BAROMÈTRE DES NOTAIRES

2025

WWW.NOTAIRE.BE

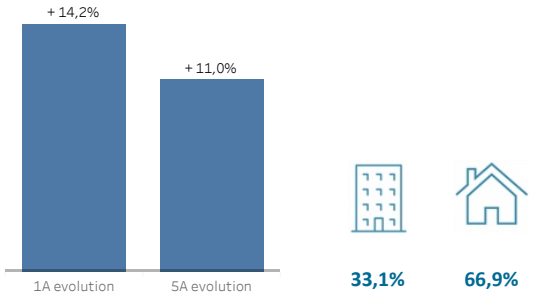
RÉSUMÉ

Tout au long de 2025, le marché immobilier est reparti à la hausse en Belgique avec une année historique où le nombre de ventes a augmenté sensiblement dans les trois régions.

La Wallonie (+16,7%) et la Flandre (+14,1%) dynamisent le marché et favorisent l'accès à la propriété.

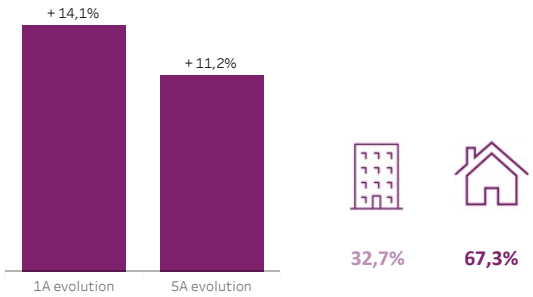
Depuis 2021, 38% (+6%) des 18-35 ans ont pu acquérir un appartement en Wallonie.

ACTES DE VENTES NATIONAL

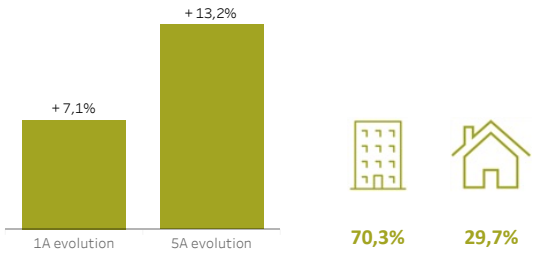


ACTES DE VENTES PAR REGION

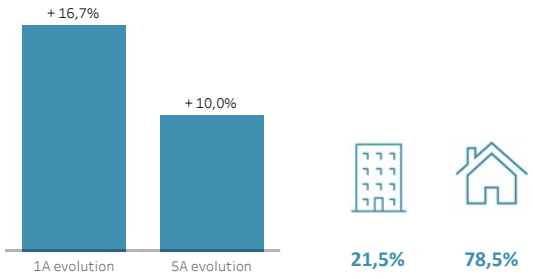
Région flamande



Région de Bruxelles-Capitale



Région wallonne



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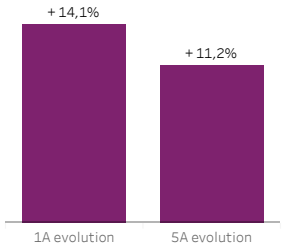
ACTES DE VENTES PAR PROVINCES

