

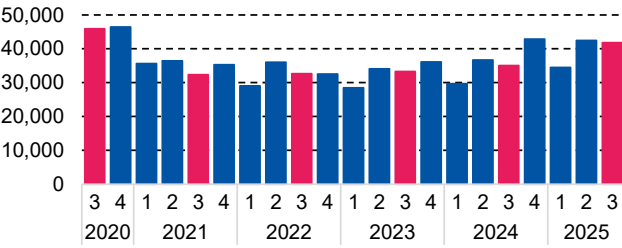


Number of transactions

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

Number of transactions	2024-3	2025-2	2025-3	%-jr.	%-kw
Mid-terrace house	8,648	10,753	10,331	19%	-4%
End-terrace house	4,651	5,640	5,349	15%	-5%
Semi-detached	4,967	6,082	5,863	18%	-4%
Detached	5,546	5,914	6,244	13%	6%
Apartment	11,249	14,066	14,041	25%	0%
Total	35,061	42,455	41,828	19%	-1%

Number of transactions

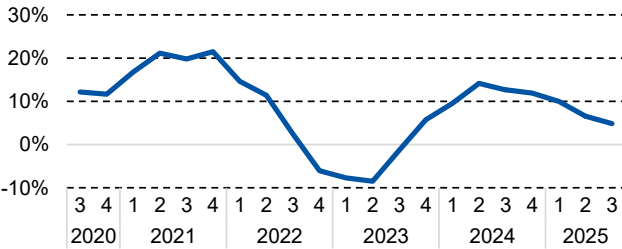


Transaction price

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

Transaction price (x 1.000 euro)	2024-3	2025-2	2025-3	%-jr.	%-kw
Mid-terrace house	437	463	462	5.8%	-0.1%
End-terrace house	458	491	484	5.5%	-1.4%
Semi-detached	516	552	544	5.4%	-1.5%
Detached	681	728	735	7.9%	1.0%
Apartment	389	406	399	2.3%	-1.8%
Total	474	498	496	4.8%	-0.9%

Price trends year on year

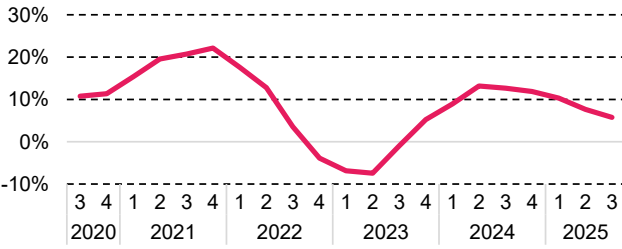


Square metre prices

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)	2024-3	2025-2	2025-3	%-jr.	%-kw
Mid-terrace house	3,966	4,214	4,182	5.5%	-0.8%
End-terrace house	3,964	4,223	4,191	5.7%	-0.7%
Semi-detached	3,940	4,177	4,166	5.7%	-0.3%
Detached	4,164	4,397	4,447	6.8%	1.1%
Apartment	5,247	5,588	5,567	5.6%	-0.1%
Total	4,404	4,690	4,686	5.8%	-0.2%

Square metre price trends year on year

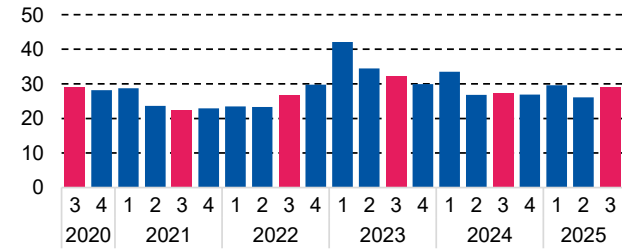


Time to sell

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	2024-3	2025-2	2025-3
Mid-terrace house	23	24	25
End-terrace house	25	24	27
Semi-detached	26	25	28
Detached	38	33	39
Apartment	26	26	29
Total	27	26	29

Time to sell in days



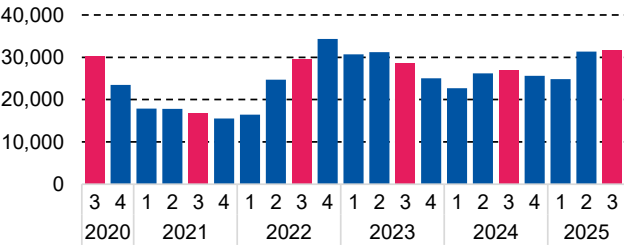


Property availability

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

Property availability	2024-3	2025-2	2025-3	%-jr.	%-kw
Mid-terrace house	4,644	5,781	5,888	27%	2%
End-terrace house	2,937	3,476	3,720	27%	7%
Semi-detached	3,294	3,941	3,881	18%	-2%
Detached	7,933	8,130	7,886	-1%	-3%
Apartment	8,158	10,023	10,387	27%	4%
Total	26,966	31,351	31,763	18%	1%

Property availability

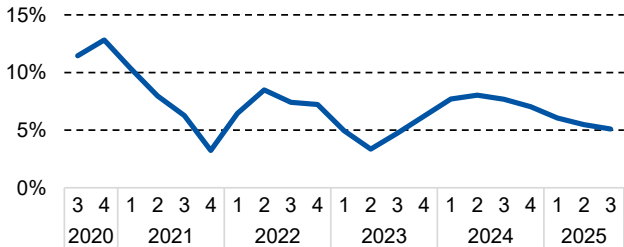


Asking price

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

Asking price (x 1.000 euro)	2024-3	2025-2	2025-3	%-jr.	%-kw
Mid-terrace house	455	472	476	4.5%	0.9%
End-terrace house	490	516	515	5.1%	-0.2%
Semi-detached	554	571	583	5.2%	2.1%
Detached	861	910	940	9.2%	3.4%
Apartment	430	443	437	2.0%	-0.9%
Total	583	593	596	5.1%	0.9%

