

NOTARISBAROMETER

VASTGOED

WWW.NOTARIS.BE

T1 2023

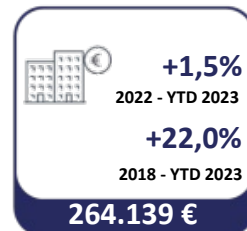
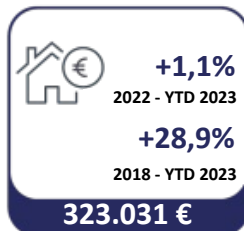
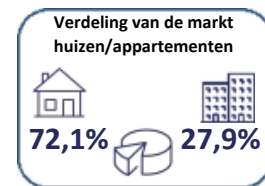
Barometer 56

In de eerste drie maanden van dit jaar was het minder druk op onze vastgoedmarkt. Vooral in Vlaanderen, met -9,2% minder transacties in vergelijking met het 1ste trimester 2022. Toch was het wat drukker dan voor corona.

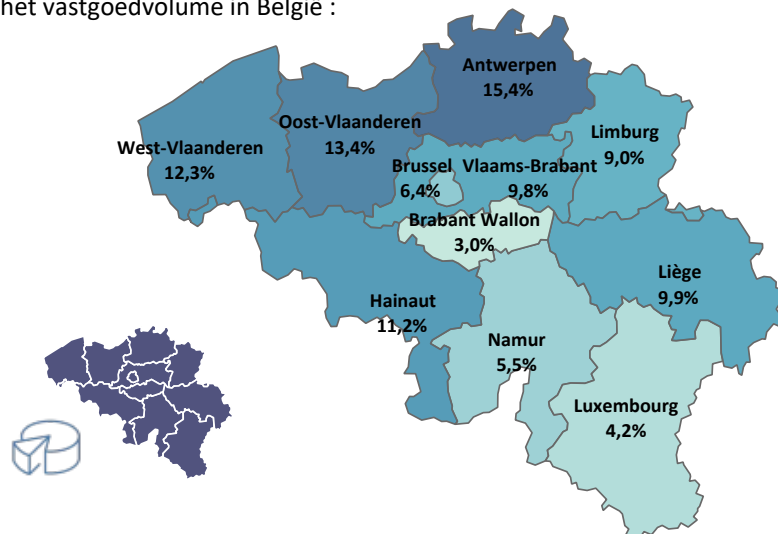
De gemiddelde prijs van een huis en een appartement stabiliseerde: +1,1% voor een huis en +1,5% voor een appartement, zonder rekening te houden met de inflatie.

Het aandeel jonge kopers, van 30 jaar of jonger, daalde begin 2023 in vergelijking met 2022.

België



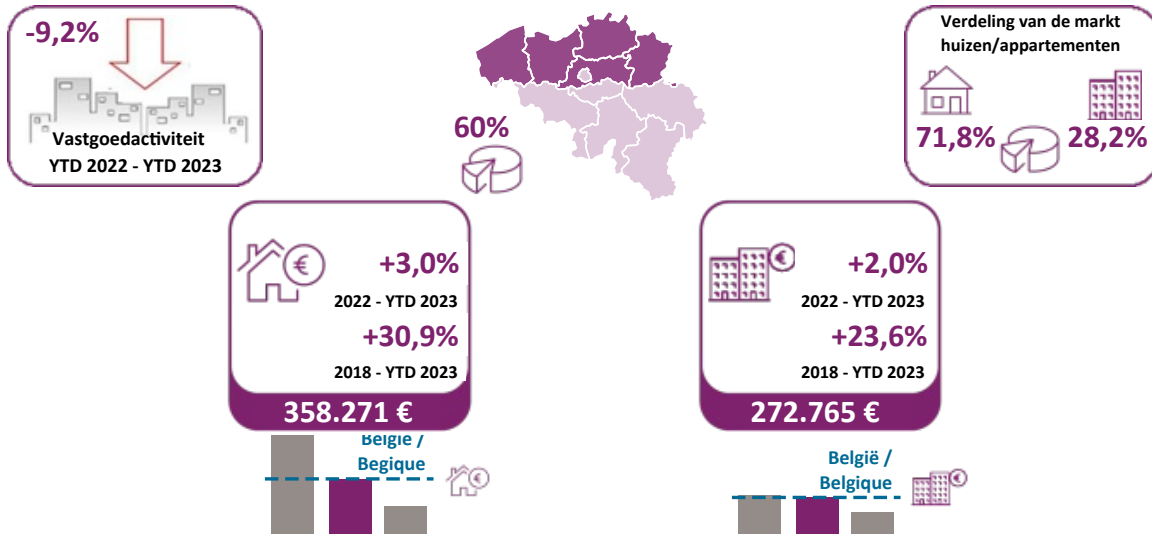
Verdeling van het vastgoedvolume in België :



