

## Housing market developments – 3rd quarter 2023

### House prices decreased the most in the province of Utrecht

Average house prices decreased the most in the province of Utrecht with -7.0% year on year. The municipality of Wijdmeren is currently registering the lowest price development of all the municipalities in the Netherlands with -7.9%. The largest cities, Amsterdam and Rotterdam, show average house price decreases of respectively -3.5% and -4.7%. The Hague shows an average house price decrease of -6.6%.

### Transactions decreased and number of homes for sale decreased

The annual number of sales decreased to 219.000 houses. The number of homes for sale also decreased. The ratio between the number of sales and supply has reached a factor 0.2 (sales > supply).

### Housing affordability declined

On average, 24.8% of net household income was required to service housing costs, in 2008 the housing affordability peaked with 27.0%. The relatively good affordability in the last years was mainly the result of the low mortgage interest.

### CALCASA INDEXES 2023 Q3

Calcasa House Price Index (WOX) (1995Q1=100)	452
Calcasa WOX Top 15 Cities Index (1995Q1=100)	520
<b>Residential price change</b>	
WOX price change (year-on-year)	-4.4%
WOX price change (quarter-on-quarter)	2.1%
WOX price change corrected for inflation (year-on-year)	-7.0%
<b>House price forecast</b>	
Yearly price change 2023 Q4	1.1%
Quarterly price change 2023 Q4	2.1%
<b>Housing affordability</b>	
Affordability index	24.8%
Yearly change in housing affordability	-23.1%
Quarterly change in housing affordability	-5.6%
<b>Transactions</b>	
Number of transactions on a yearly basis (x 1,000)	219
Yearly change in the number of transactions	-7.8%
Quarterly change in the number of transactions	-2.5%

\*Housing stock January 1<sup>st</sup>, 2022, municipal reclassification 2021

## Content WOX:

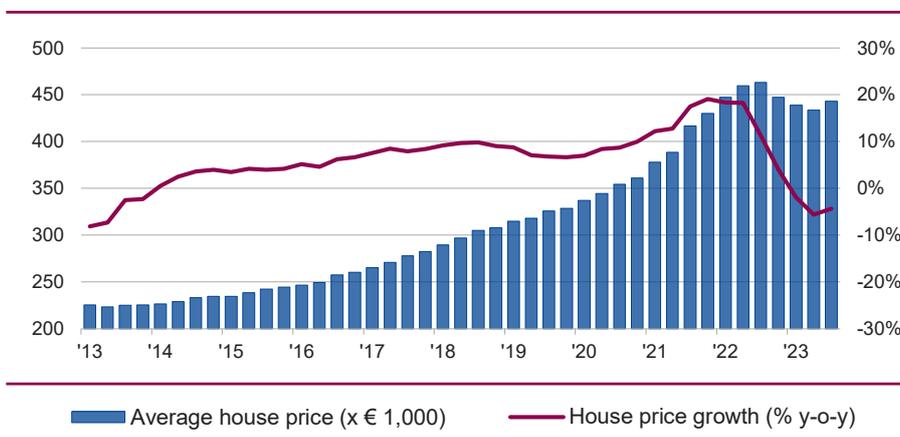
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### Table 1

Calcasa key numbers Q3 2023  
Source: WOX Monitor Calcasa

## Average house prices

- The WOX (1995 = 100) currently stands at 452 points.
- Average house price: € 443.000.
  - » Q-O-Q price development: 2.1%.
  - » Y-O-Y price development: -4.4%.
- The current Dutch inflation rate is 2.6% (which is the average rate for Q3 2023 according to Statistics Netherlands). In the third quarter of 2023, inflation-adjusted house prices decreased by -7,0% y-o-y.



## Highest decrease in price class more than € 500,000

- Based on house price levels, Calcasa has divided the market into five price classes. Homes in the price class more than € 500,000 performed worst with an annual average house price decrease of -6.5%.
- The price class € 250,000 to € 350,000 decreased the least in value; over the past year these homes decreased in value by -2.8%.

Price class (euro)	Price development y-o-y
Less than 150,000	-3.9%
150,000 to 250,000	-3.1%
250,000 to 350,000	-2.8%
350,000 to 500,000	-4.2%
More than 500,000	-6.5%
<b>All residential properties</b>	<b>-4.4%</b>

## Highest decrease in price for terraced/corner houses

- Terraced/corner houses built before 1944 decreased the most in value. Their value decreased by -7.0% in the past year.
- Apartments built before 1944 are registering the second largest price decline. Their value decreased by -6.1% in the past year.

Development (y-o-y)	Construction year				Total
	<1944	1945-1979	>1980	>2000	
(semi) detached	-5.7%	-5.1%	-4.1%	-4.6%	-5.0%
Terraced/corner house	-7.0%	-2.7%	-3.3%	-3.6%	-4.0%
Apartment	-6.1%	-4.4%	-3.2%	-3.2%	-4.5%
<b>Total</b>	<b>-6.3%</b>	<b>-3.8%</b>	<b>-3.5%</b>	<b>-3.6%</b>	<b>-4.4%</b>

## Forecast house price development in Q4 2023

- Q-O-Q price change: +2.1% (Q4 2023 - Q3 2023).
- Y-O-Y price change: +1.1% (Q4 2023 - Q4 2022).
  - » Y-O-Y price change single-family homes: +0.8%.
  - » Y-O-Y price change apartments: +2.4%.

Calcasa publishes region-specific house price forecasts for four specific areas of the Netherlands, reflecting the diversity and variety displayed across the region.

- Western part: +1.1%
- Northern part: +2.2%
- Eastern part: +0.7%
- Southern part: +1.5%

Table 2a

Netherlands - price development per price class and transaction distribution over the last year.

Source: Calcasa

Table 2b

Netherlands - annual price development per construction year and housing type.

Source: Calcasa

## House price decrease in Utrecht

- Average house prices decreased the most in the province of Utrecht, with an annual decrease of -7.0% in value.
- Apartments in Groningen fell sharply in value, with a value decrease of -6.4%. Single-family houses prices decreased with -2.3%.
- The smallest price decrease was measured for houses in the provinces of Zeeland (-1.9%) and Limburg (-0.5%).

