

NOTARISBAROMETER

VASTGOED

WWW.NOTARIS.BE

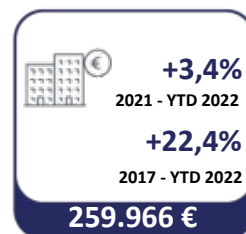
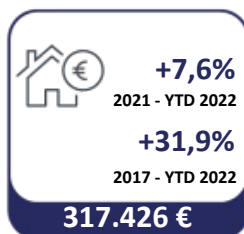
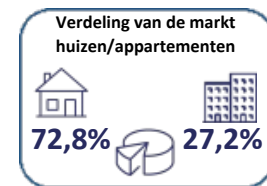
T3 2022

Barometer 54

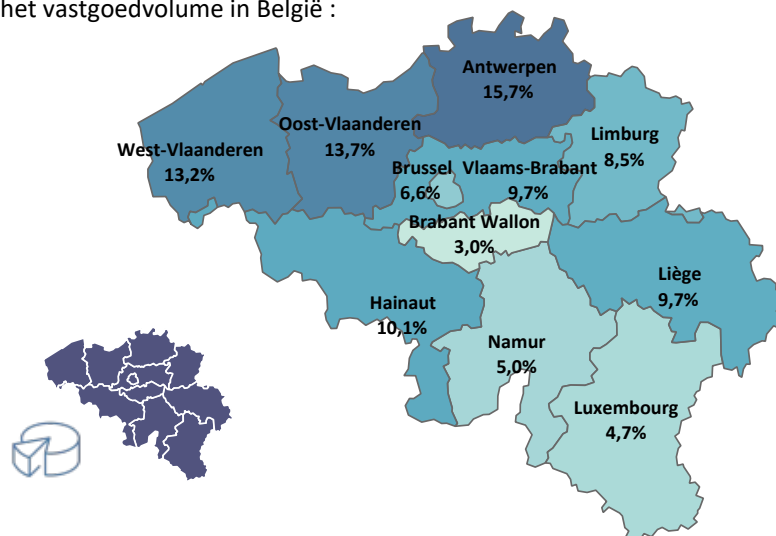
Ondanks woelige tijden houdt de vastgoedmarkt voorlopig goed stand. In de eerste 9 maanden van 2022 daalde de vastgoedactiviteit in ons land met slechts -1,7% in vergelijking met dezelfde periode in 2021.

De prijs van een huis zat in de eerste 9 maanden van het jaar in de lift: +7,6% in vergelijking met het jaargemiddelde van 2021. De prijs van een appartement steeg minder snel: +3,4%. Opvallend: het percentage kopers dat 30 jaar of jonger is, nam dit jaar toe in vergelijking met 2021.

België



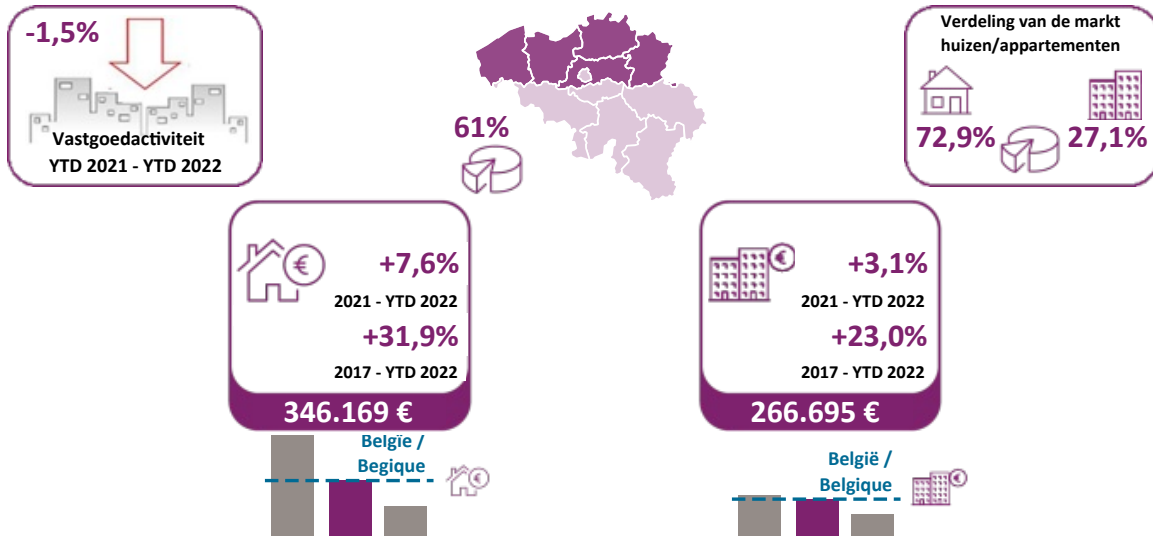
Verdeling van het vastgoedvolume in België :



