

Q1

2024

**HOUSING
TRANSACTIONS**

**Overview of the
Dutch property
market**

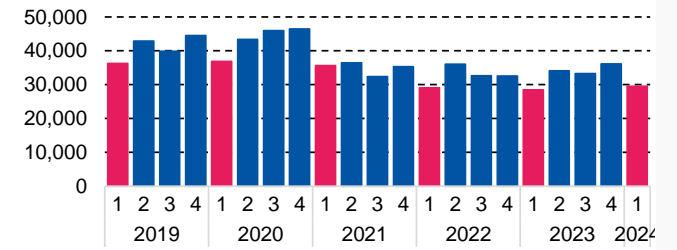


Number of transactions

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

Number of transactions	2023-1	2023-4	2024-1	%-jr.	%-kw
Mid-terrace house	7,994	9,106	7,409	-7%	-19%
End-terrace house	4,247	5,063	4,020	-5%	-21%
Semi-detached	4,278	5,433	4,482	5%	-18%
Detached	3,858	5,472	4,233	10%	-23%
Apartment	8,092	11,063	9,380	16%	-15%
Total	28,469	36,137	29,524	4%	-18%

Number of transactions

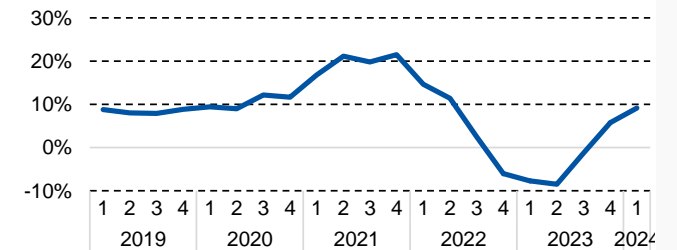


Transaction price

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

Transaction price (x 1.000 euro)	2023-1	2023-4	2024-1	%-jr.	%-kw
Mid-terrace house	361	397	399	10.7%	0.4%
End-terrace house	383	416	423	10.2%	1.5%
Semi-detached	425	474	467	9.9%	-1.3%
Detached	581	629	628	8.0%	-0.2%
Apartment	332	362	357	7.4%	-0.6%
Total	395	436	432	9.1%	-0.1%

Price trends year on year

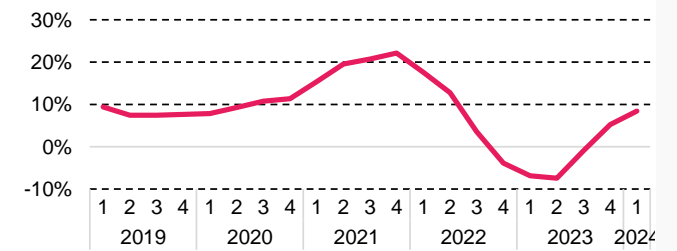


Square metre prices

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)	2023-1	2023-4	2024-1	%-jr.	%-kw
Mid-terrace house	3,293	3,603	3,620	9.9%	0.5%
End-terrace house	3,343	3,600	3,658	9.4%	1.6%
Semi-detached	3,331	3,614	3,574	7.3%	-1.1%
Detached	3,631	3,853	3,840	5.8%	-0.3%
Apartment	4,359	4,824	4,750	8.4%	-0.4%
Total	3,655	4,016	4,009	8.4%	0.0%

Square metre price trends year on year

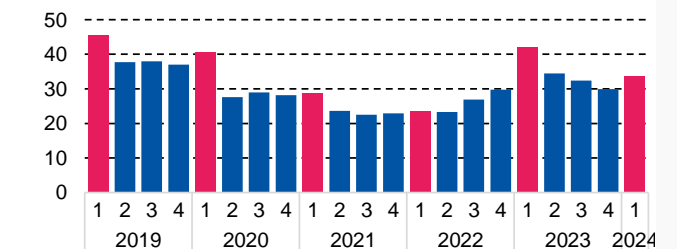


Time to sell

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	2023-1	2023-4	2024-1
Mid-terrace house	37	24	25
End-terrace house	39	25	28
Semi-detached	43	29	32
Detached	62	48	66
Apartment	38	28	29
Total	42	30	34

Time to sell in days

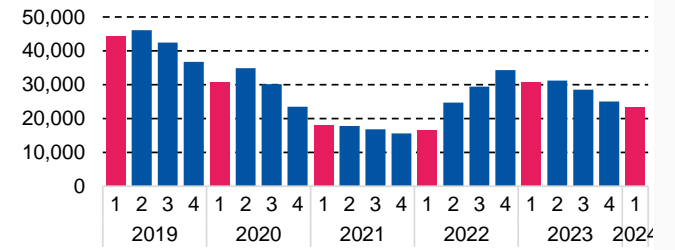


Property availability

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

Property availability	2023-1	2023-4	2024-1	%-jr.	%-kw
Mid-terrace house	6,107	4,003	3,879	-36%	-3%
End-terrace house	3,938	2,772	2,735	-31%	-1%
Semi-detached	4,601	3,409	3,029	-34%	-11%
Detached	8,177	7,620	6,853	-16%	-10%
Apartment	7,887	7,236	6,788	-14%	-6%
Total	30,710	25,040	23,283	-24%	-7%

Property availability

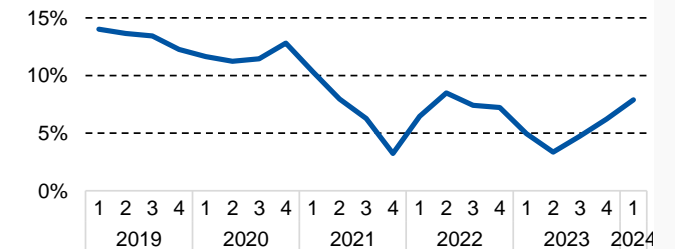


Asking price

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

Asking price (x 1.000 euro)	2023-1	2023-4	2024-1	%-jr.	%-kw
Mid-terrace house	407	427	433	6.3%	1.5%
End-terrace house	439	466	457	4.0%	-1.9%
Semi-detached	494	516	521	5.5%	1.0%
Detached	719	808	809	12.5%	0.1%
Apartment	384	411	416	7.3%	1.0%
Total	502	555	553	7.9%	0.5%

