

NOTARISBAROMETER

VASTGOED

WWW.NOTARIS.BE

T2 2023

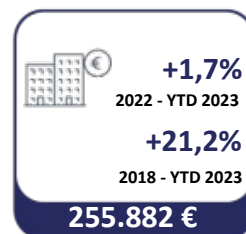
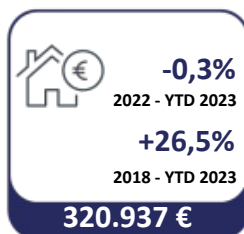
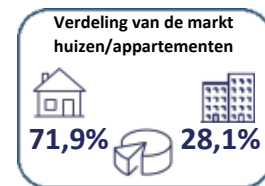
Barometer 57

In de eerste zes maanden van dit jaar was het minder druk op onze vastgoedmarkt. Vooral in Vlaanderen, met -5,9% minder transacties in vergelijking met de eerste jaarhelft van 2022.

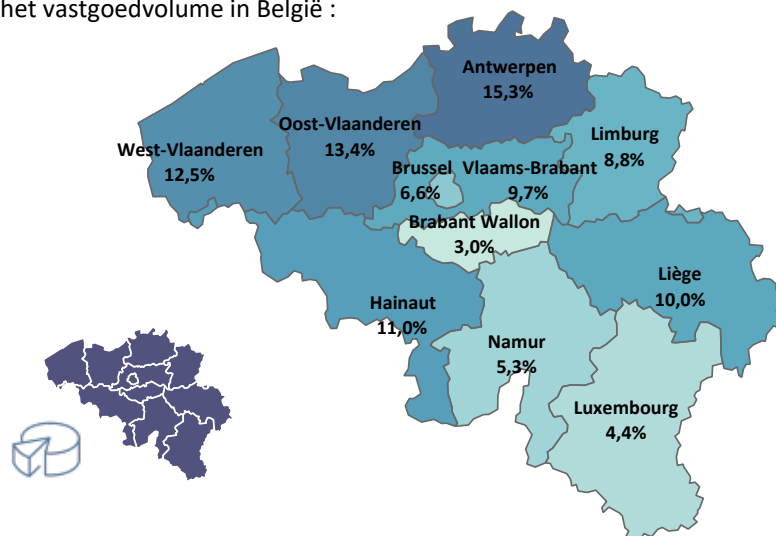
De gemiddelde prijs van een huis daalde lichtjes in vergelijking met 2022: -0,3% zonder rekening te houden met de inflatie. Die van een appartement steeg met +1,7%.

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

België



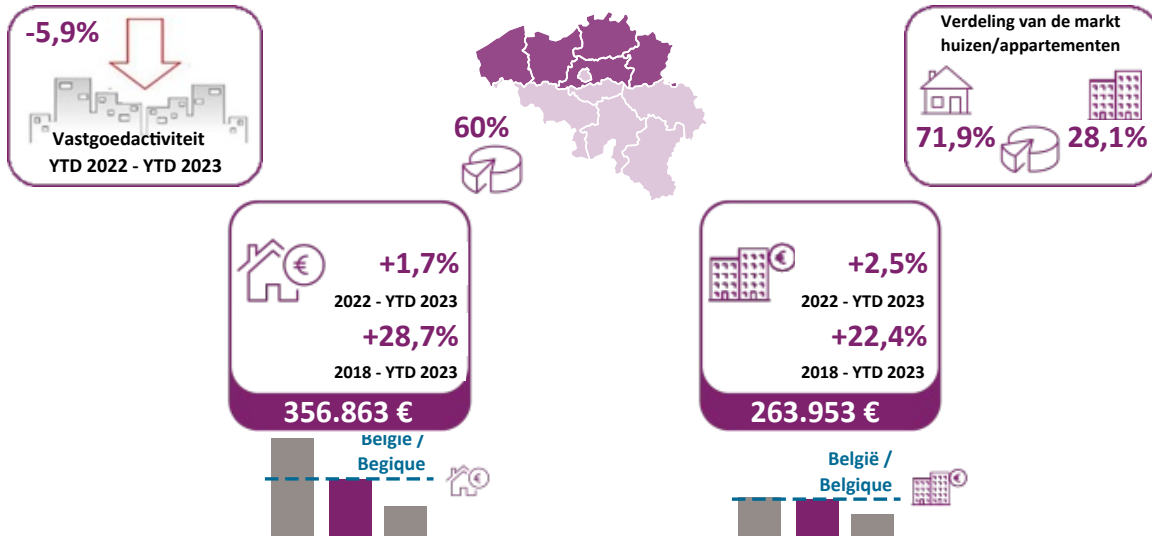
Verdeling van het vastgoedvolume in België :



