

Most important housing market developments

- Average price of homes increased with 0.6 % during the last quarter
- 10 % more homes sold compared to last year
- Increase in house prices slows further
- Average house value in the Netherlands has doubled since 2017

Content WOX

Introduction	1
Housing price development	2
Segment analysis	3
House prices by region	4
Affordability	5
House sales	7
Market liquidity	9
Mortgage market	12
Newly built homes	13

CALCASA WOX 2026 Q2

Calcasa House Price Index (WOX) (1995Q1=100) ⁱ	559
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Calcasa WOX Top 15 Municipalities Index (1995Q1=100)	631
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Price change

WOX price change (year-on-year)	+3.9 %
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WOX price change (quarter-on-quarter)	+0.6 %
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WOX price change corrected for inflation (year-on-year)	+3.8 %
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House price forecast

Yearly price change 2026 Q3	+3.5 %
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Quarterly price change 2026 Q3	+1.6 %
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Housing affordability

Affordability index	24.2 %
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Yearly change in housing affordability	-2.0 %
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Quarterly change in housing affordability	-3.3 %
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Transactions

Number of transactions on a yearly basis (x 1,000)	291
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Yearly change in the number of transactions	+10.1 %
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Quarterly change in the number of transactions	+0.9 %
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ⁱ housing stock 1 januari 2026, municipal classification 2025

Average values of owner-occupied homes increases to €545,000

- The WOX (1995 = 100) currently stands at 559 points.
- Average house price: €545,000.
 - Q-O-Q price development: 0.6 %.
 - Y-O-Y price development: 3.9 %.
- Average price of a single-family house: €581,000.
 - Q-O-Q price development of single-family houses: 0.6 %.
 - Y-O-Y price development of single-family houses: 4.3 %.
- Average price for apartments: €456,000.
 - Q-O-Q price development of apartments: 0.5 %.
 - Y-O-Y price development of apartments: 2.5 %.

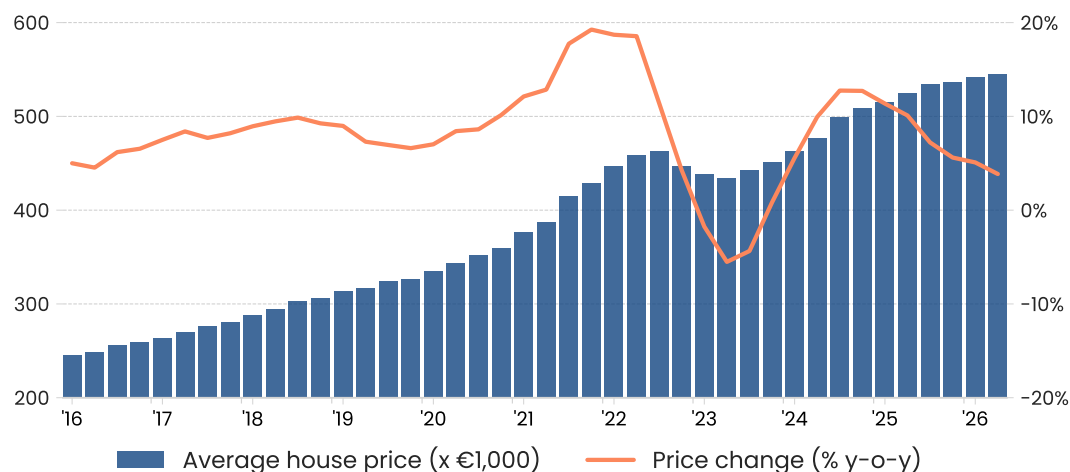


Figure 1: Average house price (x €1,000) and yearly price change per quarter in the Netherlands.
Source: WOX Monitor Calcasa

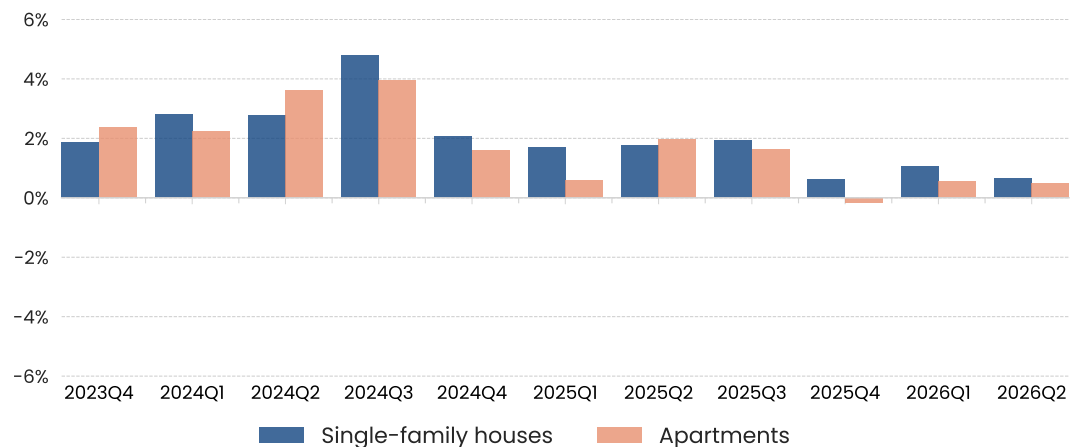


Figure 2: Q-O-Q price change per housing type in the Netherlands.
Source: WOX Monitor Calcasa

