

# How to simplify finding a place to rent in Amsterdam?



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Amsterdam, NL

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# How to simplify finding a place to rent in Amsterdam?



## Student unions warn: Housing shortage means internationals face homelessness



22 July 2022, By [Victoria Séveno](#)

Students hoping to [study in the Netherlands](#) in the autumn have been issued a stark warning by various [Dutch universities](#) and student unions, as the student housing crisis continues and thousands of international students face homelessness.

## More for your money: Dutch government unveils plans to tackle housing crisis



17 October 2022, By [Victoria Séveno](#)

In an attempt to improve the affordability and accessibility of the Dutch rental market, the government has sent a proposal to the House of Representatives (*Tweede Kamer*) outlining a plan that should ensure that, from 2024, the majority of new [rental contracts](#) signed in the Netherlands will be for rents of below 1,000 euros a month.

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FRIDAY, 9 SEPTEMBER 2022 - 13:00

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## Amsterdam to fine landlords up to €9,000 for covertly keeping homes vacant

Amsterdam is taking a harsher stance on the long-term vacancy of homes and plans to fine landlords up to 9,000 euros for not getting a tenant in the house. A change in the law makes it possible for the municipality to oblige landlords to temporarily rent out an empty house and, if necessary, set the maximum rent, the Amsterdam office of mayor and aldermen said.

## Why is there a housing shortage in the Netherlands? The Dutch housing crisis explained

# Uncovering insights with surveys and scrapping Pararius.nl



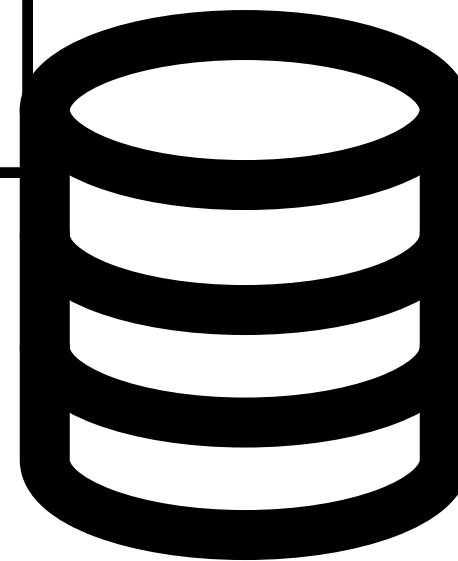
30 respondents, 4 questions

pararius



BeautifulSoup

70 properties, 10 features



# The housing shortage reflects in pricing, making Amsterdam one of the most expensive European cities to rent<sup>(1)</sup>



The **average total monthly rent is between €2.1K and €2.6K** and the average surface area is between 82.0 m<sup>2</sup> and 103.3 m<sup>2</sup>. The average monthly rent per m<sup>2</sup> is between €25 and €28.6

At a 95.0% confidence interval

The average deposit is 2 times the monthly rent, which translates into an **initial payment between 6.3K and 7.8K** on average.

At a 5.0% significance level

All districts have high prices. In fact, the average monthly rent per m<sup>2</sup> doesn't vary significantly across the 7 districts analyzed.

