



# Analysis of the Dutch Real Estate Market

*Based on Property Listings on the funda.nl website*

Data sourced from **funda.nl**, the largest home website in the Netherlands with 4.5 million unique visitors per month and hosting around 97% of the Dutch housing market.



*Report developed by Nathalia V. M. de Oliveira  
with listings available in April 11, 2024.*



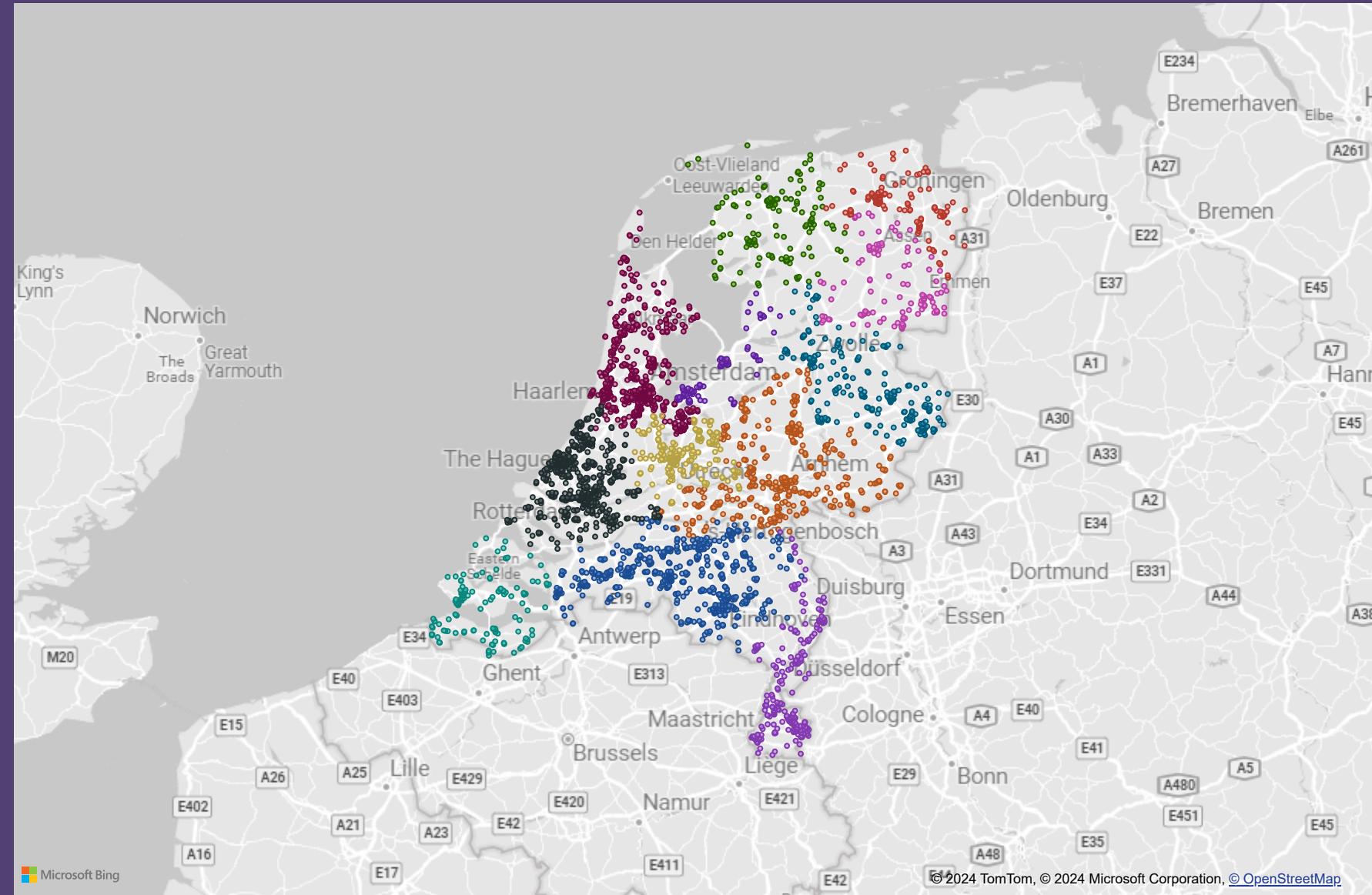
## Property Listings Analysis - Properties Geo Distribution

23/04/2024



### Province

- Drenthe
- Flevoland
- Friesland
- Gelderland
- Groningen
- Limburg
- Noord-Brabant
- Noord-Holland
- Overijssel
- Utrecht
- Zeeland
- Zuid-Holland



