

Persconferentie – Conférence de presse  
25-jan-2012

**BIENVENUE**  
**WELKOM**



Achtergrond informatie

Information de base



# ERA WONING BAROMETER LE BAROMETRE IMMOBILIER ERA

## Nationale Statistieken

120 kantoren

- 90 in Vlaanderen
- 8 in Brussel
- 22 in Wallonië



Situatie op 30 september 2011 | Situation le 30 septembre 2011



ERA kantoren in België | Agences ERA en Belgique



# ERA Data Base 2011

- ❑ 6.500 opdrachten(exclusief)
- ❑ 5.327 verkopen



# Evolutie zoekers

# Evolution des amateurs



# Evolutie zoekopdrachten

## Evolution des missions de vente

| <b>Aantal</b> | <b>2010</b> | <b>2011</b> | <b>Δ %</b> |
|---------------|-------------|-------------|------------|
| Huizen        | 11 667      | 14 173      | + 21 %     |
| Appartementen | 5 518       | 5 963       | + 8 %      |

| <b>Prijzen</b> | <b>2010</b> | <b>2011</b> | <b>Δ %</b> |
|----------------|-------------|-------------|------------|
| Huizen         | € 251 563   | € 227 969   | - 9 %      |
| Appartementen  | € 216 848   | € 153 835   | - 29 %     |