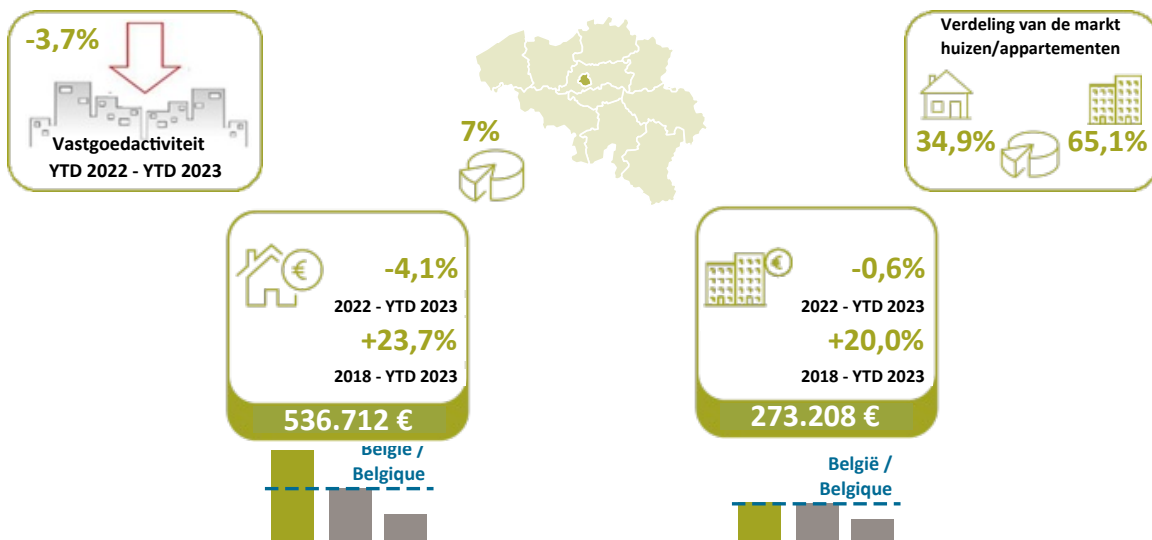
Inflatie 2022 - YTD 2023 : **1,7%**
Inflatie 2018 - YTD 2023 : **17,8%**

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 zes maanden van 2023.