Microsoft Bing

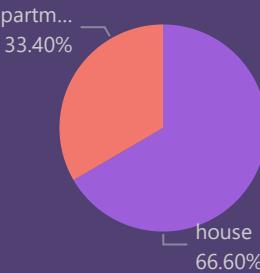
### Listings Province

Listings	Province
1682	Drenthe
1686	Flevoland
1853	Friesland
6317	Gelderland
1705	Groningen
3398	Limburg
8845	Noord-Brabant
8818	Noord-Holland
3684	Overijssel
3498	Utrecht
2428	Zeeland
9203	Zuid-Holland
<b>53117</b>	



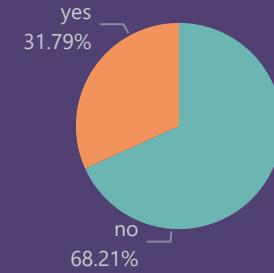
## Property Type

- house
- apartment



## Has parking

- no
- yes

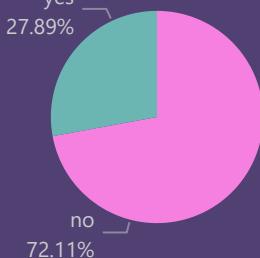


## House Price €

	%
250K - 500K	51.74%
500K - 750K	24.31%
750K - 1M	10.42%
- 250K	7.33%
1M +	6.20%

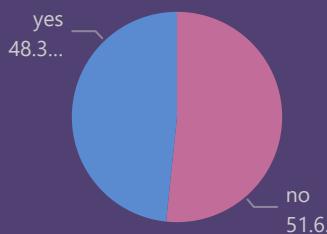
## Has balcony

- no
- yes

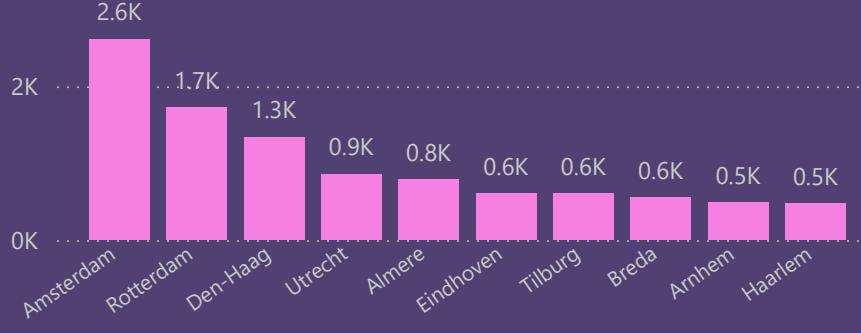


## Has garden

- no
- yes



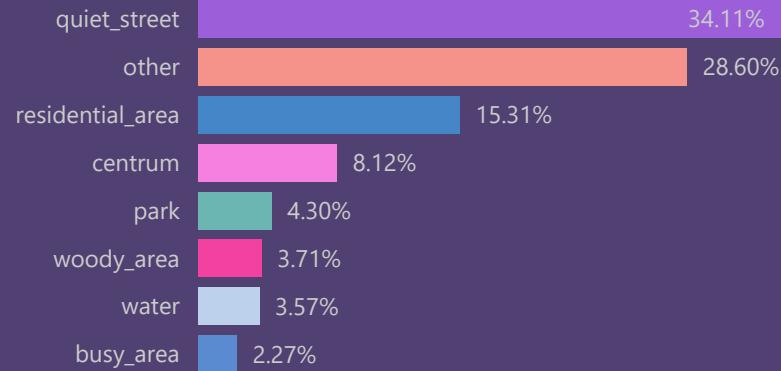
## Top 10 - Total Properties for Sales Offer



## Energy Label



## Surrounding Area



## Search



## City

- 1E-Exloermond
- 2E-Exloermond
- Aadorp
- Aagtekerke
- Aalden
- Aalsmeer
- Aalsmeerderbrug
- Aalst
- Aalsum
- Aalten
- Aardenburg
- Aarlanderveen
- Aarle-Rixtel
- Aartswoud
- Abbekerk
- Abbenbroek
- Abbenes
- Abcoude
- Achlum



## Price by # Bedrooms



## Price by # Bathrooms



## # Rooms

# Rooms	%
5	25.84%
4	21.08%
3	19.66%
6	13.78%
2	6.73%
7	5.96%
8	3.08%
9	1.53%
10	0.85%
11	0.46%
12	0.22%

## # Bedrooms

# Bedrooms	%
3	29.67%
4	24.21%
2	23.85%
5	9.45%
1	8.78%
6	2.76%
7	0.77%
8	0.30%
9	0.11%
10	0.05%
12	0.02%

## # Bathrooms

# Bathrooms	%
1	83.87%
2	14.35%
3	1.45%
4	0.25%
5	0.06%
6	0.01%

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## Property Listings Analysis - Average Size & Price

23/04/2024

House Size	%
100m <sup>2</sup> - 150m <sup>2</sup>	39.60%
50m <sup>2</sup> - 100m <sup>2</sup>	30.75%
150m <sup>2</sup> - 200m <sup>2</sup>	17.04%
200m <sup>2</sup> +	10.12%
- 50m <sup>2</sup>	2.48%