# De transacties

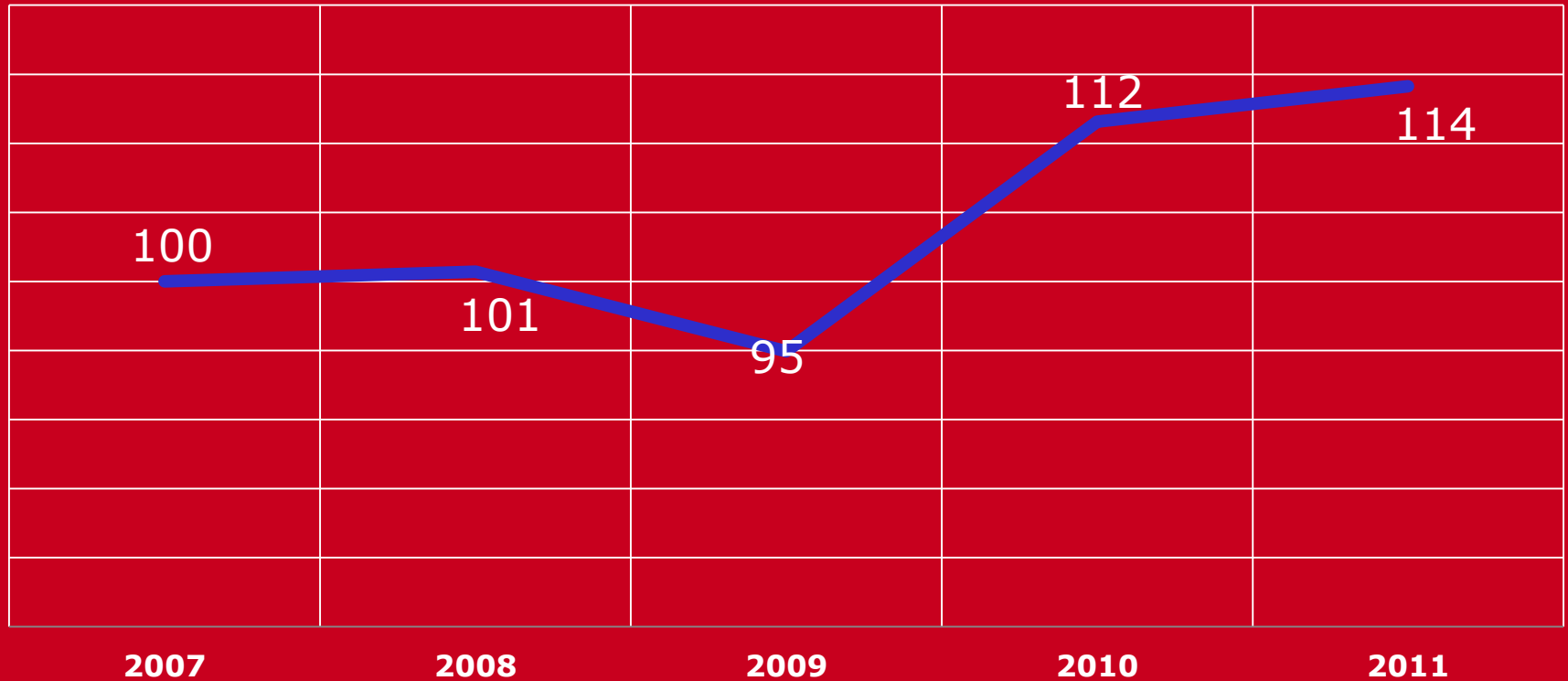
## Les transactions



Stats. Fod Economie

# Index verkoopsvolume (woningen)

