

BAROMÈTRE DES NOTAIRES

IMMOBILIER

WWW.NOTAIRE.BE

T2 2023

Baromètre 57

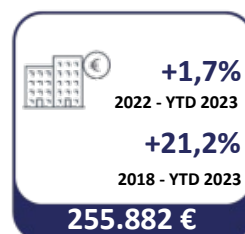
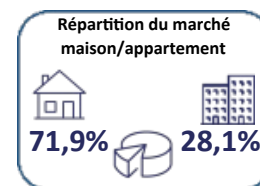
Au 1^{er} semestre 2023, les ventes ont reculé dans les 3 régions par rapport au 1^{er} semestre 2022. Sur l'ensemble de la Belgique, la baisse est de 4,2 %.

En ce qui concerne les prix moyens des maisons, on observe une légère diminution au niveau national (-0,3 %) avec des différences régionales : -1,4 % en Wallonie, -4,1 % à Bruxelles et +1,7 % en Flandre.

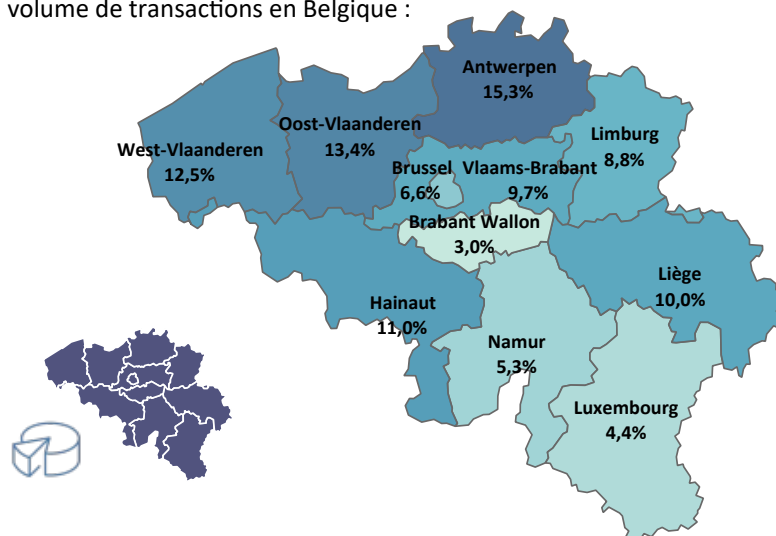
Les prix moyens des appartements au niveau national sont en hausse au 1^{er} semestre (+1,7 %), avec des différences régionales : +2,4 % en Wallonie, -0,6% à Bruxelles et +2,5 % en Flandre.

La proportion de jeunes acheteurs diminue dans les 3 régions.

Belgique



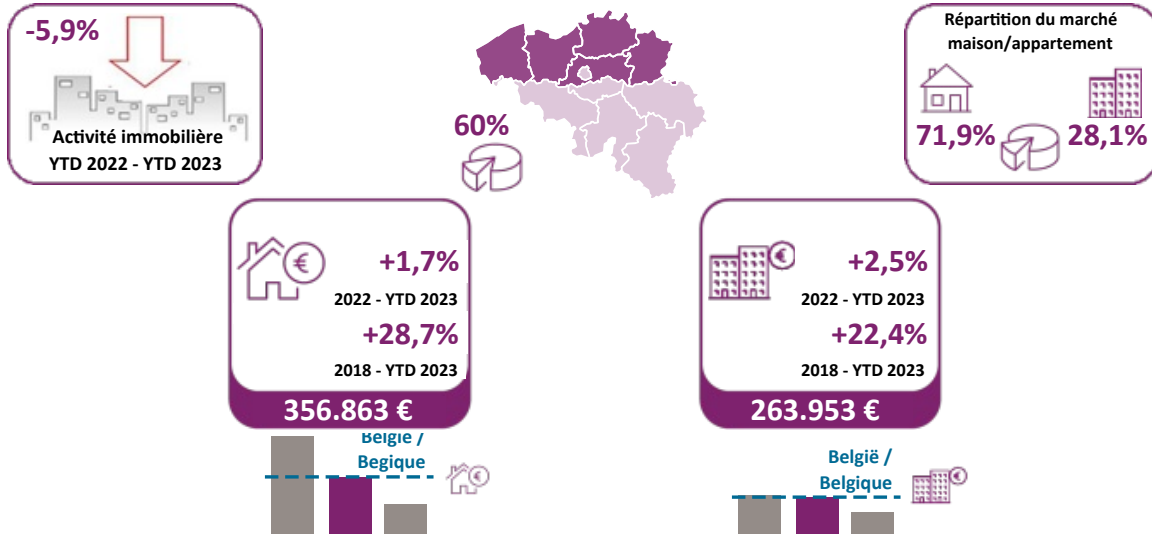
Répartition du volume de transactions en Belgique :