131  
Average Size (m<sup>2</sup>)  
€ 529,688.34  
Average Price  
280,159.18  
Std Deviation Price

Price  
80%  
In between  
249.53K - 809.85K

### Price by Size

€ 2,000,000

€ 1,500,000

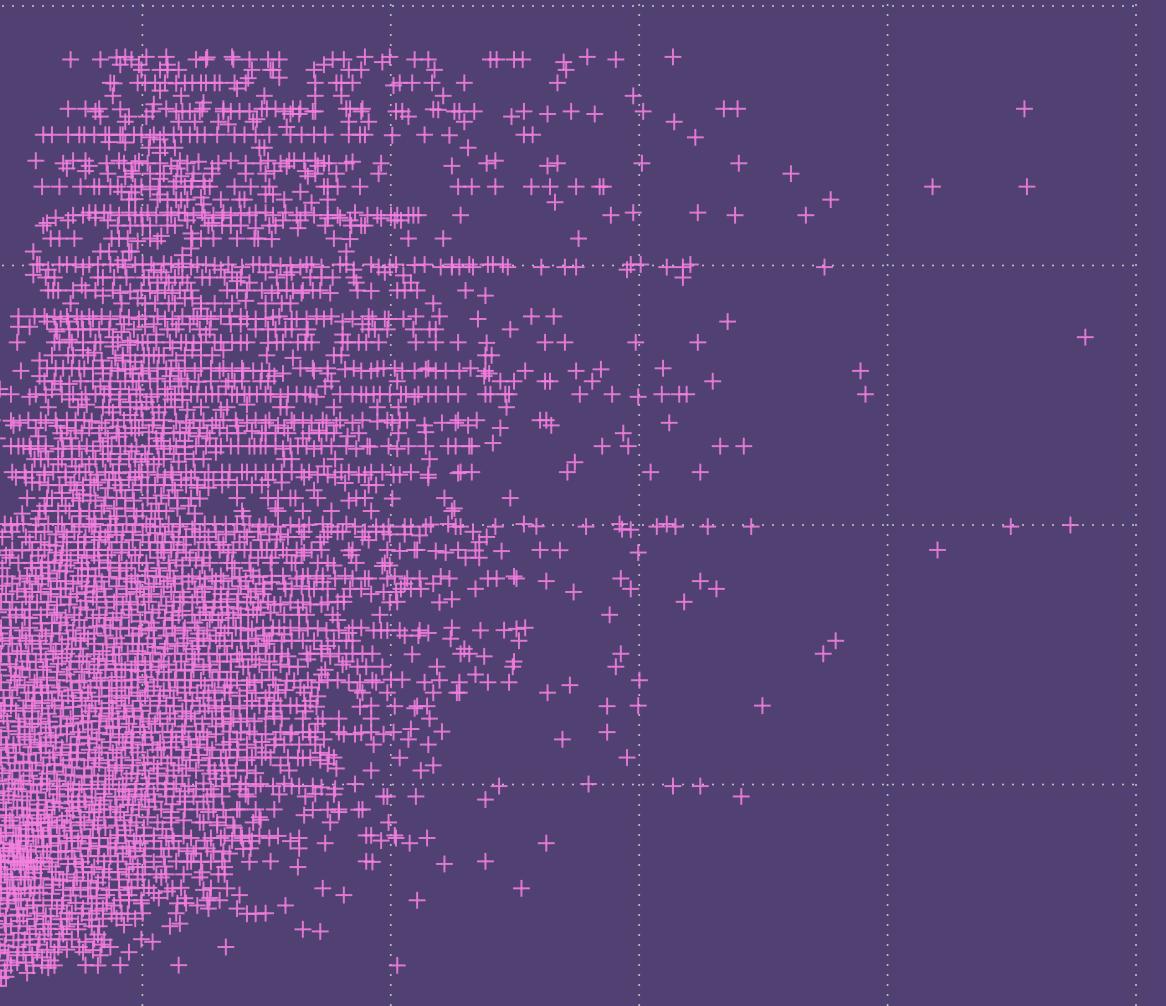
€ 1,000,000

€ 500,000

€ 0

0 200 400 600 800 1000

Size m<sup>2</sup>



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- Abcoude
- Achlum
- Achterveld-Ut
- Achthuizen
- Achtmee