## Index des volumes des ventes



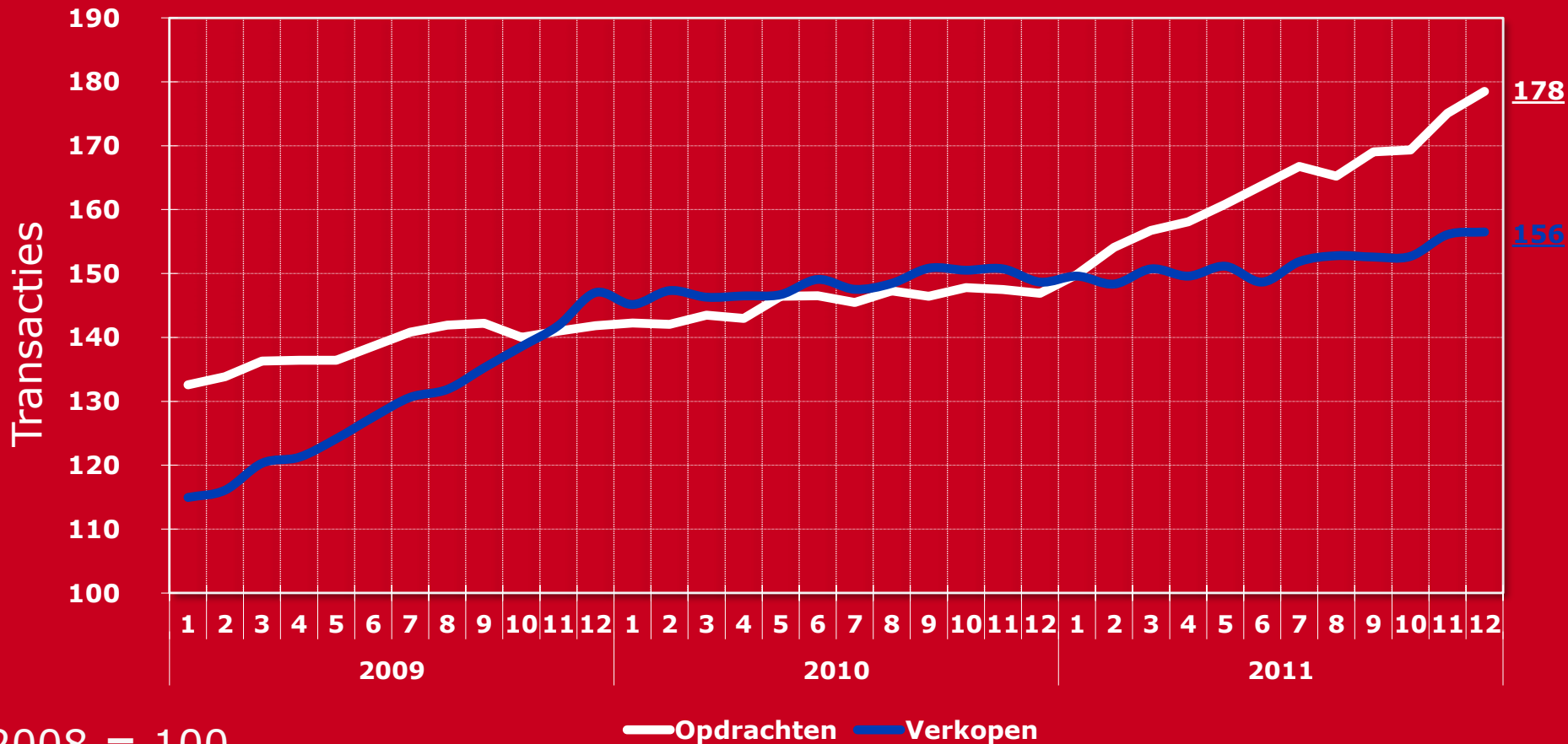
2007= 100

# ERA Barometer

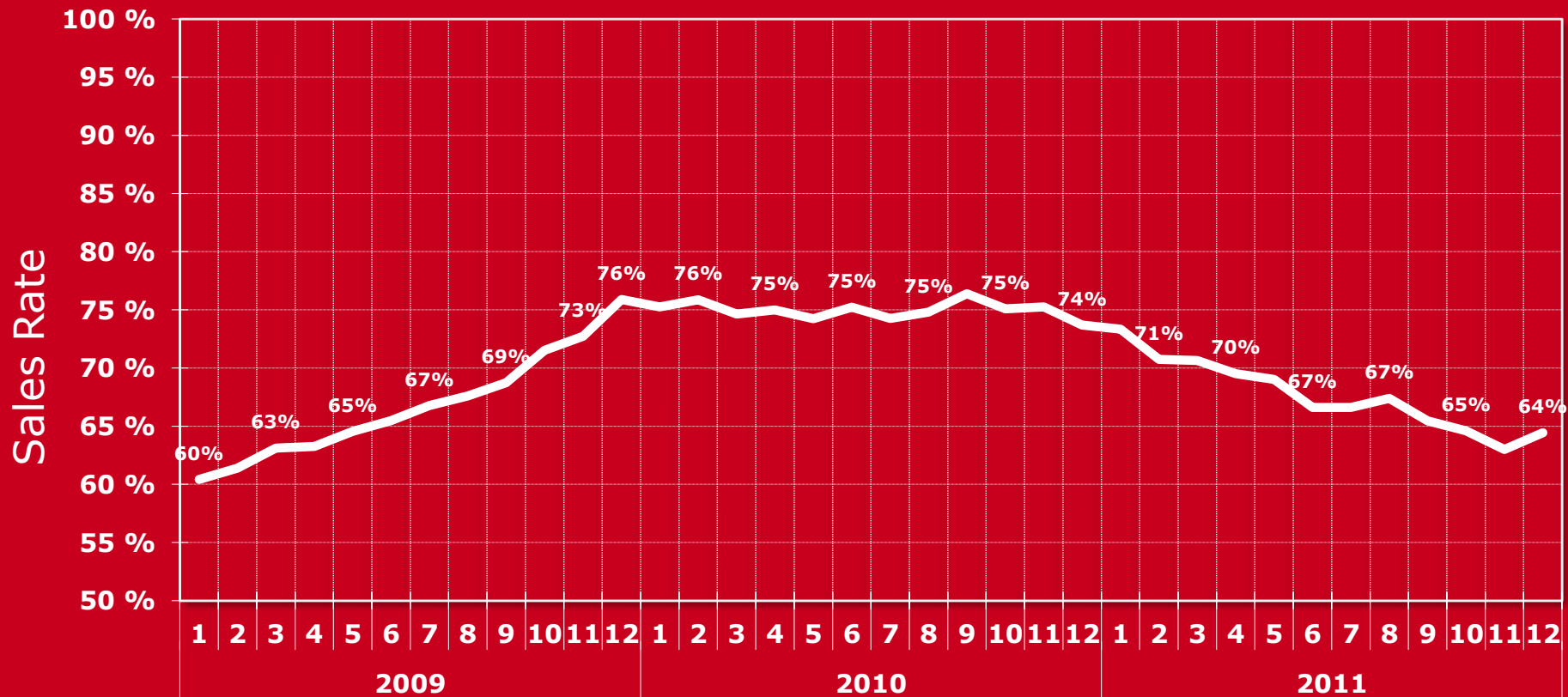


