

Q1

Q2<sup>2025</sup>

Q3

Q4

Overview of the  
Dutch property  
market



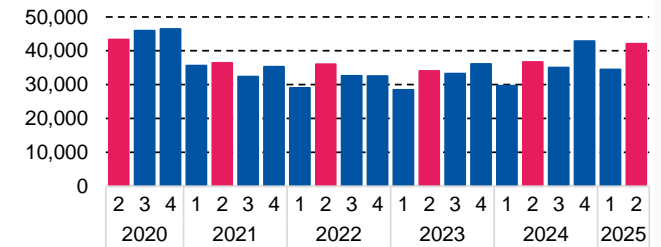


## Number of transactions

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

Number of transactions	2024-2	2025-1	2025-2	%-jr.	%-kw
Mid-terrace house	9,221	8,575	<b>10,705</b>	16%	25%
End-terrace house	5,051	4,563	<b>5,599</b>	11%	23%
Semi-detached	5,395	4,829	<b>6,015</b>	11%	25%
Detached	5,679	4,762	<b>5,838</b>	3%	23%
Apartment	11,366	11,749	<b>13,947</b>	23%	19%
<b>Total</b>	<b>36,712</b>	<b>34,478</b>	<b>42,104</b>	<b>15%</b>	<b>22%</b>

## Number of transactions

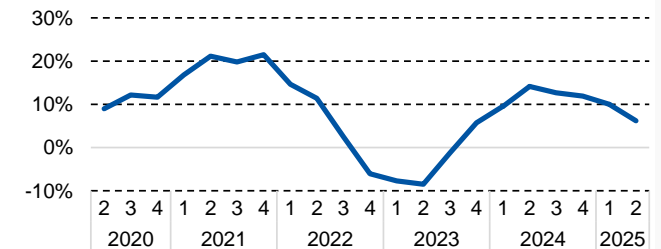


## Transaction price

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

Transaction price (x 1.000 euro)	2024-2	2025-1	2025-2	%-jr.	%-kw
Mid-terrace house	432	444	<b>461</b>	6.7%	3.8%
End-terrace house	453	470	<b>490</b>	8.2%	4.1%
Semi-detached	510	521	<b>550</b>	7.9%	5.6%
Detached	664	690	<b>726</b>	9.3%	5.3%
Apartment	394	391	<b>404</b>	2.8%	3.0%
<b>Total</b>	<b>470</b>	<b>474</b>	<b>495</b>	<b>6.2%</b>	<b>4.0%</b>

## Price trends year on year

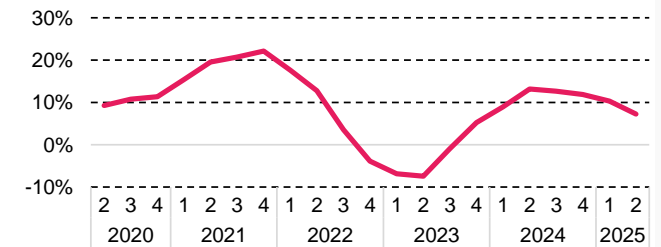


## Square metre prices

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)	2024-2	2025-1	2025-2	%-jr.	%-kw
Mid-terrace house	3,905	4,039	<b>4,199</b>	7.5%	4.0%
End-terrace house	3,916	4,031	<b>4,207</b>	7.4%	4.4%
Semi-detached	3,860	3,973	<b>4,167</b>	8.0%	4.9%
Detached	4,070	4,165	<b>4,389</b>	7.8%	5.4%
Apartment	5,209	5,334	<b>5,547</b>	6.4%	3.5%
<b>Total</b>	<b>4,329</b>	<b>4,487</b>	<b>4,668</b>	<b>7.3%</b>	<b>4.2%</b>