At a 5.0% significance level

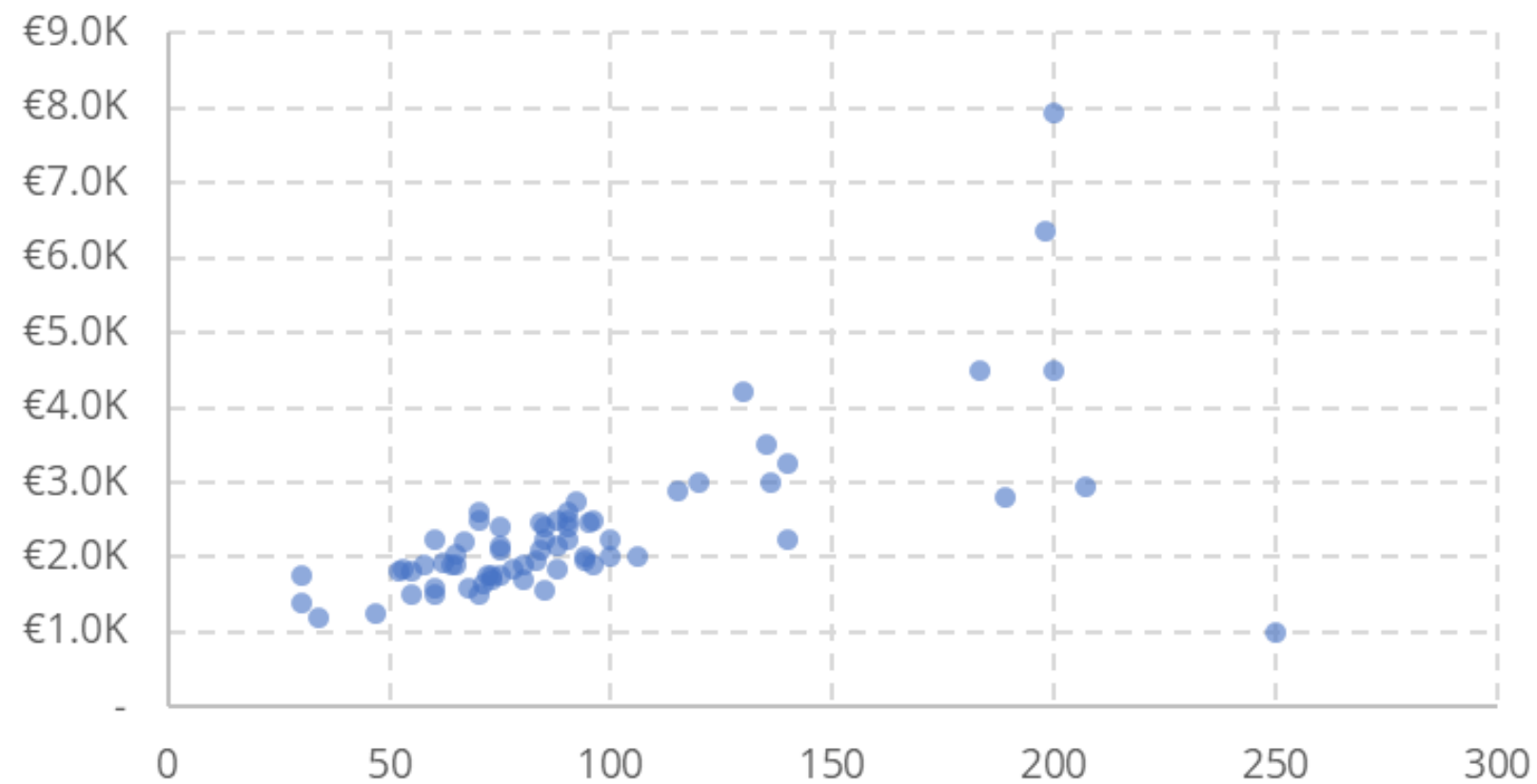
# While larger houses are more expensive, this is just because of more surface area, not because more expensive m<sup>2</sup>