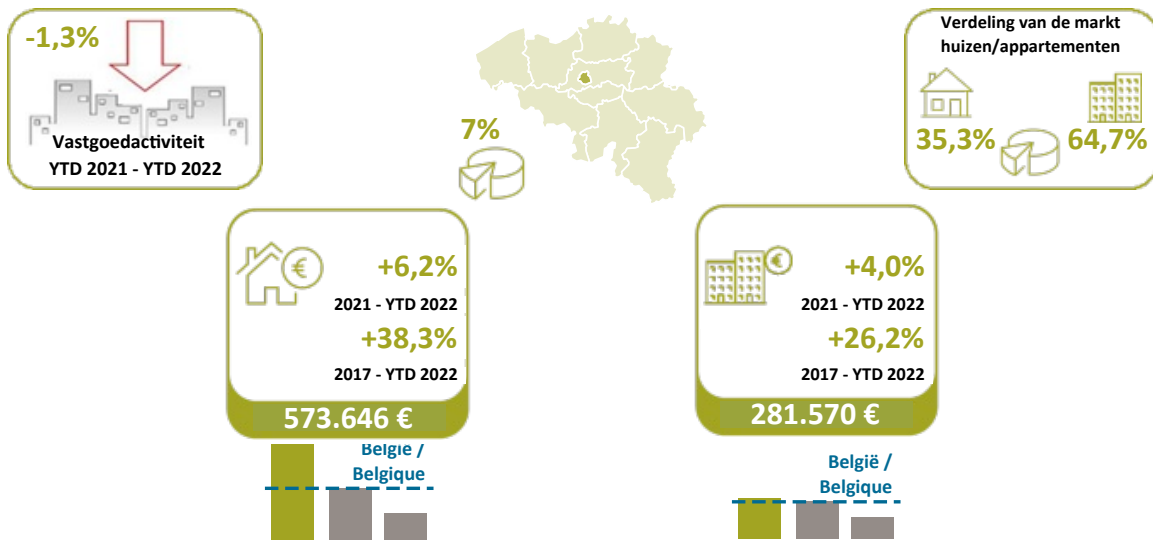
Inflatie 2021 - YTD 2022 : **8,8%**

Inflatie 2017 - YTD 2022 : **16,8%**

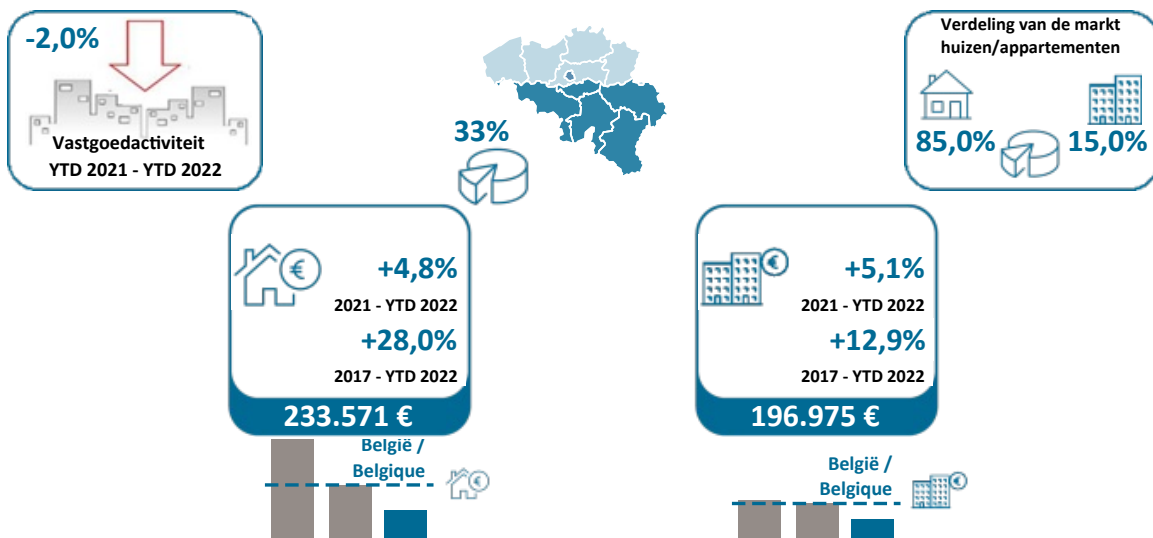
Vlaanderen



Brussel

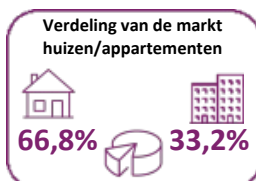


Wallonië



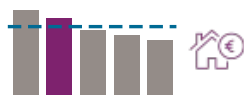
Vlaamse provincies

Antwerpen

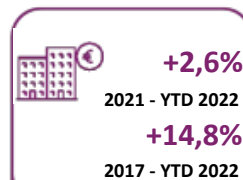
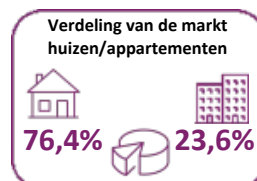


374.941 €

255.939 €

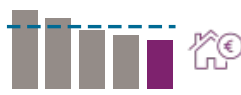


Limburg

