

NOTARISBAROMETER

VASTGOED

WWW.NOTARIS.BE

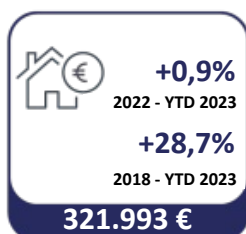
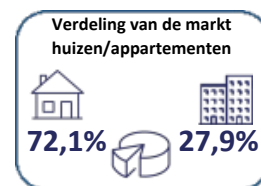
T3 2023

Barometer 58

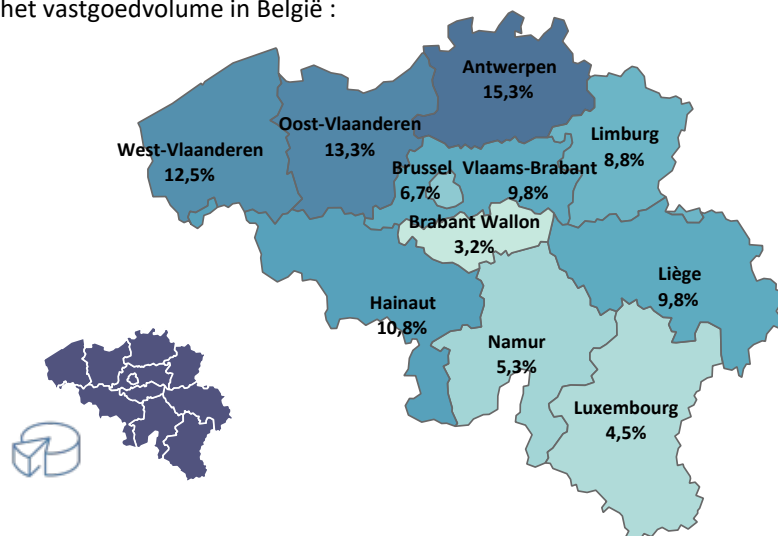
In de eerste negen maanden van dit jaar was het minder druk op onze vastgoedmarkt. Vooral in Vlaanderen, met -5% minder transacties in vergelijking met dezelfde periode in 2022.

De gemiddelde prijs van een huis bleef zo goed als stabiel in vergelijking met 2022: +0,9% zonder rekening te houden met de inflatie. De prijs van een appartement steeg met +2,9%. Het aandeel jonge kopers, van 30 jaar of jonger, daalde in vergelijking met 2022.

België



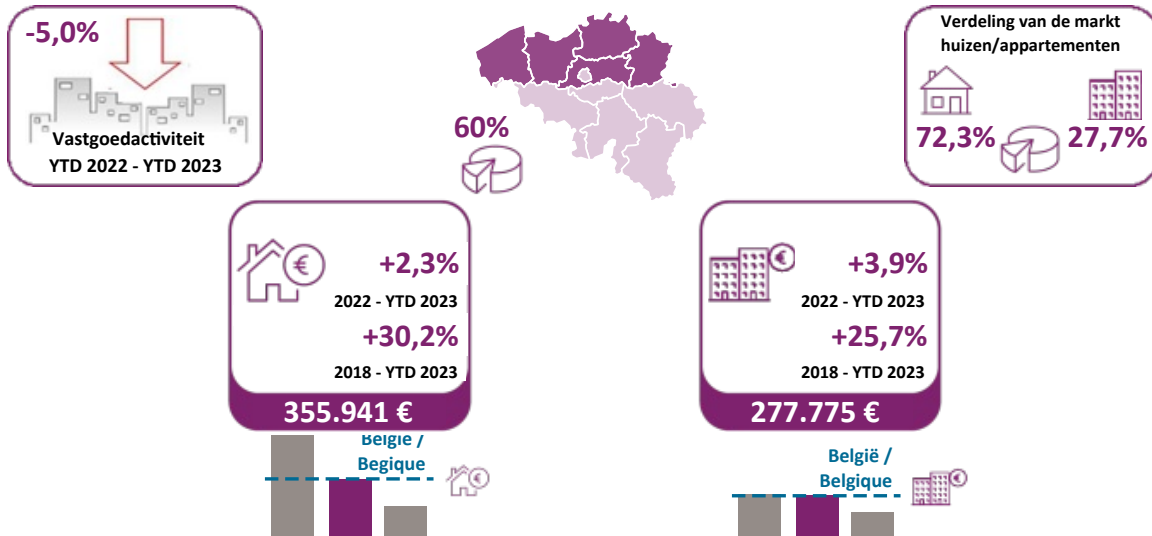
Verdeling van het vastgoedvolume in België :