Région flamande

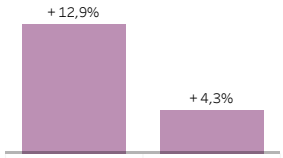


32,7% 67,3%

Province du Brabant flamand

26,3% 73,7%

Province de Flandre occidentale

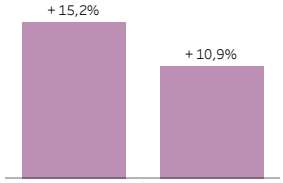


40,9% 59,1%

Province de Flandre orientale

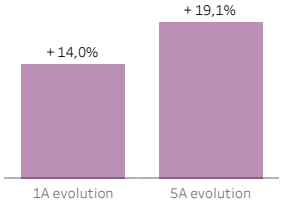
23,5% 76,5%

Province d'Anvers



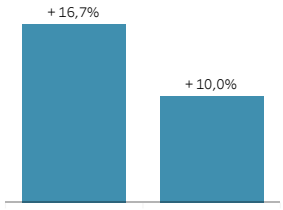
37,3% 62,7%

Province du Limbourg



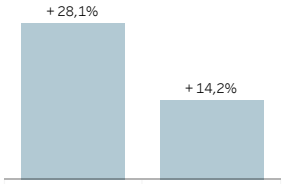
30,1% 69,9%

Région wallonne



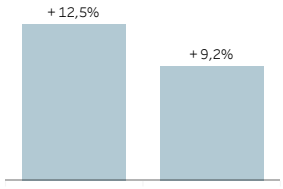
21,5% 78,5%

Province du Brabant wallon



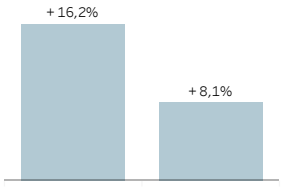
28,0% 72,0%

Province du Hainaut



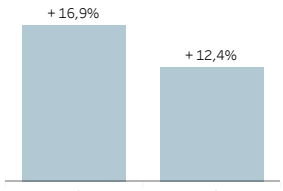
15,2% 84,8%

Province de Namur



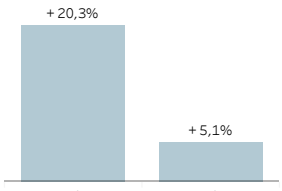
21,1% 78,9%

Province de Liège



27,0% 73,0%

Province du Luxembourg



18,9% 81,1%

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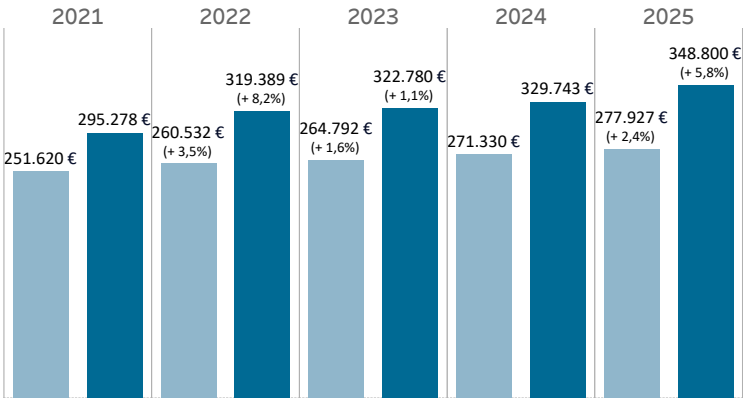
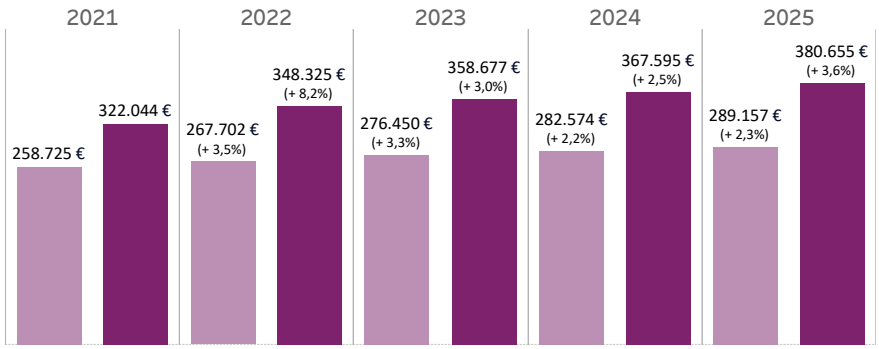
PRIX MOYEN