# ERA Nationaal

## Transacties van huizen. (3 slk)

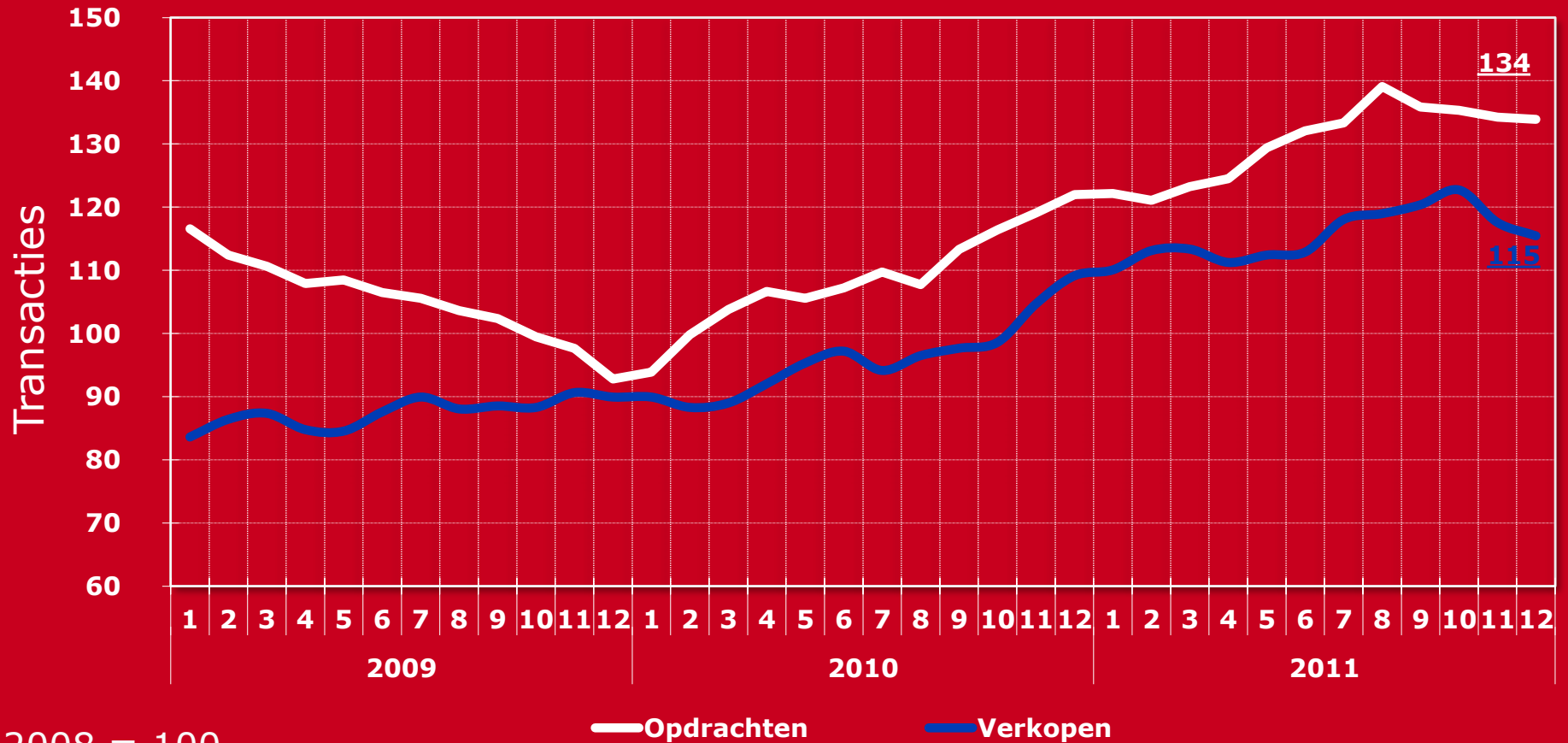


# Nationaal Sales Rate van huizen. (3 