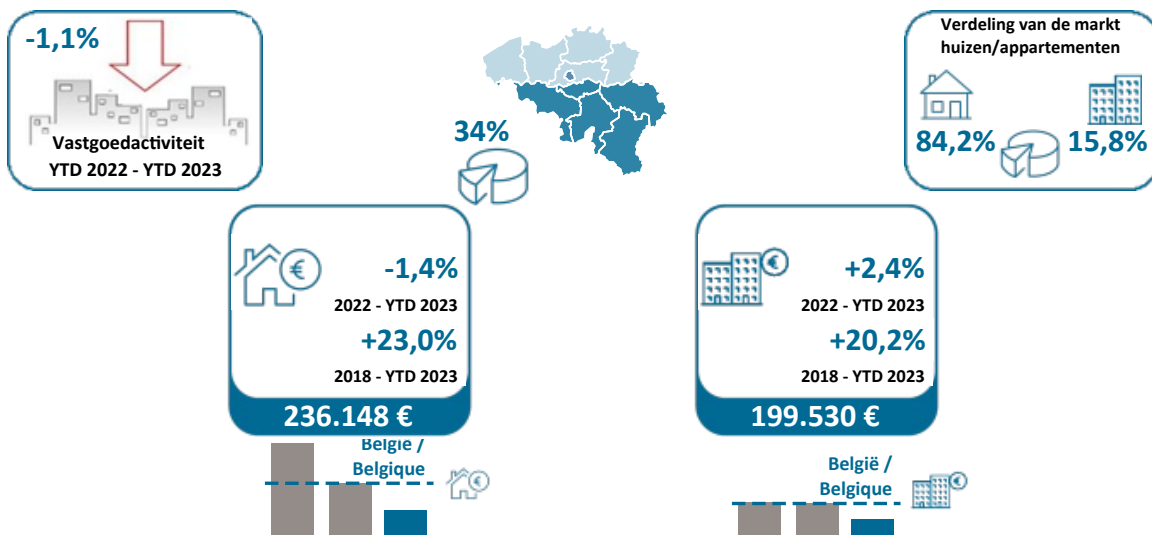
Vlaanderen



Brussel

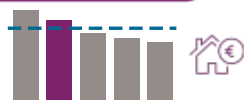
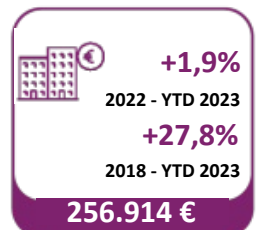
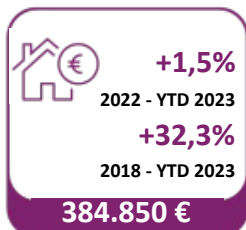
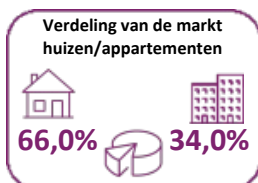


Wallonië

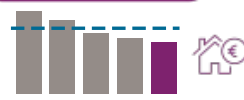
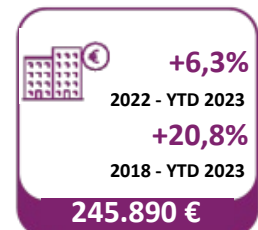
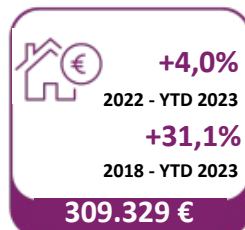
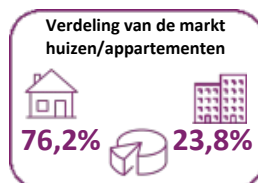


Vlaamse provincies

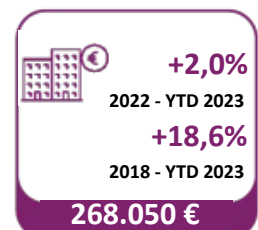
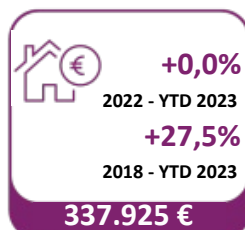
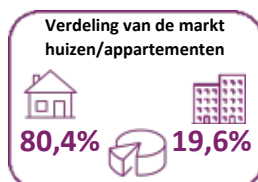
Antwerpen



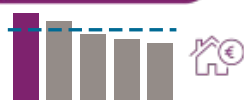
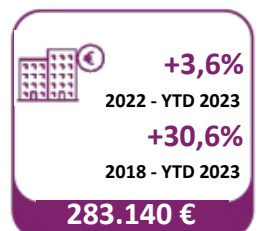
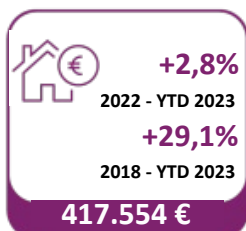
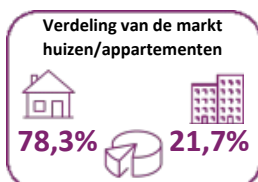
Limburg