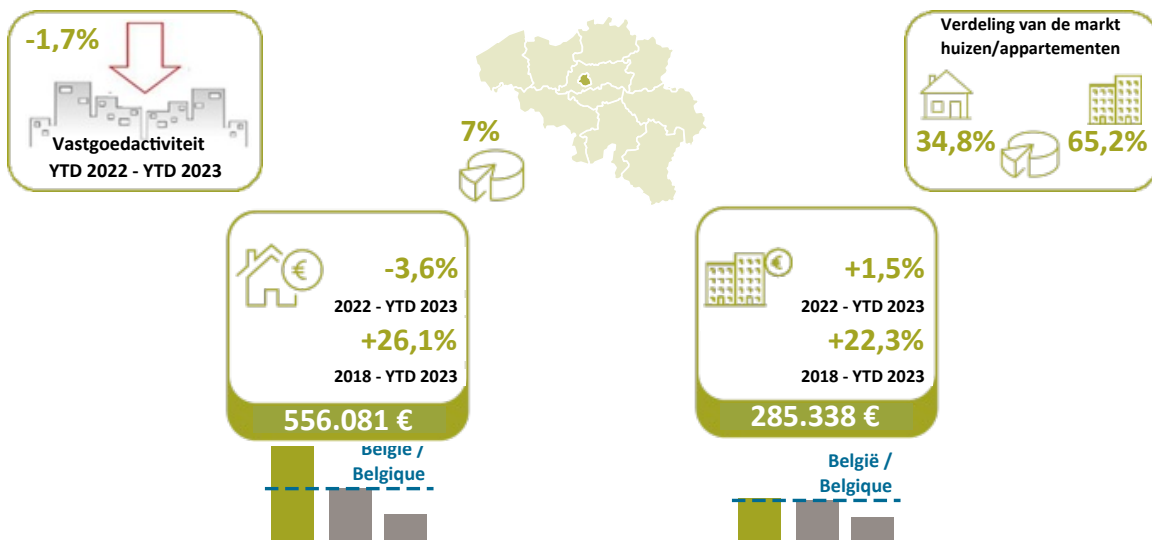
Inflatie 2022 - YTD 2023 : **1,9%**
Inflatie 2018 - YTD 2023 : **18,0%**

Wanneer we in deze Vastgoedbarometer 'inflatie' vermelden, gaat het om het verschil in percentage van de gemiddelde inflatie in 2022 en de gemiddelde inflatie in de eerste negen maanden van 2023.