Q3 2023	Average price	Average price	Price change (year-on-year)
	single-family houses	apartments	
Groningen	342,000	296,000	-3.3%
Friesland	396,000	370,000	-3.9%
Drenthe	333,000	261,000	-5.2%
Overijssel	364,000	314,000	-2.4%
Flevoland	404,000	281,000	-2.9%
Gelderland	468,000	324,000	-4.8%
Utrecht	626,000	407,000	-7.0%
North-Holland	593,000	523,000	-5.2%
South-Holland	512,000	348,000	-4.9%
Zeeland	332,000	308,000	-1.9%
North-Brabant	469,000	339,000	-2.8%
Limburg	350,000	267,000	-0.5%
<b>The Netherlands</b>	<b>468,000</b>	<b>378,000</b>	<b>-4.4%</b>

Table 3

Average price and y-o-y price development on province level  
Source: WOX Monitor Calcasa

## House prices 8% lower in the Gooi and Vechtstreek region

- The largest annual price decrease of -7.5% is measured for houses in the NUTS III region of Gooi and Vechtstreek. The average house price in this region is € 646,000.
- Second-largest annual price decrease is seen in the NUTS III region Utrecht with a price decrease of -7.0%, here single-family homes fell in value by -7.5% and the value of apartments by -5.3%.
- The only NUTS III region with a price increase is Midden-Limburg (+1.4%).
- In 10 of the 40 NUTS III regions the annual decrease for houses prices is more than 5%.

## Housing affordability

On average, 24.8% of net household income was required to service housing costs in the third quarter of 2023, compared to mid-2008 when housing costs represented 27.0% of net income.

- Q-O-Q change in net housing costs: 5.6%.
- Y-O-Y change in net housing costs: 23.1%.



Figure 3

Housing affordability index\* (in % of household income) in the Netherlands.  
Source: WOX Monitor Calcasa

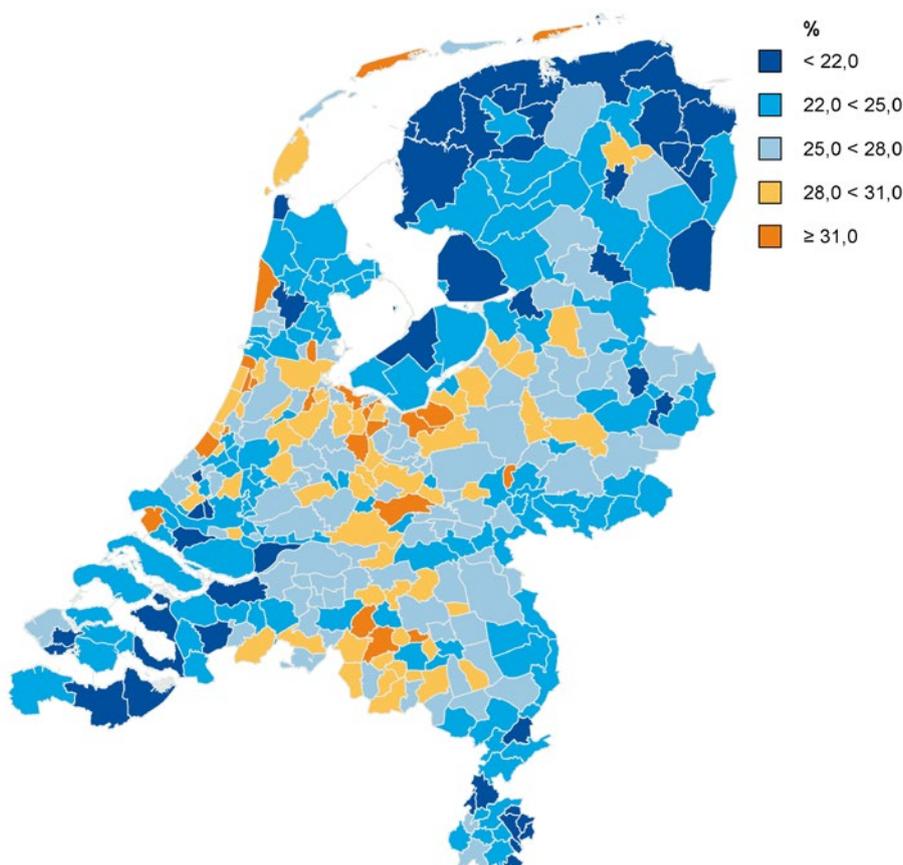


Figure 4

Affordability index per municipality (in %).  
Source: WOX Monitor Calcasa

\*The index measures the affordability of Dutch owner-occupied houses. It is calculated taking into account net housing costs, current average mortgage costs (current interest rate, maintenance costs, local taxes and fiscal treatment).

## Number of sales

The annual number of transactions has decreased. 219.000 residential properties were sold during the past year.

- Y-O-Y development, number of annual sales: -7.8%.
- Q-O-Q development, number of annual sales: -2.5%.

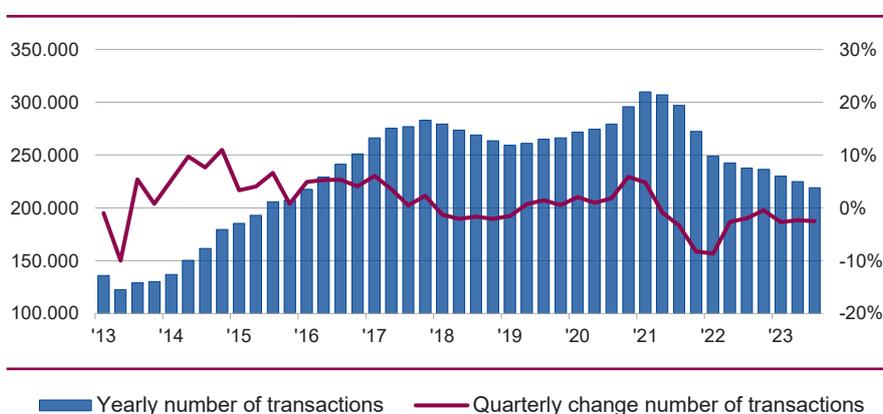


Figure 5

Number of annual sales\* and y-o-y change in number of sales in the Netherlands.  
Source: Statistics Netherlands, Land Registry, adaptation by Calcasa

\* Calcasa shows the number of housing sales on an annual basis for a reliable picture of the long term trend (corrected for seasonal effects).

