

NOTARISBAROMETER

VASTGOED

WWW.NOTARIS.BE

2023

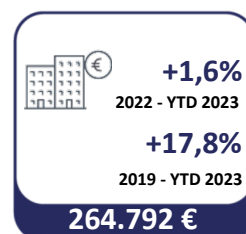
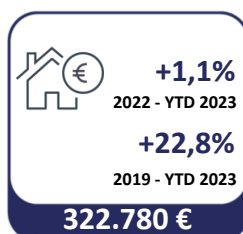
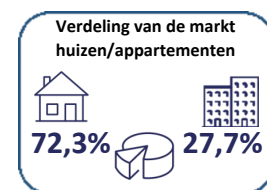
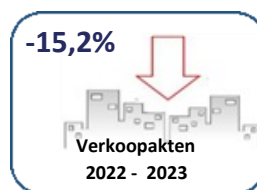
Barometer 59

In het afgelopen jaar koelde de vastgoedmarkt duidelijk af. Zo waren er iets meer dan 15% minder verkopen dan in 2022. De prijzen van huizen en appartementen bleven relatief stabiel.

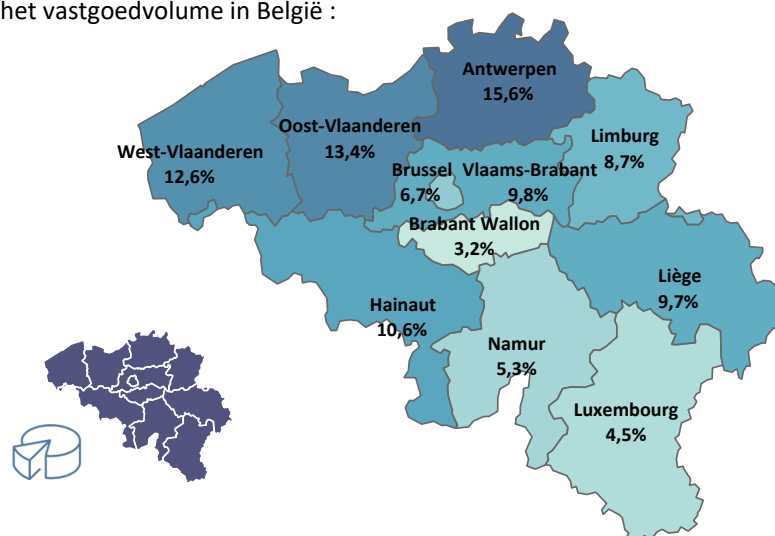
Energiezuinigheid wordt een steeds belangrijker factor op de vastgoedmarkt. Slecht geïsoleerde woningen daalden in waarde.

Het aandeel jonge kopers daalde lichtjes in vergelijking met 2022. Ze waren vooral actief in Vlaanderen, in het bijzonder in de provincie Oost-Vlaanderen.

België



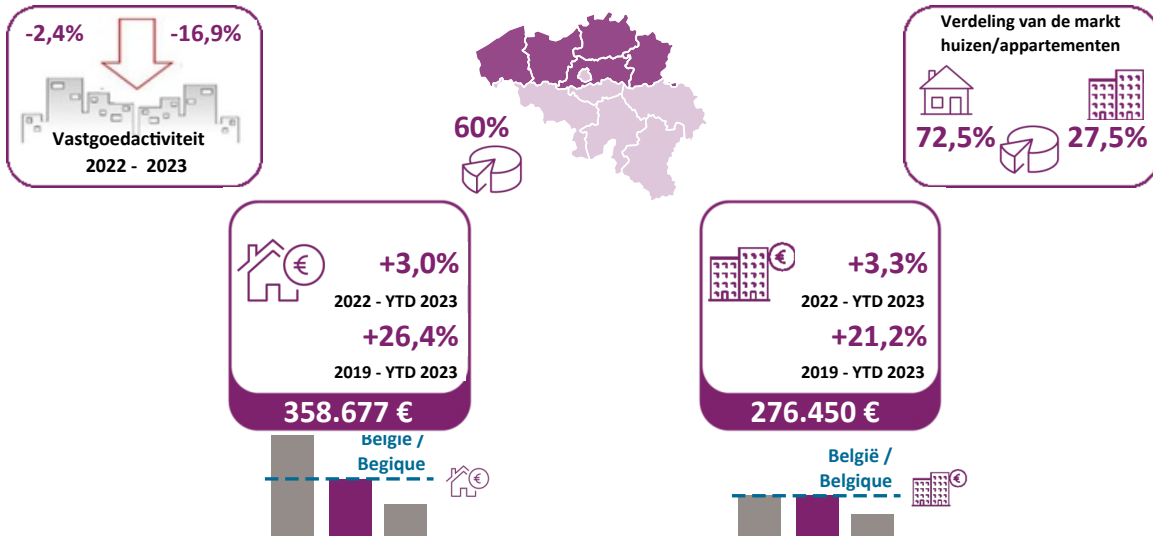
Verdeling van het vastgoedvolume in België :



