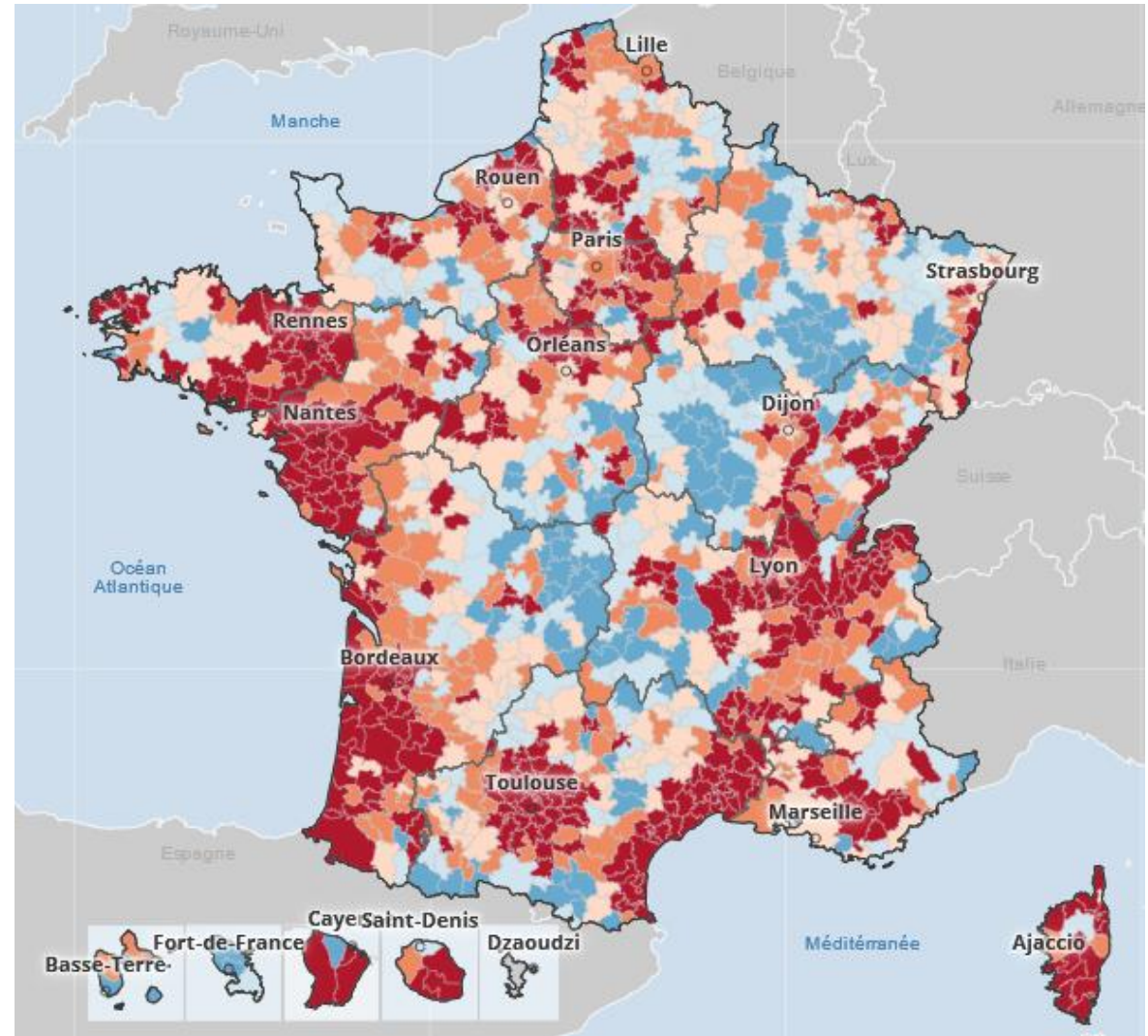


Annual population growth (%)