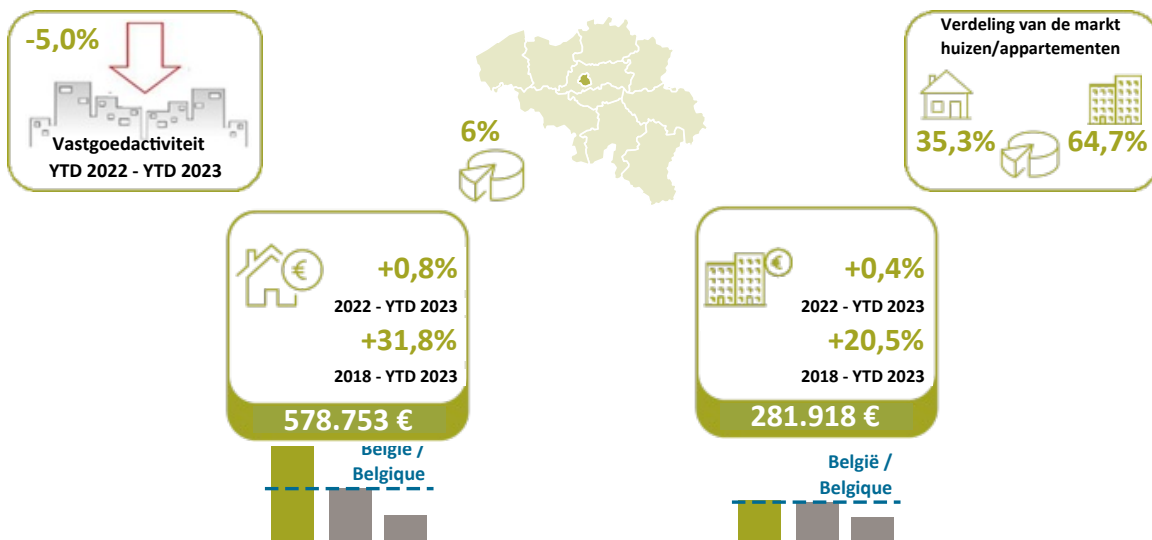
Inflatie 2022 - YTD 2023 : **2,2%**

Inflatie 2018 - YTD 2023 : **18,3%**

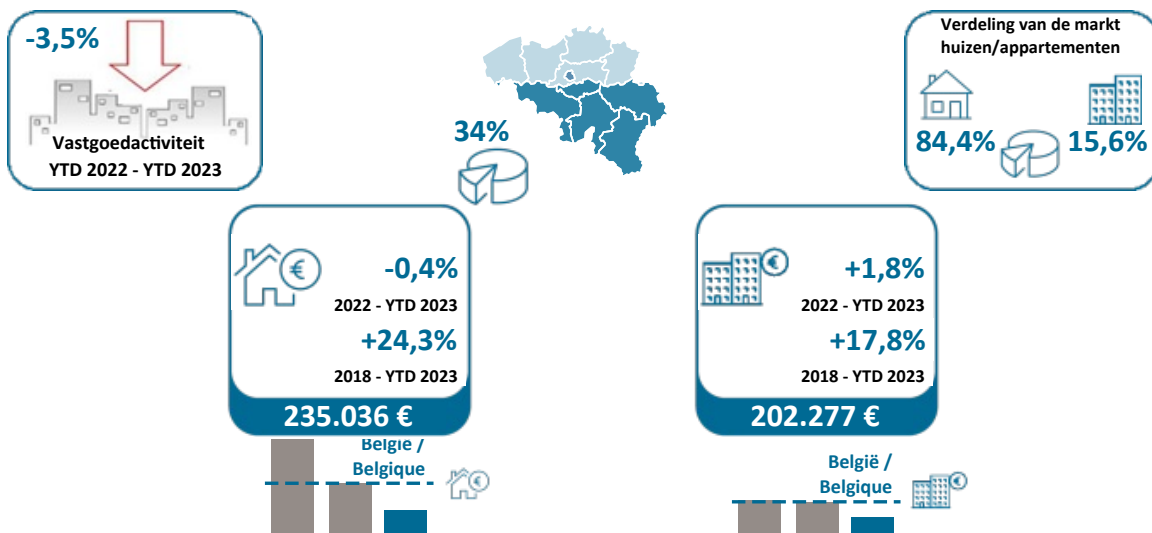
Vlaanderen



Brussel

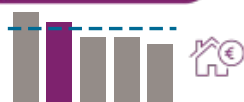
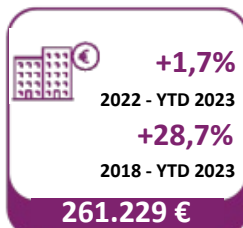
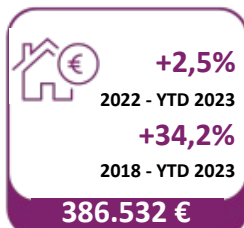
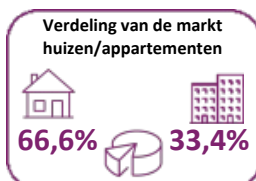


Wallonië

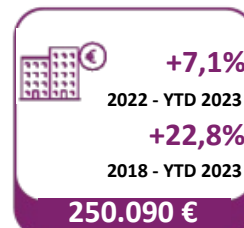