slk)



# Nationaal

## Transacties appartementen (2 slk)

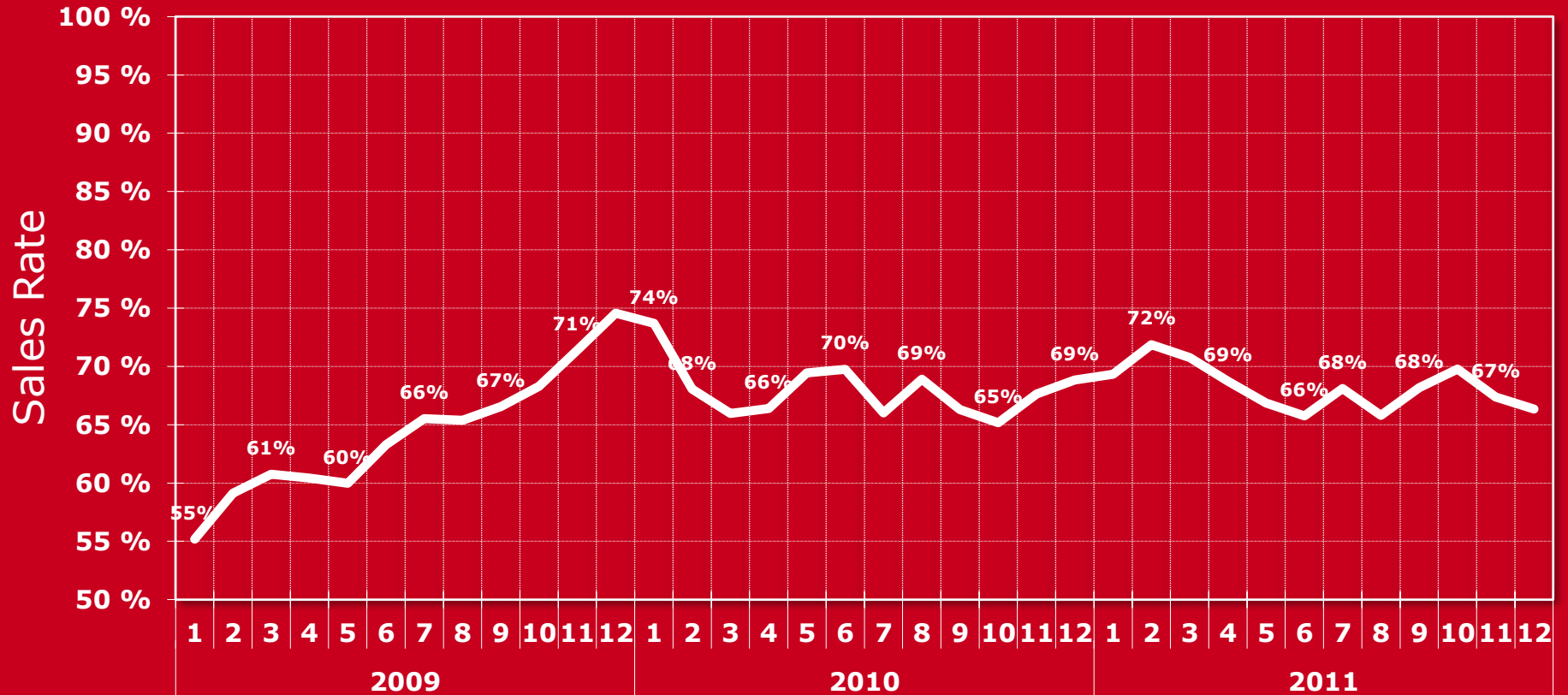


2008 = 100

— Opdrachten

— Verkopen