## Number of sales by housing type

- Transactions of detached houses decreased the most with -13.2% in the third quarter of 2023.
- Apartment sales decreased this quarter with -8.6% year-on-year.

### Transaction development y-o-y

Housing type	2022Q3	2022Q4	2023Q1	2023Q2	2023Q3
Detached	-24.1%	-16.2%	-12.4%	-13.6%	-13.2%
Semi-detached	-20.9%	-15.2%	-5.4%	-4.1%	-5.9%
Corner house	-19.3%	-14.2%	-4.4%	-2.3%	-5.0%
Terraced house	-18.7%	-13.2%	-3.6%	-2.6%	-5.6%
Apartment	-18.4%	-9.6%	-10.6%	-11.4%	-8.6%
<b>Total</b>	<b>-20.0%</b>	<b>-13.2%</b>	<b>-7.5%</b>	<b>-7.3%</b>	<b>-7.8%</b>

Table 4

Y-o-y transaction development by period and property type  
Source: WOX Monitor Calcasa

## Sales in price classes

- The sales of homes in the price range more than € 500,000 decreased by 8.3% in the past year. This is for the first time since the beginning of 2014.
- In the east of the Netherlands the sales of homes in the price class 250,000 to € 350,000 increased with 6.3%.
- The lowest price segment (€ 75,000 to € 150,000) decreased in the western part of the Netherlands by 25.9%.

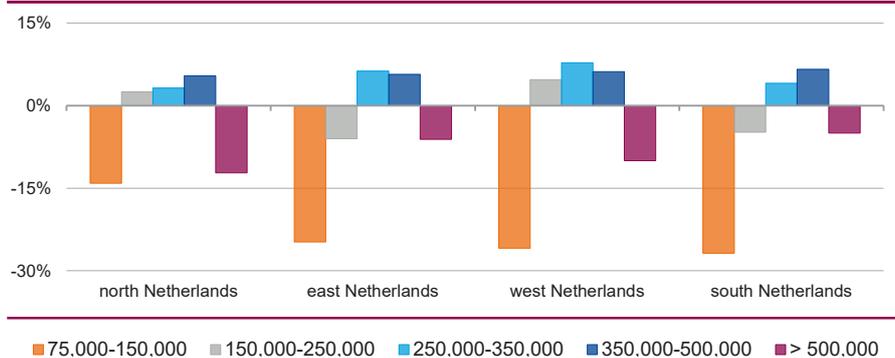


Figure 6

Growth (%) of share of housing sales per price class in North, East, West and South Netherlands in Q3 2023 compared to Q3 2022.

Source: WOX Monitor Calcasa

## 31% of housing sales within € 350,000 to € 500,000

- In the past year 14% of housing sales were within the price class of € 150,000 to € 250,000.
- The percentage of transactions in the price class € 75,000 to 150,000 decreased in four years time from 10% to 2%.
- The price segment € 350,000 to € 500,000 increased in four years time from 17% to 31%.
- 25% of housing sales were within the price class of € 500,000 or more. Four years ago this was 11%.

Share of housing sales per price class

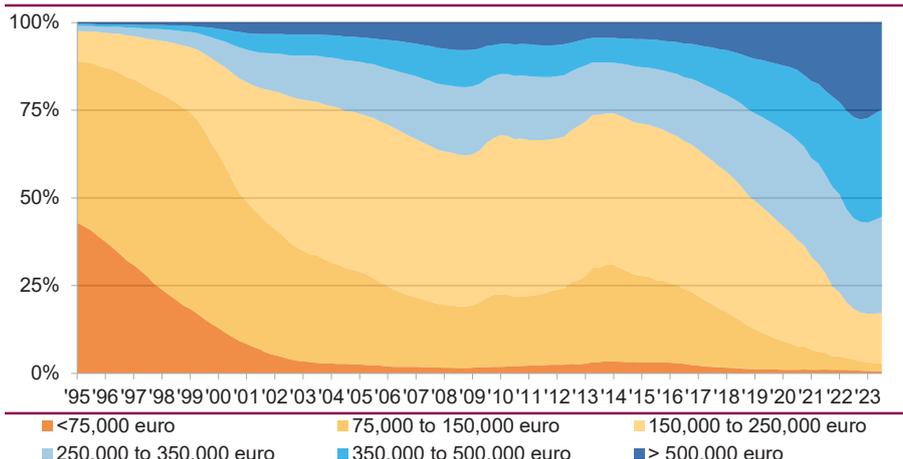


Figure 7

Share of housing sales per price class  
Source: WOX Monitor Calcasa

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## Groot-Amsterdam highest market liquidity

- In the NUTS III region Groot-Amsterdam 6.0% of the housing supply was sold during the past year. The regions the Hague and Overig Groningen follow with 5.4% and 5.2% respectively.
- The NUTS III region Twente, Nordth- and South-Limburg has the lowest market liquidity: 4.1%.

NUTS III region	Percentage of housing supply sold last year	NUTS III region	Percentage of housing supply sold last year
Groot-Amsterdam	6.0%	Twente	4.1%
's-Gravenhage	5.4%	Noord-Limburg	4.1%
Overig Groningen	5.2%	Zuid-Limburg	4.1%
Zuidoost-Drenthe	5.2%	Zuidwest-Friesland	4.2%
Agglomeratie Haarlem	5.2%	Delfzijl en omgeving	4.3%
Zeeuwsch-Vlaanderen	5.2%	Achterhoek	4.3%
Groot-Rijnmond	5.0%	IJmond	4.3%
Veluwe	4.9%	Zuidoost-Friesland	4.4%
Utrecht	4.9%	Noord-Drenthe	4.4%
Kop van Noord-Holland	4.9%	Alkmaar en omgeving	4.4%

Table 5

Top 10 NUTS III regions with highest and lowest percentage of housing supply sold last year

