

**Q3** 2023

Overview of the  
Dutch property  
market



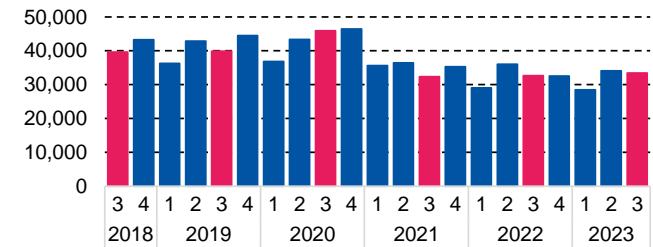


## Number of transactions

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

Number of transactions	2022-3	2023-2	2023-3	%-jr.	%-kw
Mid-terrace house	9,196	9,178	<b>8,442</b>	-8%	-8%
End-terrace house	4,922	4,885	<b>4,725</b>	-4%	-3%
Semi-detached	5,085	5,255	<b>4,992</b>	-2%	-5%
Detached	4,622	5,043	<b>5,307</b>	15%	5%
Apartment	8,835	9,709	<b>9,977</b>	13%	3%
<b>Total</b>	<b>32,660</b>	<b>34,070</b>	<b>33,444</b>	<b>2%</b>	<b>-2%</b>

## Number of transactions

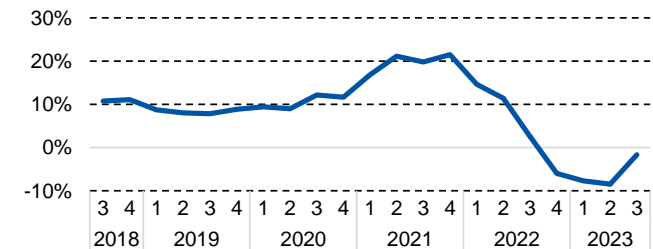


## Transaction price

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

Transaction price (x 1.000 euro)	2022-3	2023-2	2023-3	%-jr.	%-kw
Mid-terrace house	378	376	<b>378</b>	0.2%	0.7%
End-terrace house	409	399	<b>403</b>	-1.3%	1.1%
Semi-detached	460	442	<b>458</b>	-0.4%	3.7%
Detached	640	592	<b>614</b>	-4.0%	3.7%
Apartment	358	343	<b>346</b>	-3.0%	0.9%
<b>Total</b>	<b>427</b>	<b>412</b>	<b>422</b>	<b>-1.7%</b>	<b>1.7%</b>

## Price trends

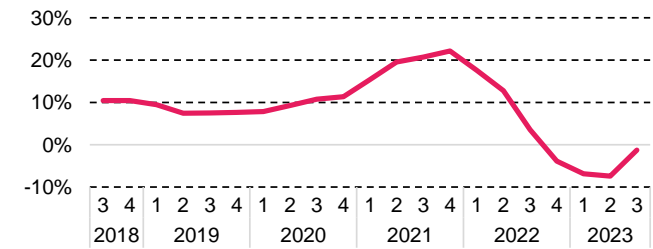


## Square metre prices

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)	2022-3	2023-2	2023-3	%-jr.	%-kw
Mid-terrace house	3,446	3,398	<b>3,440</b>	-0.2%	1.2%
End-terrace house	3,531	3,473	<b>3,487</b>	-1.2%	0.4%
Semi-detached	3,529	3,419	<b>3,510</b>	-0.6%	2.7%
Detached	3,913	3,711	<b>3,763</b>	-3.8%	1.4%
Apartment	4,733	4,529	<b>4,667</b>	-1.3%	2.6%
<b>Total</b>	<b>3,886</b>	<b>3,780</b>	<b>3,875</b>	<b>-1.3%</b>	<b>1.7%</b>

## Square metre price trends

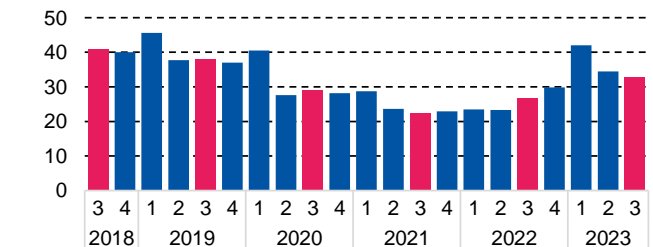


## Time to sell

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	2022-3	2023-2	2023-3
Mid-terrace house	25	28	<b>26</b>
End-terrace house	26	31	<b>29</b>
Semi-detached	27	35	<b>32</b>
Detached	32	52	<b>51</b>
Apartment	27	33	<b>31</b>
<b>Total</b>	<b>27</b>	<b>34</b>	<b>33</b>

