

**Q1** 2026

Overview of the  
Dutch property  
market

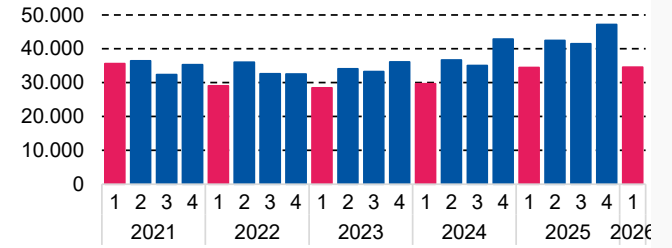


## Number of transactions

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

Number of transactions	2025-1	2025-4	2026-1	%-jr.	%-kw
Mid-terrace house	8.575	12.072	<b>8.825</b>	3%	-27%
End-terrace house	4.563	6.329	<b>4.656</b>	2%	-26%
Semi-detached	4.829	6.604	<b>4.715</b>	-2%	-29%
Detached	4.762	6.437	<b>4.324</b>	-9%	-33%
Apartment	11.749	15.742	<b>12.059</b>	3%	-23%
<b>Total</b>	<b>34.478</b>	<b>47.184</b>	<b>34.579</b>	<b>0%</b>	<b>-27%</b>

Number of transactions

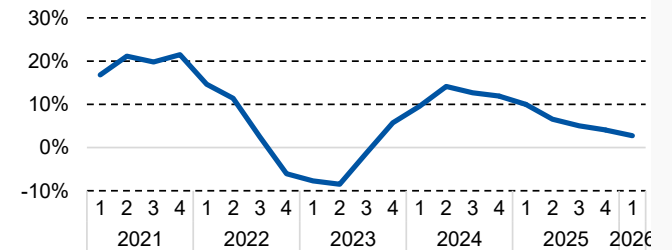


## Transaction price

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

Transaction price (x 1.000 euro)	2025-1	2025-4	2026-1	%-jr.	%-kw
Mid-terrace house	444	469	<b>459</b>	3,3%	-2,1%
End-terrace house	470	498	<b>485</b>	3,2%	-2,6%
Semi-detached	521	559	<b>541</b>	3,9%	-3,2%
Detached	690	752	<b>731</b>	6,0%	-2,8%
Apartment	391	406	<b>393</b>	0,5%	-2,9%
<b>Total</b>	<b>474</b>	<b>503</b>	<b>485</b>	<b>2,7%</b>	<b>-2,7%</b>

Price trends year on year

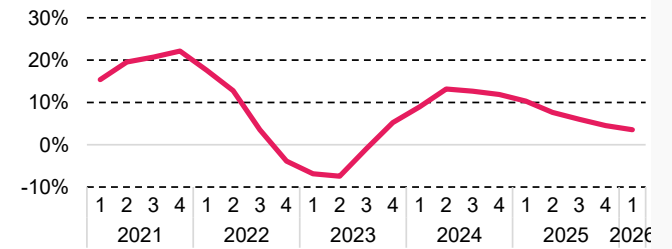


## Square metre prices

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)	2025-1	2025-4	2026-1	%-jr.	%-kw
Mid-terrace house	4.039	4.254	<b>4.165</b>	3,1%	-2,1%
End-terrace house	4.031	4.267	<b>4.229</b>	4,9%	-0,9%
Semi-detached	3.973	4.191	<b>4.142</b>	4,2%	-1,2%
Detached	4.165	4.451	<b>4.406</b>	5,8%	-1,0%
Apartment	5.334	5.640	<b>5.456</b>	2,3%	-2,7%
<b>Total</b>	<b>4.487</b>	<b>4.736</b>	<b>4.651</b>	<b>3,6%</b>	<b>-1,9%</b>

Square metre price trends year on year

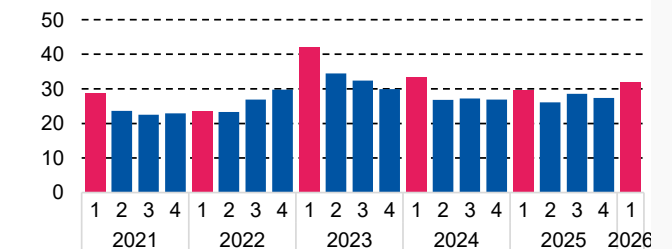


## Time to sell

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	2025-1	2025-4	2026-1
Mid-terrace house	24	24	<b>27</b>
End-terrace house	27	26	<b>29</b>
Semi-detached	28	27	<b>30</b>
Detached	48	35	<b>49</b>
Apartment	28	28	<b>32</b>
<b>Total</b>	<b>30</b>	<b>27</b>	<b>32</b>