Highest increase of house prices in the price range 'Less than €150,000'

- In the past year, the value has risen the fastest in the price range 'Less than €150,000'; the value for these homes increased by 5.4 %.
- Most homes fall within the price range of €350,000 to €500,000. The value of these homes increased by 3.7 % in the past year.

Table 1: Price developments by price range in the Netherlands
Source: Calcasa

Price class	Price development y-o-y
Less than €150,000	+5.8 %
€150,000 to €250,000	+5.3 %
€250,000 to €350,000	+4.8 %
€350,000 to €500,000	+3.6 %
More than €500,000	+3.4 %
All residential properties	+3.9 %

Largest increase in value for (semi-)detached houses

- The average value of (semi-)detached houses has increased by 4.8 % on an annual basis.
- Apartments built before 1944 increased the least in value over the past year (1.5 %).

Table 2: Price developments by year of construction and housing type in the Netherlands
Source: Calcasa

Price development y-o-y	Construction year				
Housing type	<1944	1945-1979	1980-2000	>2000	Total
Semi-detached	+5.0 %	+5.4 %	+4.2 %	+4.1 %	+4.8 %
Terraced/corner house	+4.3 %	+4.6 %	+3.8 %	+2.9 %	+4.0 %
Apartment	+1.5 %	+2.7 %	+3.6 %	+2.9 %	+2.5 %
Total	+2.8 %	+4.0 %	+3.8 %	+3.1 %	+3.9 %

Forecast house price development in Q3 2026

Forecasting house price developments Q-O-Q (2026Q3 – 2026Q2):

- All homes: +1.6 %
- All single-family homes: +1.6 %
- All multi-family homes: +1.8 %

Forecasting house price developments Y-O-Y (2026Q3 – 2025Q3):

- All homes: +3.5 %
- All single-family homes: +3.9 %
- All multi-family homes: +2.8 %

House prices are rising fastest in the province of Groningen

- Average house prices increased the most in the province of Groningen, with an annual increase of 6.0 % in value.
- The smallest price increase for houses took place in the provinces of Noord-Holland with (1.8 %). Noord-Holland has the highest average price of both single-family and multi-family homes.
- The average value of single-family homes is the lowest in Drenthe with €420,000 and the average value of apartments is the lowest in Limburg with €329,000.

Table 3: Average price and Y-O-Y price development per province in the Netherlands
Source: WOX Monitor Calcasa

Quarter 2 2026	Average price single-family houses	Average price apartments	Price change all houses (y-o-y)
Drenthe	€420,000	€331,000	+3.3 %
Flevoland	€513,000	€344,000	+4.6 %
Fryslân	€483,000	€478,000	+5.8 %
Gelderland	€593,000	€402,000	+5.1 %
Groningen	€437,000	€375,000	+6.0 %
Limburg	€435,000	€329,000	+5.9 %
Noord-Brabant	€588,000	€425,000	+4.7 %
Noord-Holland	€701,000	€591,000	+1.8 %
Overijssel	€463,000	€374,000	+5.5 %
Utrecht	€784,000	€524,000	+2.6 %
Zeeland	€399,000	€380,000	+4.2 %
Zuid-Holland	€634,000	€430,000	+3.7 %
the Netherlands	€581,000	€456,000	+3.9 %

House prices are increasing the most in the region Midden-Limburg

- The biggest riser is the NUTS III region Midden-Limburg. There, the average house value rose by 6.2 % in the past year.
- In second place is the Noord-Friesland region with a year-on-year change of 6.1 %.
- The NUTS III region with the least increase in value is Groot-Amsterdam with 0.7 %.
- The average value of apartment decreased in 10 of the 40 NUTS III regions compared to a quarter ago.
- Of all NUTS III regions, the value of apartments rose fastest in Overig Groningen with 7.9 % year-on-year.
- In Groot-Amsterdam, the average value of apartments rose the least with 0.3 % year-on-year.