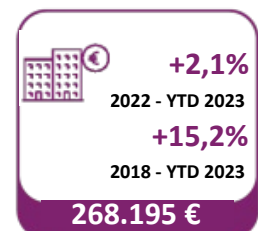
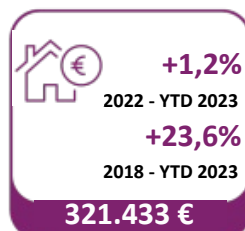
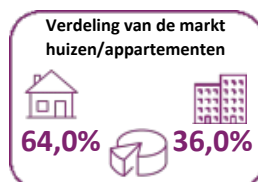
Oost-Vlaanderen



Vlaams-Brabant

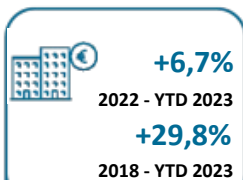
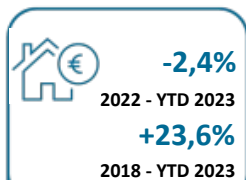
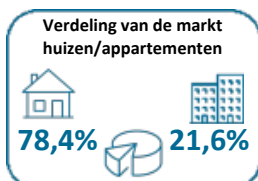
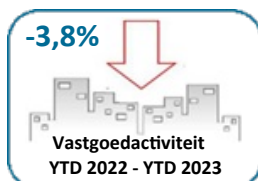


West-Vlaanderen



Waalse provincies

Waals-Brabant

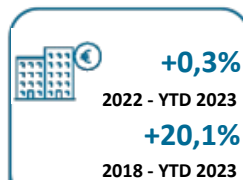
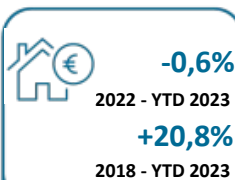
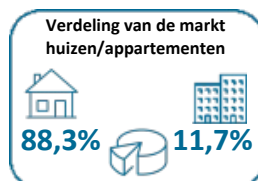
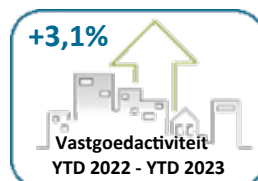


411.645 €

274.783 €



Henegouwen

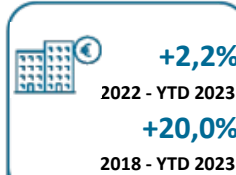
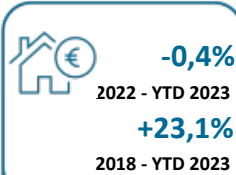
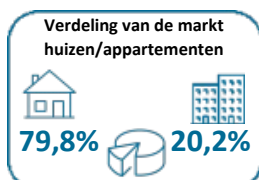


193.157 €

166.644 €



Luik

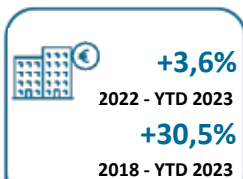
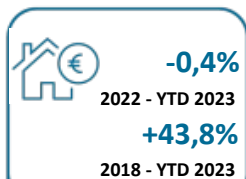
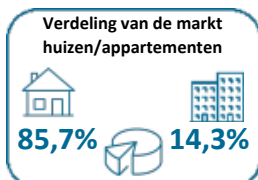
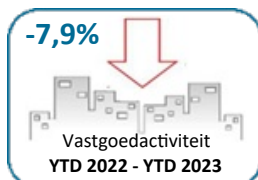


225.023 €

190.632 €



Luxemburg

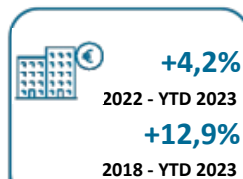
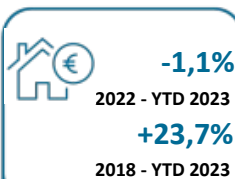
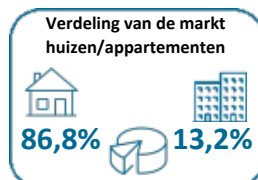