Source: WOX Monitor Calcasa

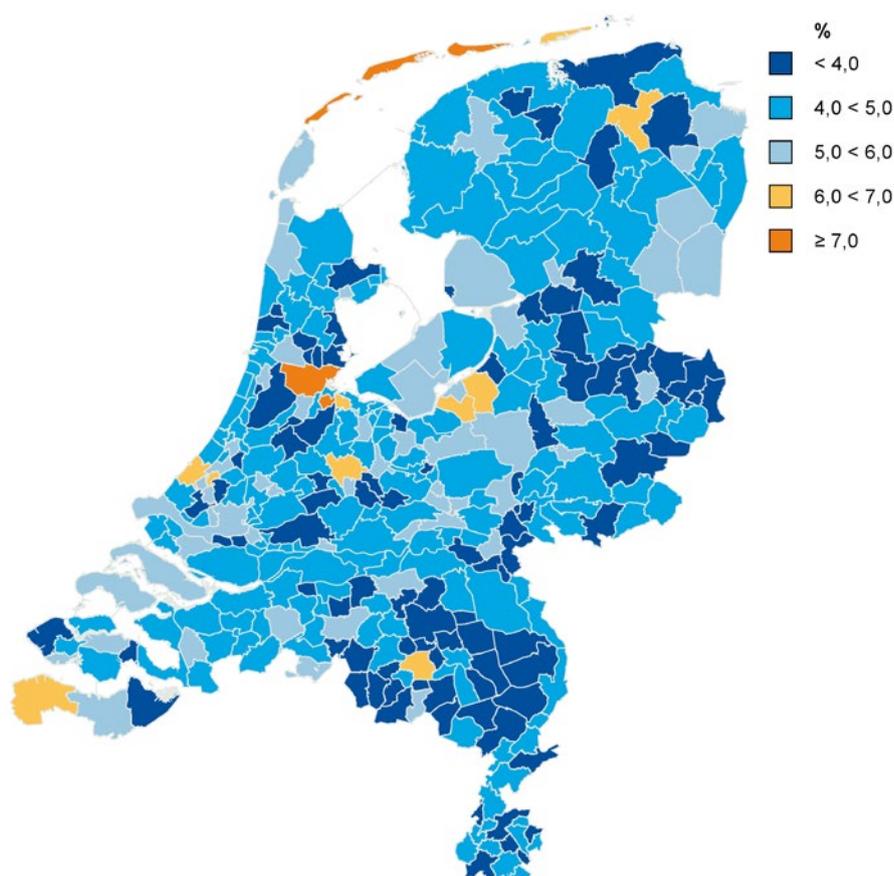


Figure 8

Market liquidity: sold homes as percentage of total number of owner occupied housing stock for previous year per municipality

Source: WOX Monitor Calcasa

## Market liquidity: number of sales surpassed supply

- The annual ratio of houses for sale vs. sold has increased to 0.2. A year ago this ratio was 0.3.
  - The annual number of houses sold: 219,000.
    - » Y-O-Y development: -7.8%
  - Homes for sale in Q3 2023: 38,000
- 
- The market liquidity is best in the municipality of Urk with a factor of 0.05.
  - In the municipality of Wassenaar the market liquidity is highest (worst) with a factor of 0.44.



Figure 9a

Annual number of properties for sale versus number of properties sold in the Netherlands. Source: Multiple real estate agents, adaptation Calcasa

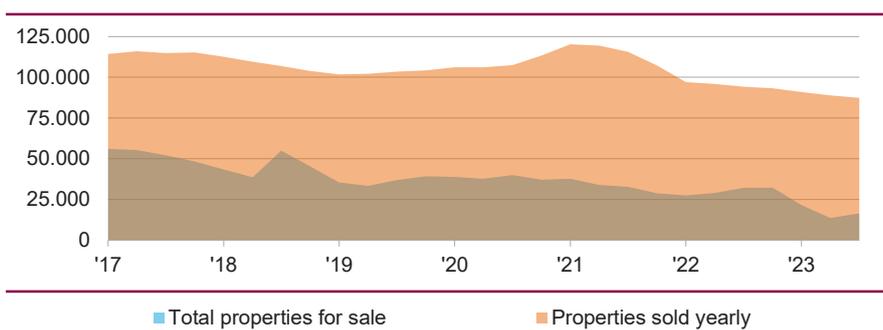


Figure 9b

Annual number of properties for sale versus number of properties sold in the Randstad. Source: Multiple real estate agents, adaptation Calcasa

- The relationship between the supply of owner-occupied housing and total owner-occupied housing stock is also a component of market liquidity. The percentage of the total owner-occupied housing stock that sold last year is 4.8% for the Netherlands.
  - o The percentage of family homes sold previous year: 5.0%.
  - o The percentage of apartments sold previous year: 4.3%.
- The share of owner occupied housing stock which was sold last year is highest in the city of Amsterdam with 8.0%.
- In the municipality of Dantumadiel only 2.9% of the existing stock of owner-occupied homes has changed owners.