Housing affordability worsens compared to last quarter

- In the fourth quarter, an average of 24 % of the net monthly income was spent on net housing costs.
- The development of affordability:
 - Y-O-Y change in net housing costs: 3.4 %
 - Q-O-Q change in net housing costs: 2.1 %

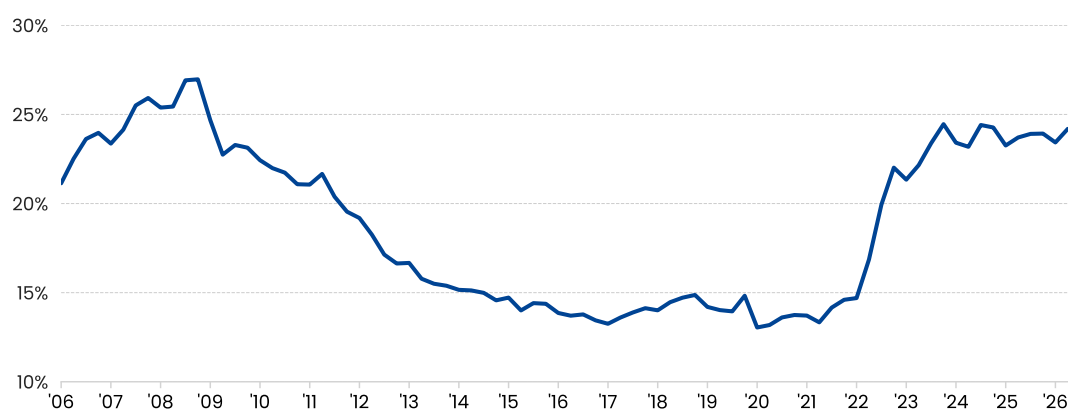


Figure 3: Housing affordability indexⁱⁱ (in % of household income) in the Netherlands.
Source: WOX Monitor Calcasa

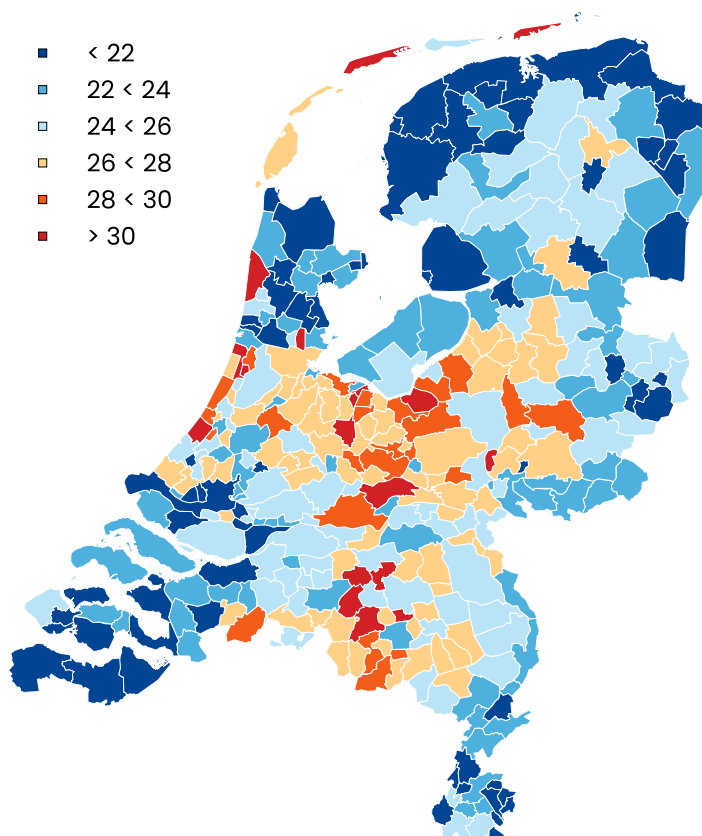


Figure 4: Affordability index per municipalityⁱⁱ (in %).
Source: WOX Monitor Calcasa

ⁱⁱ 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).

Increase in number of home sales levelling off

- The annual number of transactions has once again increased. 291,000 residential properties were sold during the past year.
- The number of home sales has increased since the fourth quarter of 2023.
- Y-O-Y development, number of annual sales: 10.1%.
- Q-O-Q development, number of annual sales: 0.9%.

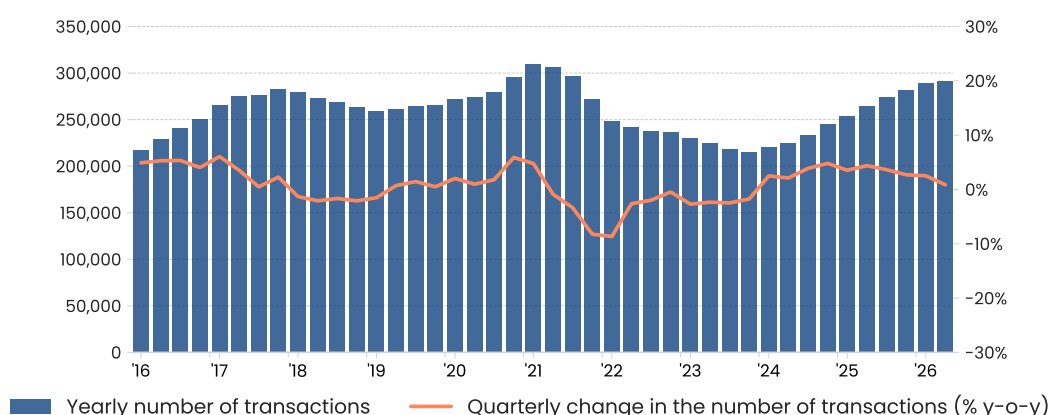


Figure 5: Number of annual salesⁱⁱⁱ and Y-O-Y change in number of sales in the Netherlands