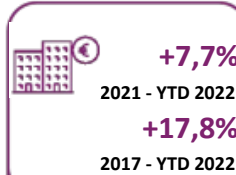
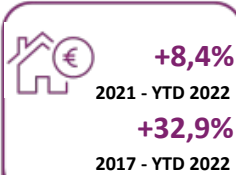
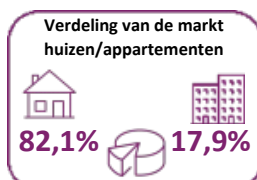


295.355 €

229.500 €

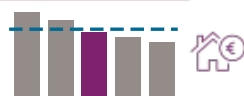


Oost-Vlaanderen

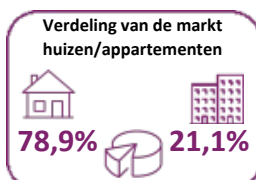
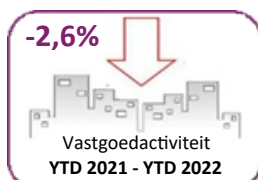


332.506 €

268.610 €

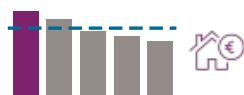


Vlaams-Brabant

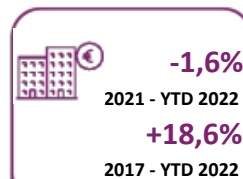
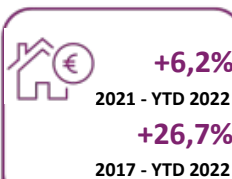
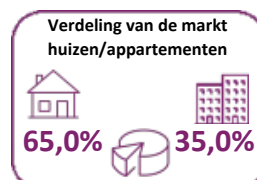