Évolution 5 ans: + 10,45%

Évolution 5 ans: + 18,13%

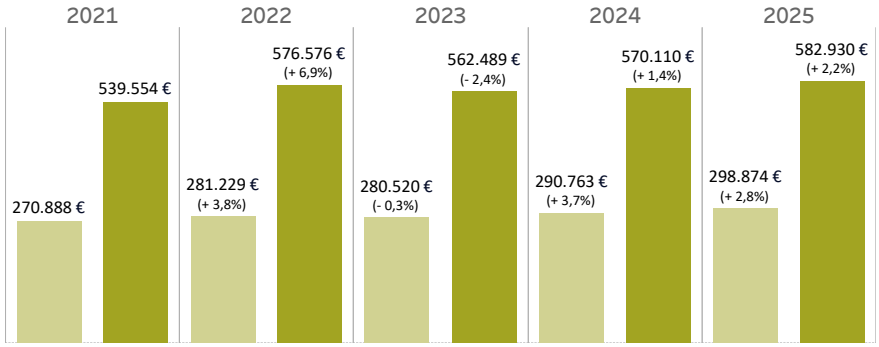
Flandre



Évolution 5 ans: + 11,76%

Évolution 5 ans: + 18,20%

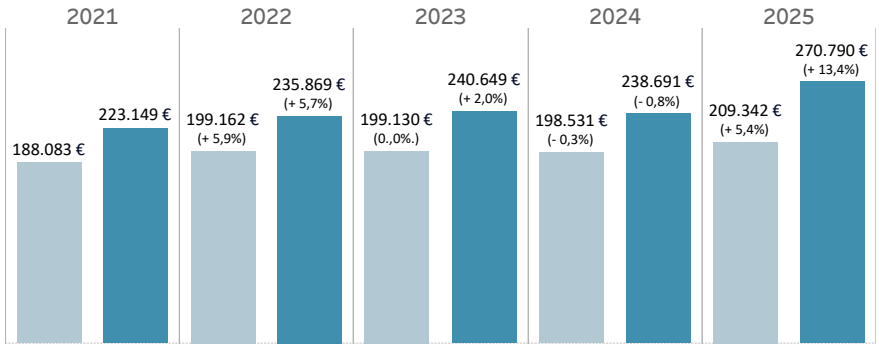
Région de Bruxelles-Capitale



Évolution 5 ans: + 10,33%

Évolution 5 ans: + 8,04%

Wallonie



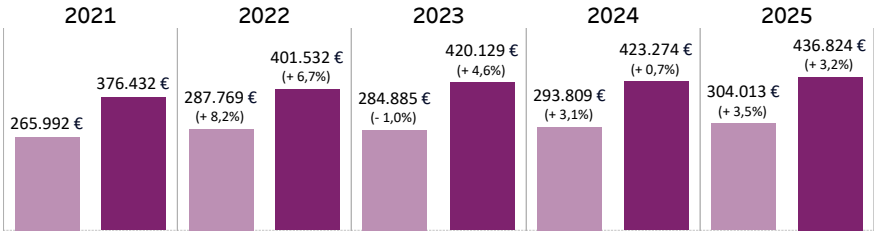
Évolution 5 ans: + 11,30%

Évolution 5 ans: + 21,35%

Inflation 2024 - 2025 : **+2,5%**
Inflation 2021 - 2025 : **+23,5%**

PRIX MOYEN DANS LES PROVINCES FLAMANDES

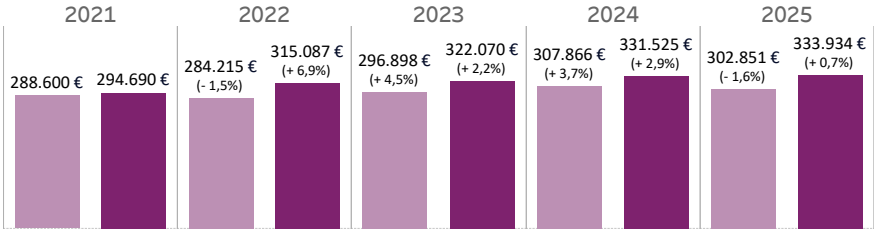
Province du Brabant flamand



Évolution 5 ans: + 14,29%