Source: CBS, Kadaster en bewerking Calcasa

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

Increase in number of transactions of apartments levelling off

- The strong increase in apartment sales, visible since the fourth quarter of 2024, levelled off further in 2026.
- Apartment sales increased this quarter with 12.3% year-on-year, a significant reduction compared to the 30% in the second quarter of 2025.
- The number of terraced house sold increased by 10.7% on an annual basis. The sale of detached houses by 5.2%.

Table 4: Y-O-Y transaction development by period and property type

Source: WOX Monitor Calcasa

Transaction development (Y-O-Y)

Transactions per housing type	2025Q2	2025Q3	2025Q4	2026Q1	2026Q2
Detached	+15.3%	+12.6%	+9.3%	+8.3%	+5.2%
Semi-detached	+9.2%	+10.1%	+10.5%	+10.2%	+8.6%
Corner house	+9.2%	+9.3%	+11.0%	+12.7%	+10.4%
Terraced house	+12.2%	+13.6%	+12.7%	+13.4%	+10.7%
Apartment	+30.9%	+29.3%	+23.1%	+18.9%	+12.3%
Total	17.7%	17.4%	15.0%	13.9%	10.1%

In all provinces more and more expensive houses sold

- Sales of homes in the lowest price range have fallen in the past year all over the Netherlands.
- In Overijssel, the number of home sales in the highest price category rose the most.
- In Groningen, this was the case for the middle segment.

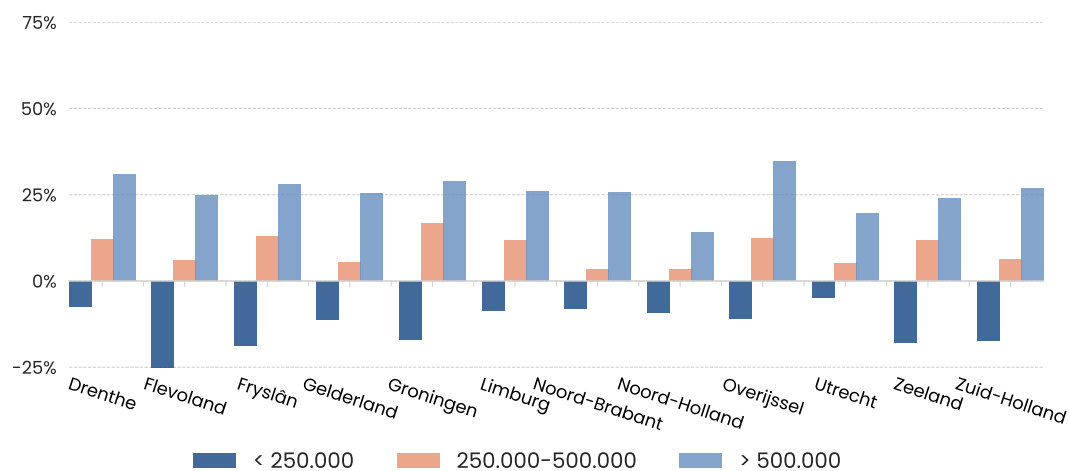


Figure 6: Growth (%) of share of housing sales per price class per province in Q2 2026 compared to Q2 2025.

Source: CBS, Kadaster en bewerking Calcasa

Share of transactions in higher price ranges continues to rise

- The percentage of transactions in the price range from €500,000 was 39.0 %.
- The percentage of transactions in the price range up to €250,000 has fallen from 40 % to 8.8 % in five years.