## Square metre price trends year on year

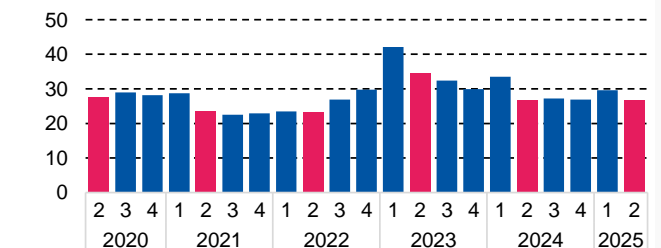


## Time to sell

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	2024-2	2025-1	2025-2
Mid-terrace house	23	24	<b>24</b>
End-terrace house	24	27	<b>25</b>
Semi-detached	25	28	<b>26</b>
Detached	37	48	<b>33</b>
Apartment	26	28	<b>27</b>
<b>Total</b>	<b>27</b>	<b>30</b>	<b>27</b>

## Time to sell in days



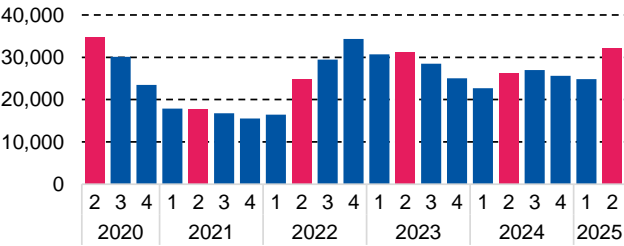


Property availability

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

Property availability	2024-2	2025-1	2025-2	%-jr.	%-kw
Mid-terrace house	4,550	4,403	5,903	30%	34%
End-terrace house	2,875	2,661	3,685	28%	38%
Semi-detached	3,329	3,013	4,042	21%	34%
Detached	7,861	6,513	8,284	5%	27%
Apartment	7,565	8,217	10,312	36%	25%
Total	26,180	24,807	32,226	23%	30%

Property availability

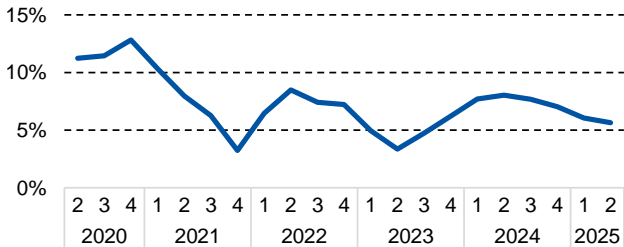


Asking price

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

Asking price (x 1.000 euro)	2024-2	2025-1	2025-2	%-jr.	%-kw
Mid-terrace house	448	451	473	5.5%	4.8%
End-terrace house	485	488	516	6.5%	5.9%
Semi-detached	544	547	574	5.5%	5.1%
Detached	843	898	913	8.3%	1.7%
Apartment	429	425	443	3.2%	3.5%
Total	577	575	594	5.7%	3.7%

Asking price trends year on year

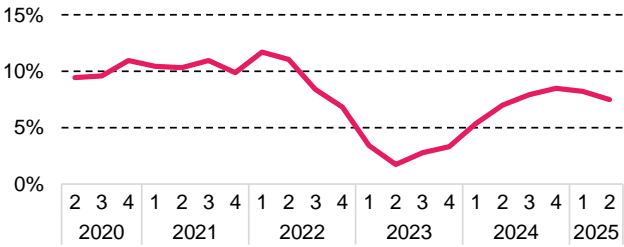


Square metre prices

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)	2024-2	2025-1	2025-2	%-jr.	%-kw
Mid-terrace house	3,786	3,902	4,046	6.9%	3.7%
End-terrace house	3,825	3,976	4,100	7.2%	3.1%
Semi-detached	3,896	3,969	4,133	6.1%	4.1%
Detached	4,285	4,495	4,607	7.5%	2.5%
Apartment	5,034	5,208	5,481	8.4%	4.6%
Total	4,315	4,506	4,667	7.5%	3.7%