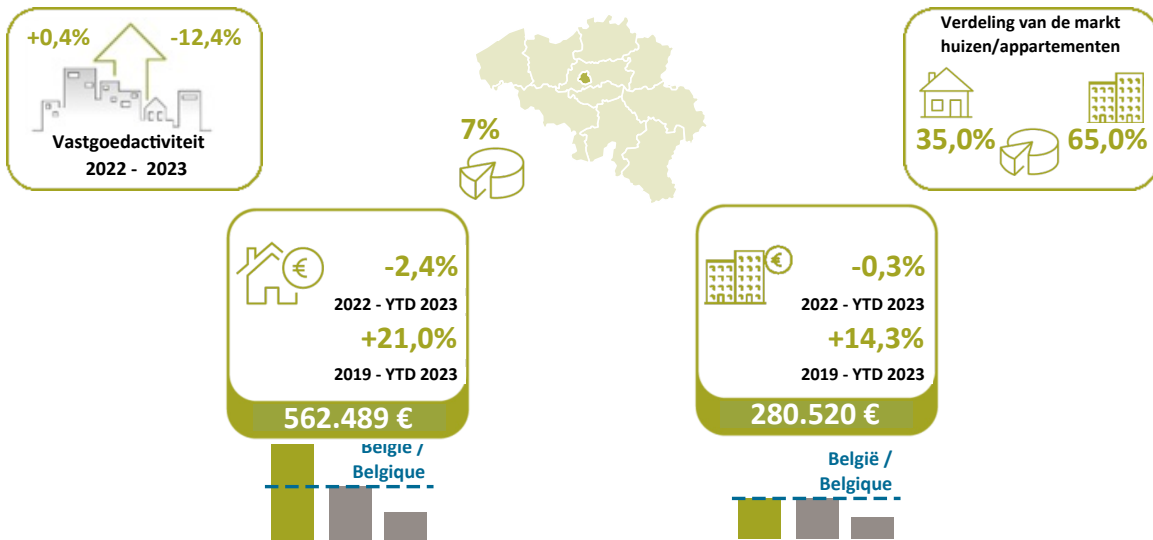
Inflatie 2022 - YTD 2023 : **2,1%**

Inflatie 2019 - YTD 2023 : **16,8%**

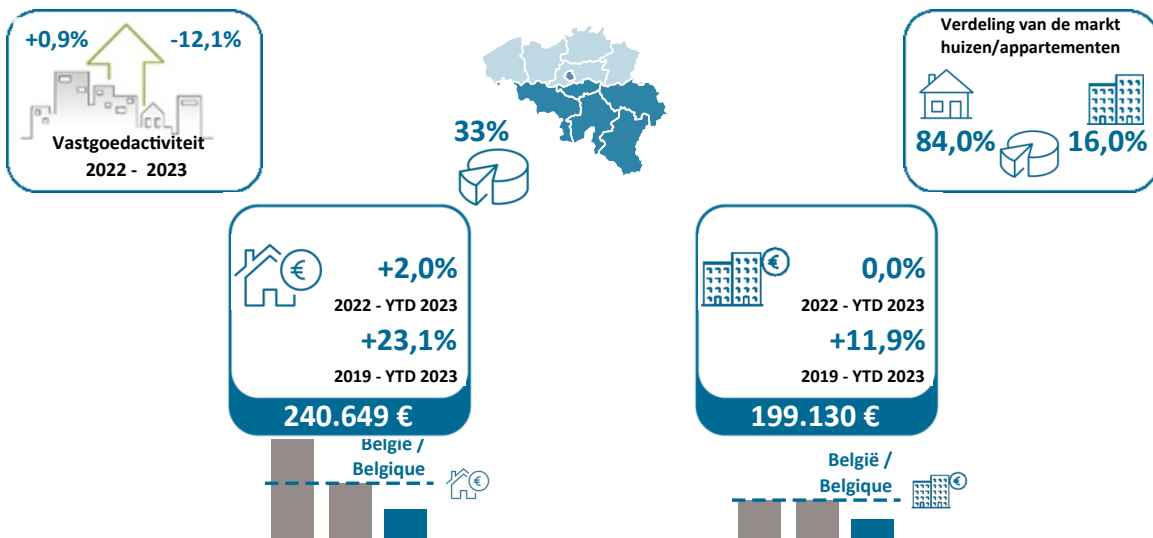
Vlaanderen



Brussel

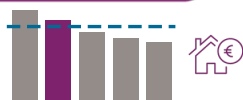
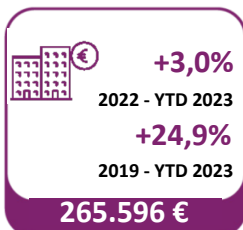
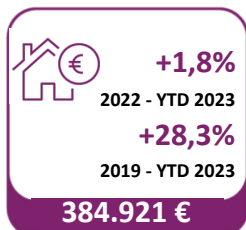
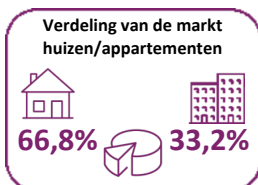
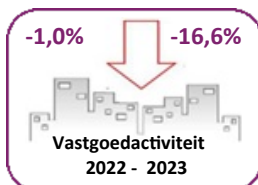


Wallonië