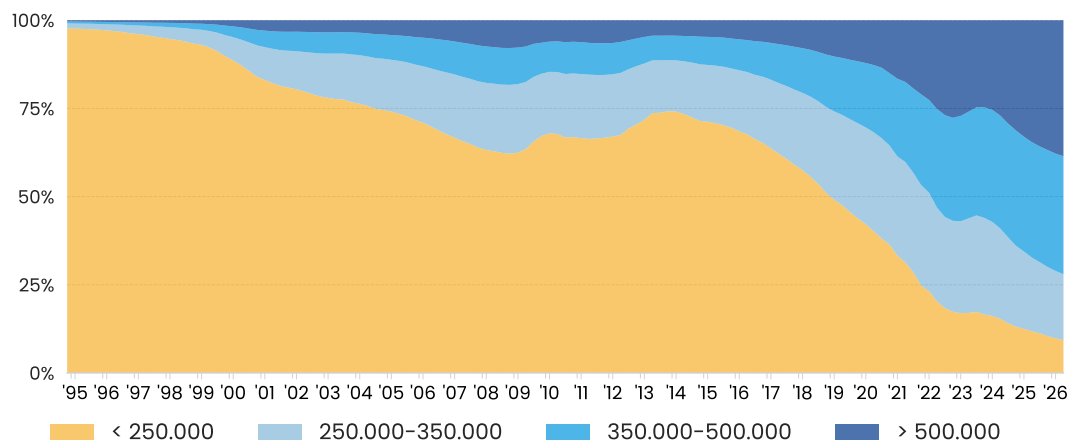


Figure 7: Share of housing sales per price class.

Source: WOX Monitor Calcasa

Highest market liquidity in region Groot-Amsterdam

- In the NUTS III region Groot-Amsterdam 8.2 % of the housing supply was sold during the past year. The region The Hague follow with a percentage of 7.1 %.
- The NUTS III regions 'Delfzijl en omgeving' and Noord-Limburg have the lowest market liquidity: 4.8 % and 5.0 % .

Table 5: Market liquidity: sold homes as percentage of total number of owner occupied housing stock for the past year per municipality
Source: WOX Monitor Calcasa

NUTS III region	Percentage of housing supply sold last year	NUTS III region	Percentage of housing supply sold last year
Groot-Amsterdam	8.2 %	Delfzijl en omgeving	4.8 %
Agglomeratie 's-Gravenhage	7.1 %	Noord-Limburg	5.0 %
Overig Groningen	6.8 %	IJmond	5.1 %
Agglomeratie Haarlem	6.8 %	Midden-Limburg	5.2 %
Het Gooi en Vechtstreek	6.5 %	Achterhoek	5.2 %
Zeeuwsch-Vlaanderen	6.5 %	Zuidoost-Zuid-Holland	5.3 %
Groot-Rijnmond	6.3 %	Noord-Drenthe	5.4 %
Utrecht	6.3 %	Zuidoost-Friesland	5.4 %
Zuidoost-Drenthe	6.2 %	Twente	5.4 %
Zaanstreek	6.1 %	Zuidwest-Friesland	5.5 %

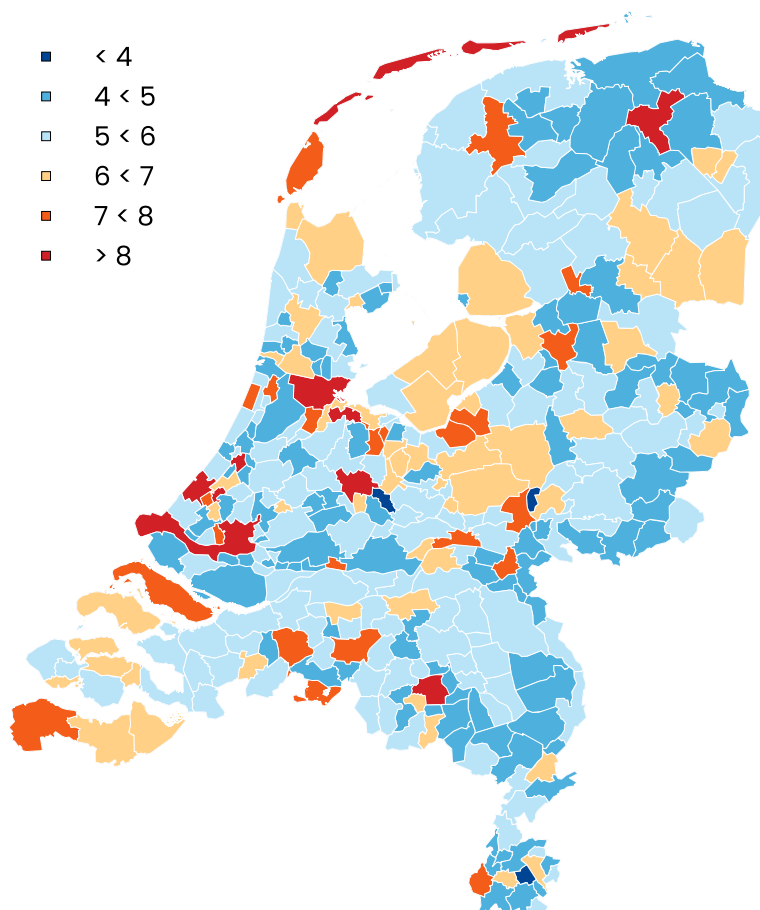


Figure 8: Market liquidity: sold homes as percentage of total number of owner occupied housing stock for the past year per municipality
Source: WOX Monitor Calcasa