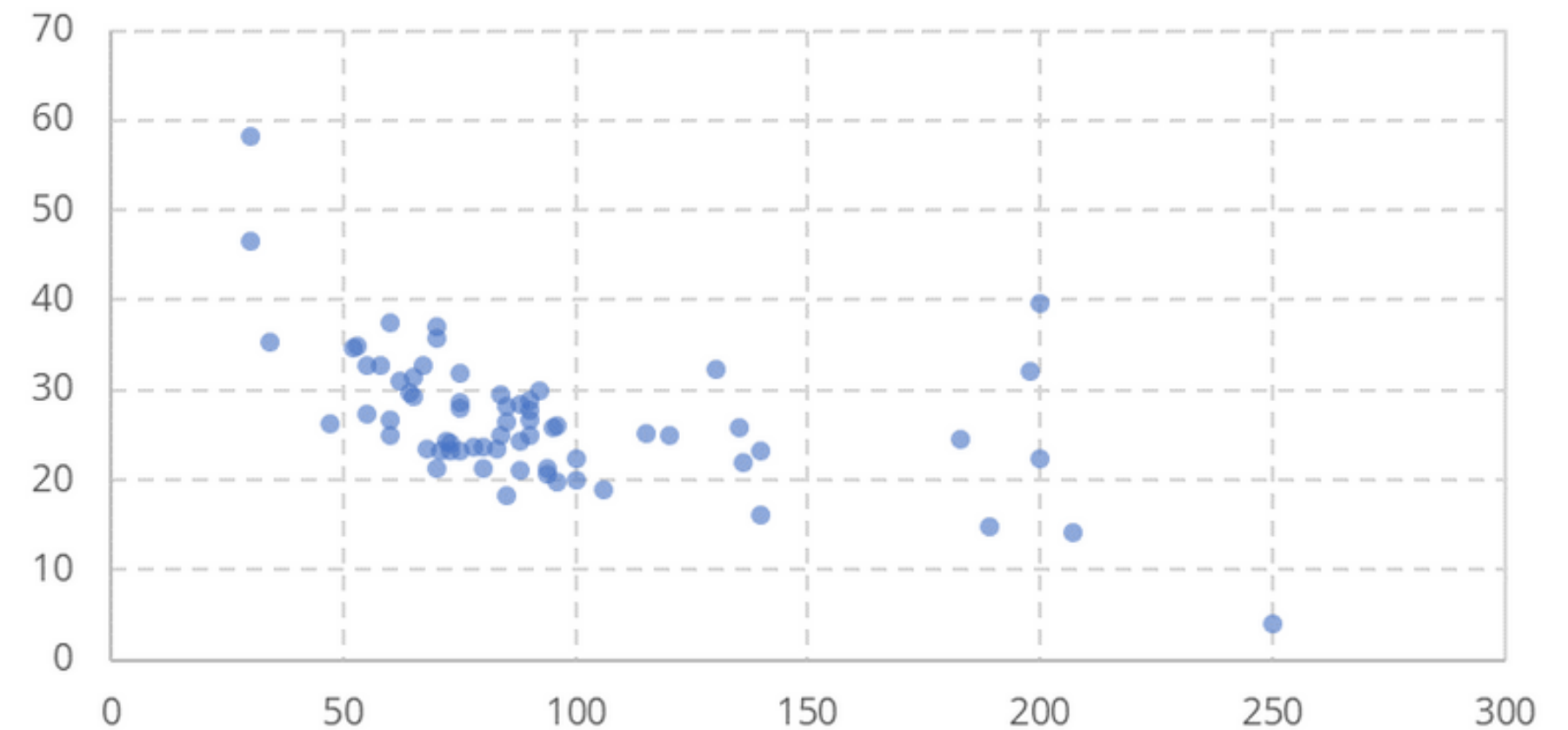
As expected, rent price is strongly correlated with surface area. However, larger houses (>100m<sup>2</sup>) are cheaper when looking at monthly rent per m<sup>2</sup>.

At a 5.0% significance level

Total monthly rent per total surface area (m<sup>2</sup>)



Monthly rent per m<sup>2</sup> per total surface area (in m<sup>2</sup>)