1999-2008

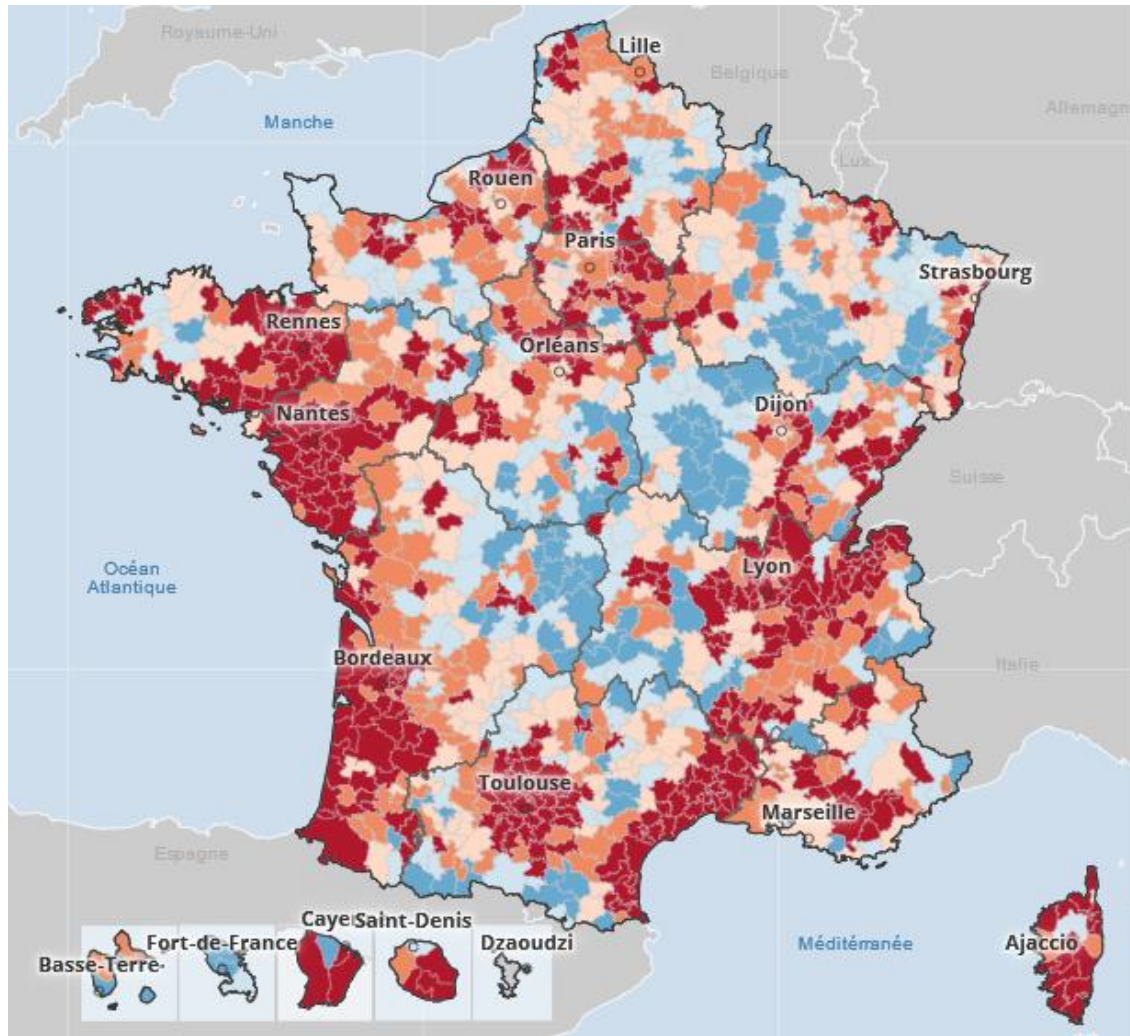


2008-2013