Age (years)	%
0 - 20	33.72%
50 - 100	30.21%
20 - 50	24.24%
100 - 999	11.83%

47.76  
Average Age

4,236.44  
Average Price per m<sup>2</sup>

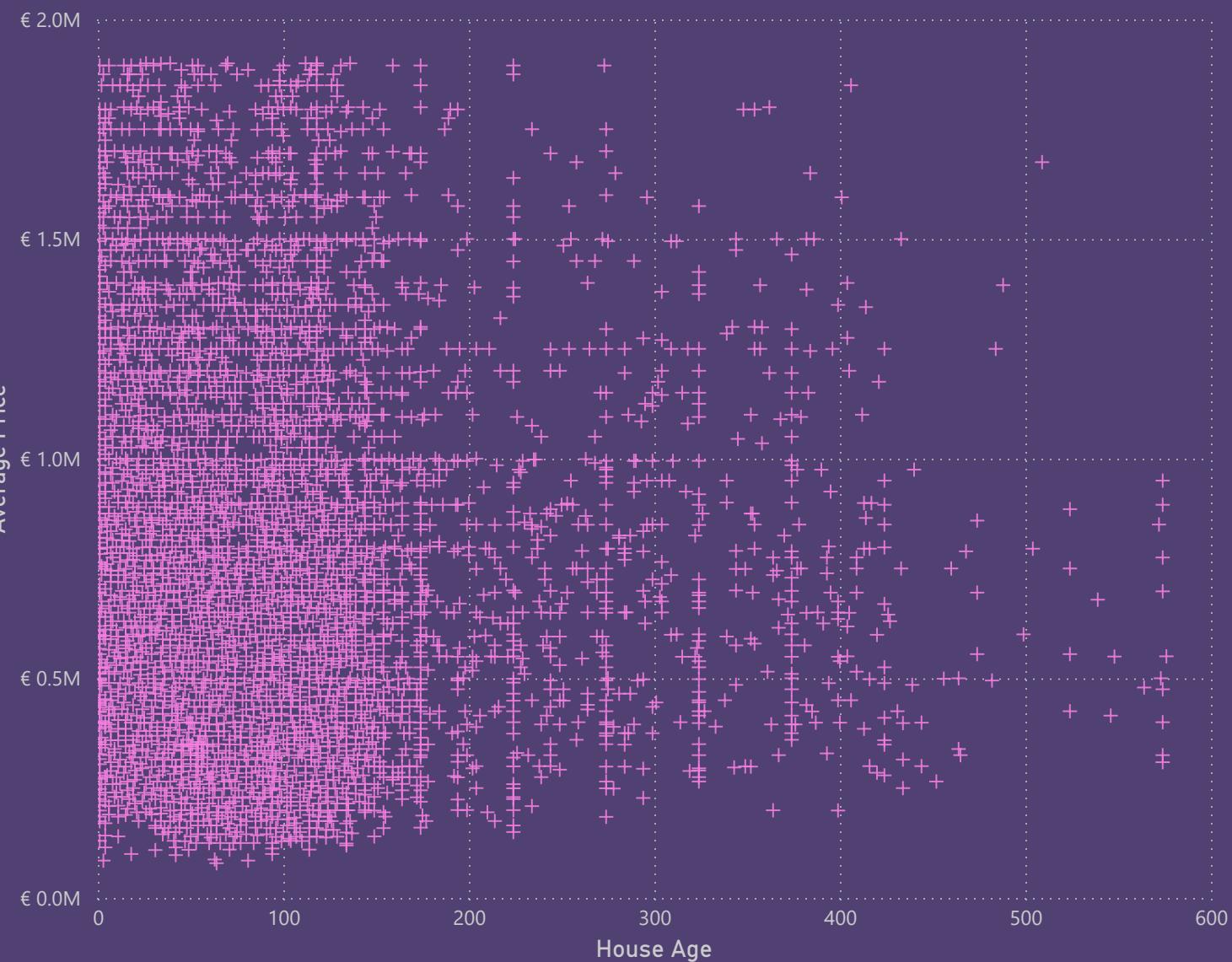
1,537.79  
Std Deviation Price per m<sup>2</sup>