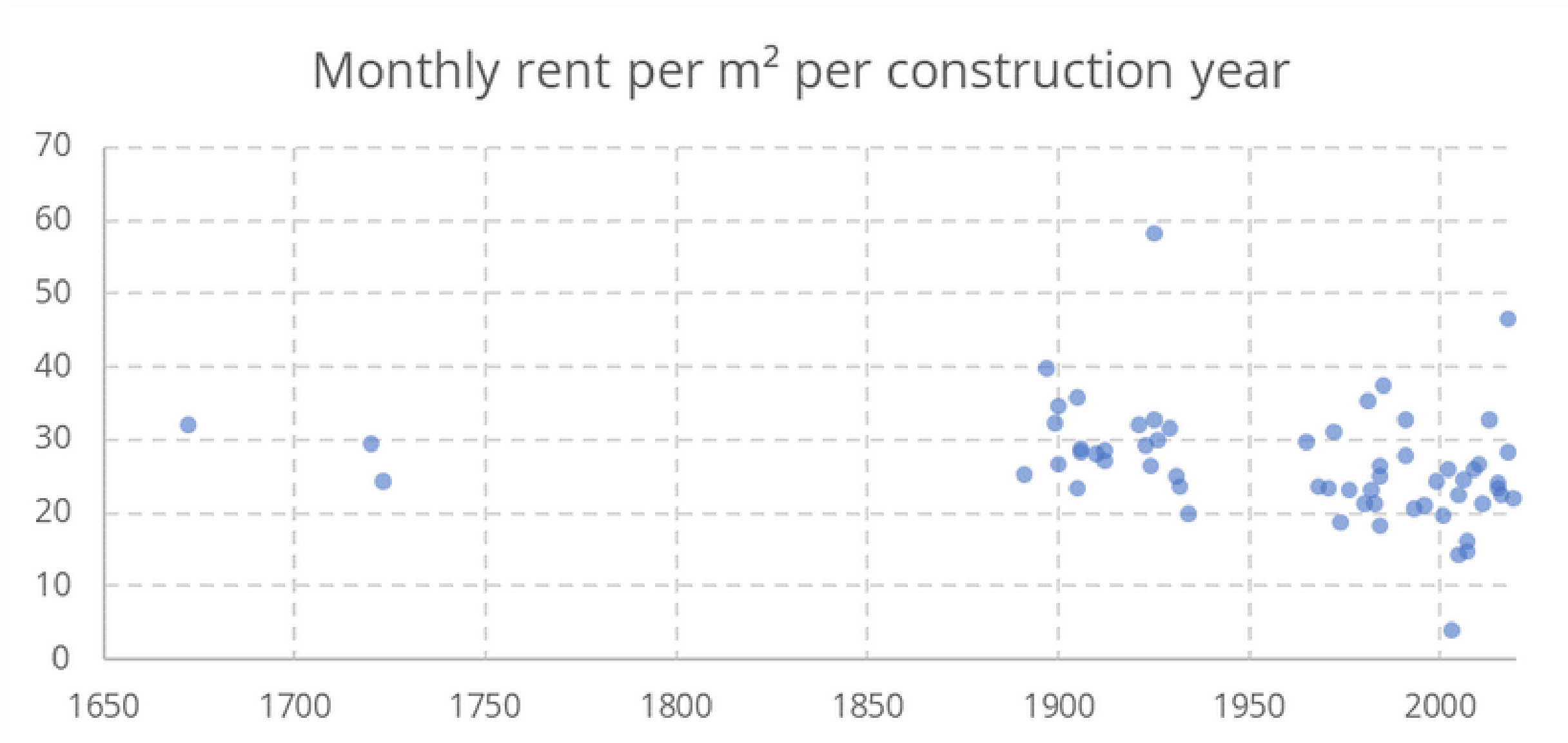


# There is no correlation between date of construction and monthly rent



Newer constructions (built after 1965) don't have a higher price.