Asking price trends year on year

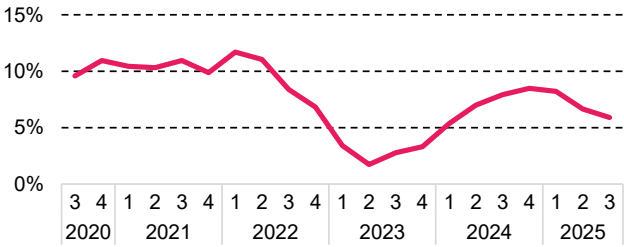


Square metre prices

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)	2024-3	2025-2	2025-3	%-jr.	%-kw
Mid-terrace house	3,848	4,028	4,063	5.6%	0.9%
End-terrace house	3,882	4,070	4,112	5.9%	1.0%
Semi-detached	3,903	4,116	4,141	6.1%	0.6%
Detached	4,362	4,572	4,673	7.1%	2.2%
Apartment	5,177	5,411	5,428	4.9%	0.5%
Total	4,412	4,627	4,676	5.9%	1.1%

Square metre asking price trends year on year

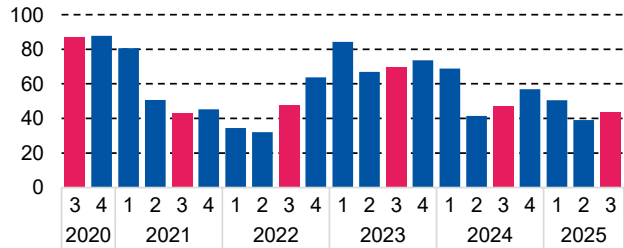


Validity of the offer

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	2024-3	2025-2	2025-3
Mid-terrace house	24	25	23
End-terrace house	24	27	27
Semi-detached	30	29	28
Detached	88	62	86
Apartment	35	37	35
Total	47	39	44

Validity of the offer in days



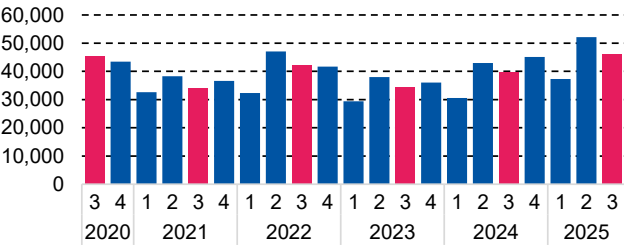


No. of houses put up for sale

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	2024-3	2025-2	2025-3	%-jr.	%-kw
Mid-terrace house	9,326	12,641	11,099	19%	-12%
End-terrace house	5,101	6,731	5,888	15%	-13%
Semi-detached	5,291	7,345	6,208	17%	-15%
Detached	6,587	8,272	6,911	5%	-16%
Apartment	13,303	17,178	16,120	21%	-6%
Total	39,608	52,167	46,226	17%	-11%

Number of houses put up for sale

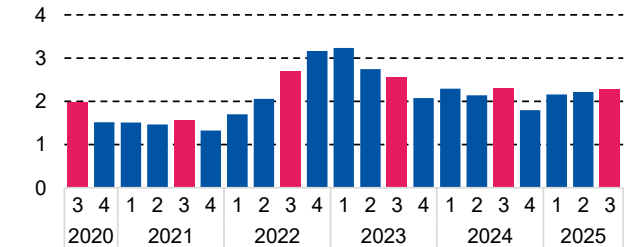


Shortage indicator

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	2024-3	2025-2	2025-3
Mid-terrace house	1.6	1.6	1.7
End-terrace house	1.9	1.8	2.1
Semi-detached	2.0	1.9	2.0
Detached	4.3	4.1	3.8
Apartment	2.2	2.1	2.2
Total	2.3	2.2	2.3

Shortage indicator

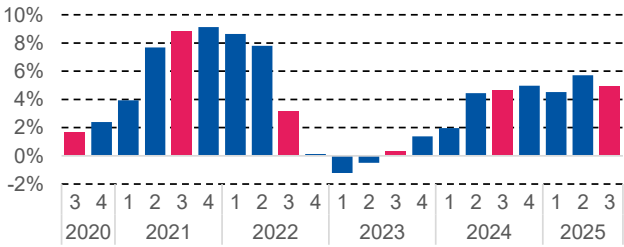


Asking price vs selling price

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 %	2024-3	2025-2	2025-3
Mid-terrace house	7.0%	7.8%	6.8%
End-terrace house	5.2%	6.1%	5.0%
Semi-detached	3.3%	4.6%	3.9%
Detached	-0.1%	0.5%	0.4%
Apartment	5.6%	6.6%	5.9%
Total	4.7%	5.7%	4.9%

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	2024-3	2025-2	2025-3
Mid-terrace house	81%	84%	80%
End-terrace house	74%	78%	74%
Semi-detached	66%	73%	69%
Detached	43%	49%	47%
Apartment	73%	77%	74%
Total	69%	74%	71%

% beyond the asking price