# Nationaal Sales Rate appartementen (2 slk)



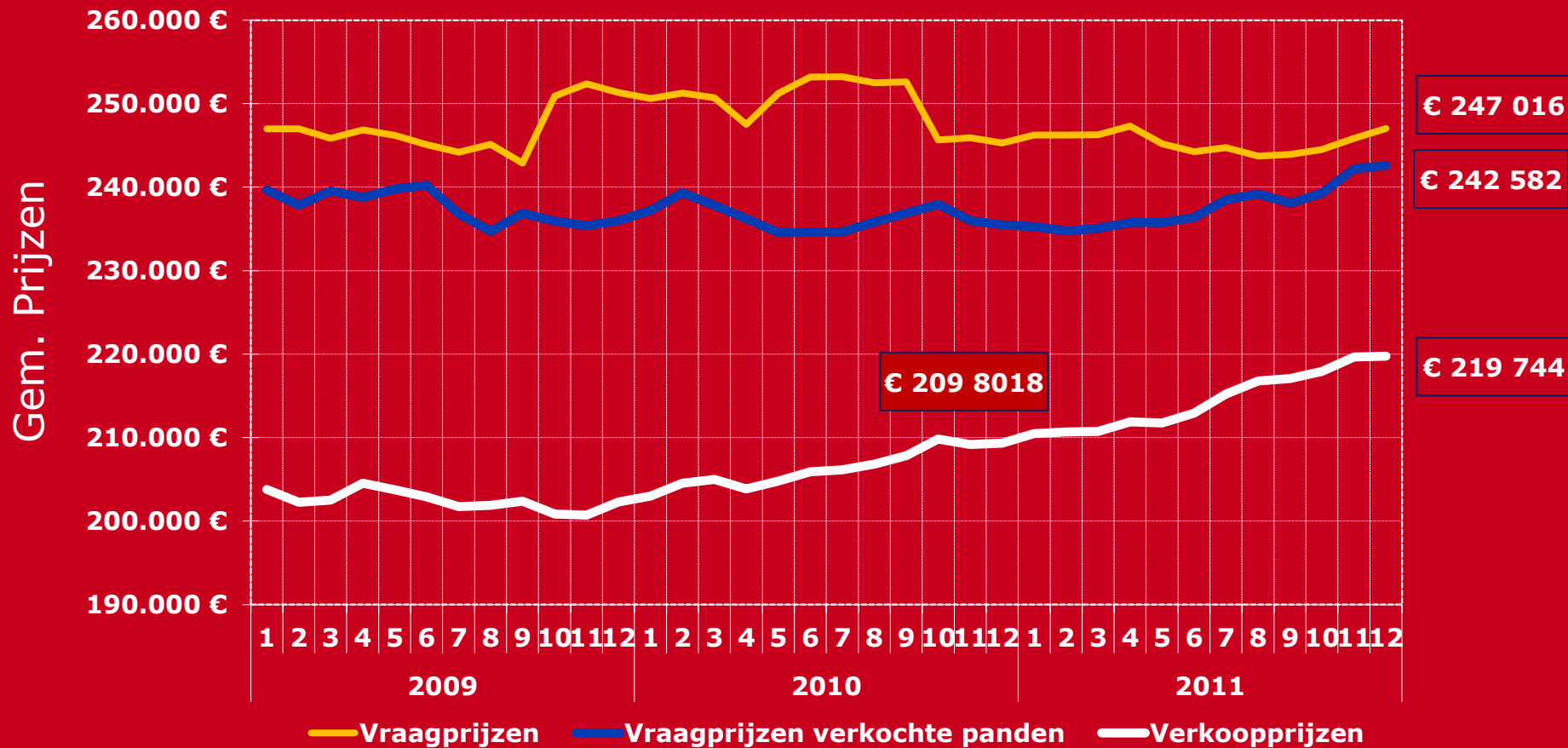
# De prijsevoluties

## Evolution des prix