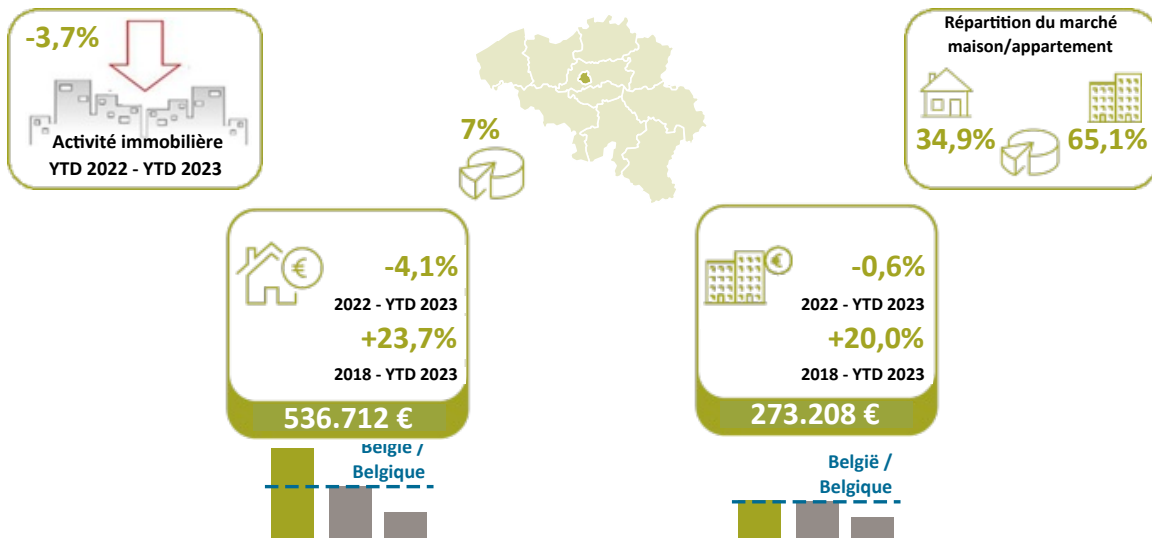
Inflation 2022 - YTD 2023 : **1,7%**
Inflation 2018 - YTD 2023 : **17,8%**

Lorsque nous parlons d'inflation dans ce baromètre immobilier, il s'agit de la différence en pourcentage entre l'inflation moyenne de 2022 et l'inflation moyenne des six premiers mois de 2023.

