

Q1

Q2 2024

Q3

Q4

Overview of the
Dutch property
market

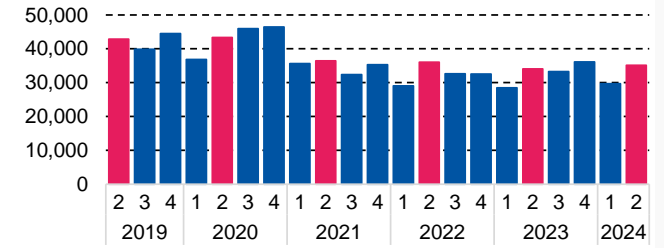


Number of transactions

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

Number of transactions	2023-2	2024-1	2024-2	%-jr.	%-kw
Mid-terrace house	9,178	7,460	8,741	-5%	17%
End-terrace house	4,885	4,051	4,819	-1%	19%
Semi-detached	5,255	4,464	5,099	-3%	14%
Detached	5,043	4,249	5,362	6%	26%
Apartment	9,709	9,462	11,119	15%	18%
Total	34,070	29,686	35,139	3%	18%

Number of transactions

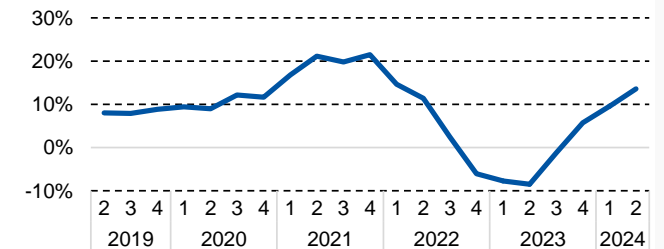


Transaction price

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

Transaction price (x 1.000 euro)	2023-2	2024-1	2024-2	%-jr.	%-kw
Mid-terrace house	375	401	430	14.6%	7.2%
End-terrace house	399	424	450	12.7%	6.0%
Semi-detached	442	468	508	15.1%	8.6%
Detached	592	627	660	11.5%	5.2%
Apartment	343	359	393	13.4%	8.1%
Total	412	433	468	13.6%	7.2%

Price trends year on year

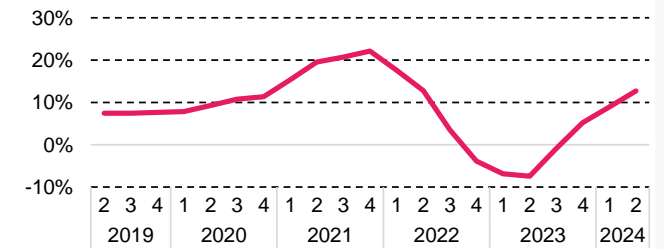


Square metre prices

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)	2023-2	2024-1	2024-2	%-jr.	%-kw
Mid-terrace house	3,398	3,644	3,895	14.6%	6.9%
End-terrace house	3,474	3,671	3,900	12.3%	6.2%
Semi-detached	3,418	3,580	3,848	12.6%	7.5%
Detached	3,711	3,850	4,055	9.3%	5.3%
Apartment	4,526	4,775	5,207	13.2%	6.9%
Total	3,780	4,028	4,329	12.7%	6.7%

Square metre price trends year on year

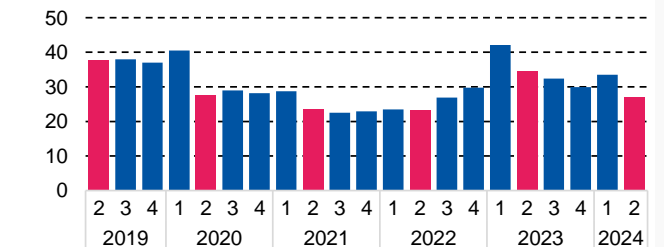


Time to sell

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	2023-2	2024-1	2024-2
Mid-terrace house	28	24	24
End-terrace house	31	28	25
Semi-detached	35	32	26
Detached	52	66	38
Apartment	33	29	26
Total	34	34	27

Time to sell in days



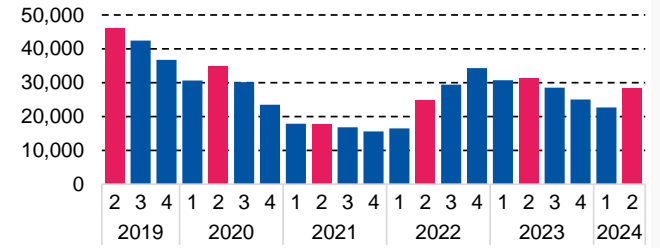


Property availability

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

Property availability	2023-2	2024-1	2024-2	%-jr.	%-kw
Mid-terrace house	5,674	3,771	5,106	-10%	35%
End-terrace house	3,750	2,541	3,284	-12%	29%
Semi-detached	4,438	3,007	3,661	-18%	22%
Detached	8,896	6,773	8,245	-7%	22%
Apartment	8,427	6,590	7,943	-6%	21%
Total	31,185	22,682	28,239	-9%	24%

Property availability

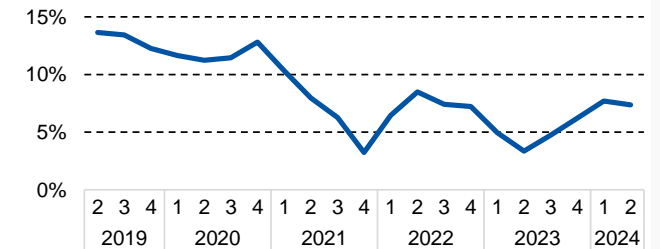


Asking price

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

Asking price (x 1.000 euro)	2023-2	2024-1	2024-2	%-jr.	%-kw
Mid-terrace house	422	431	443	4.9%	2.7%
End-terrace house	457	456	482	5.3%	5.5%
Semi-detached	515	521	544	5.7%	4.4%
Detached	751	805	840	11.9%	4.3%
Apartment	400	418	423	6.0%	1.7%
Total	527	554	571	7.4%	3.4%