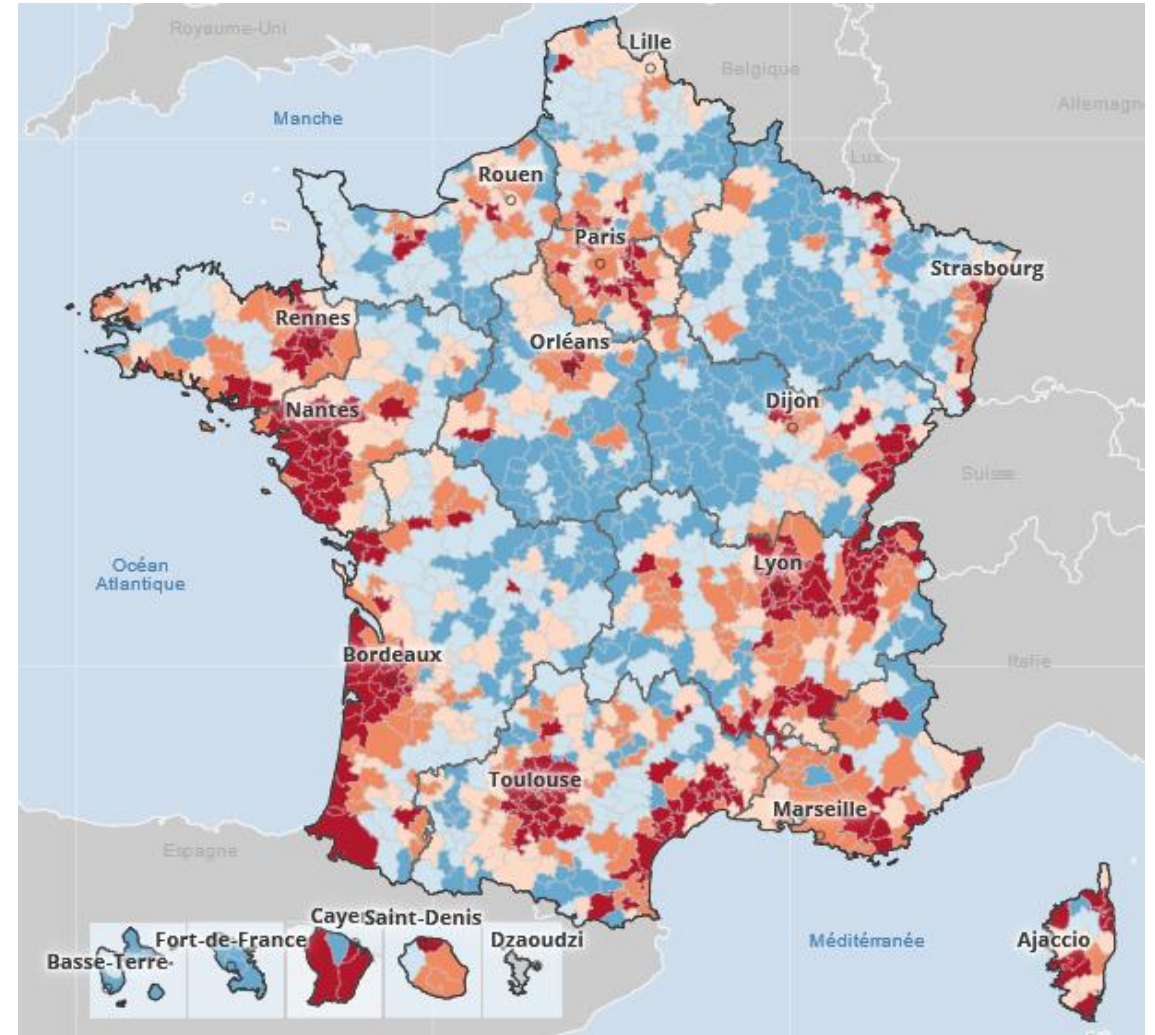


Annual population growth (%)