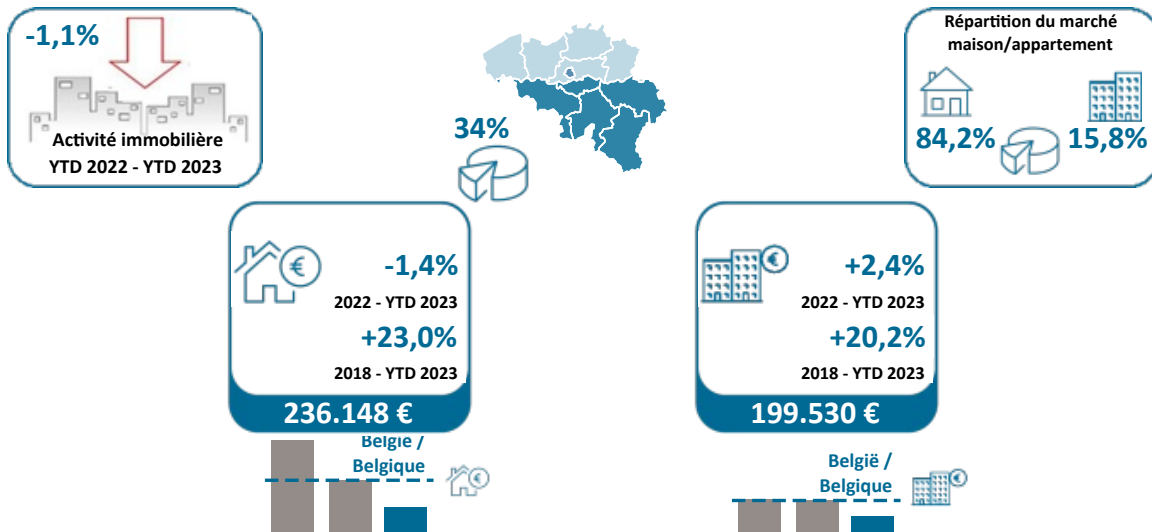
Flandre



Bruxelles

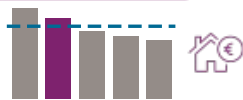
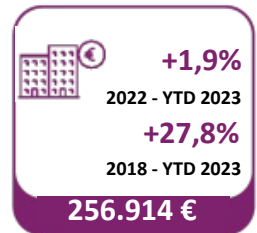
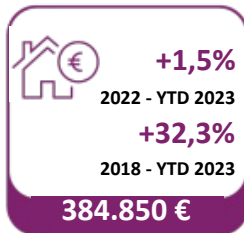
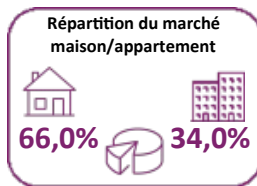
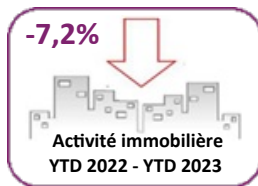


Wallonie

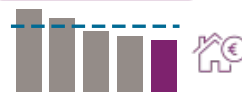
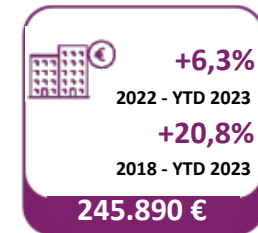
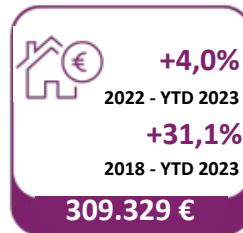
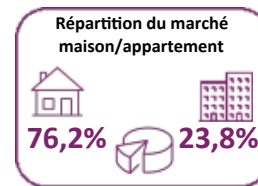
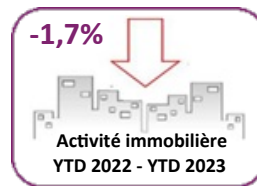


Provinces flamandes

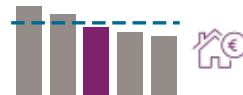
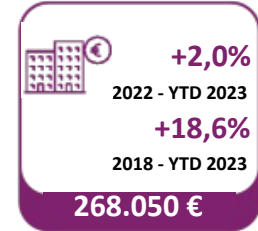
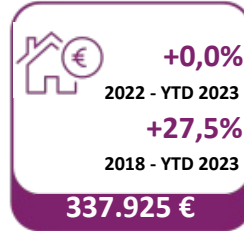
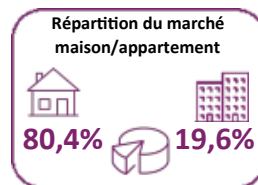
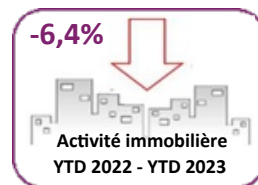
Anvers



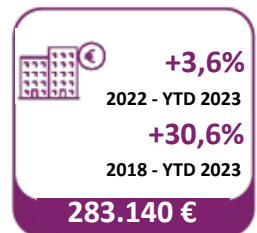
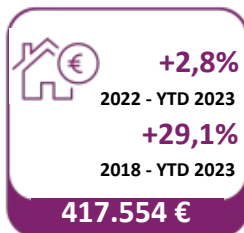
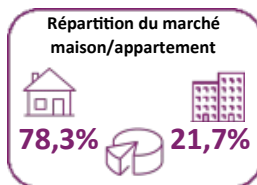
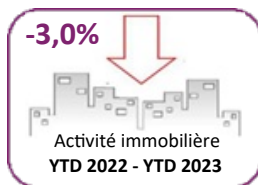
Limbourg