Évolution 5 ans: + 16,04%

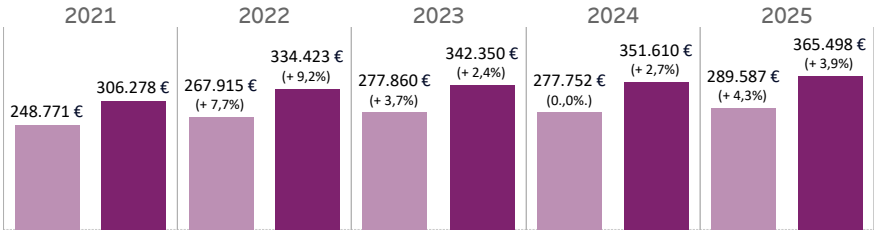
Province de Flandre occidentale



Évolution 5 ans: + 4,94%

Évolution 5 ans: + 13,32%

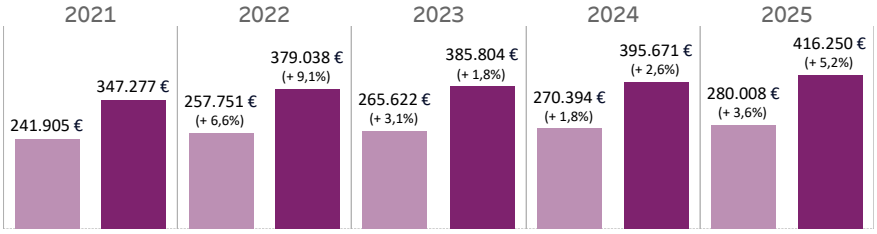
Province de Flandre orientale



Évolution 5 ans: + 16,07%

Évolution 5 ans: + 19,32%

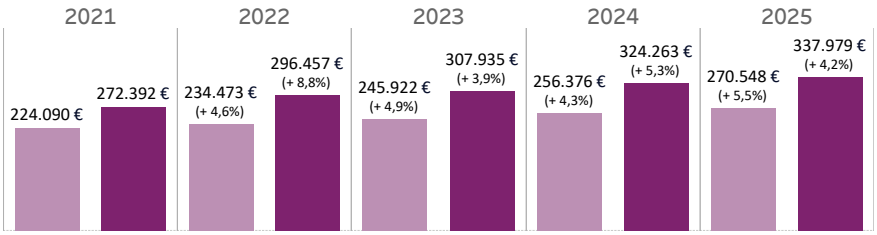
Province d'Anvers



Évolution 5 ans: + 15,86%

Évolution 5 ans: + 20,03%

Province du Limbourg



Évolution 5 ans: + 20,73%

Évolution 5 ans: + 24,08%

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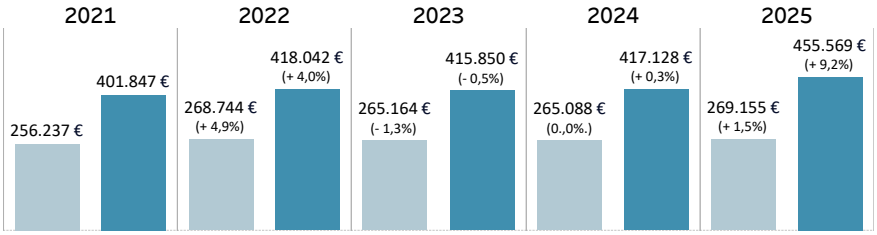
PRIX MOYEN DANS LES PROVINCES WALLONNES