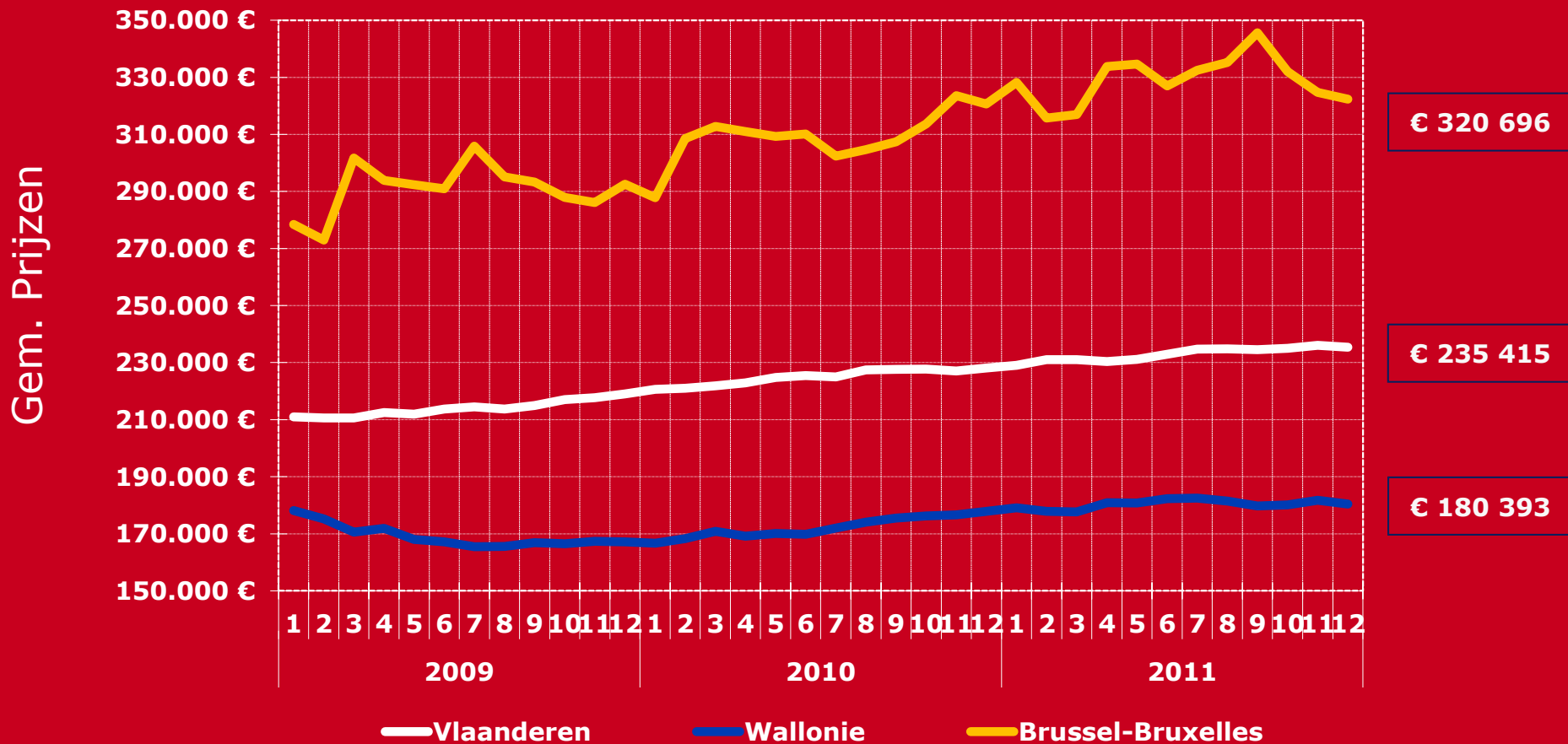
# Verkopen van bestaande huizen

## (3 slaapkamers)



# Verkopen van bestaande huizen

(Per Gewest)