Price m<sup>2</sup>  
**94.46%**

In between

2.7K - 5.77K

### Price by House Age



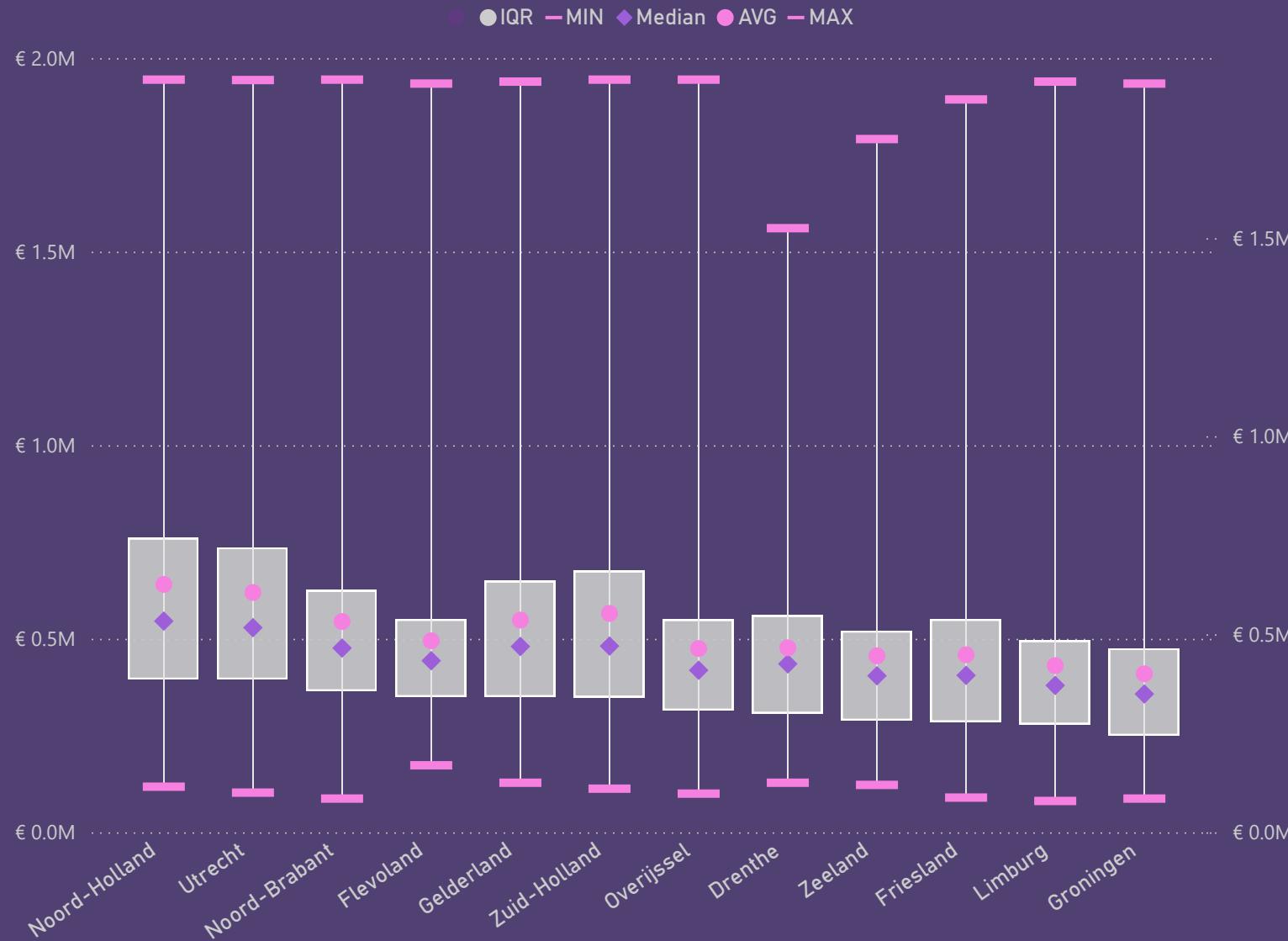
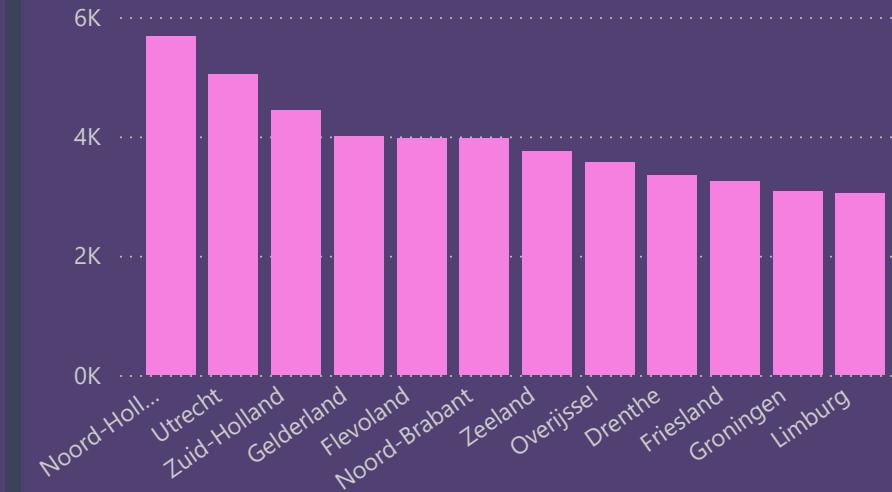
Search  🔍