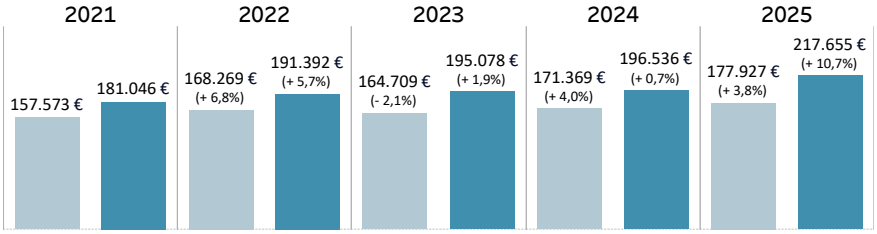
Province du Brabant wallon



Évolution 5 ans: + 5,04%

Évolution 5 ans: + 13,37%

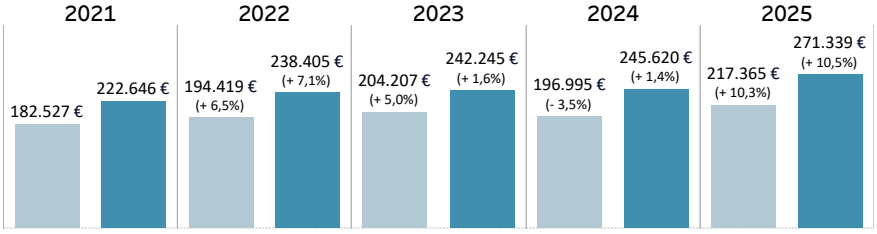
Province du Hainaut



Évolution 5 ans: + 12,92%

Évolution 5 ans: + 20,22%

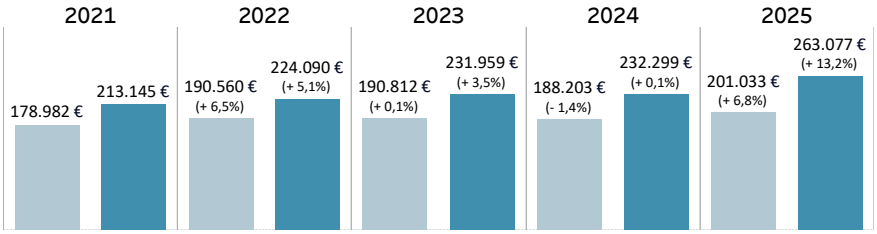
Province de Namur



Évolution 5 ans: + 19,09%

Évolution 5 ans: + 21,87%

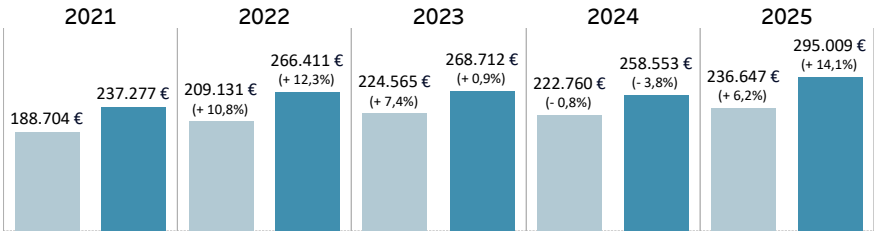
Province de Liège



Évolution 5 ans: + 12,32%

Évolution 5 ans: + 23,43%