2008-2013



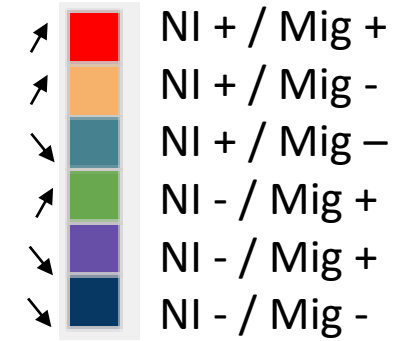
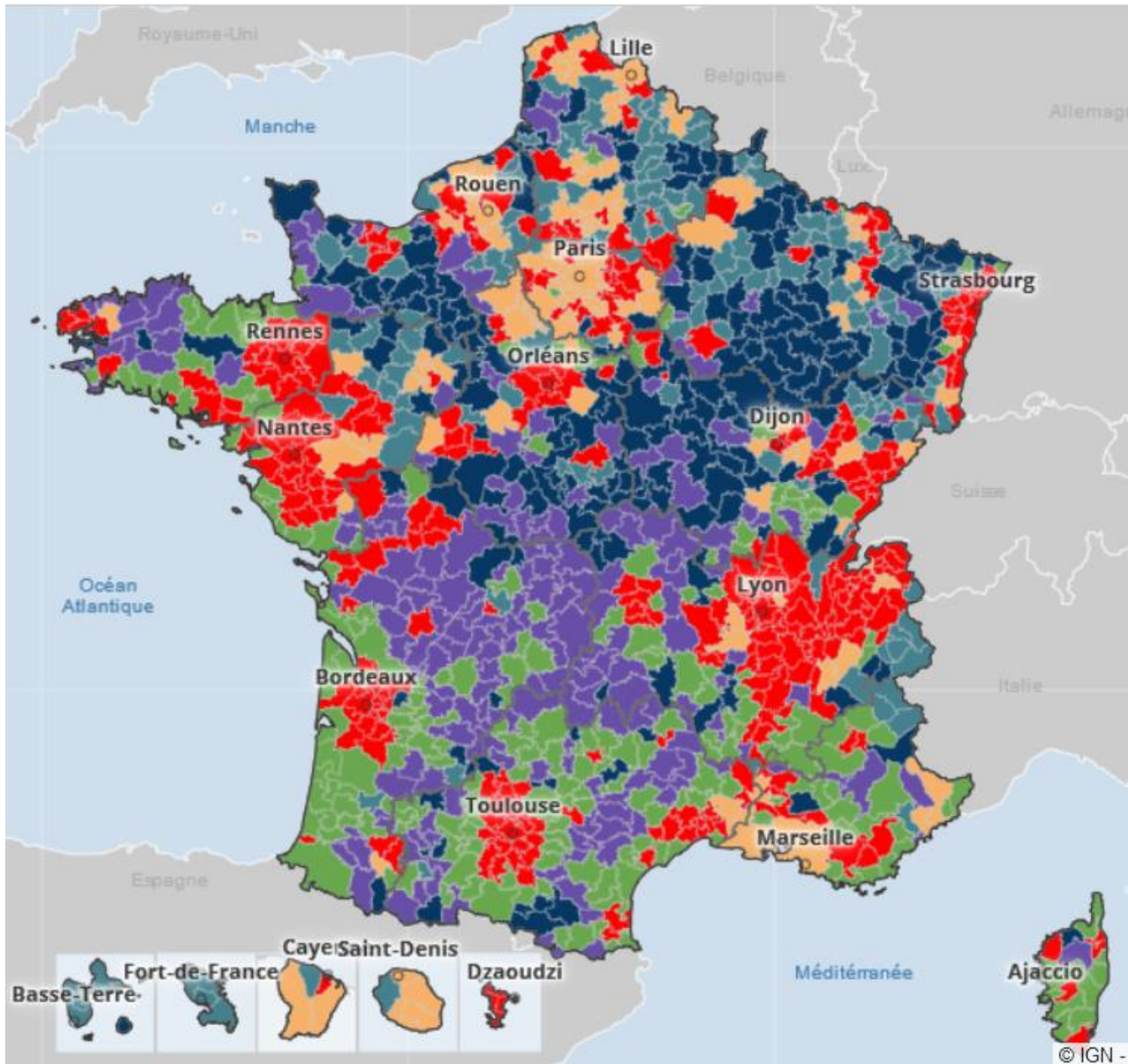
2013-2018