At a 5.0% significance level



# Unexpectedly, having a balcony does not mean paying more

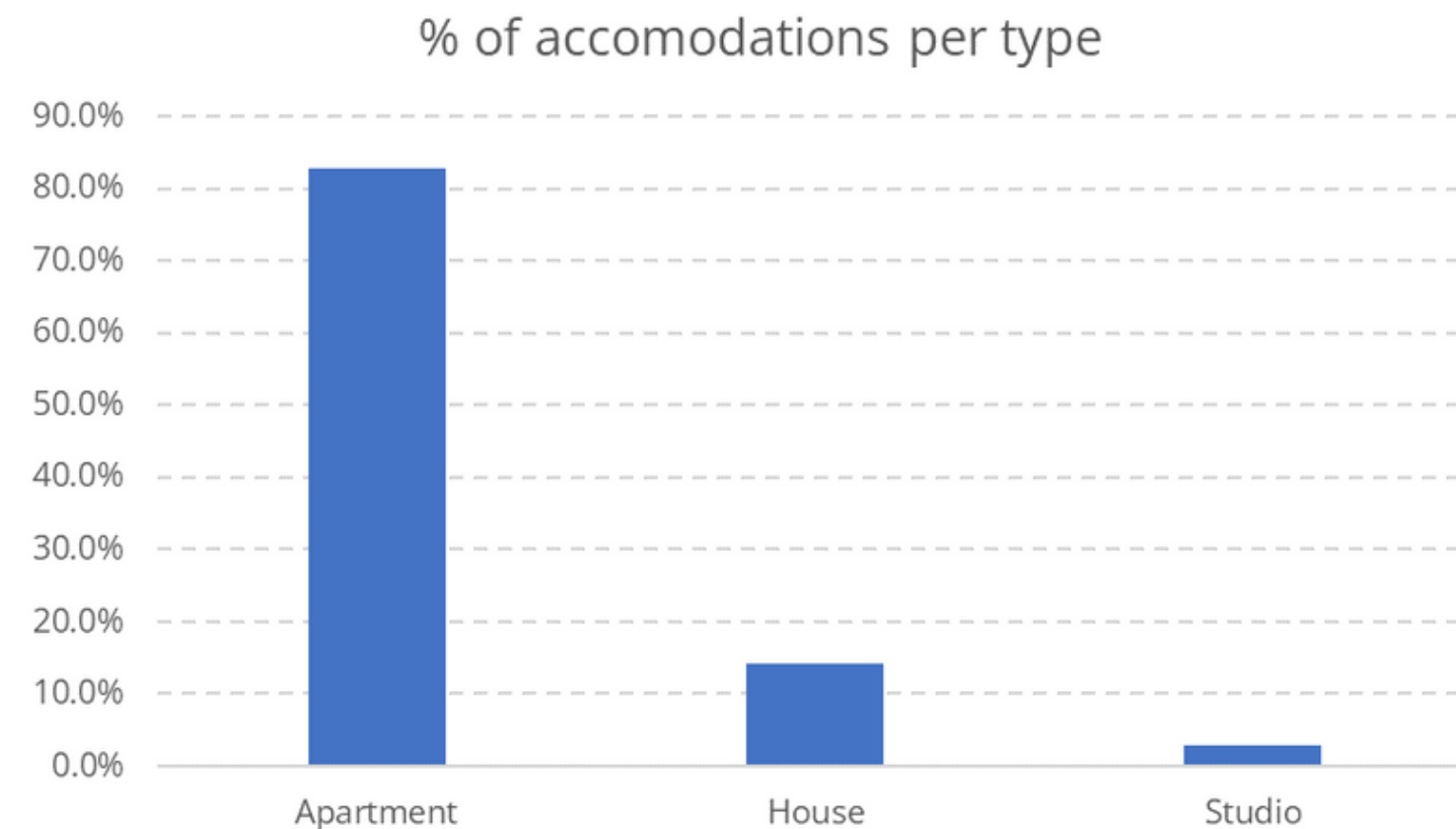


Accommodations with balcony don't have a higher price per m<sup>2</sup>.