Time to sell in days

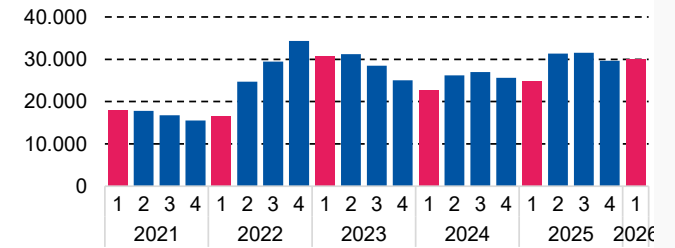


## Property availability

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

Property availability	2025-1	2025-4	2026-1	%-jr.	%-kw
Mid-terrace house	4.403	5.282	<b>5.696</b>	29%	8%
End-terrace house	2.661	3.268	<b>3.474</b>	31%	6%
Semi-detached	3.013	3.466	<b>3.527</b>	17%	2%
Detached	6.513	7.336	<b>6.883</b>	6%	-6%
Apartment	8.217	10.288	<b>10.343</b>	26%	1%
<b>Total</b>	<b>24.807</b>	<b>29.640</b>	<b>29.922</b>	<b>21%</b>	<b>1%</b>

Property availability

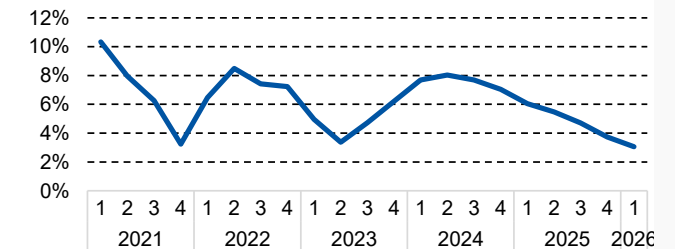


## Asking price

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

Asking price (x 1.000 euro)	2025-1	2025-4	2026-1	%-jr.	%-kw
Mid-terrace house	451	474	<b>470</b>	4,2%	-0,7%
End-terrace house	488	514	<b>511</b>	4,7%	-0,6%
Semi-detached	547	580	<b>576</b>	5,4%	-0,7%
Detached	898	944	<b>920</b>	2,5%	-2,5%
Apartment	425	435	<b>430</b>	1,5%	-0,9%
<b>Total</b>	<b>575</b>	<b>594</b>	<b>577</b>	<b>3,1%</b>	<b>-1,2%</b>

Asking price trends year on year

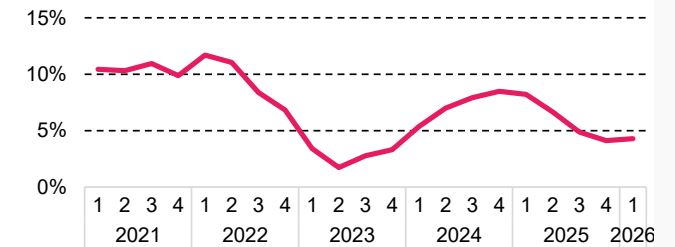


## Square metre prices

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)	2025-1	2025-4	2026-1	%-jr.	%-kw
Mid-terrace house	3.902	4.044	<b>4.106</b>	5,2%	1,5%
End-terrace house	3.976	4.134	<b>4.155</b>	4,5%	0,5%
Semi-detached	3.969	4.151	<b>4.197</b>	5,7%	1,1%
Detached	4.495	4.660	<b>4.691</b>	4,3%	0,7%
Apartment	5.208	5.311	<b>5.349</b>	3,1%	1,1%
<b>Total</b>	<b>4.506</b>	<b>4.658</b>	<b>4.687</b>	<b>4,3%</b>	<b>1,0%</b>