Asking price trends year on year

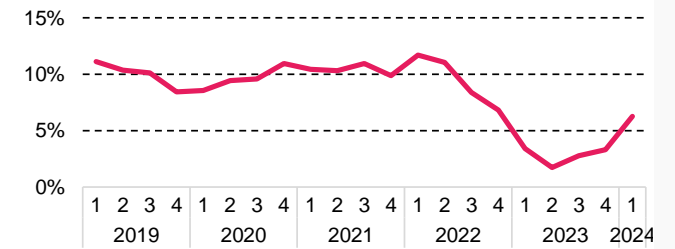


Square metre prices

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)	2023-1	2023-4	2024-1	%-jr.	%-kw
Mid-terrace house	3,484	3,612	3,686	5.8%	2.1%
End-terrace house	3,558	3,620	3,684	3.5%	1.8%
Semi-detached	3,592	3,674	3,770	4.9%	2.6%
Detached	3,897	4,096	4,154	6.6%	1.4%
Apartment	4,417	4,692	4,814	8.2%	2.4%
Total	3,859	4,080	4,163	6.3%	2.0%

Square metre asking price trends year on year

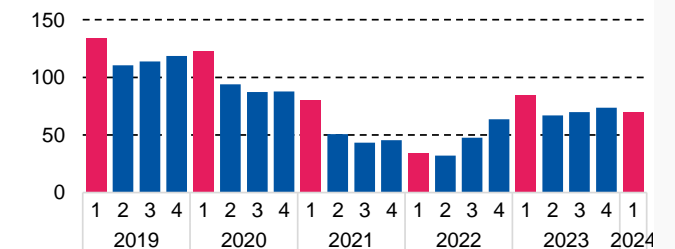


Validity of the offer

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	2023-1	2023-4	2024-1
Mid-terrace house	56	42	29
End-terrace house	72	52	37
Semi-detached	81	62	46
Detached	129	118	138
Apartment	68	58	48
Total	84	74	70

Validity of the offer in days

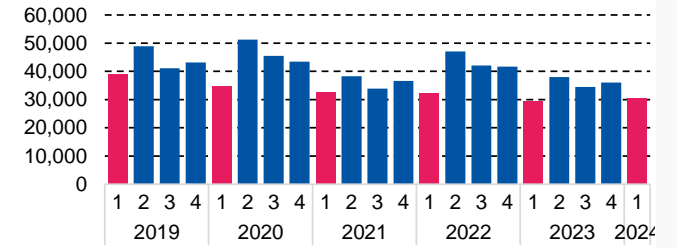


No. of houses put up for sale

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	2023-1	2023-4	2024-1	%-jr.	%-kw
Mid-terrace house	7,659	8,743	7,639	0%	-13%
End-terrace house	4,252	4,889	4,123	-3%	-16%
Semi-detached	4,444	5,164	4,438	0%	-14%
Detached	4,455	5,623	4,318	-3%	-23%
Apartment	8,635	11,629	9,983	16%	-14%
Total	29,445	36,048	30,501	4%	-15%

Number of houses put up for sale

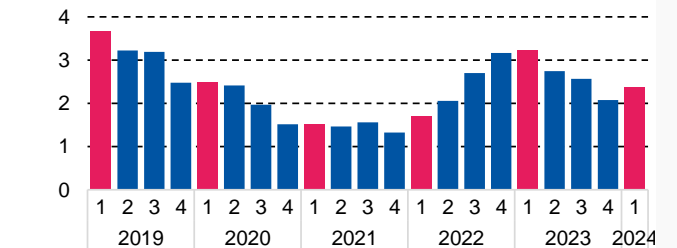


Shortage indicator

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	2023-1	2023-4	2024-1
Mid-terrace house	2.3	1.3	1.6
End-terrace house	2.8	1.6	2.0
Semi-detached	3.2	1.9	2.0
Detached	6.4	4.2	4.9
Apartment	2.9	2.0	2.2
Total	3.2	2.1	2.4

Shortage indicator

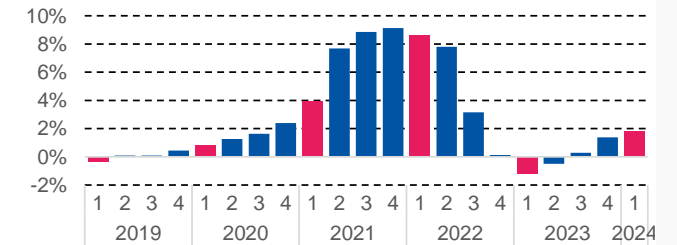


Asking price vs selling price

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 %	2023-1	2023-4	2024-1
Mid-terrace house	-0.8%	3.0%	4.0%
End-terrace house	-1.2%	1.6%	2.0%
Semi-detached	-1.5%	0.6%	0.7%
Detached	-3.0%	-1.7%	-2.0%
Apartment	-0.6%	1.8%	2.2%
Total	-1.2%	1.4%	1.8%

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	2023-1	2023-4	2024-1
Mid-terrace house	35%	66%	69%
End-terrace house	31%	57%	58%
Semi-detached	27%	48%	49%
Detached	19%	28%	27%
Apartment	35%	56%	58%
Total	31%	53%	55%

% beyond the asking price