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## Average Price - Boxplot

Average Price m<sup>2</sup> by Province

Province	Average Price	Average Price per m <sup>2</sup>	Average Size m <sup>2</sup>
Noord-Holland	€ 625,563.68	€ 5,678.14	116
Utrecht	€ 605,207.69	€ 5,041.53	124
Zuid-Holland	€ 552,348.68	€ 4,437.57	126
Gelderland	€ 535,550.86	€ 3,999.18	137
Noord-Brabant	€ 532,050.78	€ 3,966.22	139
Flevoland	€ 483,347.25	€ 3,971.04	125
Drenthe	€ 465,718.89	€ 3,341.67	146
Overijssel	€ 463,792.75	€ 3,562.94	133
Friesland	€ 448,111.00	€ 3,242.94	143
Zeeland	€ 445,461.81	€ 3,743.56	123
Limburg	€ 420,583.51	€ 3,049.80	144
Groningen	€ 399,965.32	€ 3,070.75	135

Average Size x Price per m<sup>2</sup> by Province

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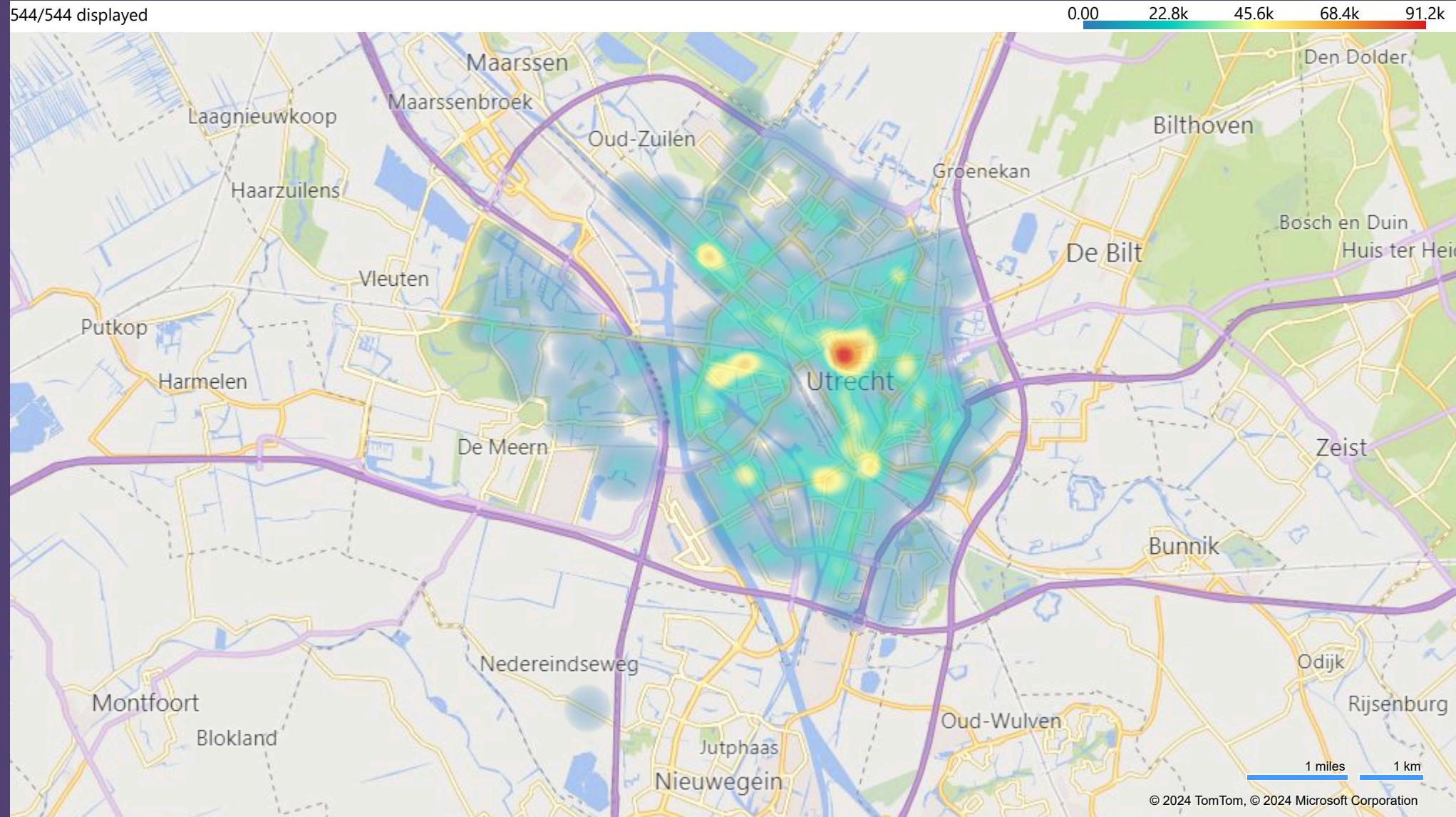