More than 10 % of homes on three of the Wadden Islands sold in the last year

- The percentage of the total owner-occupied housing stock that sold last year is 6.2% for the whole of the Netherlands.
 - The percentage of family homes sold previous year: 5.9%.
 - The percentage of apartments sold previous year: 6.7%.
- The share of existing owner-occupied homes sold in the past year is highest (after the three Wadden Islands) in the municipalities of Amsterdam, Groningen and Utrecht with 10.9%, 9.1% and 8.8% respectively.
- In all three of the municipalities a larger share of the owner-occupied stock was sold in apartments than in single-family homes.
- The lowest share of housing stock sold was in the municipality of Voerendaal last year, with 3.5%.

Energy labels in the Netherlands

- 44.1% of the total housing stock in the Netherlands has an energy label A. This percentage is constantly increasing.
- In 56 of the municipalities in the Netherlands, more than 50 % of the homes have an energy label A. Especially in the peripheral municipalities of the Netherlands, there are fewer homes with energy label A.
- With a percentage of 75.2 %, the municipality of Almere has the most homes with an energy label A, with 73.8 % and 77.3 % having energy label A of single-family homes and apartments, respectively.
- The municipality of Westerwolde has the fewest homes with an energy label A (24%). Only 22.3 % of the single-family homes and 33.2 % of the apartments in the municipality of Westerwolde have energy label A.

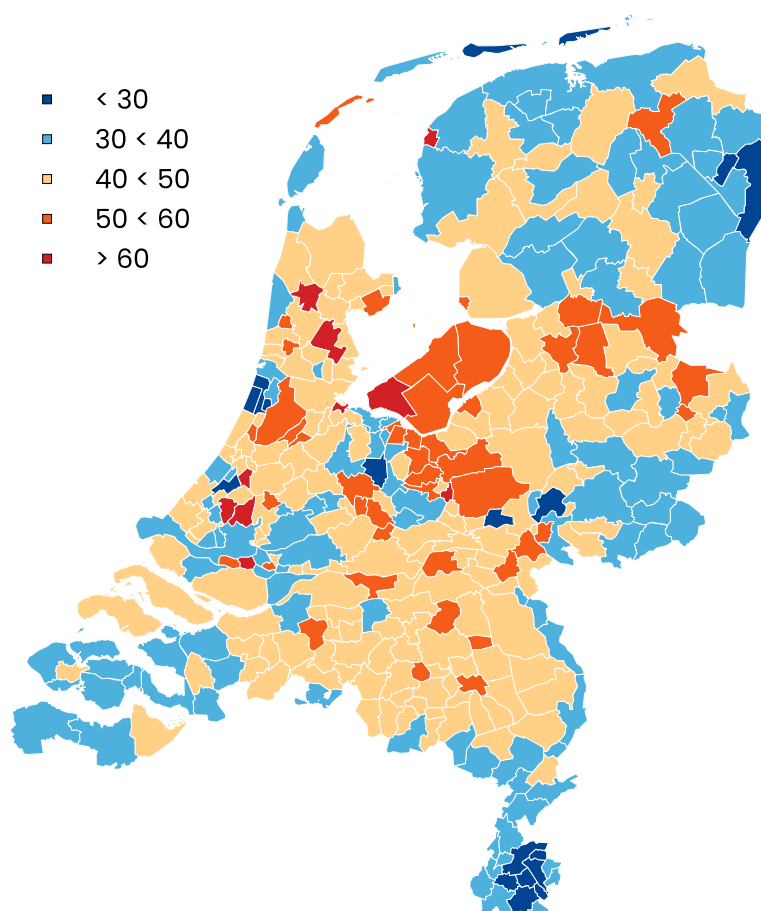


Figure 9: Percentage of properties with energy label A per municipality.
Source: WOX Monitor Calcasa

Mortgage approvals

- Approximately 458,000 mortgages were approved last year.
 - Y-O-Y development, number of annual mortgages: 9.4 %.
 - Q-O-Q development, number of annual mortgages: 0.5 %.

