



Q1

Q2

Q3

Q4 2025

Overview of the  
Dutch property  
market



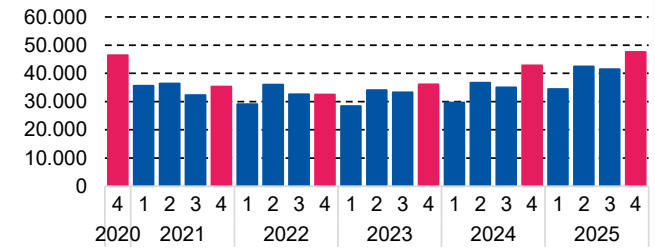


## Number of transactions

The number of transactions shows how many houses were sold by NVM property brokers in one quarter.

Number of transactions	2024-4	2025-3	2025-4	%-jr.	%-kw
Mid-terrace house	10.836	10.314	<b>12.249</b>	13%	19%
End-terrace house	5.591	5.317	<b>6.389</b>	14%	20%
Semi-detached	6.062	5.836	<b>6.670</b>	10%	14%
Detached	6.295	6.164	<b>6.467</b>	3%	5%
Apartment	14.072	13.866	<b>15.843</b>	13%	14%
<b>Total</b>	<b>42.856</b>	<b>41.497</b>	<b>47.619</b>	<b>11%</b>	<b>15%</b>

## Number of transactions

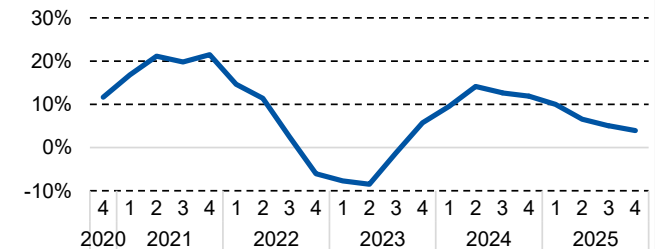


## Transaction price

The transaction price is the (median) sales price of all houses sold in one quarter.

Transaction price (x 1.000 euro)	2024-4	2025-3	2025-4	%-jr.	%-kw
Mid-terrace house	450	463	<b>469</b>	4,1%	1,3%
End-terrace house	476	484	<b>498</b>	4,6%	2,8%
Semi-detached	528	544	<b>558</b>	5,8%	2,6%
Detached	704	737	<b>753</b>	6,9%	2,2%
Apartment	399	400	<b>405</b>	1,5%	1,2%
<b>Total</b>	<b>485</b>	<b>497</b>	<b>502</b>	<b>3,9%</b>	<b>1,8%</b>

## Price trends year on year

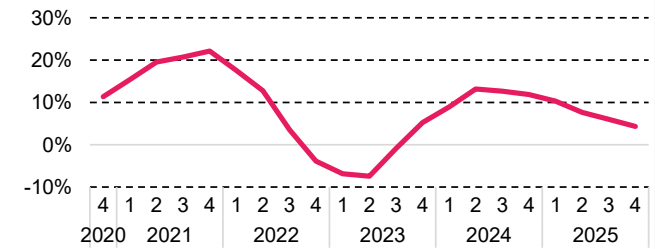


## Square metre prices

The square metre transaction price is the (median) square metre price of all houses sold in one quarter. The sales price is divided by the number of square metres of usable living space.

Square metre prices (euro/m2 living space)	2024-4	2025-3	2025-4	%-jr.	%-kw
Mid-terrace house	4.062	4.185	<b>4.250</b>	4,6%	1,6%
End-terrace house	4.066	4.199	<b>4.257</b>	4,7%	1,4%
Semi-detached	3.981	4.169	<b>4.189</b>	5,2%	0,5%
Detached	4.231	4.453	<b>4.450</b>	5,2%	-0,1%
Apartment	5.456	5.591	<b>5.622</b>	3,2%	0,4%
<b>Total</b>	<b>4.533</b>	<b>4.694</b>	<b>4.726</b>	<b>4,3%</b>	<b>0,8%</b>

## Square metre price trends year on year

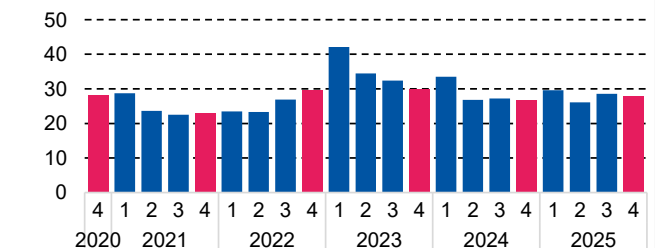


## Time to sell

The time to sell (also referred to as the transaction time) is the time presented in days between the moment a house is put up for sale and the date of sale, with the date of the full signature of the deed at the property agent's office being the guiding factor.