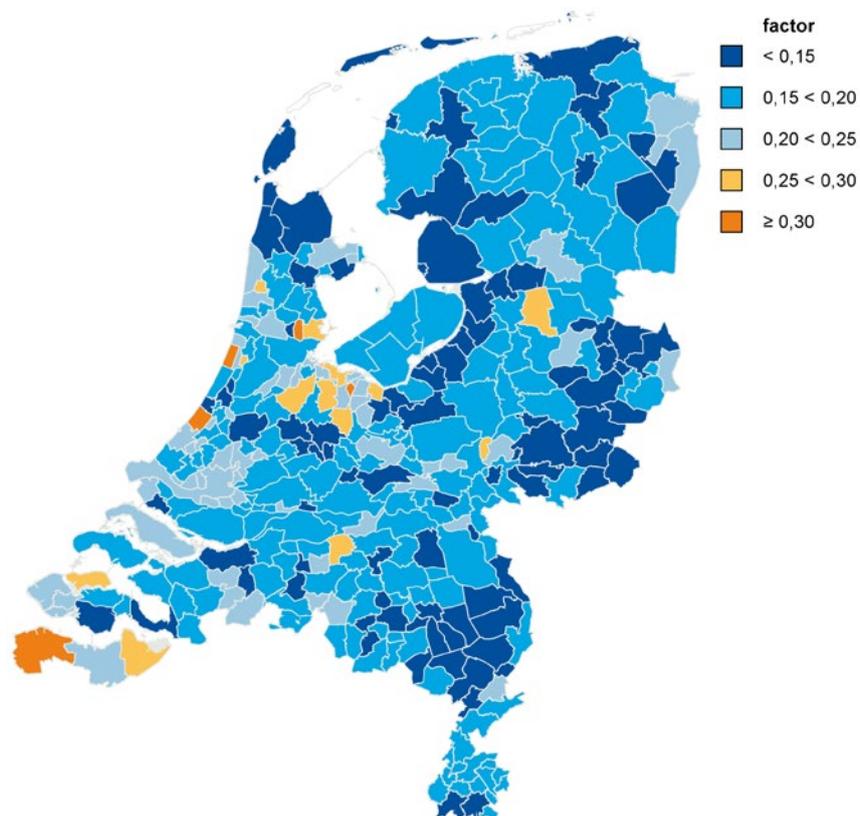


Figure 10

Supply/Sales ratio all properties per municipality

Source: WOX Monitor Calcasa

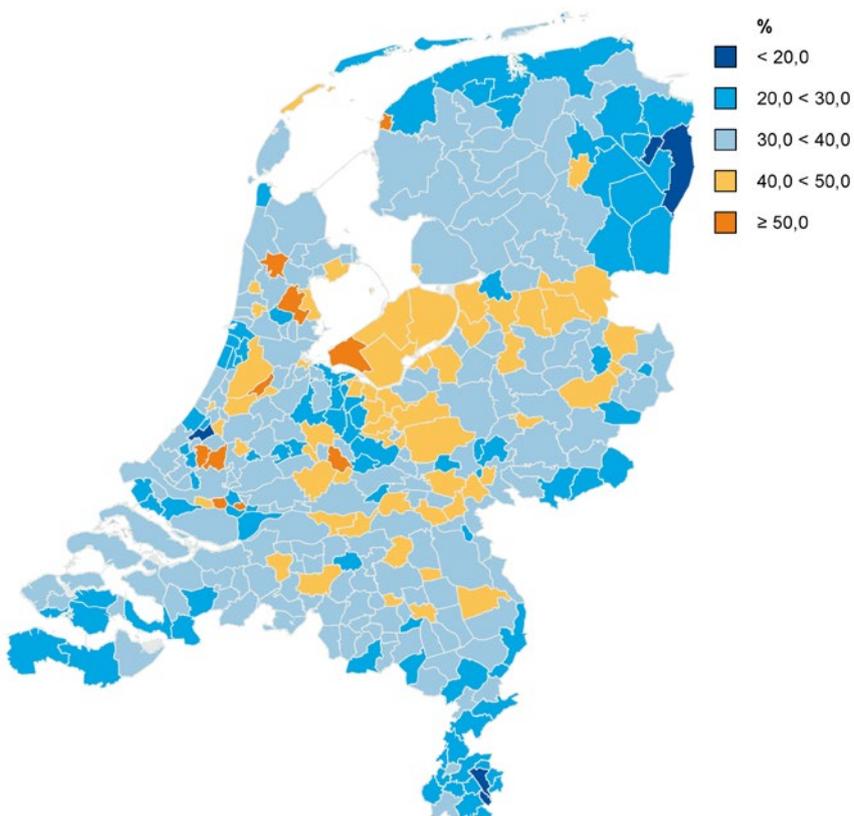


Figure 11

Percentage of properties with energy label A per municipality

Source: WOX Monitor Calcasa

## Mortgage approvals

Approximately 326,000 mortgages were approved last year.

- Y-O-Y development, number of annual mortgages: -35.0%.
- Q-O-Q development, number of annual mortgages: -9.1%.

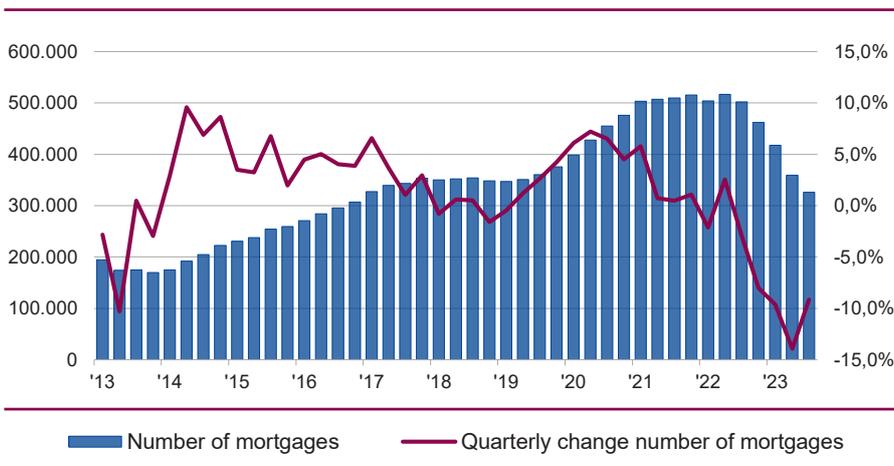


Figure 12

Number of mortgages  
Source: Statistics Netherlands, Land Registry and adaptation Calcasa

## Number of foreclosures

Over the last four quarters, 222 foreclosures have been registered by the land registry.

- o Y-O-Y development amount of annual foreclosures: -2.6%.
- o Q-O-Q development amount of annual foreclosures: -1.3%.
- The share of foreclosure sales versus total sales is 0.1%.
- The highest share of foreclosure sales to total sales is 1.6% in the municipality of Brunssum.
- 232 municipalities had no foreclosure sales in the past year. The largest municipality without foreclosure sales is Groningen.

Note that many foreclosed properties will be sold via the public market and not via auction. The reason is that proceeds of a sale of a home through a forced auction can be less compared to a sale via the public market.