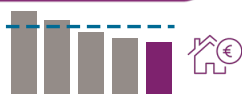
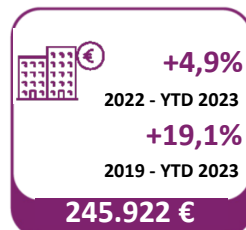
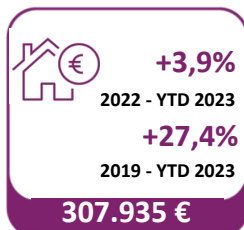
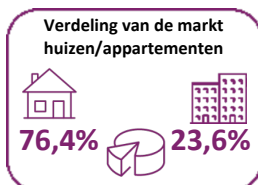
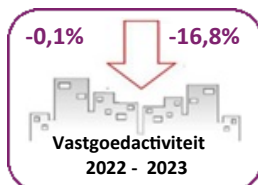


Vlaamse provincies

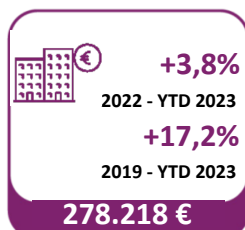
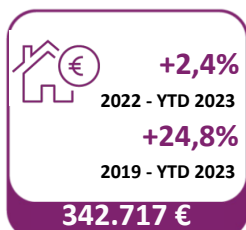
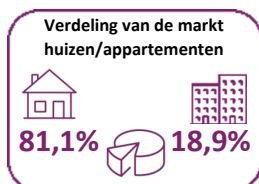
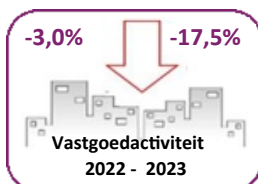
Antwerpen