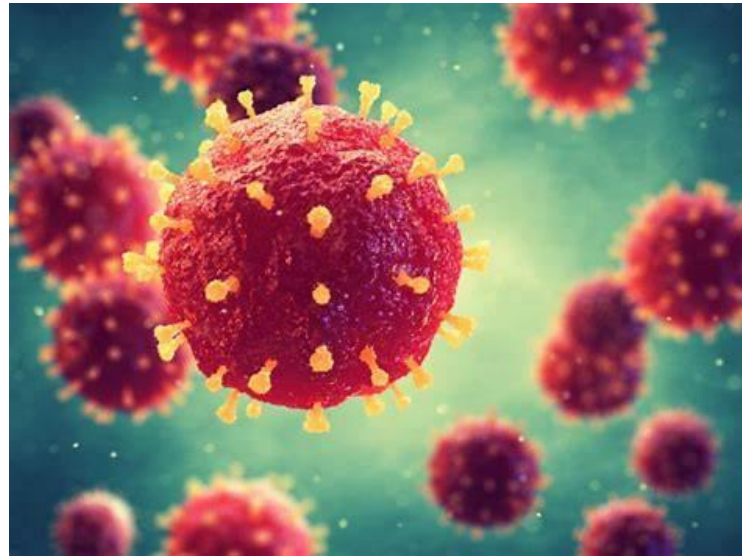
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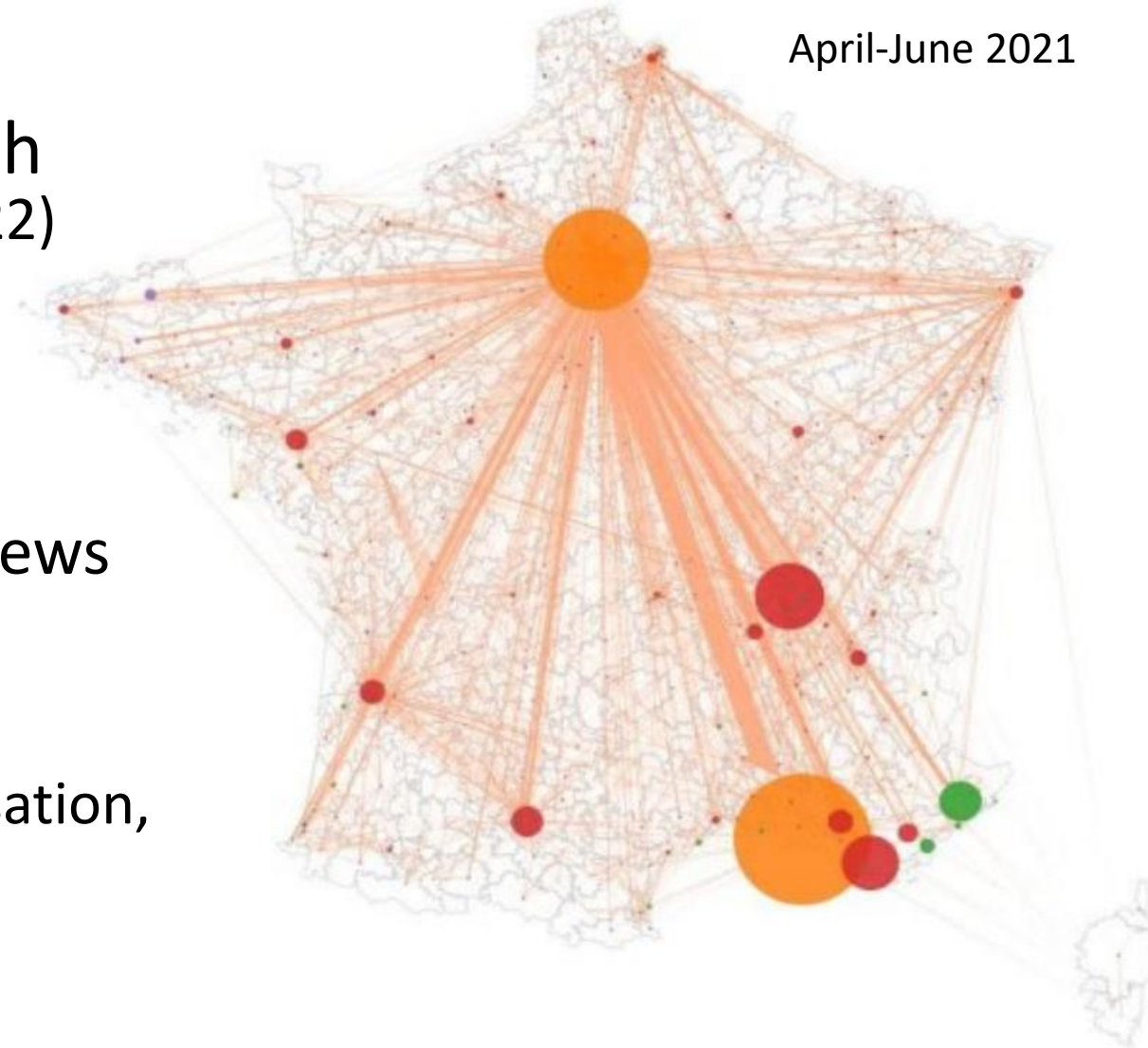
2020... and the Covid crisis