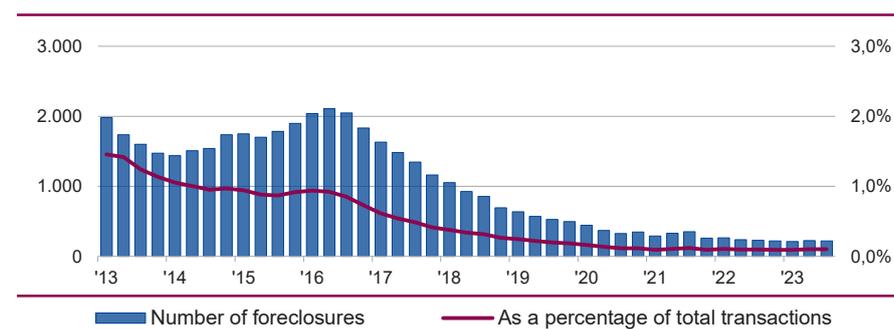


Figure 13

Number of yearly foreclosures and amount of foreclosures as a % of the total number of transactions in the Netherlands.  
Source: Statistics Netherlands, Land Registry and adaptation Calcasa

## Average price newly built homes increased

- In the second quarter of 2023 the total amount of sales for newly built homes was 3.300. This is a decrease of 56.2% year-on-year.
- During the second quarter of 2023 the average price for newly built houses was € 496.000. This is an decrease of 3.5% compared to a year ago.

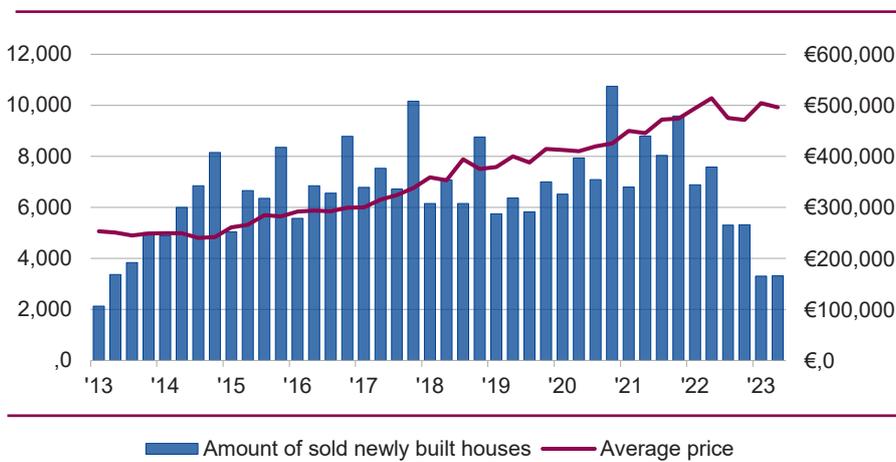


Figure 14

Average sales price for newly built houses per quarter in the Netherlands compared to the quarterly amount of newly built houses sold.

Source: CBS

## Amount of households in arrears decreased

- Since 2015 the number of homeowners with payment problems decreased with 69%.
- At the beginning of 2022 there were 35.000 homeowners who had difficulty paying their mortgage: this is a decrease of 6.8% compared to a year earlier.

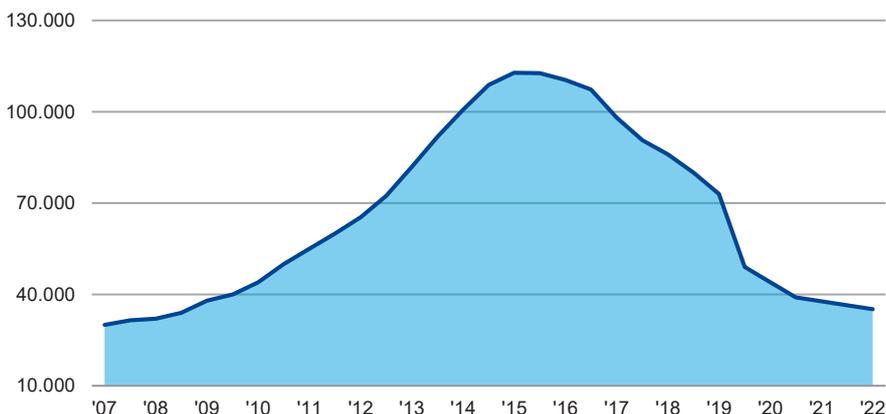


Figure 15

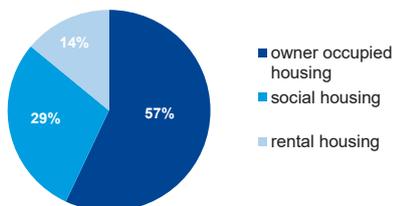
Number of borrowers with mortgage payment arrears

Source: BKR

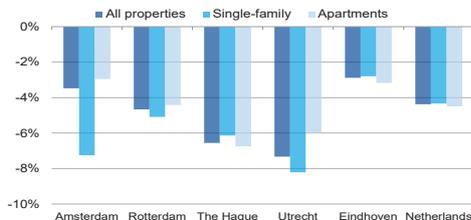
## Dutch Housing Market Summary

	Largest cities	All properties	Singles-family	Apartments	Owner occupied	Rental	Total population	Total households	Annual sales	Current supply
Amsterdam	458,000	61,000	397,000	29%	71%	882,630	484,570	10,595		
Rotterdam	319,000	87,000	232,000	34%	65%	655,470	333,060	6,407		
The Hague	268,000	60,000	208,000	41%	58%	553,420	274,660	6,563		
Utrecht	162,000	70,000	93,000	44%	55%	361,700	183,460	4,668		
Groningen	121,000	49,000	72,000	40%	60%	234,950	138,500	3,297		
Eindhoven	116,000	68,000	48,000	44%	56%	238,330	123,760	3,176		
<b>Provinces</b>										
Groningen	288,000	189,000	99,000	54%	46%	590,170	299,200	7,823	1,152	
Friesland	307,000	248,000	59,000	62%	38%	654,020	298,710	8,530	1,284	
Drenthe	226,000	186,000	40,000	66%	34%	497,740	222,160	7,070	1,130	
Overijssel	519,000	396,000	123,000	61%	39%	1,171,910	516,960	13,726	2,112	
Flevoland	178,000	139,000	39,000	65%	35%	434,770	183,150	5,686	931	
Gelderland	932,000	698,000	234,000	61%	39%	2,110,470	948,460	26,380	4,115	
Utrecht	601,000	376,000	225,000	58%	42%	1,369,870	619,990	17,115	2,799	
North-Holland	1,377,000	688,000	689,000	50%	50%	2,909,830	1,400,580	36,163	6,799	
South-Holland	1,724,000	843,000	881,000	52%	48%	3,753,940	1,751,090	44,037	8,565	
Zeeland	189,000	153,000	36,000	67%	32%	386,770	178,650	6,267	1,268	
North-Brabant	1,164,000	870,000	294,000	61%	39%	2,592,870	1,181,240	32,705	5,214	
Limburg	540,000	394,000	146,000	60%	39%	1,118,300	538,400	13,626	2,207	
<b>Netherlands</b>	<b>8,046,000</b>	<b>5,181,000</b>	<b>2,865,000</b>	<b>57%</b>	<b>43%</b>	<b>17,590,670</b>	<b>8,138,590</b>	<b>219,128</b>	<b>37,575</b>	