274.063 €

216.522 €



Namen

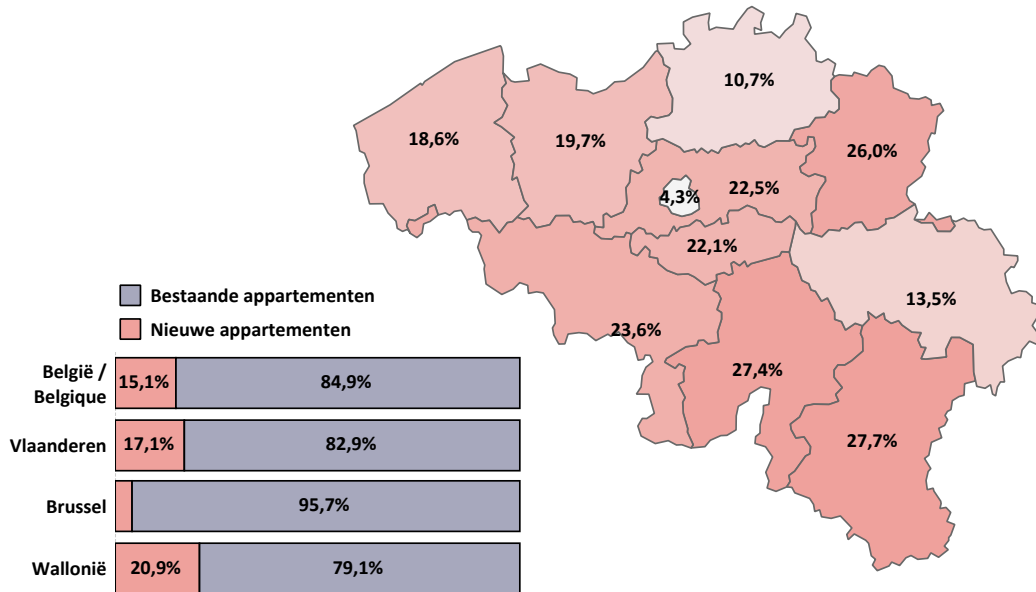


237.983 €

197.693 €

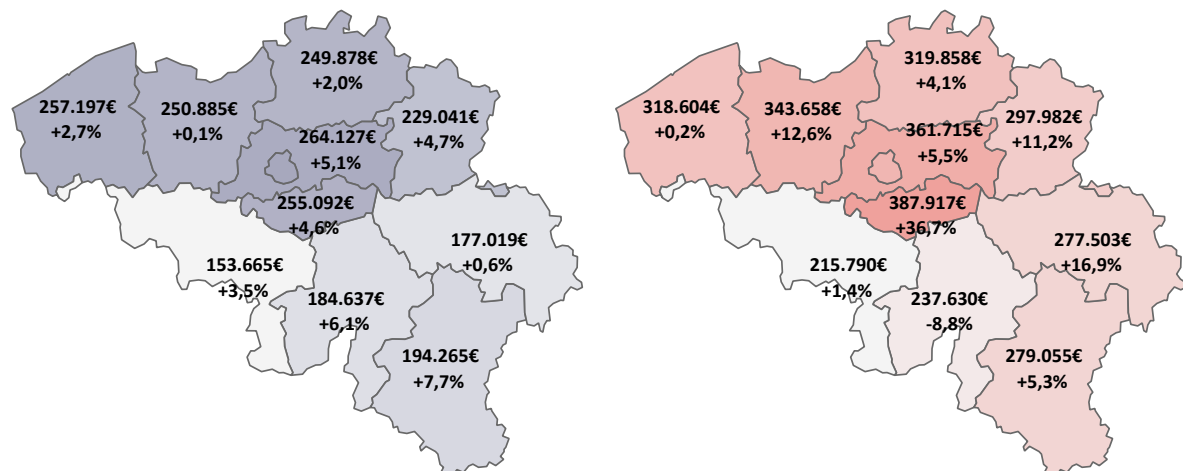
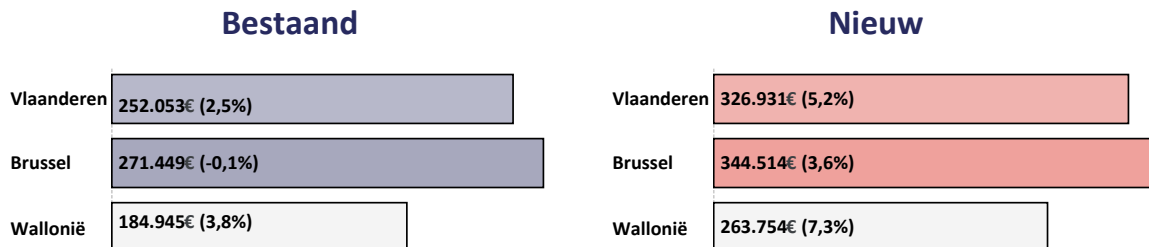