At a 5.0% significance level

Between 73.8% and 91.9% of the available properties to rent are apartments

At a 95.0% confidence interval





# The shortage in the market also reflects in the need to contact rental agencies or landlords fast to secure viewings

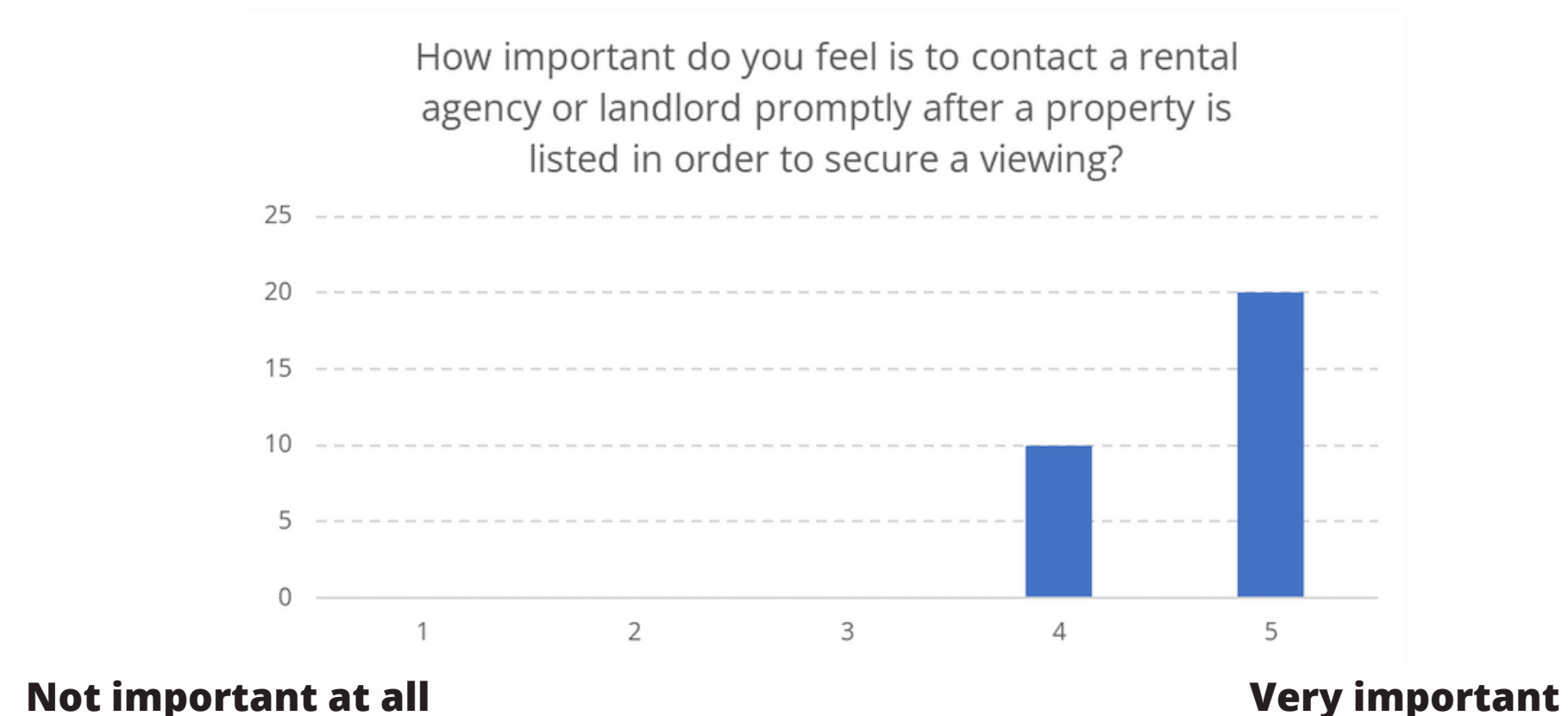


20% of Amsterdam residents are not Dutch, up from 12% in year 2000. More than 50% of the expat community uses online portals to find their accommodations.

Source: StatLine

More than 90% of the expat community feel that it's important to contact rental agencies or landlords promptly after a property is listed in order to secure viewings