Time to sell in days	2024-4	2025-3	2025-4
Mid-terrace house	23	25	<b>25</b>
End-terrace house	25	26	<b>26</b>
Semi-detached	25	27	<b>27</b>
Detached	38	38	<b>35</b>
Apartment	26	28	<b>28</b>
<b>Total</b>	<b>27</b>	<b>29</b>	<b>28</b>

## Time to sell in days



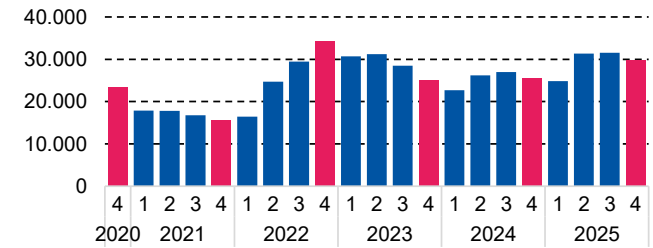


## Property availability

Property availability shows the number of houses available by NVM property agents at the end of the quarter.

Property availability	2024-4	2025-3	2025-4	%-jr.	%-kw
Mid-terrace house	4.218	5.828	<b>5.202</b>	23%	-11%
End-terrace house	2.762	3.554	<b>3.427</b>	24%	-4%
Semi-detached	3.121	3.865	<b>3.422</b>	10%	-11%
Detached	7.283	7.899	<b>7.360</b>	1%	-7%
Apartment	8.237	10.366	<b>10.353</b>	26%	0%
<b>Total</b>	<b>25.621</b>	<b>31.512</b>	<b>29.764</b>	<b>16%</b>	<b>-6%</b>

## Property availability

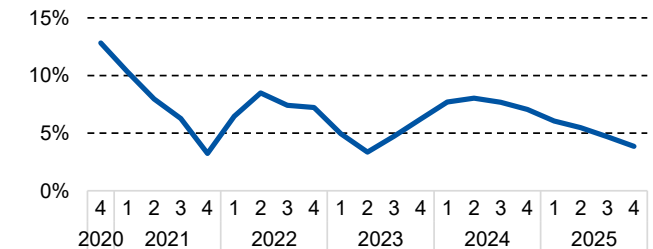


## Asking price

The asking price is the (median) asking price of all houses available at the end of the quarter.

Asking price (x 1.000 euro)	2024-4	2025-3	2025-4	%-jr.	%-kw
Mid-terrace house	449	476	<b>474</b>	5,5%	-0,6%
End-terrace house	495	515	<b>515</b>	4,0%	0,1%
Semi-detached	545	581	<b>582</b>	6,7%	0,1%
Detached	896	931	<b>944</b>	5,3%	1,4%
Apartment	436	436	<b>437</b>	0,9%	0,2%
<b>Total</b>	<b>589</b>	<b>594</b>	<b>594</b>	<b>3,9%</b>	<b>0,3%</b>

## Asking price trends year on year

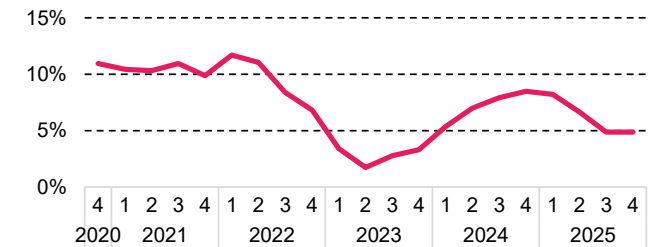


## Square metre prices

The asking price per square metre is the (median) square metre price of all houses available at the end of the quarter. The asking price is divided by the number of square metres of usable living space.

Square metre prices (euro/m2 living space)	2024-4	2025-3	2025-4	%-jr.	%-kw
Mid-terrace house	3.860	4.045	<b>4.062</b>	5,2%	0,4%
End-terrace house	3.924	4.081	<b>4.151</b>	5,8%	1,7%
Semi-detached	3.948	4.111	<b>4.168</b>	5,6%	1,4%
Detached	4.435	4.626	<b>4.692</b>	5,8%	1,4%
Apartment	5.230	5.351	<b>5.374</b>	3,4%	0,5%
<b>Total</b>	<b>4.481</b>	<b>4.632</b>	<b>4.697</b>	<b>4,9%</b>	<b>1,0%</b>

## Square metre asking price trends year on year

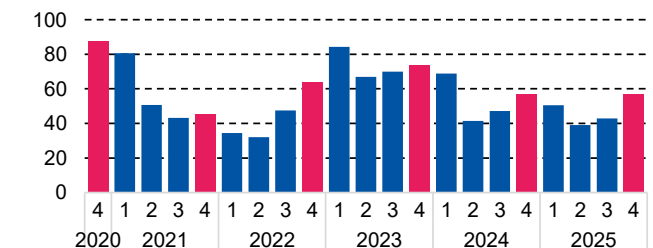


## Validity of the offer

The validity of the offer shows how many days houses have been available for sale. It is about the difference in days between the moment a house is put up for sale and the last day of the quarter.