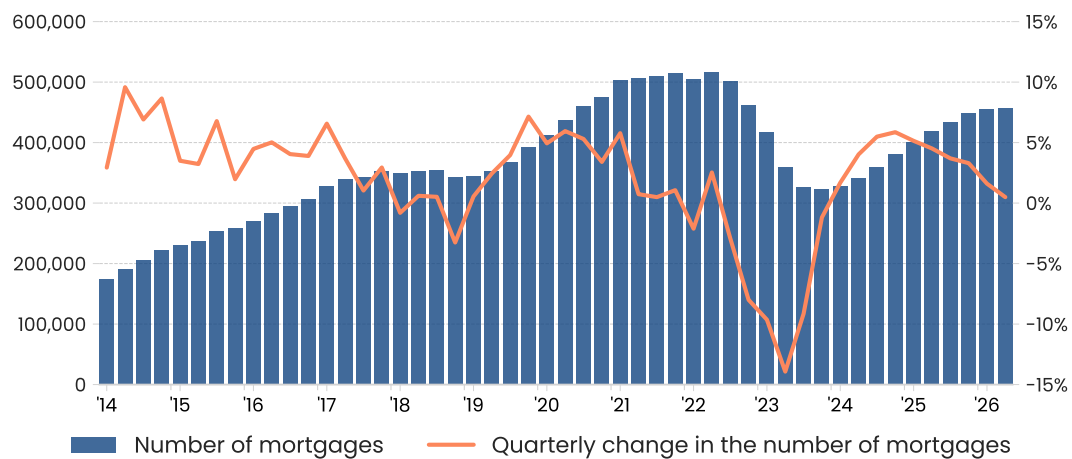


Figure 10: Yearly number of mortgages and changes on a quarterly basis.
Source: CBS, Kadaster en bewerking Calcasa

Number of foreclosures

- Over the last four quarters, 236 foreclosures have been registered.
 - Y-O-Y development amount of annual foreclosures: 11.3 %.
 - Q-O-Q development amount of annual foreclosures: 1.7 %.
- The share of foreclosure sales versus total sales is 0.1%.

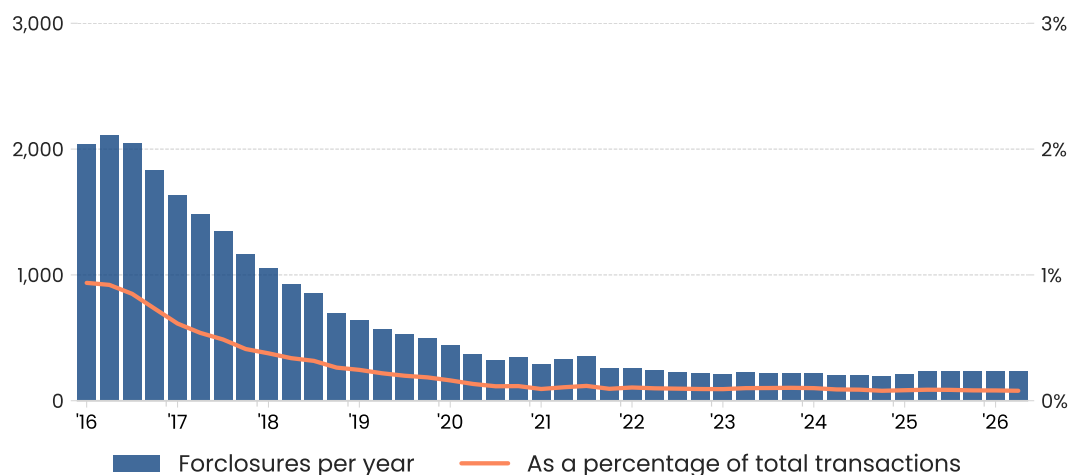


Figure 11: Number of yearly foreclosures and amount of foreclosures as a percentage of the total number of transactions in the Netherlands.
Source: CBS, Kadaster en bewerking Calcasa

Average price newly built homes decreases

- In the first quarter of 2026 the total amount of sales for newly built homes was 5,126. This is a decrease of -6.1% compared to last year.
- During the fourth quarter of 2025 the average price for newly built houses was €5,160,000, a slight decrease compared to the previous quarter.

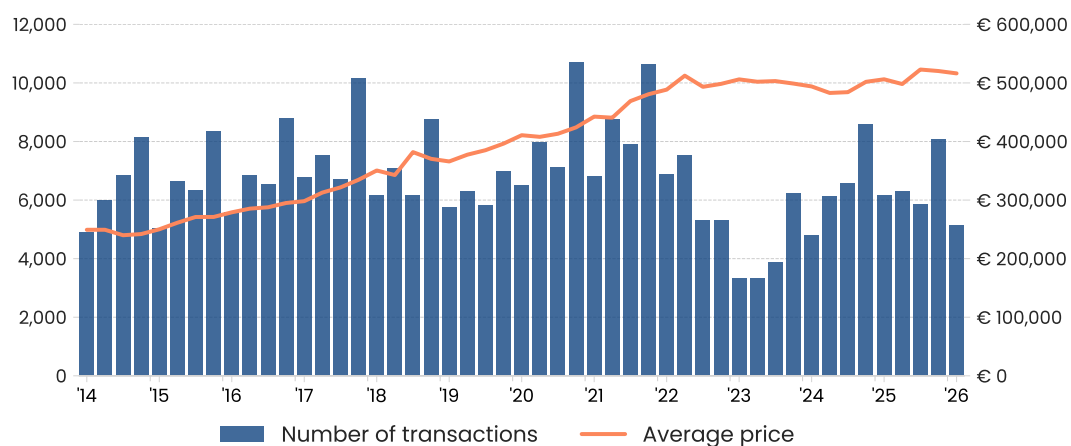


Figure 12: Average sales price for newly built houses per quarter in the Netherlands compared to the quarterly amount of newly built houses sold.
Source: CBS