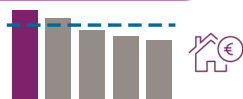
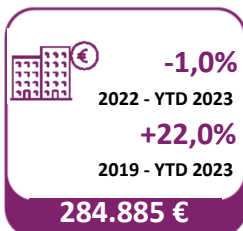
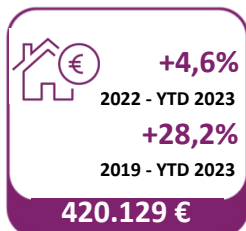
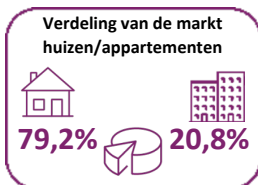
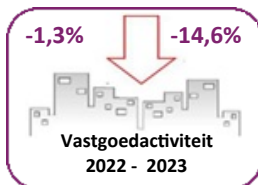
Limburg



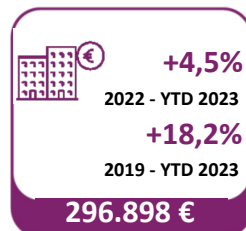
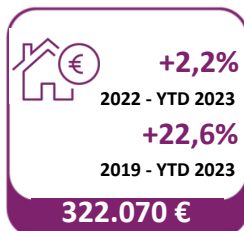
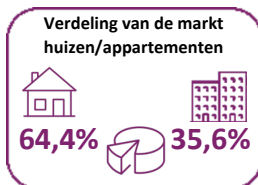
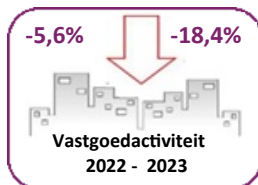
Oost-Vlaanderen



Vlaams-Brabant

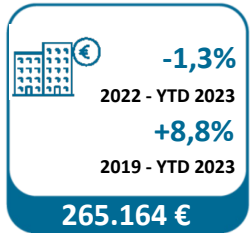
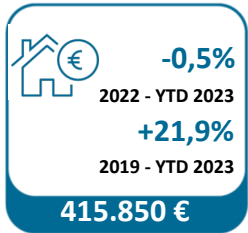
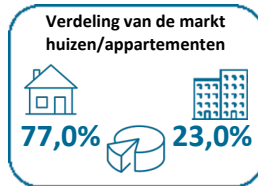
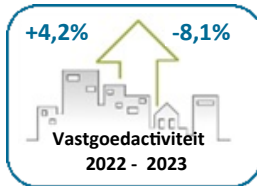


West-Vlaanderen

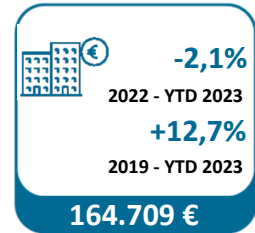
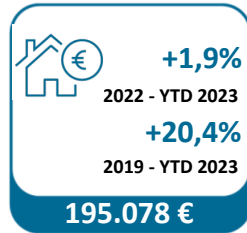
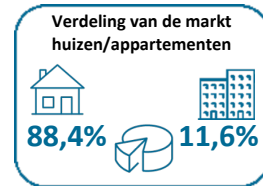
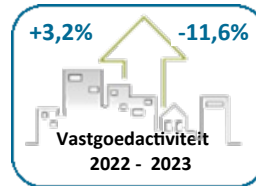


Waalse provincies

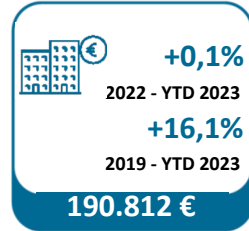
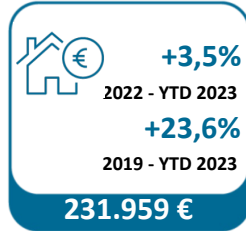
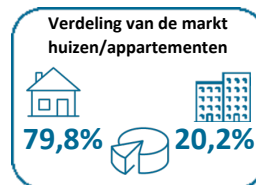
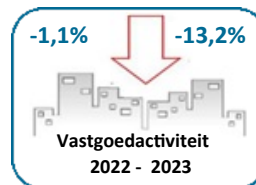
Waals-Brabant



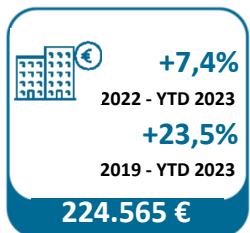
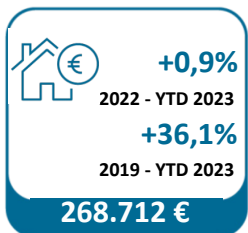
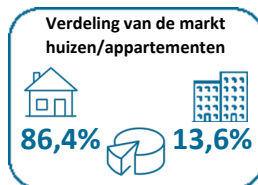
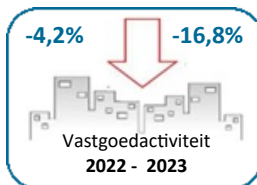
Henegouwen