## Property Listings Analysis - Price per m<sup>2</sup>

23/04/2024

### Price per m<sup>2</sup> by Province Heat Map

544/544 displayed

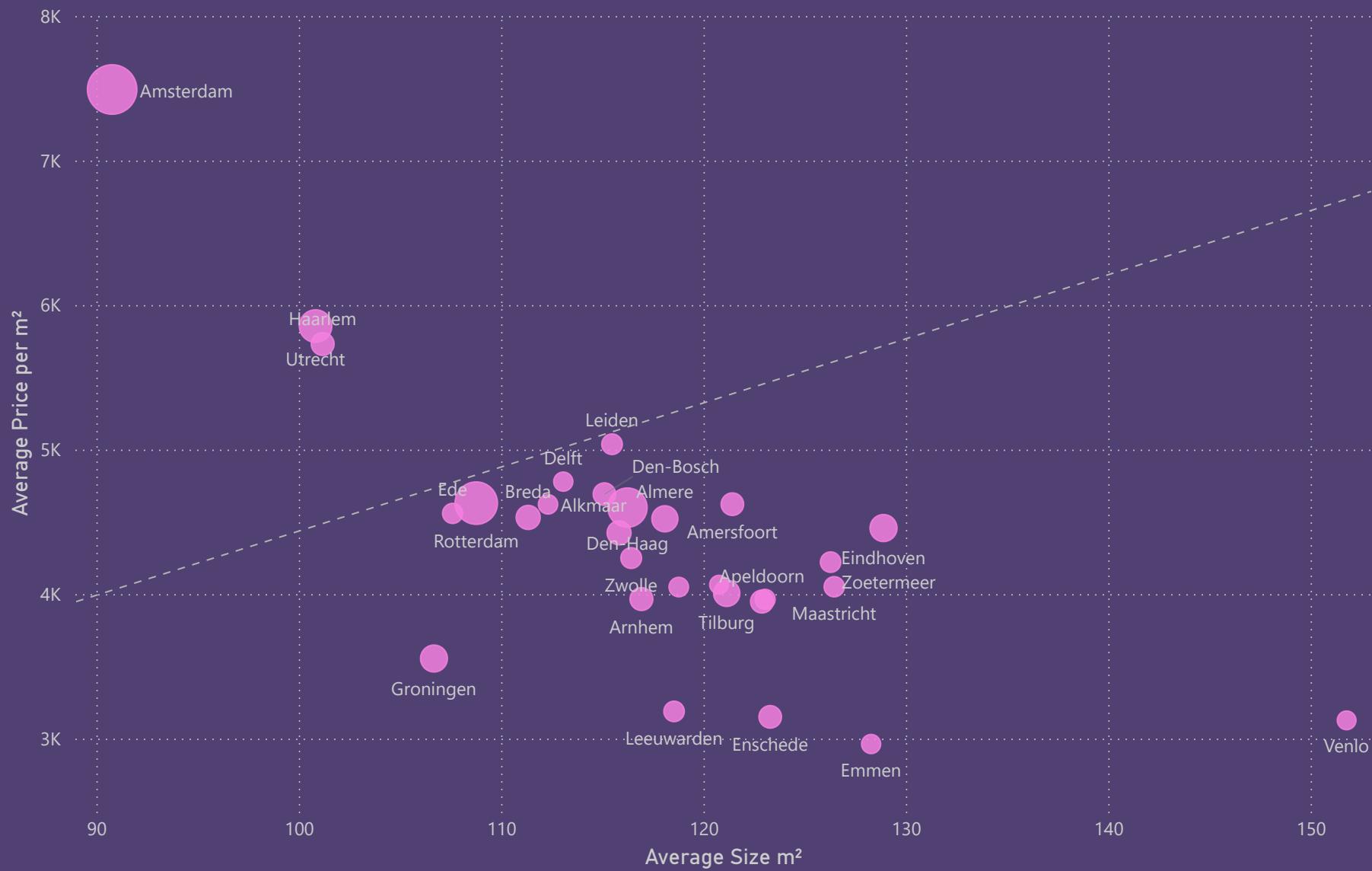


utr

City

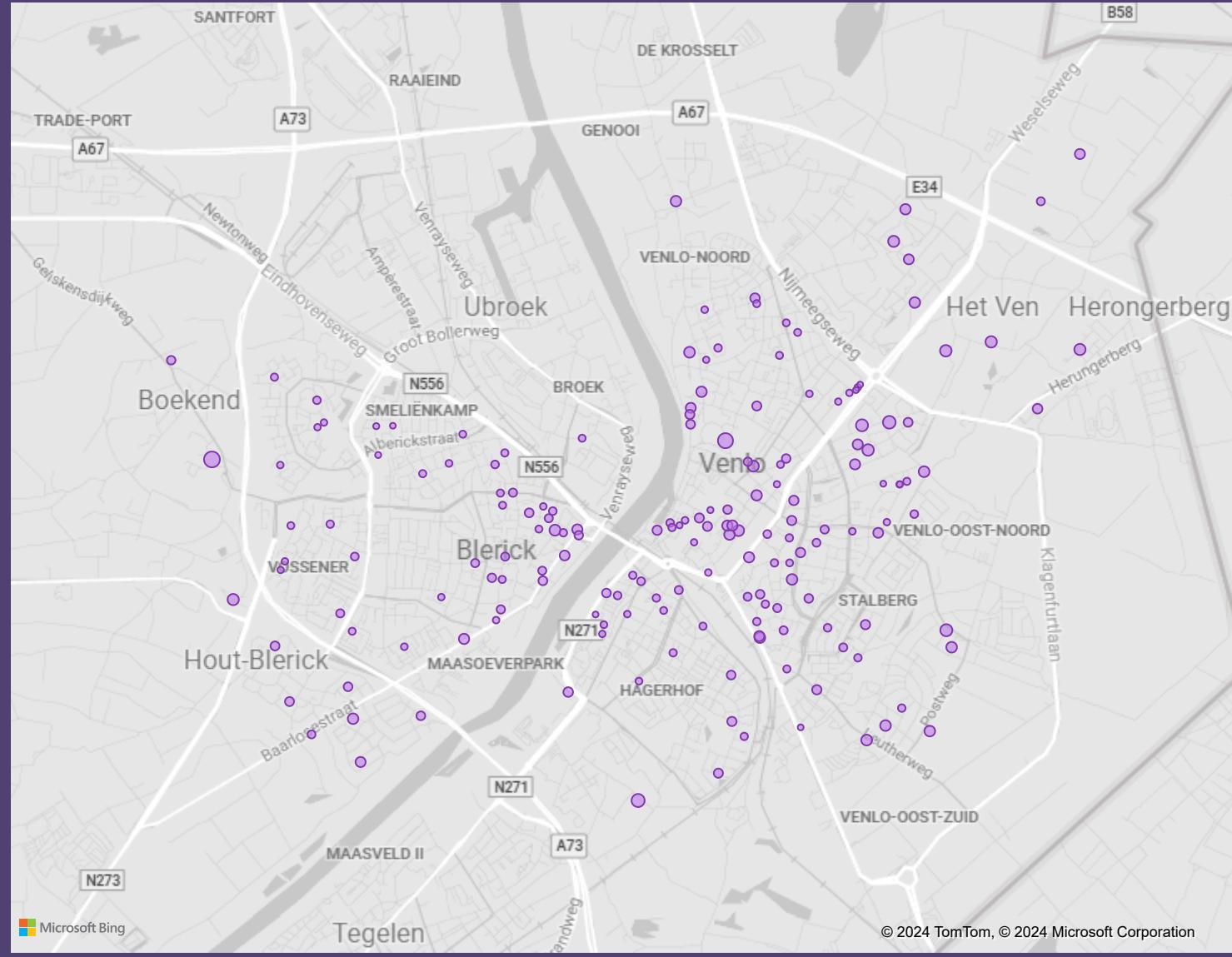
Utrecht



Average Size (m<sup>2</sup>) x Average Price per m<sup>2</sup> x Population by CityAverage Price per m<sup>2</sup> by City



## Average Price by City



venlo



Price	City	Neighborhood
€ 160,000	Venlo	Rijnbeek
€ 165,000	Venlo	Vastenavondkamp-Noord
€ 169,000	Venlo	Hagerhof-West
€ 169,000	Venlo	Withuis
€ 169,900	Venlo	Dr. Poelsplein e.o.
€ 175,000	Venlo	Withuis
€ 179,000	Venlo	Rijnbeek
€ 180,000	Venlo	Rijnbeek
€ 182,500	Venlo	Vastenavondkamp-Noord
€ 185,000	Venlo	Rijnbeek
€ 189,000	Venlo	Winkelcentrum