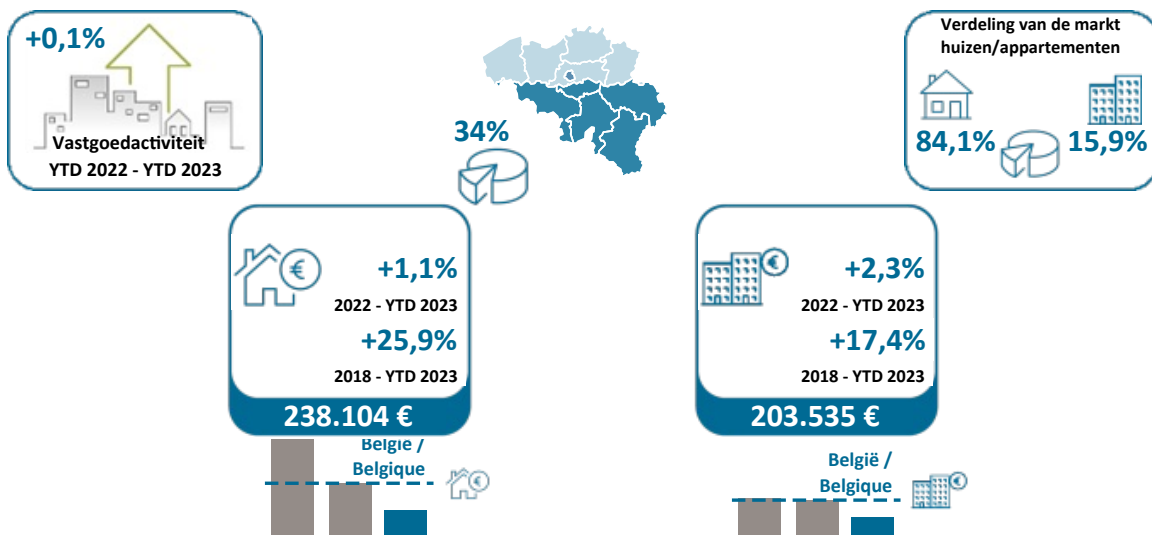
Vlaanderen



Brussel

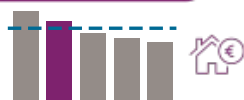
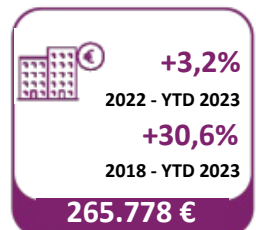
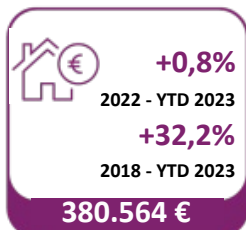
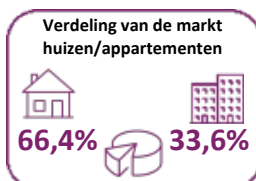


Wallonië

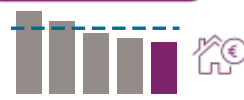
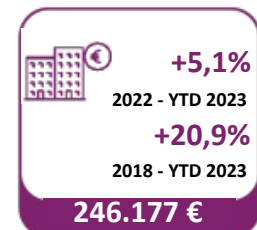
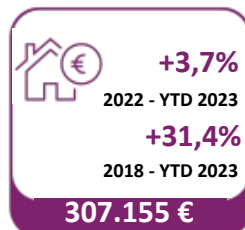
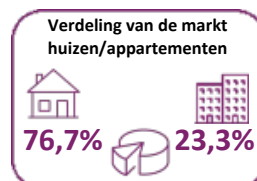


Vlaamse provincies

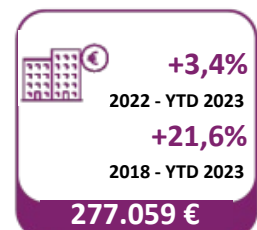
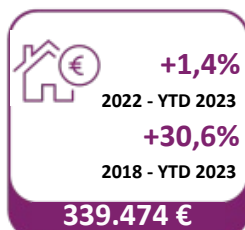
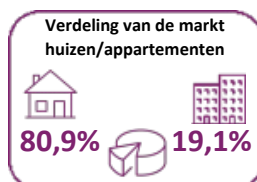
Antwerpen



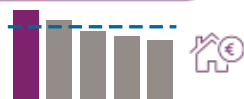
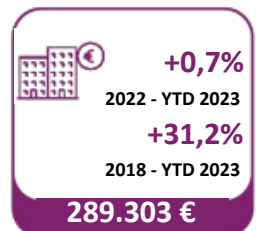
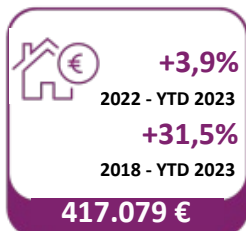
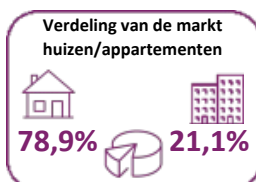
Limburg



