



Overview of the Dutch property market

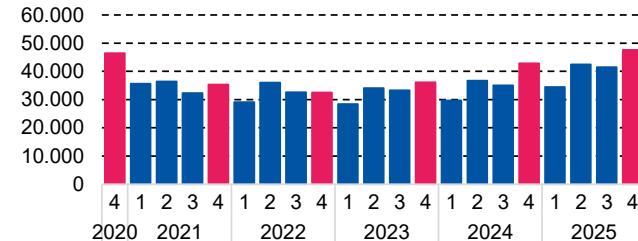


Number of transactions

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	12.249	13%	19%
End-terrace house	5.591	5.317	6.389	14%	20%
Semi-detached	6.062	5.836	6.670	10%	14%
Detached	6.295	6.164	6.467	3%	5%
Apartment	14.072	13.866	15.843	13%	14%
Total	42.856	41.497	47.619	11%	15%

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	469	4,1%	1,3%
End-terrace house	476	484	498	4,6%	2,8%
Semi-detached	528	544	558	5,8%	2,6%
Detached	704	737	753	6,9%	2,2%
Apartment	399	400	405	1,5%	1,2%
Total	485	497	502	3,9%	1,8%

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

Square metre price trends year on year

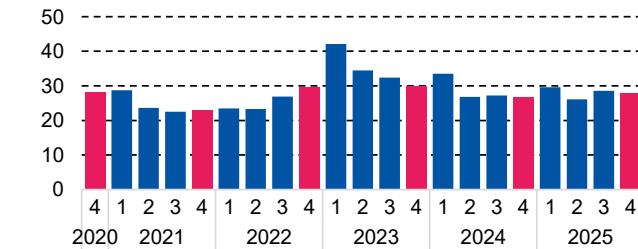


Time to sell

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	25
End-terrace house	25	26	26
Semi-detached	25	27	27
Detached	38	38	35
Apartment	26	28	28
Total	27	29	28

Time to sell in days



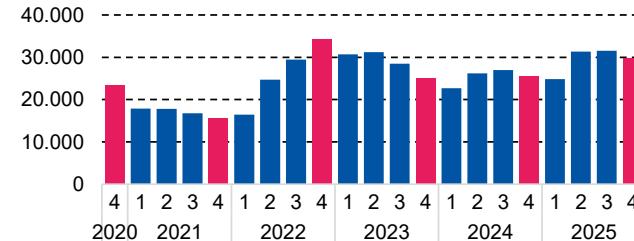


Property availability

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	5.202	23%	-11%
End-terrace house	2.762	3.554	3.427	24%	-4%
Semi-detached	3.121	3.865	3.422	10%	-11%
Detached	7.283	7.899	7.360	1%	-7%
Apartment	8.237	10.366	10.353	26%	0%
Total	25.621	31.512	29.764	16%	-6%

Property availability

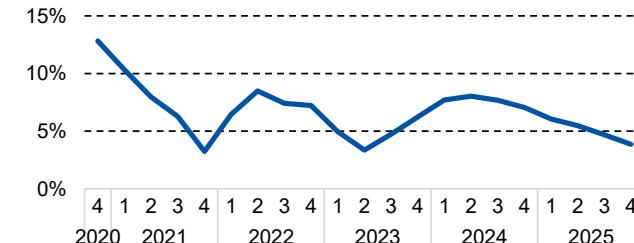


Asking price

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	474	5,5%	-0,6%
End-terrace house	495	515	515	4,0%	0,1%
Semi-detached	545	581	582	6,7%	0,1%
Detached	896	931	944	5,3%	1,4%
Apartment	436	436	437	0,9%	0,2%
Total	589	594	594	3,9%	0,3%

Asking price trends year on year

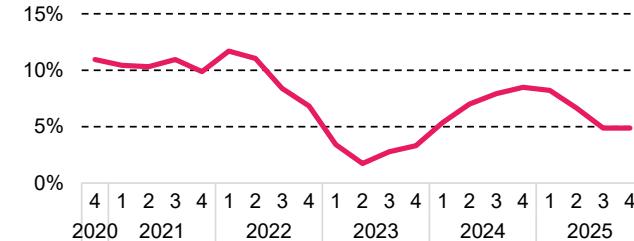


Square metre prices

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

Square metre asking price trends year on year

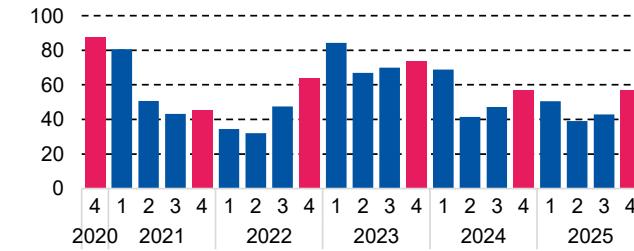


Validity of the offer

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	36
End-terrace house	39	26	41
Semi-detached	42	28	44
Detached	96	85	95
Apartment	45	34	51
Total	57	43	57

Validity of the offer in days



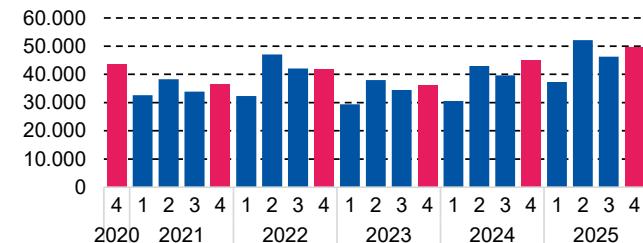


No. of houses put up for sale

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

# put up for sale	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

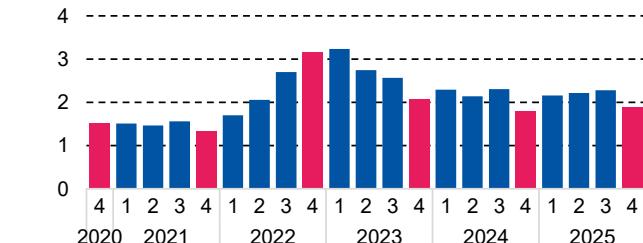


Shortage indicator

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

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 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