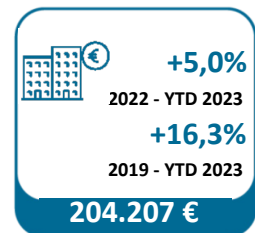
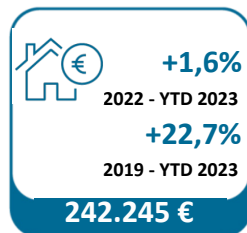
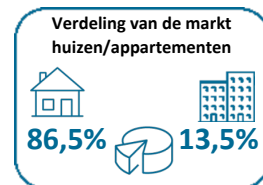
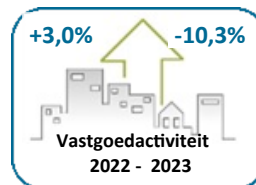
Luik



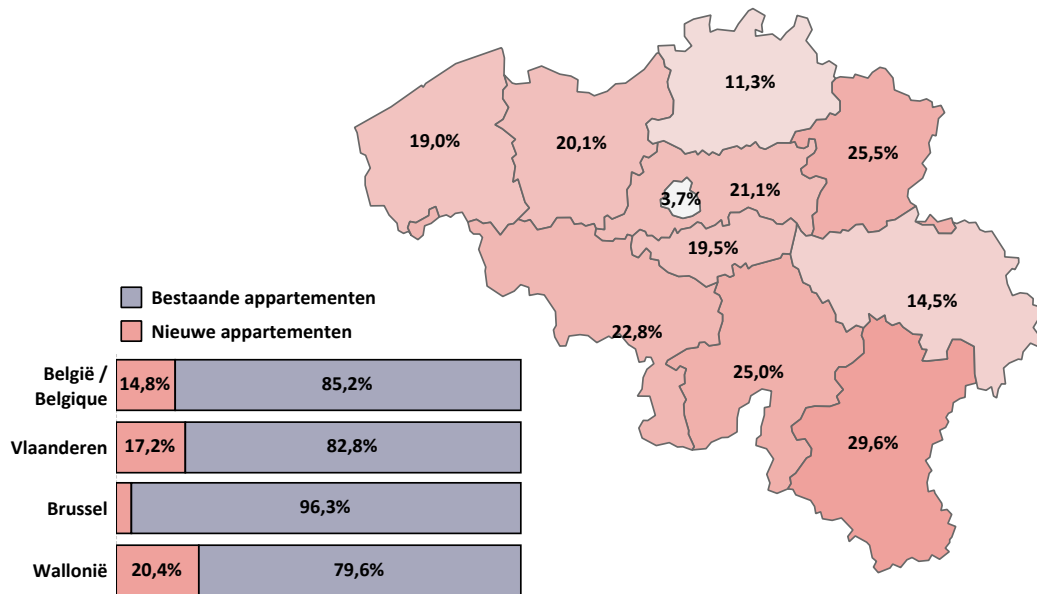
Luxemburg



Namen



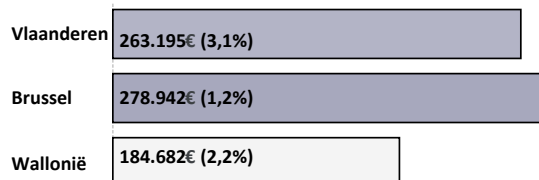
Appartementen - Aandeel bestand / nieuwbouw 2023



