



ISRAEL REAL ESTATE FORUM

A not-for-profit industry association (amuta)

A U T U M N · 2 0 2 6

Europe's third largest metro area (by GDP) is Tel Aviv

7th by metro area population the high value Gush Dan (Tel Aviv metro) economy sits only behind Paris and London in economic scale.

Research note for the IREF community · October 2026

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Tel Aviv punches way above its weight but often overlooked

Investment committees size markets before they size assets. For European mandates that means an international league table of metropolitan markets, from which Tel Aviv is routinely absent due to lack of internationally comparable research.

#3

Metro area GDP

54% of Israel's national economy

#7

Metro area population

Gush Dan region

12.4mn SQM[†]

SQM of office stock

Similar to Milan, Frankfurt, Madrid

[†] Office stock grown from a 12 million sqm base (projected) for 2024 according to CBRE. Not a CBRE stock figure.

The top ten most populous metros in Europe plus Israel, and their GDP.

#	Metro area	Definition used	Pop.	% of country	GDP, €bn	GDP rank	Basis
1	Paris	Île-de-France. Official region; near the Eurostat metro.	12.5m	18%	880	1	Official
2	London	Greater London. Commuting belt is ~13m, not this row.	9.1m	13%	780	2	Official
3	Madrid	Autonomous community. Official 2025 account.	7.0m	14%	337	4	Official
4	Barcelona	Eurostat metro. Catalonia, the official region, is larger.	5.9m	12%	270	6	Metro estimate
5	Berlin	Berlin Land. Official region; close to the Eurostat metro.	5.5m	7%	215	8	Official
6	Ruhr	Eurostat metro. No single Land account.	5.1m	6%	220	7	Metro estimate
7	Tel Aviv (Gush Dan)	CBS metropolis: city plus rings, Netanya to Ashdod.	4.5m	45%	345	3	Estimate
8	Milan	Eurostat metro. Lombardy, the official region, is larger.	4.3m	7%	280	5	Metro estimate
9	Rome	Eurostat metro. Lazio, the official region, is larger.	4.3m	7%	200	9	Metro estimate
10	Athens	Eurostat metro. Attica is the official region.	3.6m	35%	120	10	Approximation

Ranked by population. Figures are 2025 estimated. GDP rank is among these ten. “% of country” is population share.

Basis definitions: “Official” is a government administrative entity such as Île-de-France, Greater London (not a functional urban area), the Madrid autonomous community, Berlin Land. “Metro estimate” is a Eurostat metropolitan region, NUTS3 regions where at least half the population lives in a functional urban area of 250,000 or more. That approximates the EU-OECD functional urban area, a core plus localities where at least 15% of workers commute in. The official region is larger for Milan, Barcelona and Rome. The Ruhr has no single Land. “Approximation” is in regard to Athens. “Estimate” pertains to Tel Aviv and is interpolated and is not a CBS sourced figure. Ratio method used. For each metro estimate the share of national GDP is taken for each year 2018–2021, and through 2023 where a later account exists (UK to 2024). A least-squares trend is fitted, extrapolated to 2025 and applied to 2025 national GDP. Where the share is too noisy, a three-year mean is used. Tel Aviv uses the same fit on Gush Dan’s share.

Paris: Insee and Eurostat give Île-de-France €866bn in 2024, 29.5% of France. The share was 30% in 2021 and 29.3% in 2023. Thirty percent of 2025 French GDP is €880bn. London: ONS Greater London £618bn in 2023, 22.3% of the UK. Nominal growth in 2024 was about 6%. €780bn converts the grown sterling total at about 1.17. It is Greater London only. The commuting belt, about 13–15 million, has no official GDP. Madrid: INE, reported by the Comunidad de Madrid on 30 September 2026, €337.2bn in 2025, 20% of Spain, after 2.7% growth. An earlier release said €336.5bn. 2024 was €316bn, 19.8%. The 2021 regional total was €240bn, 19.4%. A secondary Eurostat compilation of €296bn for 2021 is not used. The regional account is the checked figure. Barcelona: compilations show €210bn and about €174bn in 2021. The table uses €270bn, not Catalonia. Berlin’s share of Germany was 5.1–5.3% in each year 2018–2021. The table uses €215bn. Ruhr €180bn in 2021, about 4.9%, scales to about €220bn. Milan €228bn in 2021, about 12% of Italy, to about €280bn. Rome €163bn, about 9%, to about €200bn. Athens: no matched series. €120bn assumes about half of a Greek economy of roughly €240bn. Gush Dan is the CBS Tel Aviv metropolis: Tel Aviv–Yafo as the core, then inner, middle and outer rings by commuting and service links, Netanya to Ashdod, including part of the Southern district and excluding some inland Central-district localities. Not a Eurostat region and not an official GDP unit. The two districts, about 3.9 million, are a different border and are not used here. The OECD functional-urban-area set has no FUA or regional GDP for Israel.

Tel Aviv is the fastest-growing major metro in Europe.

#	Metro area	2019	2023	2025	Change 2019–25
1	London	14.31m	14.59m	14.84m	+3.7%
2	Paris	12.27m	12.43m	12.55m	+2.3%
3	Madrid	6.66m	6.94m	7.11m	+6.8%
4	Barcelona	5.66m	5.84m	5.96m	+5.3%
5	Berlin	5.22m	5.36m	5.41m	+3.6%
6	Ruhr	5.09m	5.12m	5.13m	+0.7%
7	Milan	4.35m	4.34m	4.36m	+0.1%
8	Rome	4.26m	4.23m	4.22m	-0.8%
9	Manchester	3.74m	3.90m	3.98m	+6.3%
10	Tel Aviv	3.65m	3.88m	3.95m	+8.1%

European Union rows are Eurostat metropolitan regions (Eurostat, 18 March 2024, met_pjanaggr3): NUTS3 regions in which at least half the population lives in a functional urban area of 250,000 or more. That approximates the EU–OECD functional urban area, an urban core plus localities where at least 15% of workers commute into the core. The UK leg uses the same rule on ONS ITL3. London here is that commuting belt, 14.8 million, not Greater London. It has no official GDP.

Tel Aviv here is the Tel Aviv District plus the Central District, 3.95 million. That is a different border from the CBS metropolis used on the GDP table, and that table does not use it. Gush Dan is Tel Aviv–Yafo plus inner, middle and outer rings, Netanya to Ashdod, including part of the Southern district and excluding some inland Central-district localities, about 4.5 million.

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Registration Number 580843423 Registration Date 5 July 2026