€ 189,500	Venlo	Vastenavondkamp-Noord
€ 192,000	Venlo	Hagerhof-West
€ 195,000	Venlo	Rijnbeek
€ 195,000	Venlo	Winkelcentrum
€ 215,000	Venlo	Rosarium e.o.
€ 215,000	Venlo	t Zand
€ 215,000	Venlo	Vossener-West
€ 215,000	Venlo	Winkelcentrum
€ 219,000	Venlo	Rijnbeek
€ 220,000	Venlo	Winkelcentrum
€ 224,900	Venlo	Klingerberg-Zuid
€ 225,000	Venlo	Withuis
€ 226,000	Venlo	Klingerberg-Zuid
€ 229,000	Venlo	Vossener-West
€ 229,000	Venlo	Withuis
€ 229,500	Venlo	Hazenkamp
€ 229,500	Venlo	Withuis
€ 230,000	Venlo	Rijnbeek
€ 235,000	Venlo	Blerick-Centrum
€ 235,000	Venlo	Hogekamp
€ 235,000	Venlo	Sinselveld
€ 239,000	Venlo	Blerick-Centrum
€ 239,000	Venlo	Klingerberg-Zuid

Property Link

<https://www.funda.nl/koop/venlo/appartement-42049853-antoniuslaan-230/>