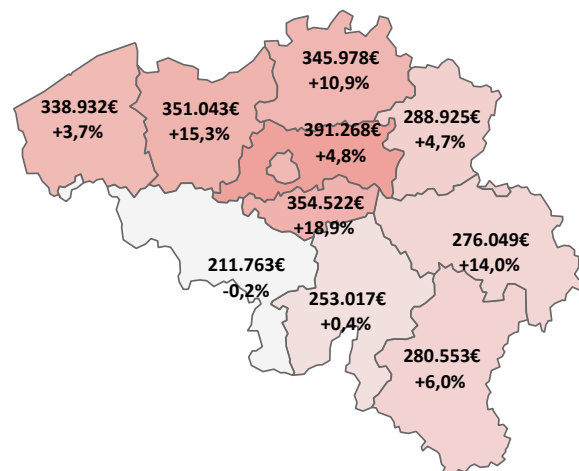
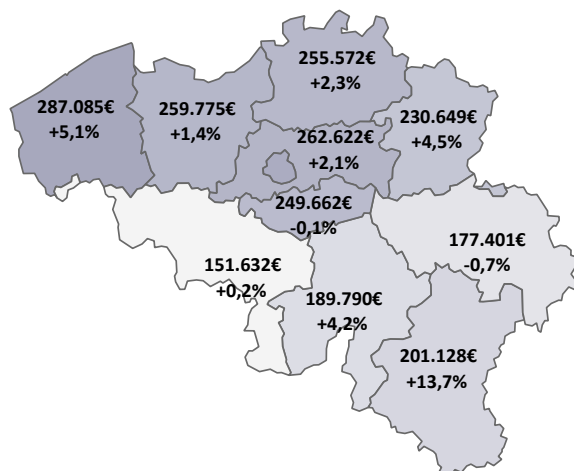
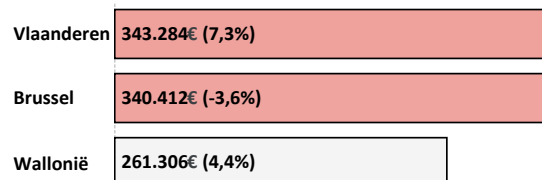
Appartementen - Gemiddelde prijs bestand/nieuw

Gemiddelde prijzen 2023 – evolutie ten opzichte van 2022:

Bestaand



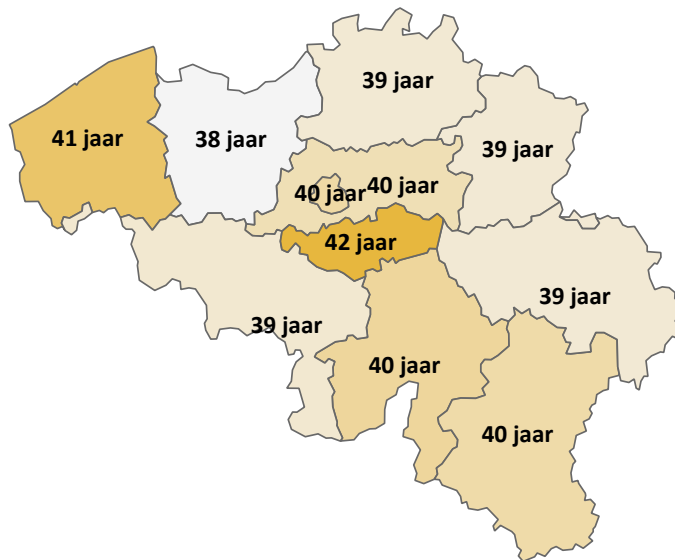
Nieuw



Leeftijd van de kopers

Jaar	<= 30	31 - 50	51 - 65	> 65
2019	32,1%	49,7%	14,7%	3,6%
2022	30,3%	50,9%	15,0%	3,8%
2023	29,3%	51,3%	15,4%	4,1%

Gemiddelde leeftijd:



Verdeling van kopers jonger of gelijk aan 30 jaar:

	2019	2022	2023
Oost-Vlaanderen	36,2%	35,1%	33,1%
Limburg	36,0%	34,1%	32,4%
Antwerpen	35,3%	33,8%	31,9%
Henegouwen	32,8%	30,6%	30,2%
West-Vlaanderen	32,4%	29,8%	30,1%
Luik	30,9%	29,6%	29,8%
Luxemburg	29,3%	28,9%	29,2%
Vlaams-Brabant	29,2%	27,4%	28,9%
Namen	28,6%	26,4%	25,9%
Waals-Brabant	19,6%	18,5%	18,6%