Estimating residential mobility aspiration

April-June 2021

- Online platform for real estate search 2019-2021 (*Leboncoin*; POPSU report, 2022)
- Flows across cities and size effect
 - Origin-destination links over 2,000 views
- Pre-covid trends prevails
 - Attractivity of large cities and periurbanisation, coastal regions



Estimations of net migrations

- From mail re-expedition (POPSU, 2022)

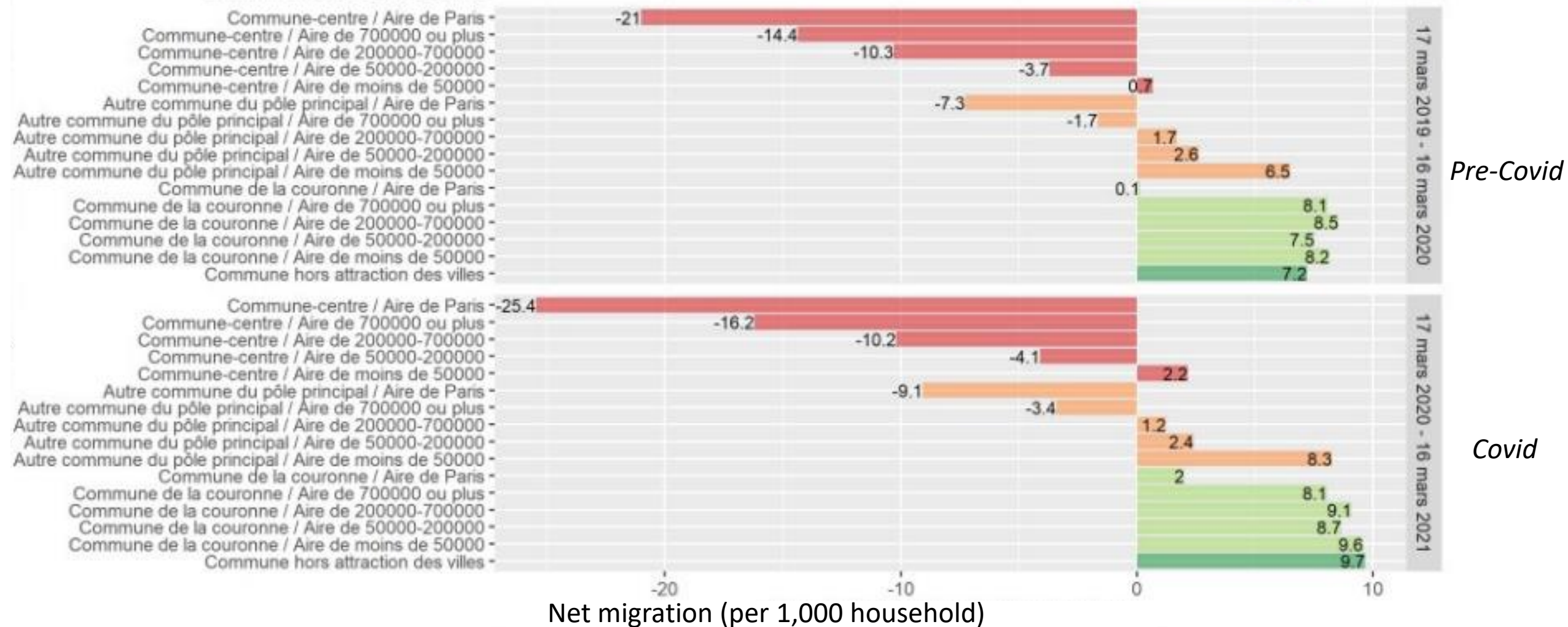


Pre-Covid

Net migration (per 1,000 household)