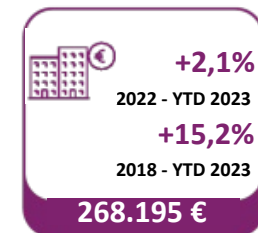
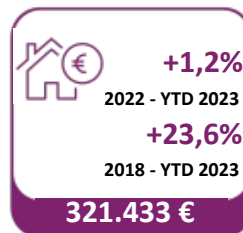
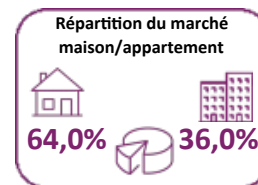
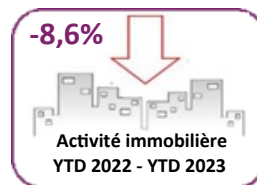
Flandre Orientale



Brabant Flamand

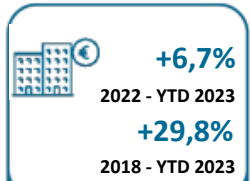
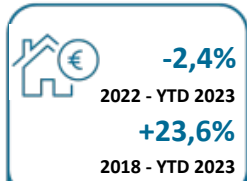
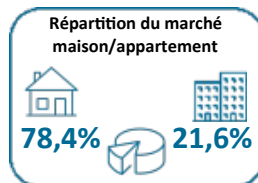
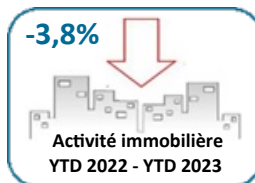


Flandre Occidentale



Provinces wallonnes

Brabant Wallon

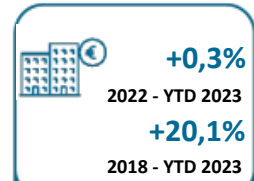
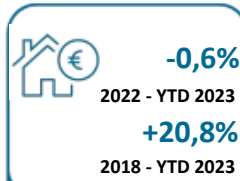
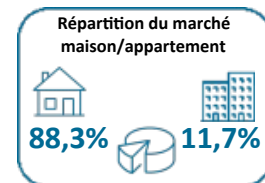
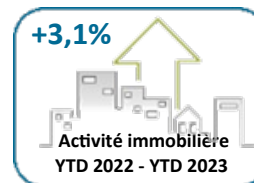


411.645 €

274.783 €



Hainaut

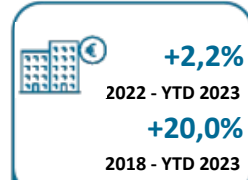
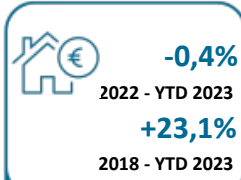
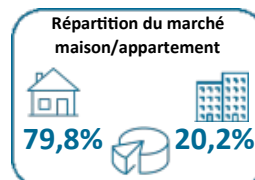
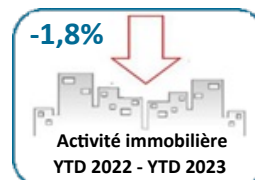


193.157 €

166.644 €



Liège

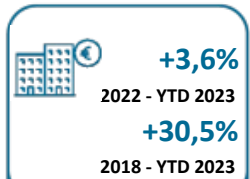
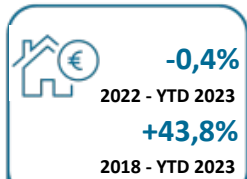
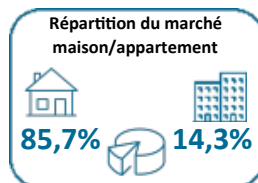
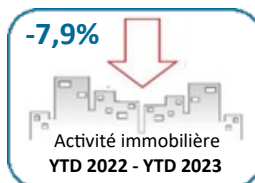