Square metre asking price trends year on year

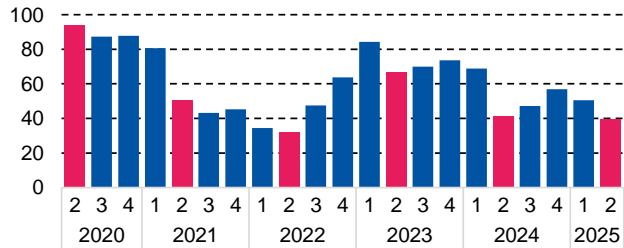


Validity of the offer

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	2024-2	2025-1	2025-2
Mid-terrace house	23	23	26
End-terrace house	26	26	27
Semi-detached	31	31	30
Detached	70	108	63
Apartment	34	35	38
Total	41	50	40

Validity of the offer in days



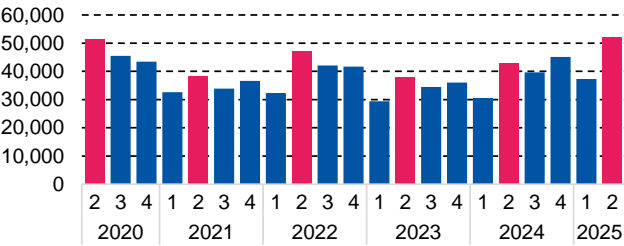


No. of houses put up for sale

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	2024-2	2025-1	2025-2	%-jr.	%-kw
Mid-terrace house	10,415	9,284	12,626	21%	36%
End-terrace house	5,673	4,794	6,724	19%	40%
Semi-detached	5,990	5,076	7,333	22%	44%
Detached	7,553	4,990	8,268	9%	66%
Apartment	13,378	13,200	17,165	28%	30%
Total	43,009	37,344	52,116	21%	40%

Number of houses put up for sale

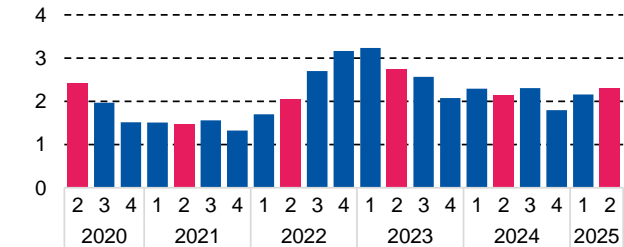


Shortage indicator

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	2024-2	2025-1	2025-2
Mid-terrace house	1.5	1.5	1.7
End-terrace house	1.7	1.7	2.0
Semi-detached	1.9	1.9	2.0
Detached	4.2	4.1	4.3
Apartment	2.0	2.1	2.2
Total	2.1	2.2	2.3

Shortage indicator

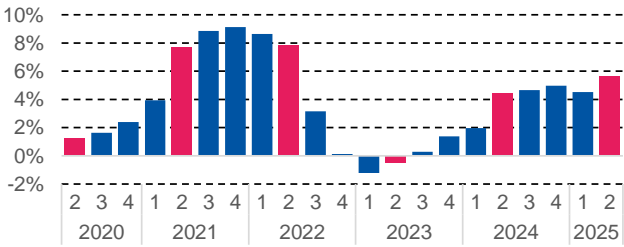


Asking price vs selling price

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 %	2024-2	2025-1	2025-2
Mid-terrace house	6.9%	6.7%	7.7%
End-terrace house	4.7%	4.6%	6.0%
Semi-detached	3.0%	3.3%	4.6%
Detached	-0.4%	-0.6%	0.6%
Apartment	5.4%	5.5%	6.5%
Total	4.4%	4.5%	5.6%

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	2024-2	2025-1	2025-2
Mid-terrace house	81%	80%	84%
End-terrace house	71%	71%	78%
Semi-detached	65%	65%	73%
Detached	39%	39%	49%
Apartment	71%	73%	76%
Total	68%	69%	74%

% beyond the asking price