Estimations of net migrations

- From mail re-expedition (POPSU, 2022)



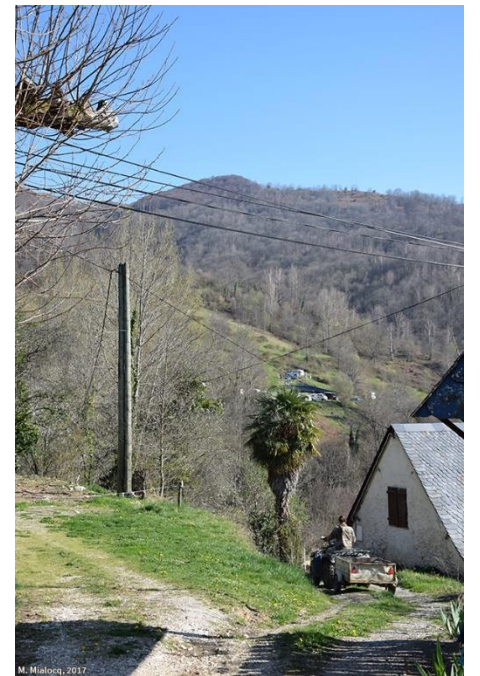
Housing market & transactions

- Notaries report, 'Notaires de France', June 2022
- Main gains:
 - Towns and medium-size cities (<50,000)
 - Peri-urban areas
 - Rural areas
 - specific amenities (environment, accessibility, local economy)



Aspiration to residential mobility

- Surveys Forum Vies Mobiles, April 2020; June 2022
 - For 23% of population, triggered by lock down
 - 1/10 respondents is seriously considering moving
 - Who are they? Young (35% of <25); Paris region (36%), teleworkers (31%), in small flats (48%, studio; 32%, 2 rooms)
 - About 30% of workers teleworked full time during the lockdown (more in Paris)
 - Teleworkers' motivations: living environment ; outdoor/garden; larger home



Urban exodus: Family strategies and profiles

(POPSU, 2022)

- Working from home
- Reconversion and life transition
- Pensioners' re-localisation and double residency
- Economically fragile and in quest of an alternative way of life



Imbert, Chapon, Mialocq, 2018

The social challenges of rural attractiveness

- Real estate investment in rural areas
 - already homeowners
(notaries survey 2021; *Challenges*, March 2021)
- Rural gentrification
- Assets, inequality and exclusion



Preliminary exploratory findings

- Residential migrations reinforce established trends and concentration
- Some small increase with large effect
- Inequal rural attractiveness
- Social changes and new inequalities
(gentrification; economic, social and cultural exclusion)

References and sources

- Oliveau Sébastien and Yoann Doignon. 'La diagonale se vide ? Analyse spatiale exploratoire des décroissances démographiques en France métropolitaine depuis 50 ans.' *Cybergeo*, 2016.
- 'Immobilier: le marché se déplace vers les villes moyennes', Treguier E. *Challenges*, March 2021
- Notaires de France, 3e Baromètre de l'immobilier des villes moyennes, Juin 2022.
- Mobilités et Covid-19 : quels impacts sur les comportements et les politiques de transport ? Par Jean Colard, Jincheng Ni, et Nicolas Meilhan, France Stratégie report, 10 septembre 2020
- Christophe Imbert, Julie Chapon et Madeleine Mialocq, «L'habitat informel dans l'ouest de l'Ariège : marginalité ou alternative à la norme ?», *Géoconfluences*, avril 2018.
- POPSU Territoires (<https://popsu.archi.fr>); 3 teams; data sources and analyses:
 - data platform leboncoin.fr coordinated by Alexandre Coulondre (LATTs) et de Claire Juillard (OGGI)
 - data platforms *meilleursagents.com*, *seloger.com* and *la Poste*, coordinated by Marie Breuillé (INRAE) et Julie Le Gallo (L'Institut Agro)
 - Fieldwork and qualitative analyses of 6 rural and periurban case studies coordinated by Max Rousseau (CIRAD), Anaïs Collet (Université de Strasbourg) et Aurélie Delage (Université de Perpignan)



THANK YOU

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Chair of Excellence 'demographic and territorial dynamics'