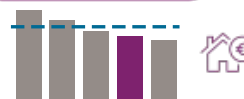
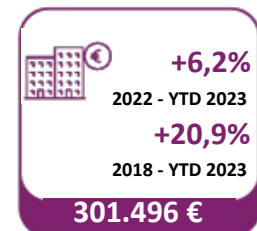
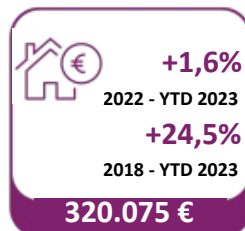
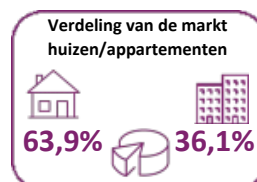
Oost-Vlaanderen



Vlaams-Brabant

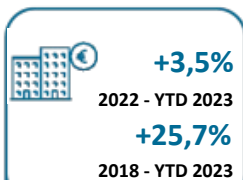
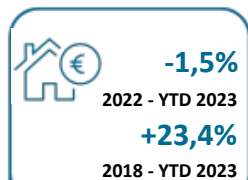
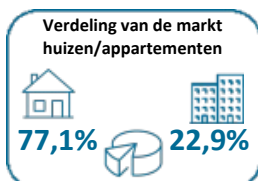


West-Vlaanderen



Waalse provincies

Waals-Brabant

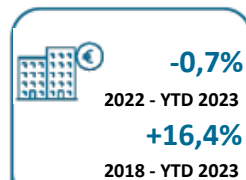
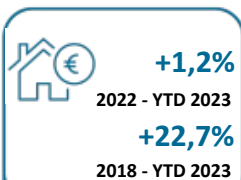
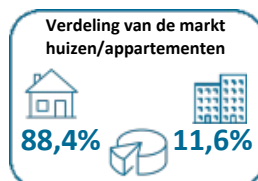
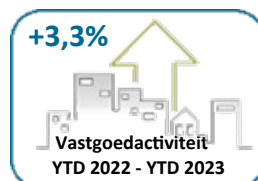


411.724 €

278.171 €



Henegouwen

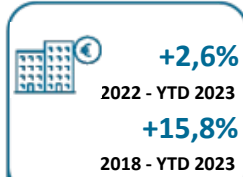
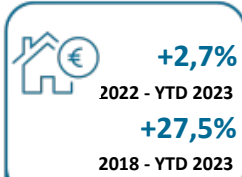
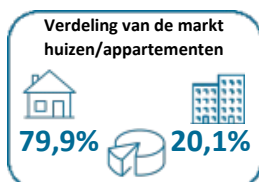


193.563 €

166.738 €



Luik

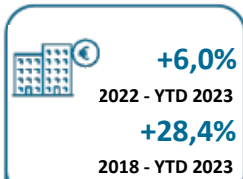
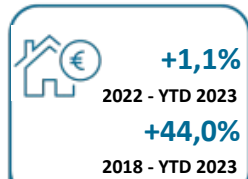
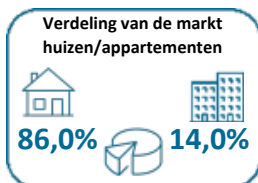
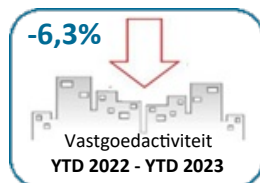


229.909 €

195.226 €



Luxemburg

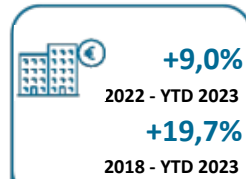
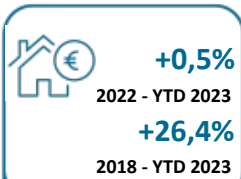
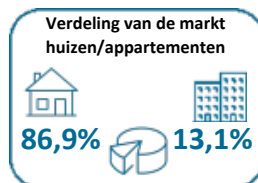