Province du Luxembourg

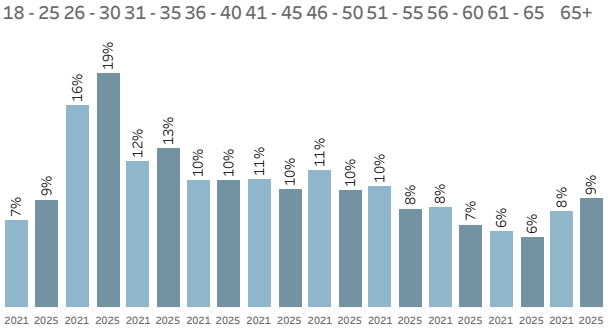


Évolution 5 ans: + 25,41%

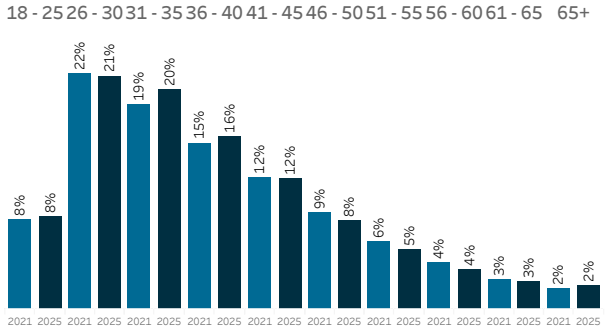
Évolution 5 ans: + 24,33%

LES CATÉGORIES D'ÂGE DES ACHETEURS

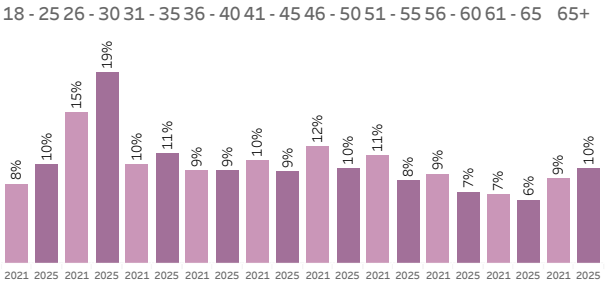
APPARTEMENTS



MAISONS



Flandre



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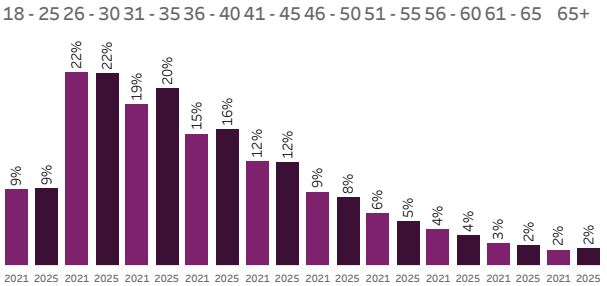
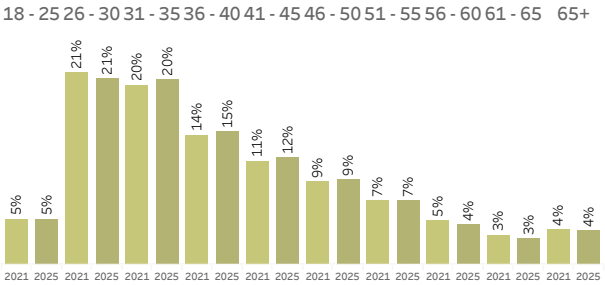
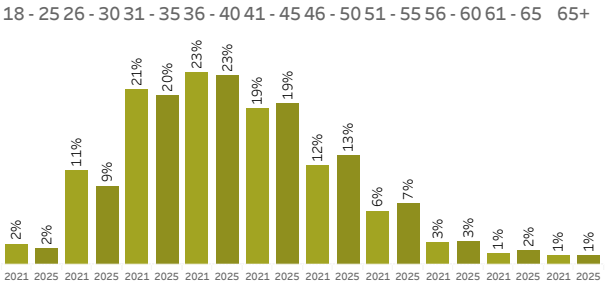