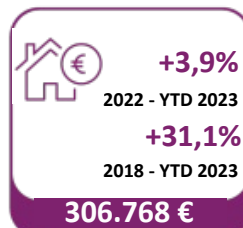
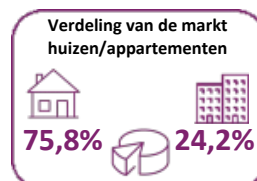


Vlaamse provincies

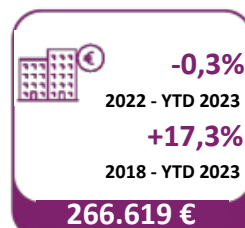
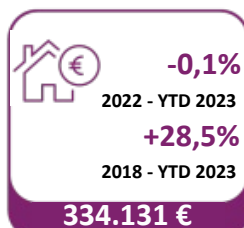
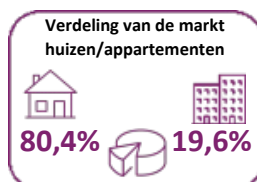
Antwerpen



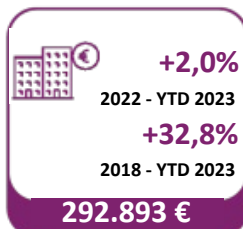
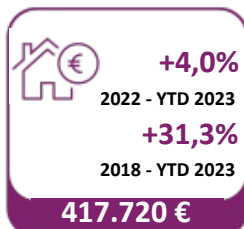
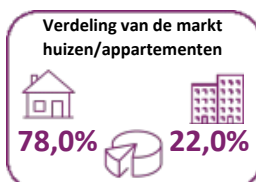
Limburg