Appartementen - Aandeel bestand / nieuwbouw 2023



Appartementen - Gemiddelde prijs bestand/nieuw

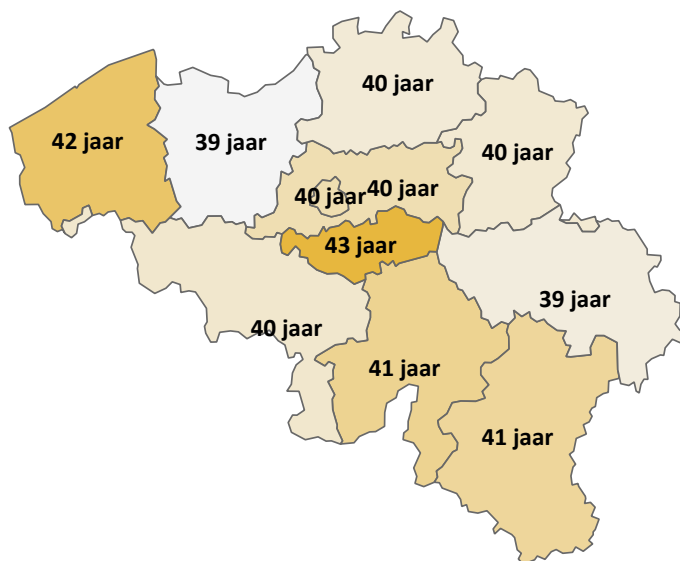
Gemiddelde prijzen 2023 – evolutie ten opzichte van 2022:



Leeftijd van de kopers

Jaar	<= 30	31 - 50	51 - 65	> 65
2018	29,9%	49,9%	16,3%	3,9%
2022	29,3%	51,0%	15,9%	3,9%
2023	27,3%	51,4%	16,9%	4,4%

Gemiddelde leeftijd:



Verdeling van kopers jonger of gelijk aan 30 jaar:

	2018		2022		2023
Limburg	34,0%	Oost-Vlaanderen	33,8%	Oost-Vlaanderen	30,9%
Oost-Vlaanderen	33,5%	Limburg	33,3%	Antwerpen	30,4%
Antwerpen	33,2%	Antwerpen	32,8%	Limburg	29,8%
Henegouwen	31,0%	Henegouwen	29,8%	Luik	28,1%
Luxemburg	30,7%	Luik	28,5%	Henegouwen	27,2%
Luik	29,5%	West-Vlaanderen	28,2%	Luxemburg	27,2%
West-Vlaanderen	28,0%	Luxemburg	27,2%	West-Vlaanderen	26,9%
Namen	28,0%	Vlaams-Brabant	26,5%	Namen	25,7%
Vlaams-Brabant	27,4%	Namen	25,1%	Vlaams-Brabant	24,1%
Waals-Brabant	20,2%	Waals-Brabant	18,2%	Waals-Brabant	16,2%