Validity of the offer in days	2024-4	2025-3	2025-4
Mid-terrace house	35	22	<b>36</b>
End-terrace house	39	26	<b>41</b>
Semi-detached	42	28	<b>44</b>
Detached	96	85	<b>95</b>
Apartment	45	34	<b>51</b>
<b>Total</b>	<b>57</b>	<b>43</b>	<b>57</b>

## Validity of the offer in days



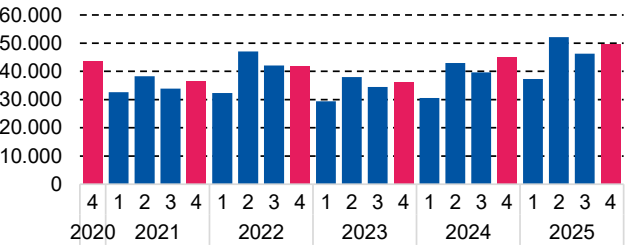


No. of houses put up for sale# put up for sale

The number of houses put up for sale shows how many houses were put up for sale for the first time in one quarter.

	2024-4	2025-3	2025-4	%-jr.	%-kw
Mid-terrace house	10.936	11.106	12.203	12%	10%
End-terrace house	5.712	5.887	6.477	13%	10%
Semi-detached	6.264	6.221	6.595	5%	6%
Detached	6.583	6.920	6.824	4%	-1%
Apartment	15.652	16.135	17.435	11%	8%
Total	45.147	46.269	49.534	10%	7%

Number of houses put up for sale

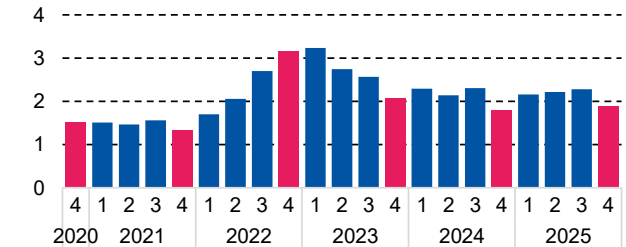


Shortage indicator

The shortage provides an approximation of options prospective buyers have on the housing market. It is calculated as availability at the start of a quarter divided by the number of transactions signed in the same quarter.

Shortage indicator	2024-4	2025-3	2025-4
Mid-terrace house	1,2	1,7	1,3
End-terrace house	1,5	2,0	1,6
Semi-detached	1,5	2,0	1,5
Detached	3,5	3,8	3,4
Apartment	1,8	2,2	2,0
Total	1,8	2,3	1,9

Shortage indicator

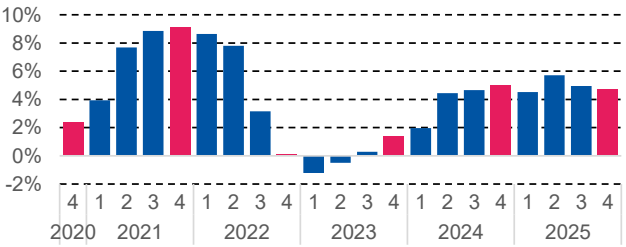


Asking price vs selling price Asking-selling price difference in %

The difference between the two shows the difference in percentages between the last asking price of a property and the transaction price eventually. A positive difference means the amount paid exceeds the asking price.

Asking-selling price difference in %	2024-4	2025-3	2025-4
Mid-terrace house	7,0%	6,8%	6,2%
End-terrace house	5,4%	5,0%	4,8%
Semi-detached	3,8%	4,0%	3,6%
Detached	0,0%	0,4%	0,4%
Apartment	6,0%	6,0%	5,7%
Total	5,0%	5,0%	4,7%

Asking price versus selling price



% beyond the asking price > the asking price in percentages

The percentage beyond the asking price is the percentage of total houses sold beyond the asking price.

> the asking price in percentages	2024-4	2025-3	2025-4
Mid-terrace house	82%	81%	81%
End-terrace house	76%	75%	74%
Semi-detached	69%	70%	70%
Detached	43%	47%	47%
Apartment	75%	75%	74%
Total	71%	71%	72%

% beyond the asking price