### Housing stock



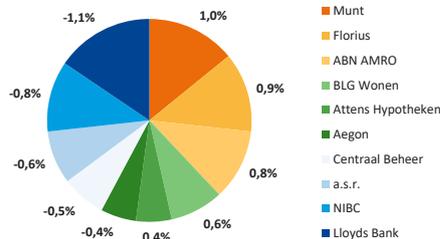
### Y-O-Y price development largest cities



### Mortgage developments

	Amount	Change
Sales with NHG	22,600	52.7%
Execution sales with losses	5	150.0%
Households in arrears	35,000	-6.8%
Sold mortgages	326,344	-35.0%
Total mortgage debt	820B	1.9%

### Top mortgage lenders: increase/decrease market share



### Macro-economic figures

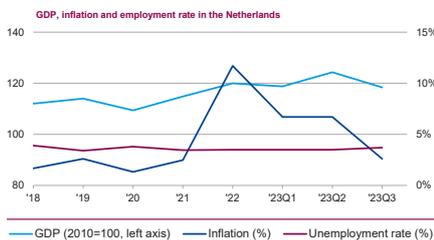


Table 6

Key figures for the Dutch housing market  
Source: Statistics Netherlands, Land Registry

Figures 16 & 17

Source figure left: Statistics Netherlands  
Source figure right: Calcasa

Table 7 & Figure 18

Source table left: Statistics Netherlands, NHG, BKR, Land Registry  
Source figure right: Calcasa, IG&H

Figures 19 & 20

Source figure left: DNB, Statistics Netherlands  
Source figure right: Calcasa, Statistics Netherlands

Municipalities	Highest	Municipalities	Lowest
	property values (x 1,000)		property values (x 1,000)
Bloemendaal	1,146	Heerlen	258
Wassenaar	903	Kerkrade	261
Heemstede	843	Brunssum	262
Gooise Meren	720	Eemsdelta	262
De Bilt	698	Oldambt	265
Wijdmeren	665	Terneuzen	273
Bergen (NH.)	656	Veendam	275
Zeist	653	Leeuwarden	286
Utrechtse Heuvelrug	640	Den Helder	287
Huizen	619	Landgraaf	292

Municipalities	Highest	Municipalities	Lowest
	annual price development		annual price development
Leudal	1.7%	Wijdmeren	-7.9%
Maasgouw	1.7%	Huizen	-7.6%
Echt-Susteren	1.6%	Gooise Meren	-7.5%
Roerdalen	1.5%	Edam-Volendam	-7.5%
Weert	1.5%	Utrechtse Heuvelrug	-7.4%
Nederweert	1.4%	Waterland	-7.4%
Roermond	0.9%	Utrecht	-7.3%
Landgraaf	0.0%	Hilversum	-7.3%
Brunssum	-0.1%	Rhenen	-7.3%
Stein	-0.1%	Aalsmeer	-7.1%

Table 8

Top 10 highest and lowest property values, per municipality containing over 5,000 owner-occupied dwellings.  
Source: Calcasa

Table 9

Top 10 highest and lowest price developments, per municipality with over 5,000 owner-occupied dwellings.  
Source: Calcasa