269.255 €

221.775 €



Namen

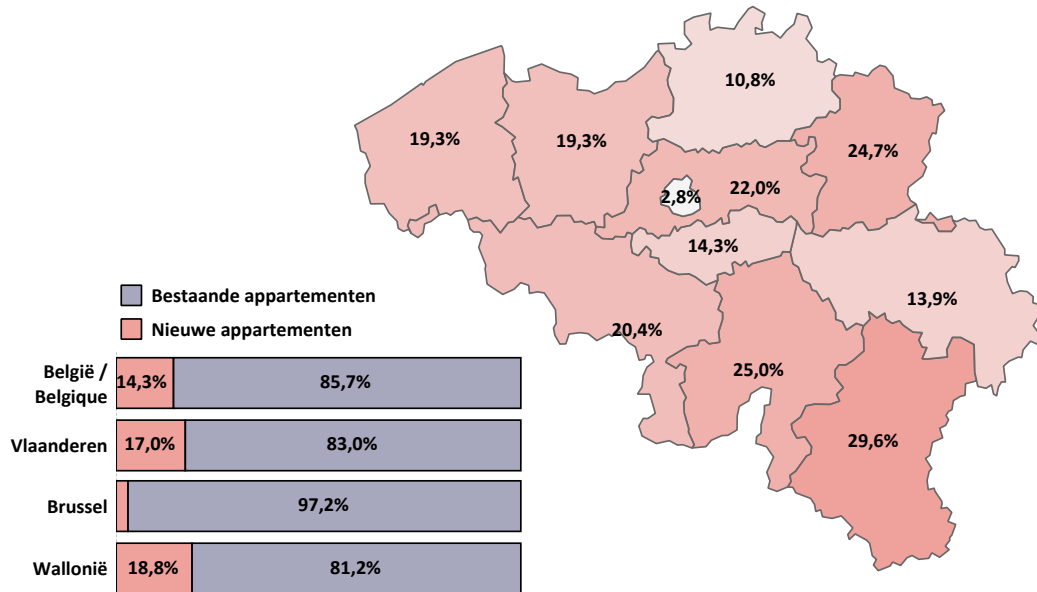


239.063 €

211.994 €

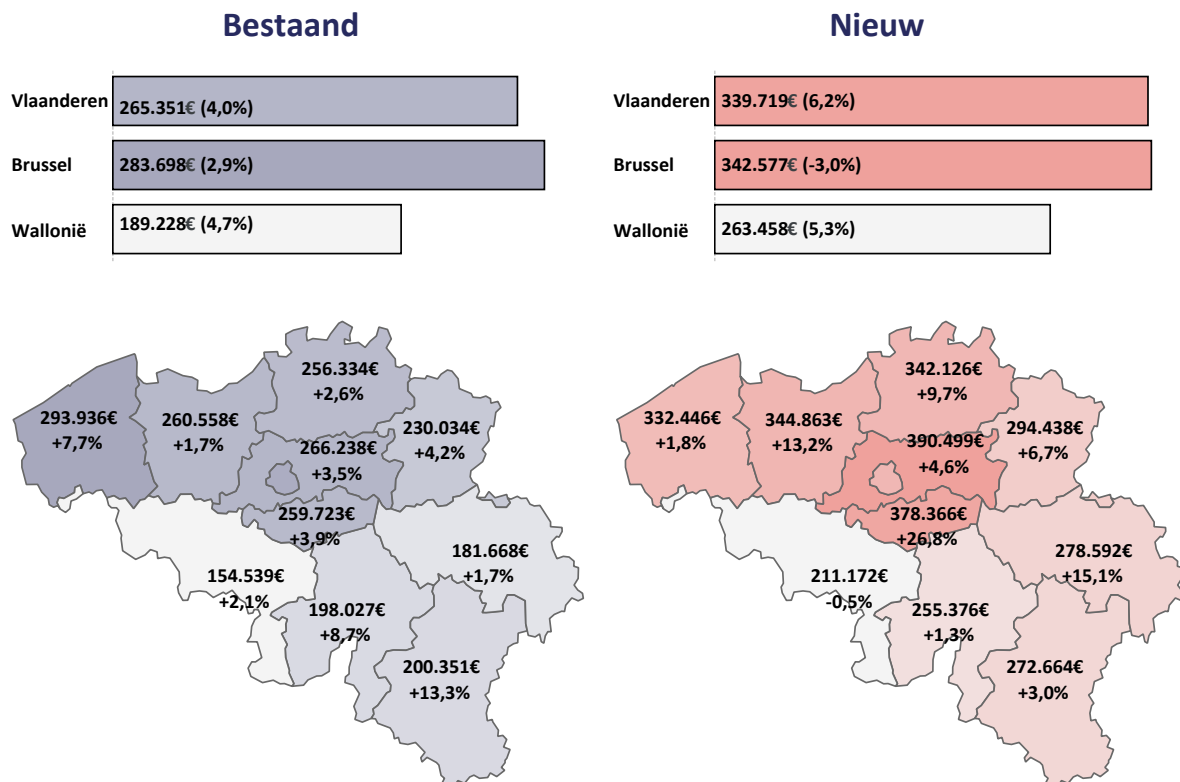


Appartementen - Aandeel bestand / nieuwbouw 2023



Appartementen - Gemiddelde prijs bestand/nieuw

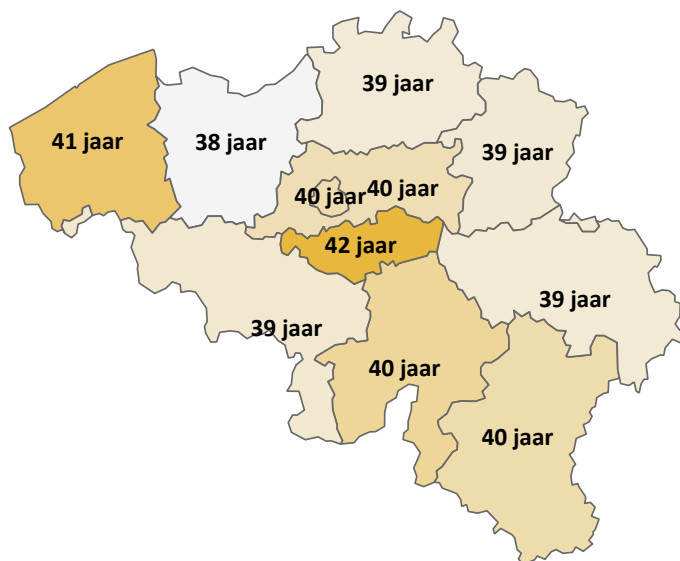
Gemiddelde prijzen 2023 – evolutie ten opzichte van 2022:



Leeftijd van de kopers

Jaar	<= 30	31 - 50	51 - 65	> 65
2018	30,5%	49,7%	15,9%	3,9%
2022	30,3%	50,9%	15,0%	3,8%
2023	29,0%	51,4%	15,4%	4,2%

Gemiddelde leeftijd:



Verdeling van kopers jonger of gelijk aan 30 jaar:

	2018		2022		2023
Oost-Vlaanderen	34,7%	Oost-Vlaanderen	35,1%	Oost-Vlaanderen	32,8%
Limburg	34,0%	Limburg	34,1%	Limburg	31,8%
Antwerpen	33,6%	Antwerpen	33,8%	Antwerpen	31,6%
Henegouwen	31,6%	Henegouwen	30,6%	Luik	29,6%
Luxemburg	30,9%	Luik	29,8%	Henegouwen	29,6%
Luik	29,6%	West-Vlaanderen	29,6%	Luxemburg	29,5%
West-Vlaanderen	29,4%	Luxemburg	28,8%	Namen	28,8%
Namen	28,1%	Vlaams-Brabant	27,4%	West-Vlaanderen	28,6%
Vlaams-Brabant	28,0%	Namen	26,4%	Vlaams-Brabant	25,7%
Waals-Brabant	20,0%	Waals-Brabant	18,5%	Waals-Brabant	18,0%