Appendices

Table 6: Top 10 highest and lowest property values, per municipality containing over 5,000 owner-occupied dwellings (x €1,000)
Source: Calcasa

Municipality	Highest average property value (x 1,000)	Municipality	Lowest average property values (x 1,000)
Bloemendaal	1,322	Pekela	316
Blaricum	1,304	Heerlen	316
Laren (NH.)	1,229	Kerkrade	319
Wassenaar	1,085	Terneuzen	322
Heemstede	982	Brunssum	323
Rozendaal	966	Eemsdelta	336
De Bilt	869	Oldambt	341
Gooise Meren	857	Den Helder	347
Zeist	811	Veendam	352
Utrechtse Heuvelrug	794	Landgraaf	359

Table 7: Top 10 highest and lowest price developments, per municipality with over 5,000 owner-occupied dwellings (in %)
Source: Calcasa

Municipality	Highest annual price development	Municipality	Lowest annual price development
Staphorst	+6.9 %	Amsterdam	+0.1 %
Harlingen	+6.6 %	Heemstede	+1.4 %
Beesel	+6.4 %	Oostzaan	+1.4 %
Dalfsen	+6.4 %	Uithoorn	+1.4 %
Bergen (L.)	+6.4 %	Waterland	+1.4 %
Leudal	+6.3 %	Purmerend	+1.4 %
Groningen	+6.3 %	Haarlemmermeer	+1.5 %
Echt-Susteren	+6.3 %	Edam-Volendam	+1.5 %
Hardenberg	+6.2 %	Ouder-Amstel	+1.5 %
Roermond	+6.2 %	Huizen	+1.5 %

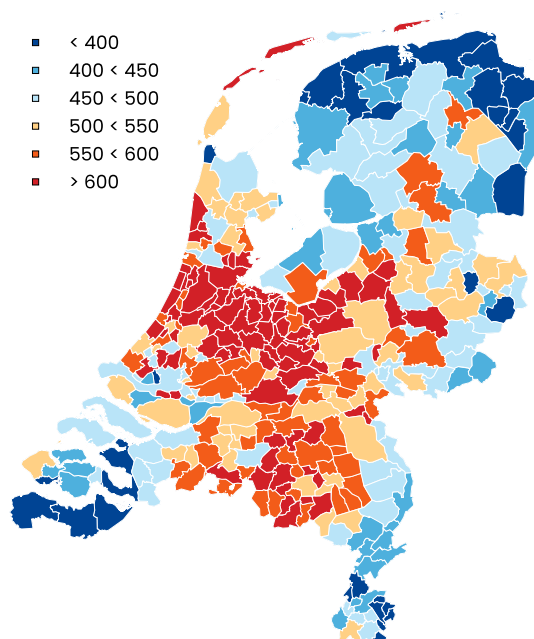


Figure 13: Average house price per municipality (in thousands of euros)
Source: Calcasa

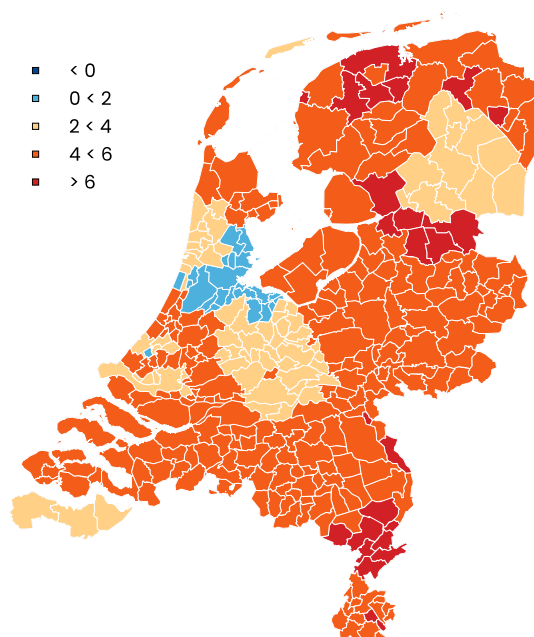


Figure 14: Y-O-Y price change per municipality. (in %)
Source: Calcasa

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.nl (Dutch)

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 EAA 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 Accumin Intelligence (Spain), Arvio (Slovenia), Cerved Property Services (Greece), CRIF (Italy), Eiendomsverdi (Norway), Geowox (Ireland), Hometrack (United Kingdom), On-Geo (Germany), Värderingsdata (Sweden).