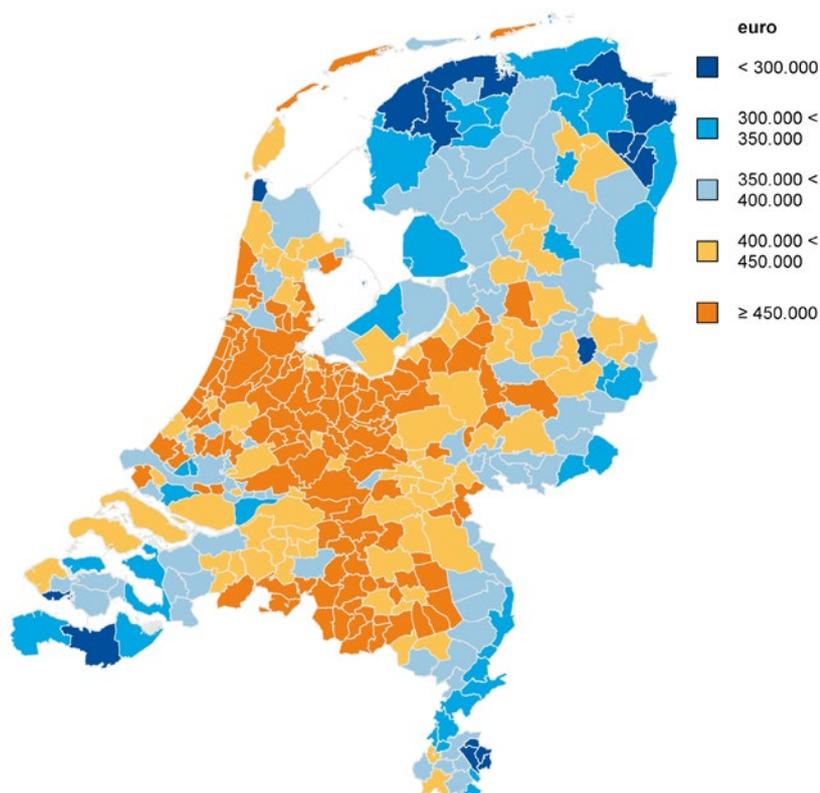


Figure 21

Average house price per municipality (EUR).  
Source: Calcasa

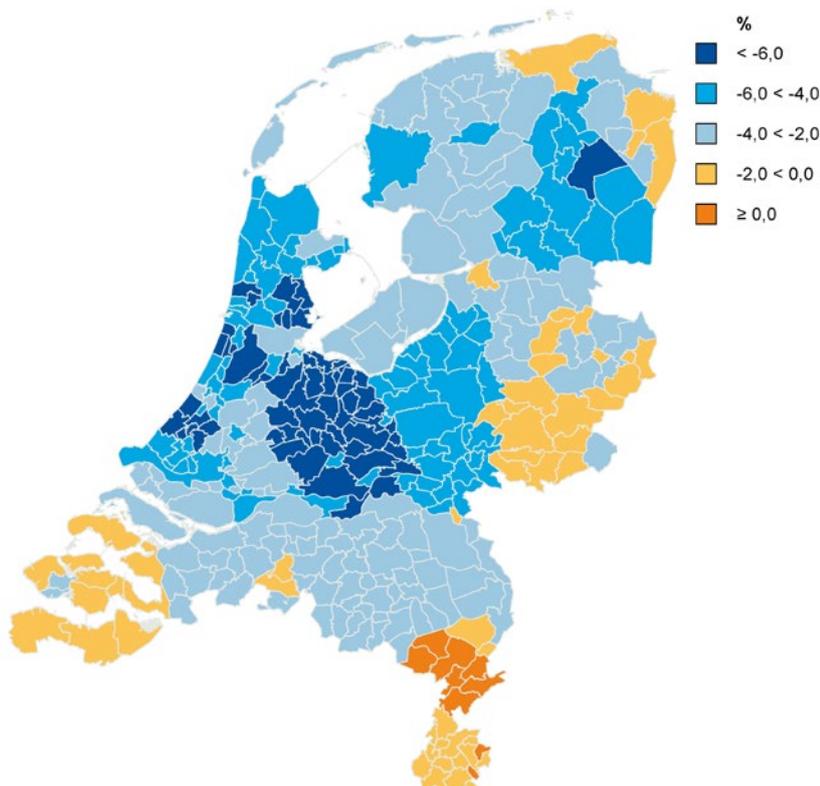
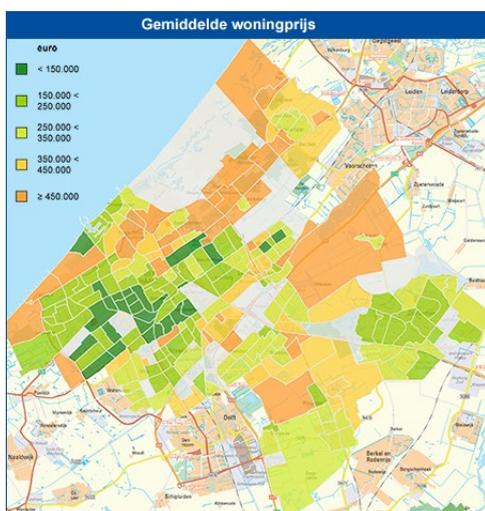


Figure 22

Year-on-year price change per municipality (%).  
Source: Calcasa

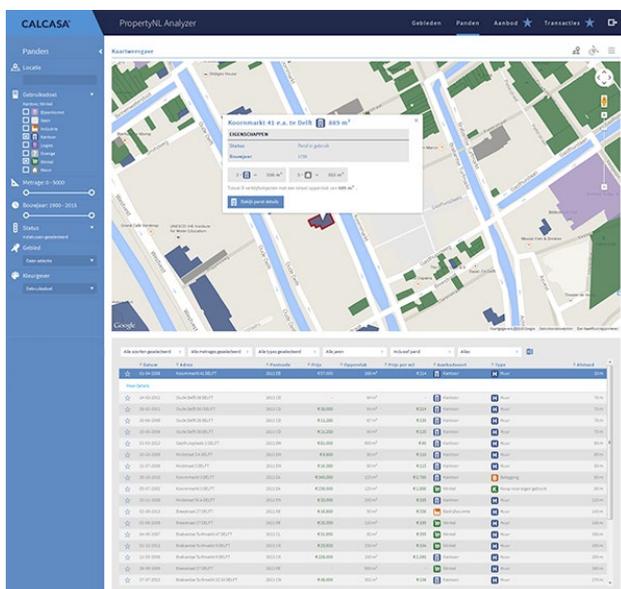
## The WOX Monitor: All housing market data for every neighborhood

More information on price developments in various regional levels (neighborhood, municipality, province) is available via the WOX monitor.



## Calcasa PropertyNL Analyzer

Analyzing the commercial real estate market is possible through the Calcasa PropertyNL Analyzer (“CPA”). CPA is an online application with information that is easily accessible for the office, retail and industrial markets. This tool increases the transparency in the property market.



## About Calcasa

Calcasa is an independent technology company specializing in the statistical analysis and valuation of real estate. The Calcasa Automated Valuation Model (AVM) for valuation of individual homes is unique due to its high coverage and accuracy. It is internationally recognized by the three major rating agencies and regulators. Mortgage lenders, investors, intermediaries, validation institutes, housing corporations, consumer organizations, real estate companies, broker organizations, government agencies and regulators rely daily on the solutions Calcasa. [www.calcasa.co.uk](http://www.calcasa.co.uk)

## Calcasa WOX: A reliable house price index

Calcasa WOX is demonstrably the most reliable house price index in the Netherlands. Every quarter, Calcasa calculates a reliable house price index for each province, municipality, borough and neighborhood in the Netherlands. The house price index is calculated using the national data on transactions starting from 1993 and additional house and location characteristics from the database. The source data is screened for integrity, such that non-representative data is omitted for the index calculation. The developed methodology takes into account any over or under representation of sold properties, compared to the existing housing stock in that area. Unlike most house price indices, the Calcasa WOX does not simply calculate the coincidental development of sales for a specific area; rather it calculates the development of prices of the total housing stock.

## European AVM Alliance (EAA)

Calcasa is a founding member of the EEA which was launched as a pan-European initiative at the end of 2012. The mission is to promote and standardize the usage of AVM's resulting in a consistent approach to automated valuations in Europe. Other members include Hometrack (UK), Eiendomsverdi (Norway), Värderingsdata (Sweden), CRIF (Italy), Tinsa (Spain), On-Geo (Germany) and On-Geo (Austria).

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