Square metre asking price trends year on year

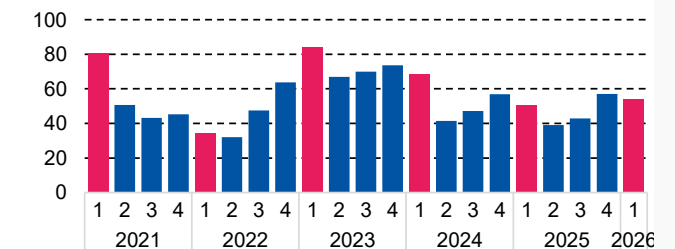


## Validity of the offer

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	2025-1	2025-4	2026-1
Mid-terrace house	23	36	<b>27</b>
End-terrace house	26	41	<b>31</b>
Semi-detached	31	44	<b>35</b>
Detached	108	95	<b>114</b>
Apartment	35	51	<b>43</b>
<b>Total</b>	<b>50</b>	<b>57</b>	<b>54</b>

Validity of the offer in days



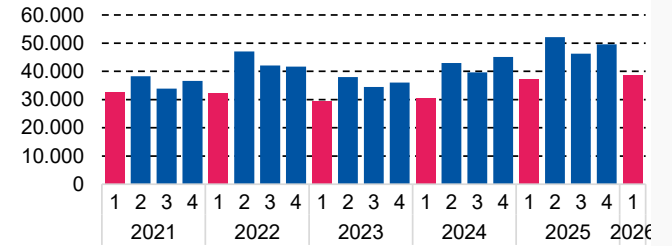


## No. of houses put up for sale

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	2025-1	2025-4	2026-1	%-jr.	%-kw
Mid-terrace house	9.284	12.219	<b>9.860</b>	6%	-19%
End-terrace house	4.794	6.484	<b>5.224</b>	9%	-19%
Semi-detached	5.076	6.604	<b>5.136</b>	1%	-22%
Detached	4.990	6.829	<b>4.820</b>	-3%	-29%
Apartment	13.200	17.445	<b>13.747</b>	4%	-21%
<b>Total</b>	<b>37.344</b>	<b>49.581</b>	<b>38.787</b>	<b>4%</b>	<b>-22%</b>

Number of houses put up for sale

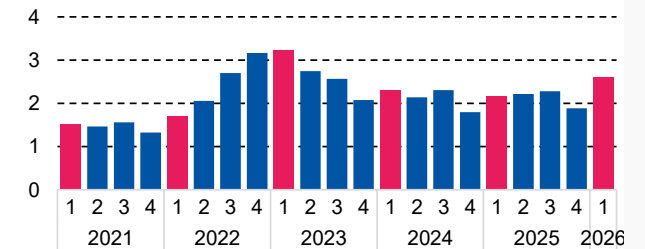


## Shortage indicator

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	2025-1	2025-4	2026-1
Mid-terrace house	1,5	1,3	<b>1,9</b>
End-terrace house	1,7	1,5	<b>2,2</b>
Semi-detached	1,9	1,6	<b>2,2</b>
Detached	4,1	3,4	<b>4,8</b>
Apartment	2,1	2,0	<b>2,6</b>
<b>Total</b>	<b>2,2</b>	<b>1,9</b>	<b>2,6</b>

Shortage indicator

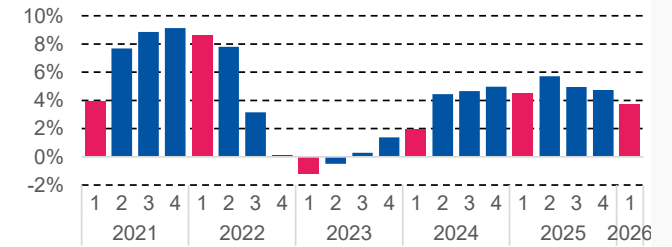


## Asking price vs selling price difference in %

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 %	2025-1	2025-4	2026-1
Mid-terrace house	6,7%	6,3%	<b>5,1%</b>
End-terrace house	4,6%	4,8%	<b>3,7%</b>
Semi-detached	3,3%	3,7%	<b>2,7%</b>
Detached	-0,6%	0,4%	<b>-0,5%</b>
Apartment	5,5%	5,8%	<b>4,6%</b>
<b>Total</b>	<b>4,5%</b>	<b>4,7%</b>	<b>3,7%</b>

Asking price versus selling price



## % beyond 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	2025-1	2025-4	2026-1
Mid-terrace house	80%	81%	<b>76%</b>
End-terrace house	71%	74%	<b>69%</b>
Semi-detached	65%	70%	<b>64%</b>
Detached	39%	47%	<b>41%</b>
Apartment	73%	75%	<b>70%</b>
<b>Total</b>	<b>69%</b>	<b>72%</b>	<b>67%</b>

% beyond the asking price