Asking price trends year on year

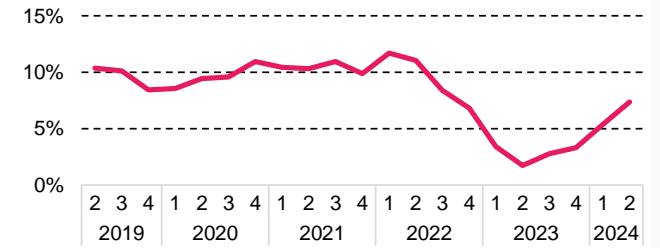


Square metre prices

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)	2023-2	2024-1	2024-2	%-jr.	%-kw
Mid-terrace house	3,549	3,655	3,781	6.5%	3.5%
End-terrace house	3,579	3,659	3,822	6.8%	4.5%
Semi-detached	3,691	3,753	3,908	5.9%	4.1%
Detached	4,002	4,121	4,307	7.6%	4.5%
Apartment	4,634	4,757	5,041	8.6%	5.9%
Total	3,995	4,128	4,310	7.4%	4.7%

Square metre asking price trends year on year

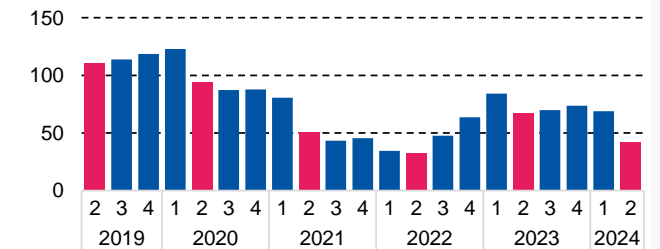


Validity of the offer

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	2023-2	2024-1	2024-2
Mid-terrace house	42	28	26
End-terrace house	52	36	29
Semi-detached	62	44	33
Detached	105	136	68
Apartment	52	47	36
Total	67	69	42

Validity of the offer in days



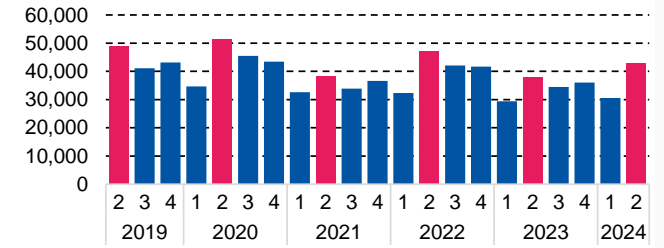


No. of houses put up for sale

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	2023-2	2024-1	2024-2	%-jr.	%-kw
Mid-terrace house	9,352	7,646	10,413	11%	36%
End-terrace house	5,099	4,129	5,660	11%	37%
Semi-detached	5,532	4,445	5,983	8%	35%
Detached	6,612	4,324	7,545	14%	74%
Apartment	11,365	9,992	13,354	18%	34%
Total	37,960	30,536	42,955	13%	41%

Number of houses put up for sale

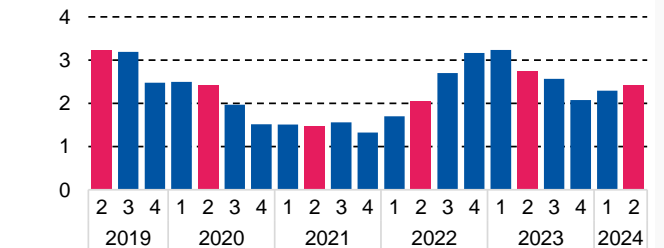


Shortage indicator

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	2023-2	2024-1	2024-2
Mid-terrace house	1.9	1.5	1.8
End-terrace house	2.3	1.9	2.0
Semi-detached	2.5	2.0	2.2
Detached	5.3	4.8	4.6
Apartment	2.6	2.1	2.1
Total	2.7	2.3	2.4

Shortage indicator

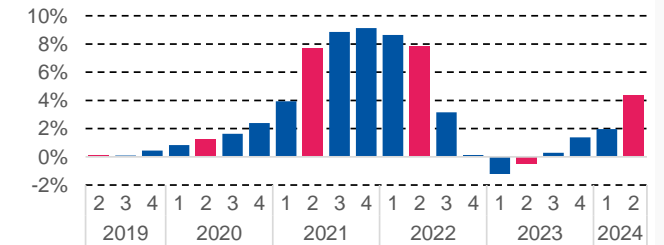


Asking price vs selling price

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 %	2023-2	2024-1	2024-2
Mid-terrace house	0.3%	4.2%	6.8%
End-terrace house	-0.3%	2.2%	4.6%
Semi-detached	-1.2%	0.8%	2.9%
Detached	-2.4%	-2.1%	-0.4%
Apartment	0.0%	2.5%	5.2%
Total	-0.5%	2.0%	4.3%

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	2023-2	2024-1	2024-2
Mid-terrace house	49%	71%	80%
End-terrace house	41%	59%	71%
Semi-detached	33%	50%	64%
Detached	23%	27%	39%
Apartment	42%	60%	70%
Total	39%	56%	67%

% beyond the asking price