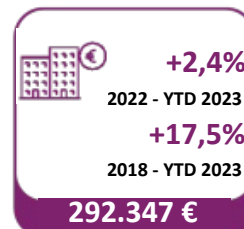
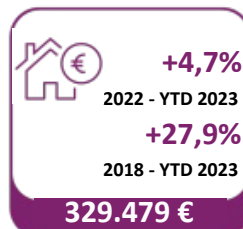
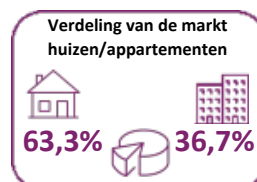
Oost-Vlaanderen



Vlaams-Brabant

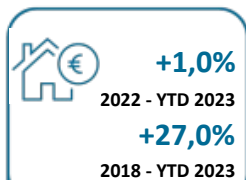
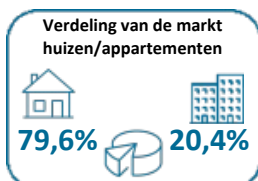


West-Vlaanderen



Waalse provincies

Waals-Brabant

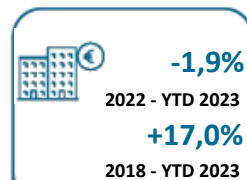
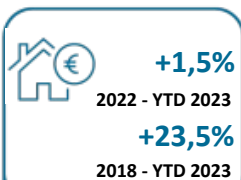
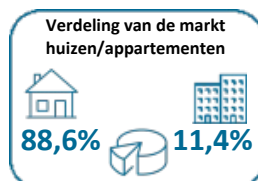
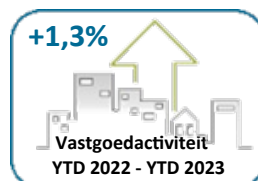


423.400 €

287.216 €



Henegouwen

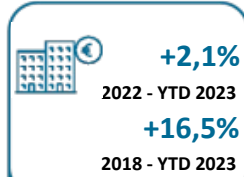
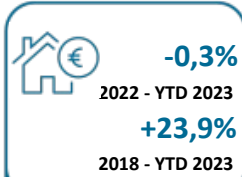
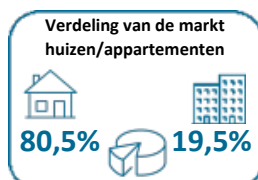


194.766 €

166.155 €



Luik

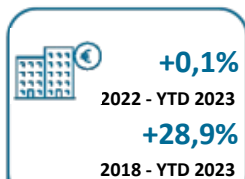
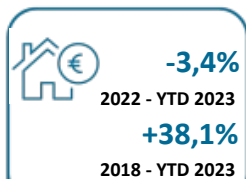
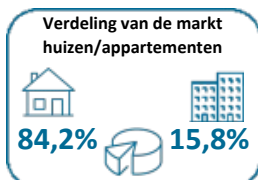
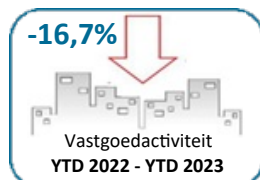


223.439 €

193.988 €



Luxemburg

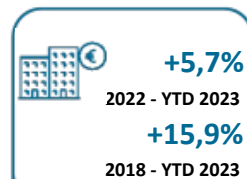
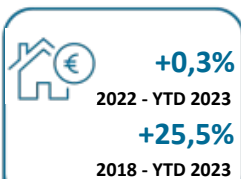
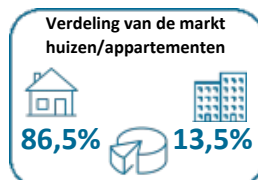
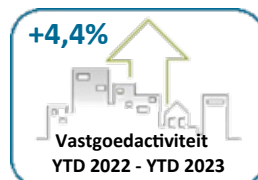