At a 5.0% significance level

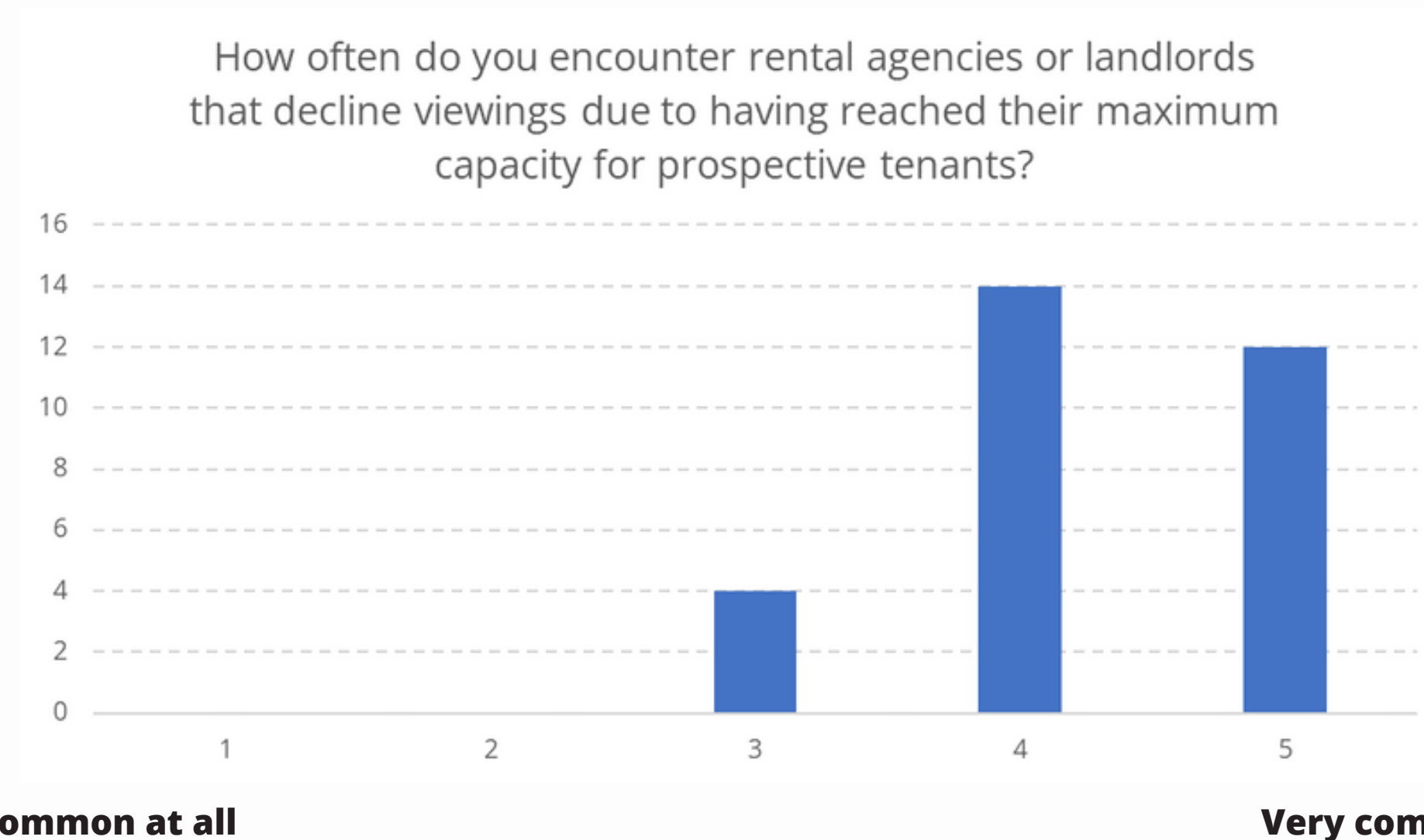


# It's common to see rental agencies or landlords reaching to maximum viewings capacity



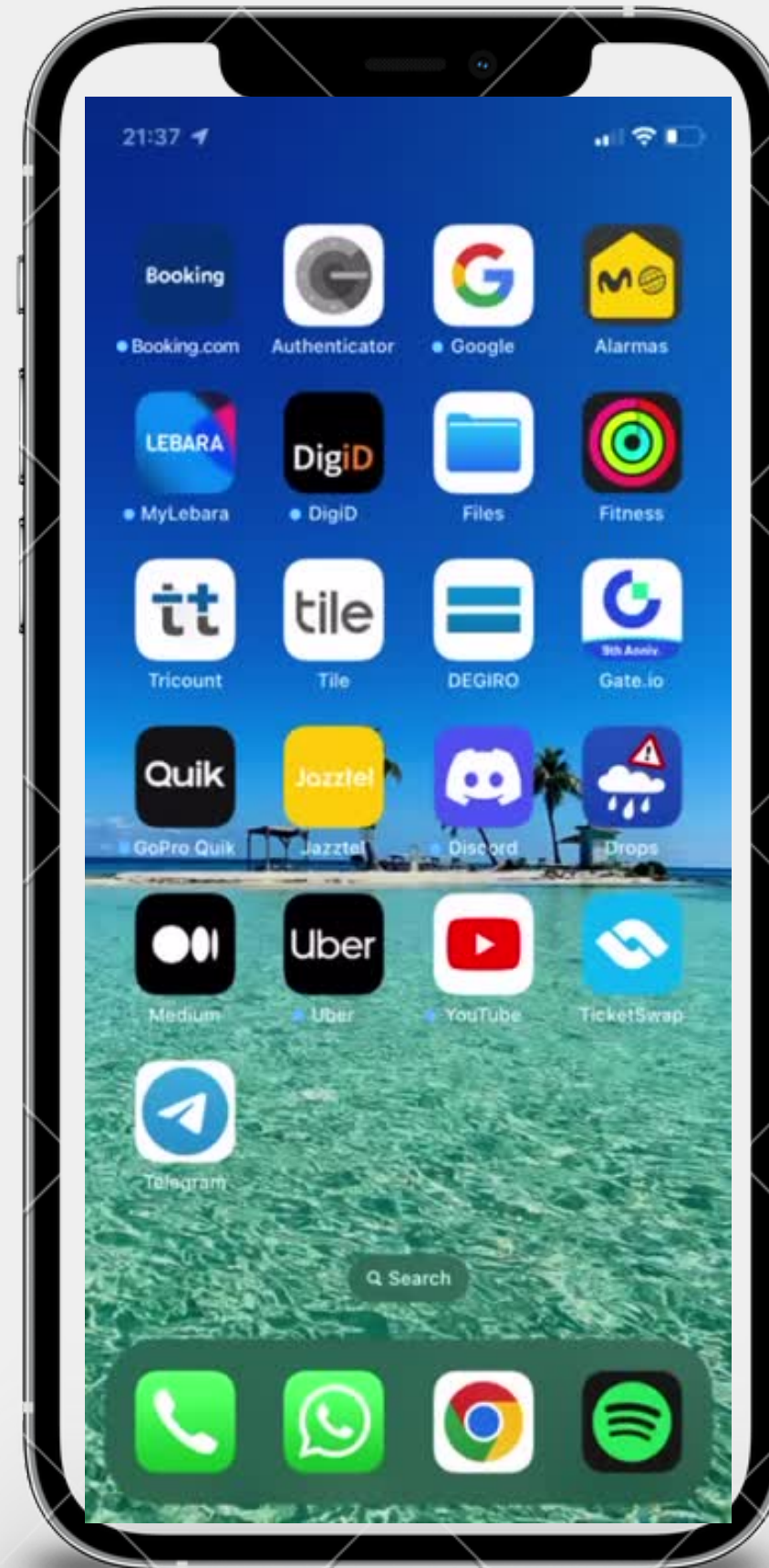
More than 90% of of the expat community say it's common to encounter rental agencies or landlords that decline viewings due to having reached their maximum capacity for prospective tenants.

At a 5.0% significance level



# RentingAdvisor

Overcoming the housing shortage



- 01 Telegram bot that informs you with a 3-hour delay what are the latest properties listed in Pararius.nl and Funda.nl, based on **location preference**.
- 02 €5 one-off payment to
  - (i) **filter by budget**
  - (ii) get **notifications in real-time**
  - (iii) **automatically request a viewing** as soon as accommodation is listed and matches your filtering criteria
  - (iv) get **insights on market conditions** to spot the best deals