401.612 €

288.994 €

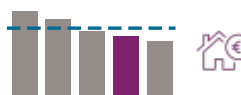


West-Vlaanderen



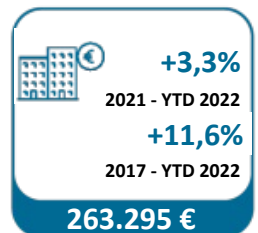
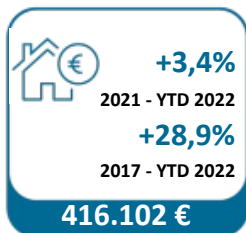
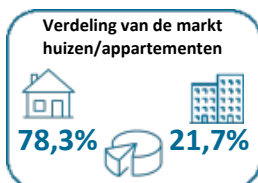
312.064 €

284.346 €

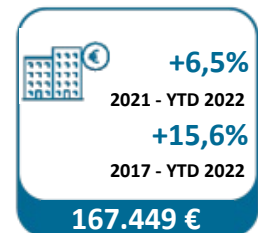
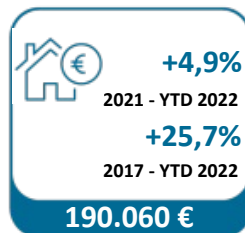
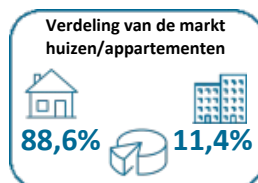


Waalse provincies

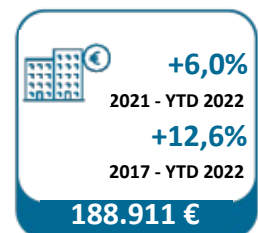
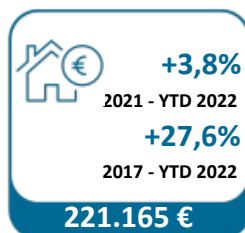
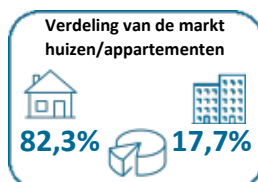
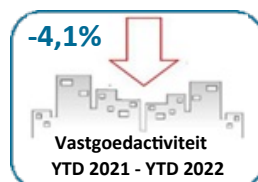
Waals-Brabant



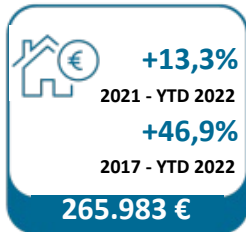
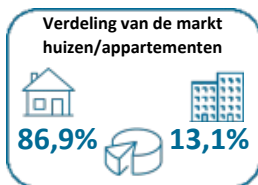
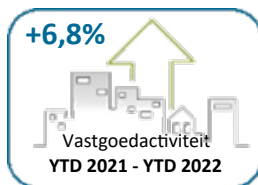
Henegouwen



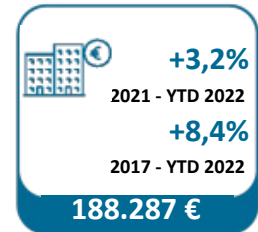
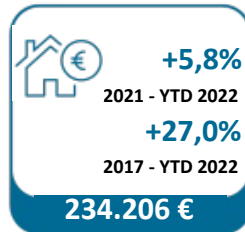
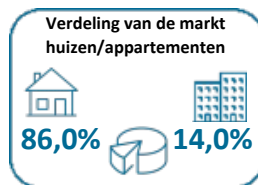
Luik