## Time to sell in days



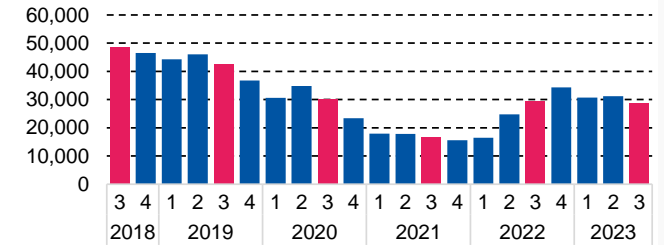


## Property availability

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

Property availability	2022-3	2023-2	2023-3	%-jr.	%-kw
Mid-terrace house	6,375	5,674	<b>4,962</b>	-22%	-13%
End-terrace house	3,791	3,750	<b>3,393</b>	-10%	-10%
Semi-detached	4,260	4,438	<b>4,105</b>	-4%	-7%
Detached	7,256	8,896	<b>8,448</b>	16%	-5%
Apartment	7,745	8,427	<b>7,945</b>	3%	-6%
<b>Total</b>	<b>29,427</b>	<b>31,185</b>	<b>28,854</b>	<b>-2%</b>	<b>-7%</b>

## Property availability

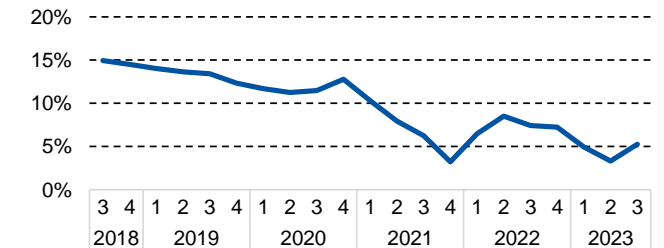


## Asking price

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

Asking price (x 1.000 euro)	2022-3	2023-2	2023-3	%-jr.	%-kw
Mid-terrace house	405	422	<b>431</b>	6.5%	2.3%
End-terrace house	437	457	<b>463</b>	5.9%	1.2%
Semi-detached	485	515	<b>522</b>	7.8%	1.5%
Detached	748	750	<b>783</b>	4.7%	4.3%
Apartment	388	400	<b>404</b>	3.4%	1.3%
<b>Total</b>	<b>501</b>	<b>527</b>	<b>544</b>	<b>5.3%</b>	<b>2.4%</b>

## Asking price trends

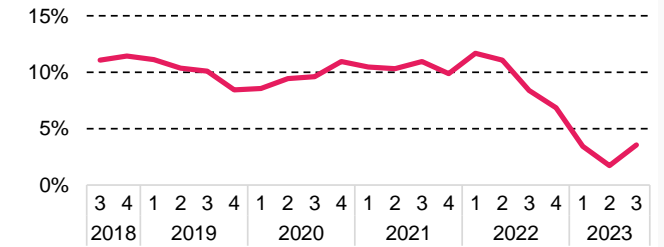


## Square metre prices

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)	2022-3	2023-2	2023-3	%-jr.	%-kw
Mid-terrace house	3,485	3,550	<b>3,627</b>	4.1%	2.2%
End-terrace house	3,535	3,579	<b>3,631</b>	2.7%	1.5%
Semi-detached	3,559	3,690	<b>3,732</b>	4.9%	1.1%
Detached	3,964	4,002	<b>4,089</b>	3.2%	2.2%
Apartment	4,526	4,636	<b>4,706</b>	3.2%	1.5%
<b>Total</b>	<b>3,894</b>	<b>3,996</b>	<b>4,075</b>	<b>3.5%</b>	<b>1.7%</b>