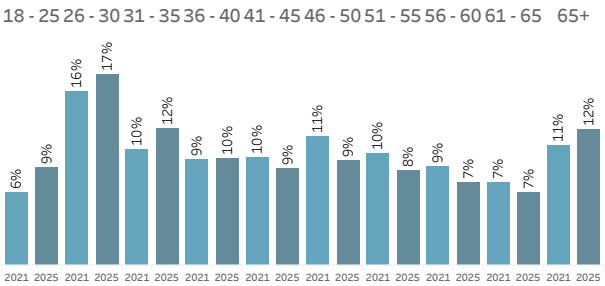
Région de Bruxelles-Capitale



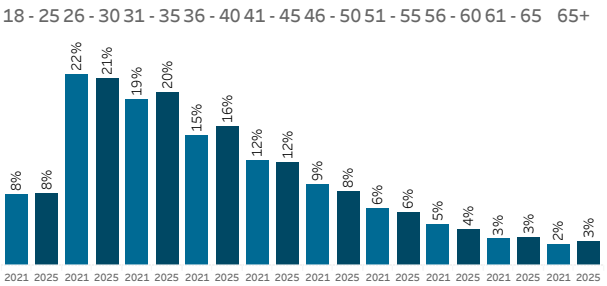
Région de Bruxelles-Capitale



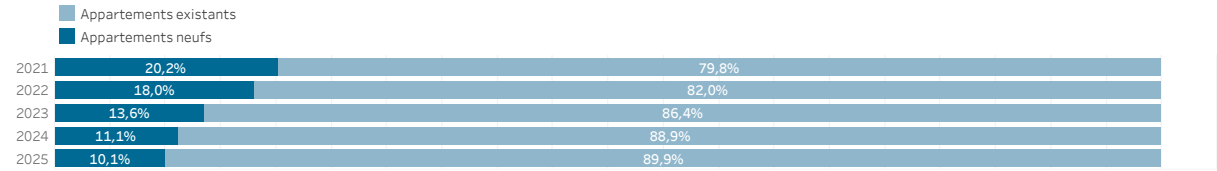
Wallonie



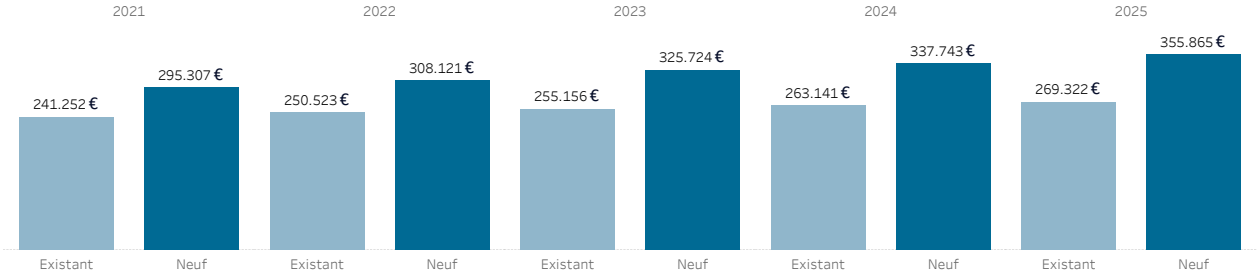
Wallonie



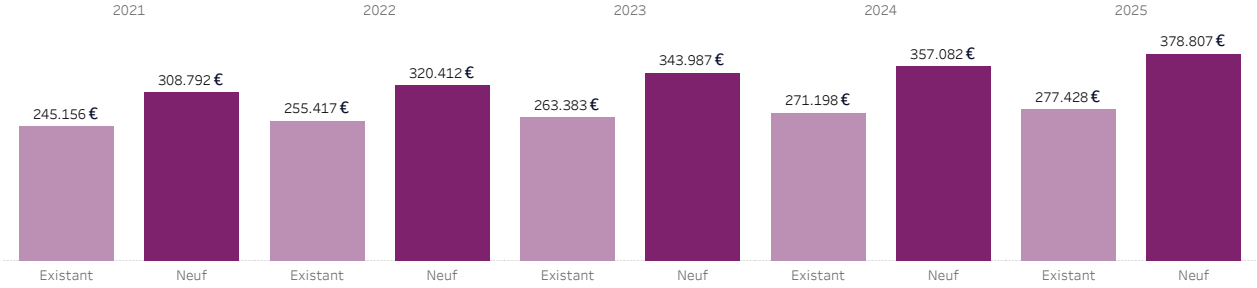
APPARTEMENTS - PDM NEUF/EXISTANT



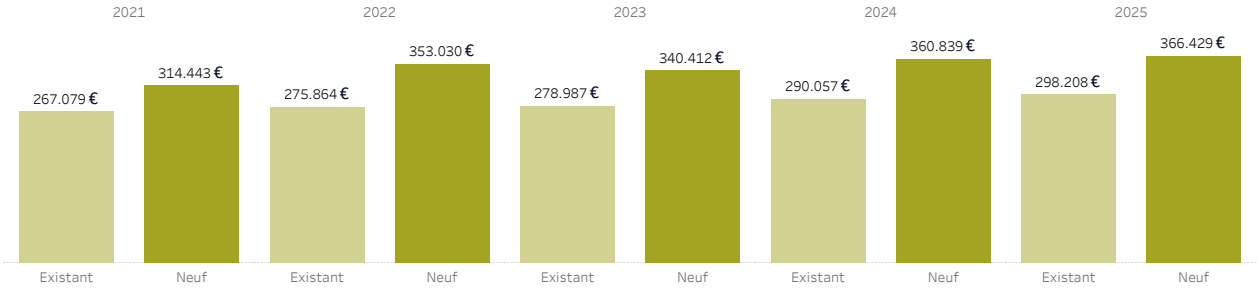
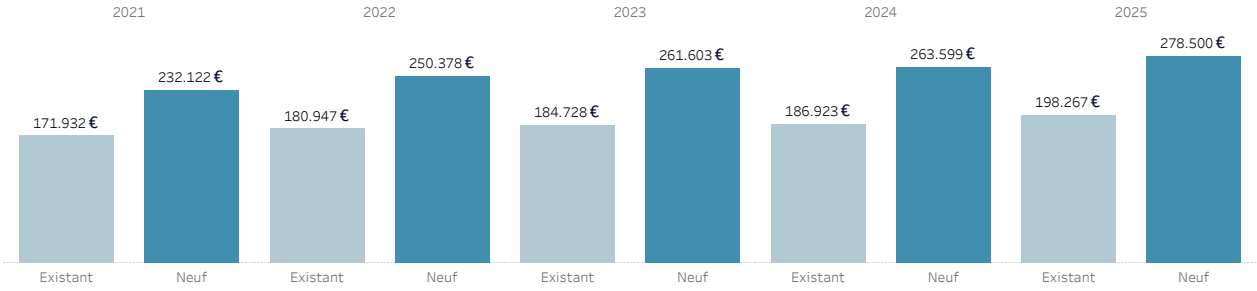
APPARTEMENTS - PRIX MOYEN NEUF/EXISTANT



Flandre



Région de Bruxelles-Capitale



Wallonie