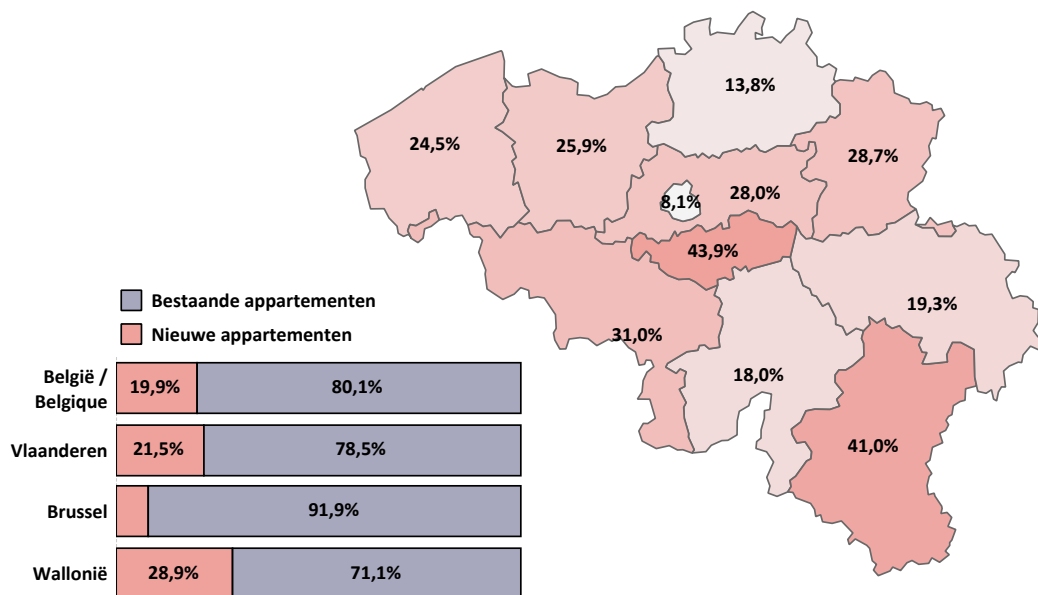
Luxemburg



Namen

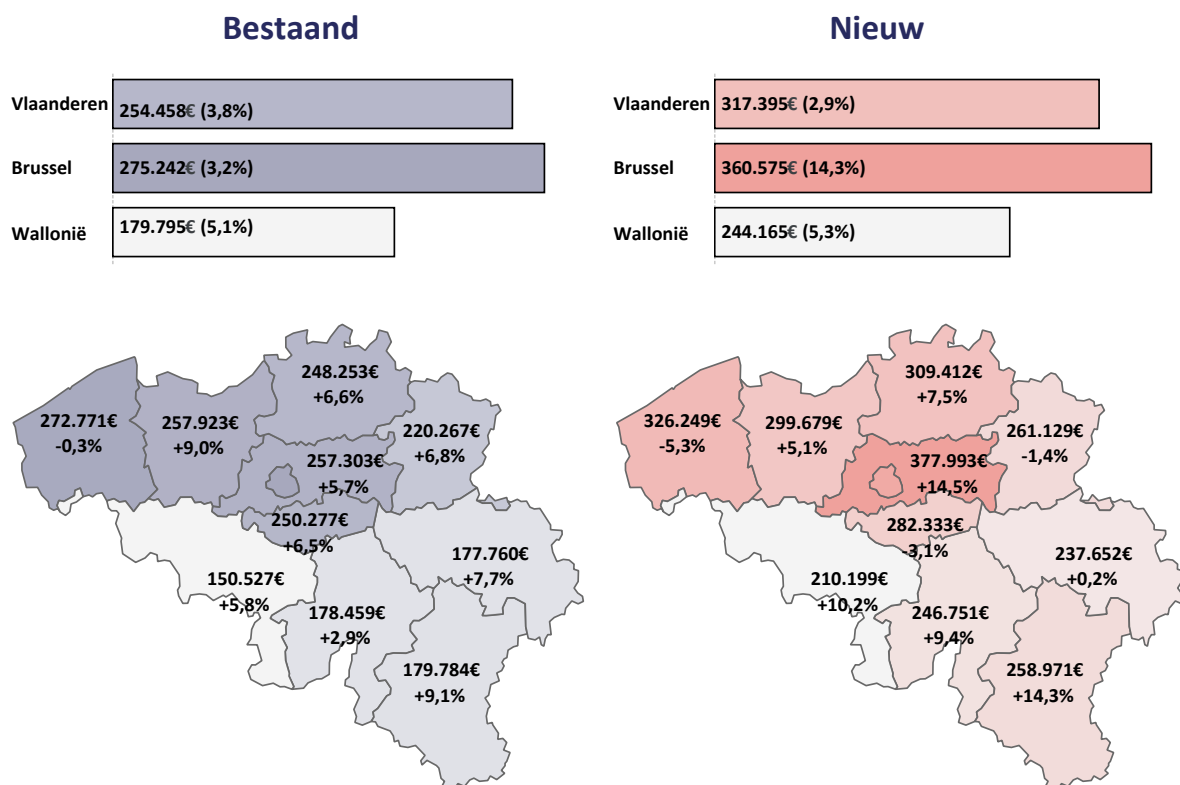


Appartementen - Aandeel bestand / nieuwbouw 2022



Appartementen - Gemiddelde prijs bestand/nieuw

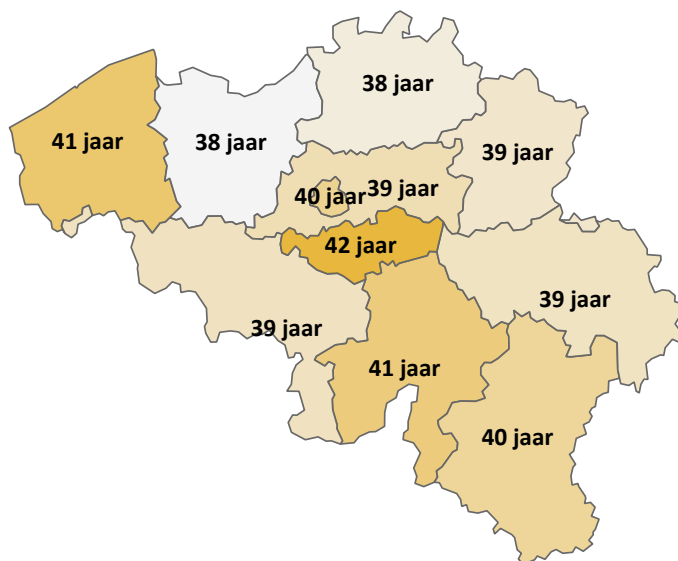
Gemiddelde prijzen 2022 – evolutie ten opzichte van 2021:



Leeftijd van de kopers

| Jaar | <= 30 | 31 - 50 | 51 - 65 | > 65 |
|------|-------|---------|---------|------|
| 2017 | 30,4% | 49,3% | 16,2% | 4,0% |
| 2021 | 27,9% | 51,7% | 16,6% | 3,8% |
| 2022 | 30,2% | 51,1% | 15,0% | 3,8% |

Gemiddelde leeftijd:



Verdeling van kopers jonger of gelijk aan 30 jaar:

| | 2017 | | 2021 | | 2022 |
|-----------------|-------|-----------------|-------|-----------------|-------|
| Oost-Vlaanderen | 34,7% | Oost-Vlaanderen | 32,0% | Oost-Vlaanderen | 35,0% |
| Antwerpen | 33,8% | Luik | 31,1% | Limburg | 34,3% |
| Henegouwen | 33,3% | Antwerpen | 30,3% | Antwerpen | 33,8% |
| Limburg | 32,9% | Henegouwen | 30,0% | Henegouwen | 30,1% |
| Luik | 31,3% | Limburg | 29,5% | West-Vlaanderen | 29,7% |
| Luxemburg | 30,9% | Namen | 26,9% | Luik | 29,6% |
| West-Vlaanderen | 28,5% | Luxemburg | 26,9% | Luxemburg | 29,6% |
| Namen | 28,3% | West-Vlaanderen | 24,8% | Vlaams-Brabant | 27,1% |
| Vlaams-Brabant | 27,8% | Vlaams-Brabant | 24,8% | Namen | 25,6% |
| Waals-Brabant | 22,1% | Waals-Brabant | 19,1% | Waals-Brabant | 18,3% |