## Square metre asking price trends

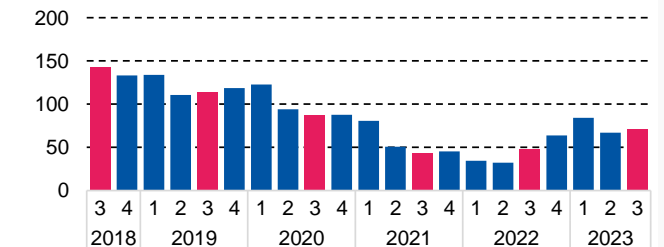


## Validity of the offer

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	2022-3	2023-2	2023-3
Mid-terrace house	31	42	<b>37</b>
End-terrace house	39	52	<b>51</b>
Semi-detached	43	62	<b>64</b>
Detached	74	105	<b>115</b>
Apartment	43	52	<b>57</b>
<b>Total</b>	<b>48</b>	<b>67</b>	<b>71</b>

## Validity of the offer in days



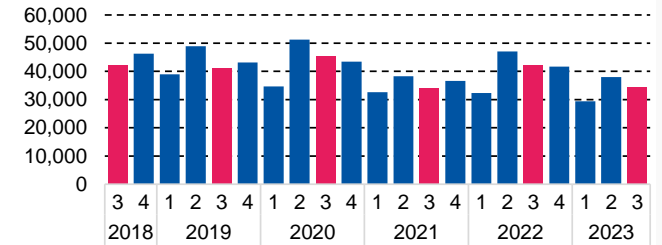


## No. of houses put up for sale

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	2022-3	2023-2	2023-3	%-jr.	%-kw
Mid-terrace house	11,107	9,352	<b>8,267</b>	-26%	-12%
End-terrace house	6,017	5,099	<b>4,633</b>	-23%	-9%
Semi-detached	6,228	5,532	<b>5,100</b>	-18%	-8%
Detached	6,922	6,612	<b>5,828</b>	-16%	-12%
Apartment	11,831	11,365	<b>10,674</b>	-10%	-6%
<b>Total</b>	<b>42,105</b>	<b>37,960</b>	<b>34,502</b>	<b>-18%</b>	<b>-9%</b>

Number of houses put up for sale

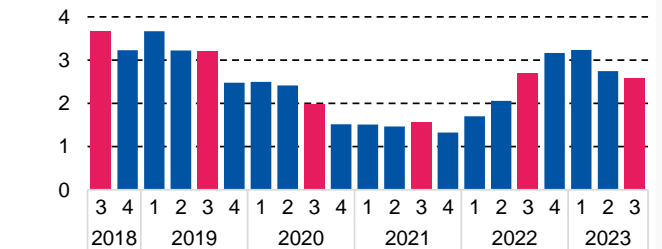


## Shortage indicator

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	2022-3	2023-2	2023-3
Mid-terrace house	2.1	1.9	<b>1.8</b>
End-terrace house	2.3	2.3	<b>2.2</b>
Semi-detached	2.5	2.5	<b>2.5</b>
Detached	4.7	5.3	<b>4.8</b>
Apartment	2.6	2.6	<b>2.4</b>
<b>Total</b>	<b>2.7</b>	<b>2.7</b>	<b>2.6</b>

Shortage indicator

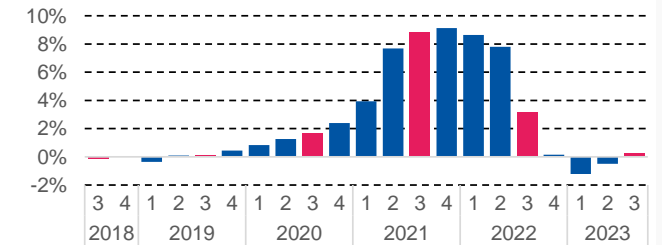


## Asking price vs selling price

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 %	2022-3	2023-2	2023-3
Mid-terrace house	3.9%	0.3%	<b>1.4%</b>
End-terrace house	3.1%	-0.3%	<b>0.3%</b>
Semi-detached	2.4%	-1.2%	<b>-0.3%</b>
Detached	0.6%	-2.4%	<b>-2.1%</b>
Apartment	4.2%	0.0%	<b>0.7%</b>
<b>Total</b>	<b>3.2%</b>	<b>-0.5%</b>	<b>0.2%</b>

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	2022-3	2023-2	2023-3
Mid-terrace house	72%	49%	<b>56%</b>
End-terrace house	67%	41%	<b>48%</b>
Semi-detached	62%	33%	<b>41%</b>
Detached	49%	23%	<b>27%</b>
Apartment	69%	42%	<b>47%</b>
<b>Total</b>	<b>66%</b>	<b>39%</b>	<b>45%</b>

% beyond the asking price