257.789 €

223.435 €



Namen

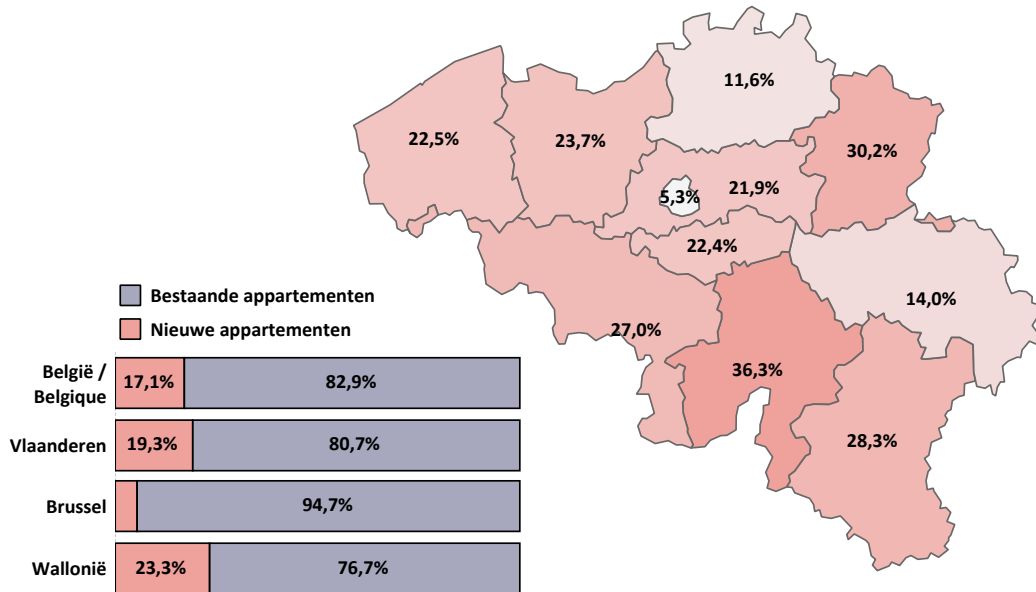


237.205 €

204.220 €

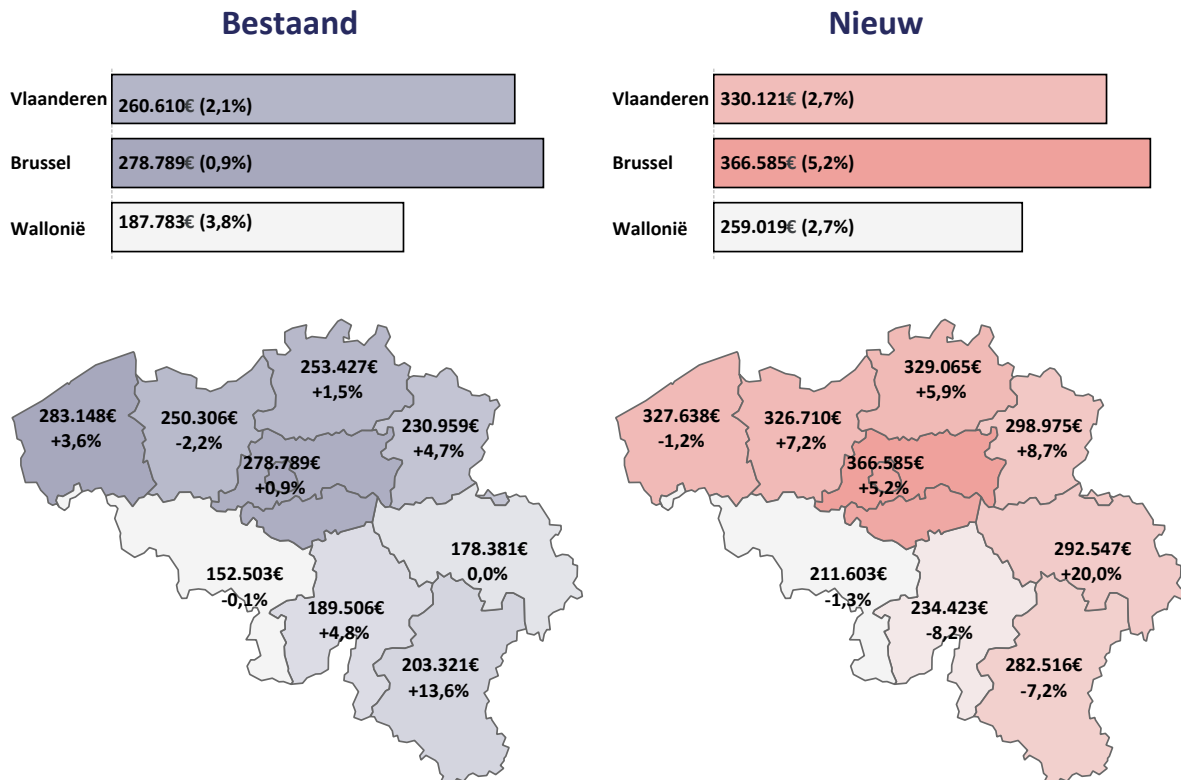


Appartementen - Aandeel bestand / nieuwbouw 2023



Appartementen - Gemiddelde prijs bestand/nieuw

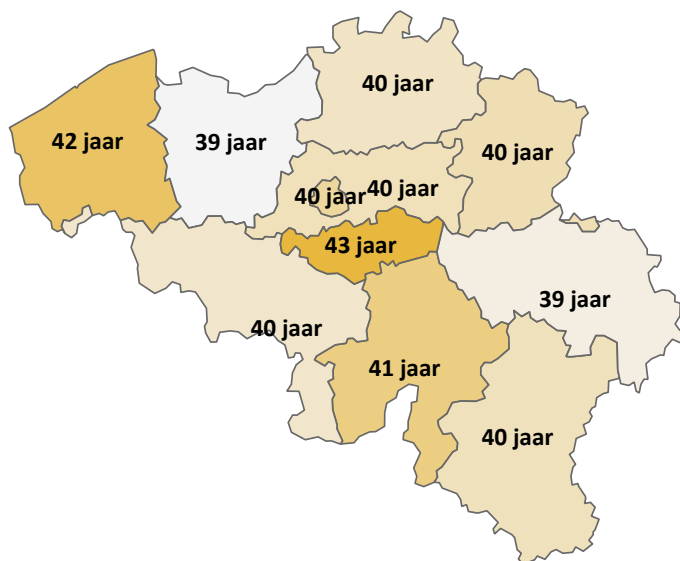
Gemiddelde prijzen 2023 – evolutie ten opzichte van 2022:



Leeftijd van de kopers

Jaar	<= 30	31 - 50	51 - 65	> 65
2018	30,3%	49,8%	16,0%	3,9%
2022	30,1%	50,9%	15,2%	3,8%
2023	27,6%	51,8%	16,1%	4,4%

Gemiddelde leeftijd:



Verdeling van kopers jonger of gelijk aan 30 jaar:

	2018	2022	2023
Oost-Vlaanderen	34,5%	34,8%	31,4%
Limburg	33,9%	33,9%	31,1%
Antwerpen	33,4%	33,5%	30,5%
Henegouwen	31,4%	30,4%	29,5%
Luxemburg	30,4%	29,6%	28,4%
Luik	29,5%	29,5%	27,7%
West-Vlaanderen	29,3%	28,5%	27,0%
Namen	28,0%	27,3%	25,7%
Vlaams-Brabant	27,8%	25,9%	25,0%
Waals-Brabant	20,0%	18,4%	16,4%