225.023 €

190.632 €



Luxembourg

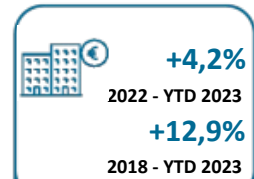
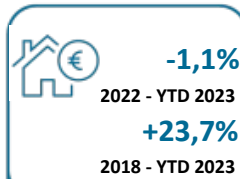
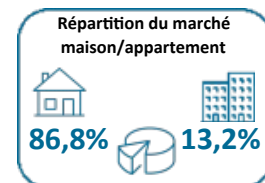
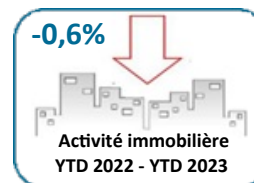


274.063 €

216.522 €



Namur

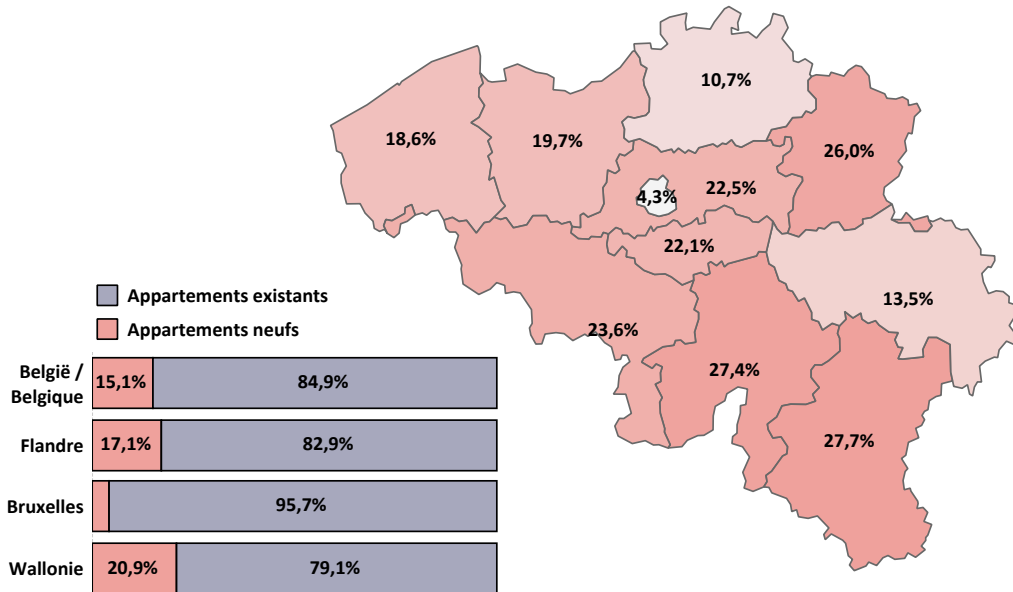


237.983 €

197.693 €

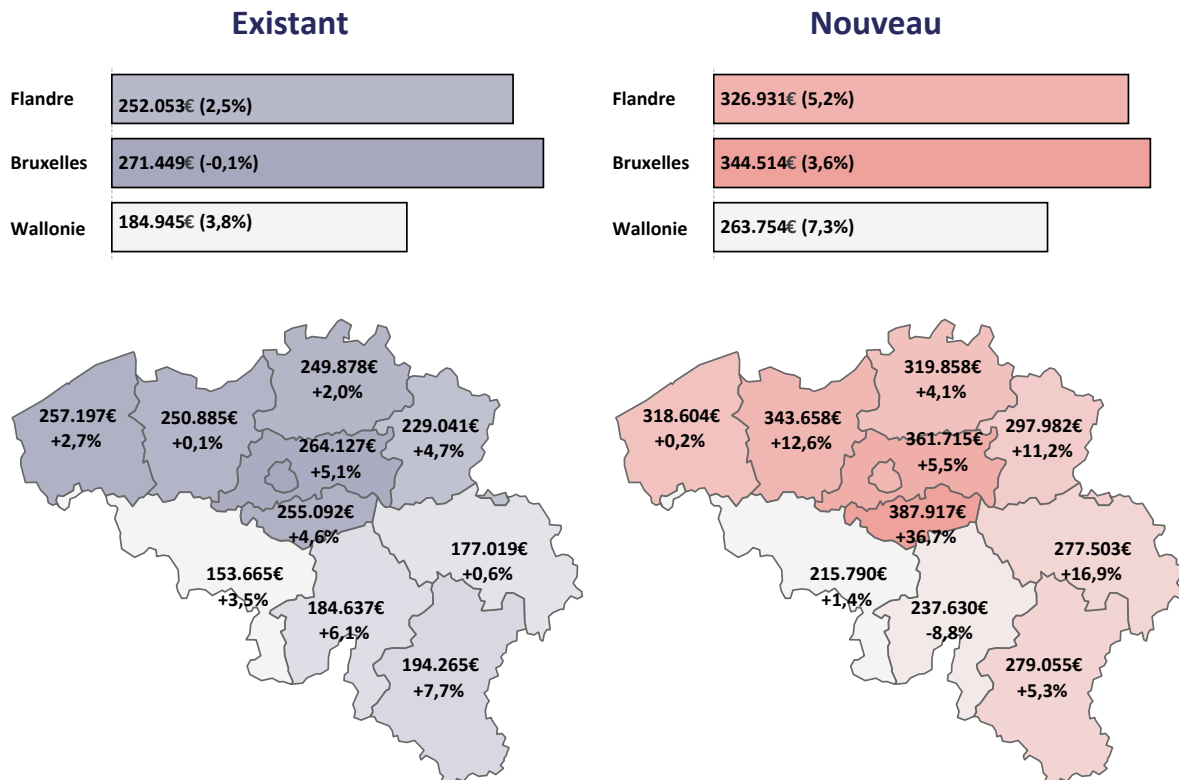


Appartements - PDM existant/nouveau 2023



Appartements - Prix moyen existant/nouveau

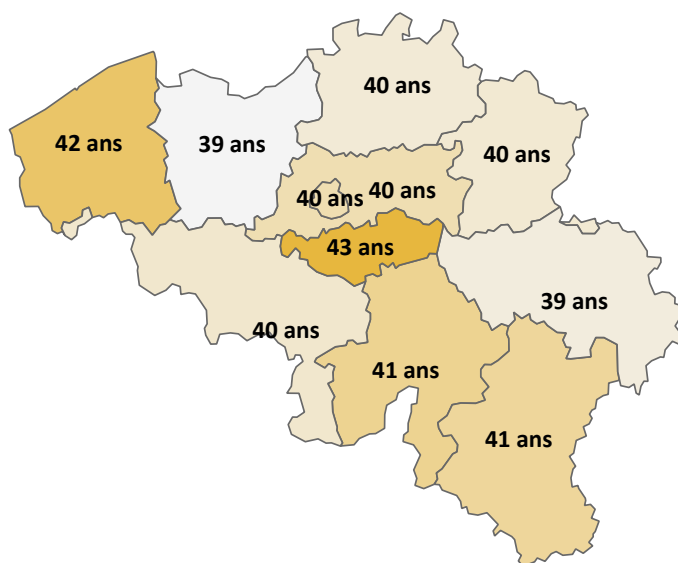
Prix moyens 2023 - évolution par rapport à 2022:



Âge des acheteurs

Année	<= 30	31 - 50	51 - 65	> 65
2018	29,9%	49,9%	16,3%	3,9%
2022	29,3%	51,0%	15,9%	3,9%
2023	27,3%	51,4%	16,9%	4,4%

Âge moyen:



Répartition des acheteurs de 30 ans ou moins:

	2018		2022		2023
Limbourg	34,0%	Flandre Orientale	33,8%	Flandre Orientale	30,9%
Flandre Orientale	33,5%	Limbourg	33,3%	Anvers	30,4%
Anvers	33,2%	Anvers	32,8%	Limbourg	29,8%
Hainaut	31,0%	Hainaut	29,8%	Liège	28,1%
Luxembourg	30,7%	Liège	28,5%	Hainaut	27,2%
Liège	29,5%	Flandre Occidentale	28,2%	Luxembourg	27,2%
Flandre Occidentale	28,0%	Luxembourg	27,2%	Flandre Occidentale	26,9%
Namur	28,0%	Brabant Flamand	26,5%	Namur	25,7%
Brabant Flamand	27,4%	Namur	25,1%	Brabant Flamand	24,1%
Brabant Wallon	20,2%	Brabant Wallon	18,2%	Brabant Wallon	16,2%