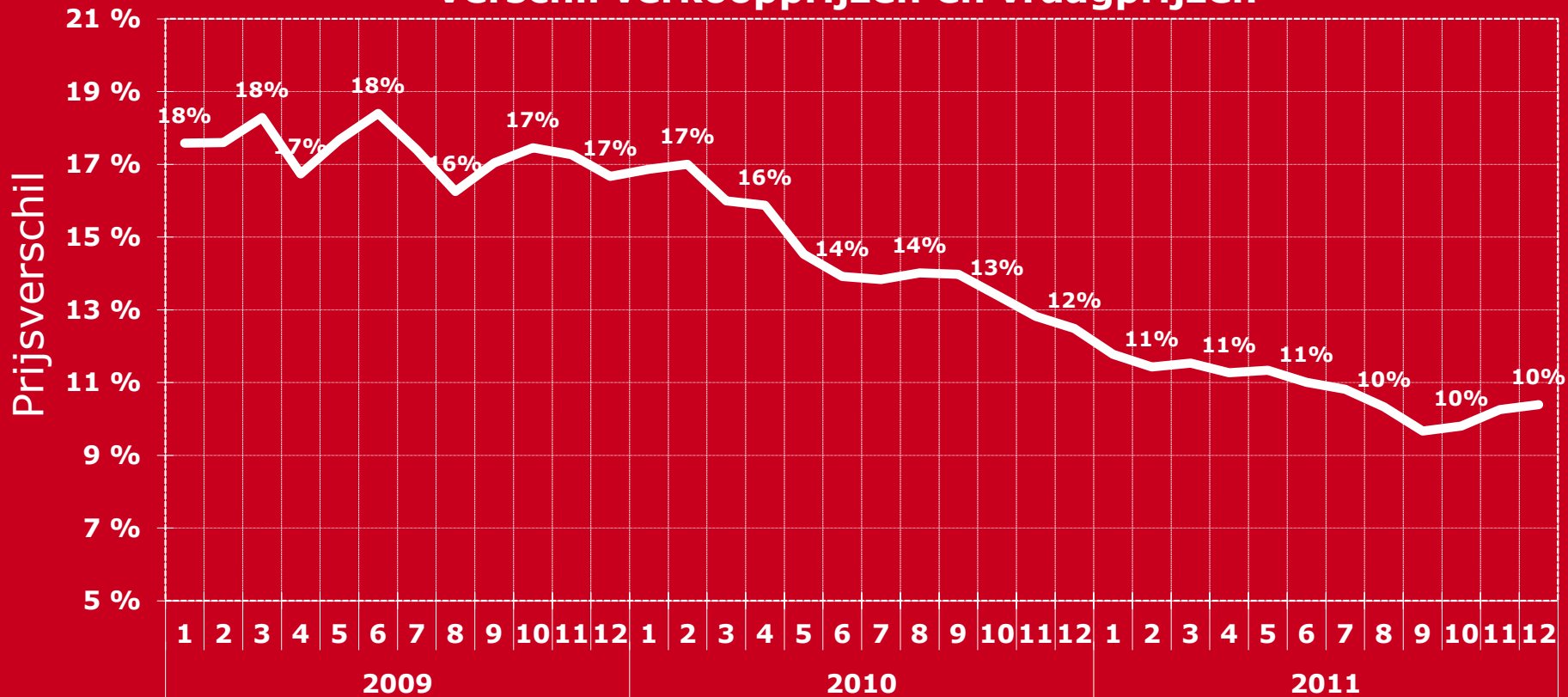
# Prijsverschillen

## Différences de prix



# Prijsverschil huizen (3 slk)

## Verschil verkoopprijzen en vraagprijzen

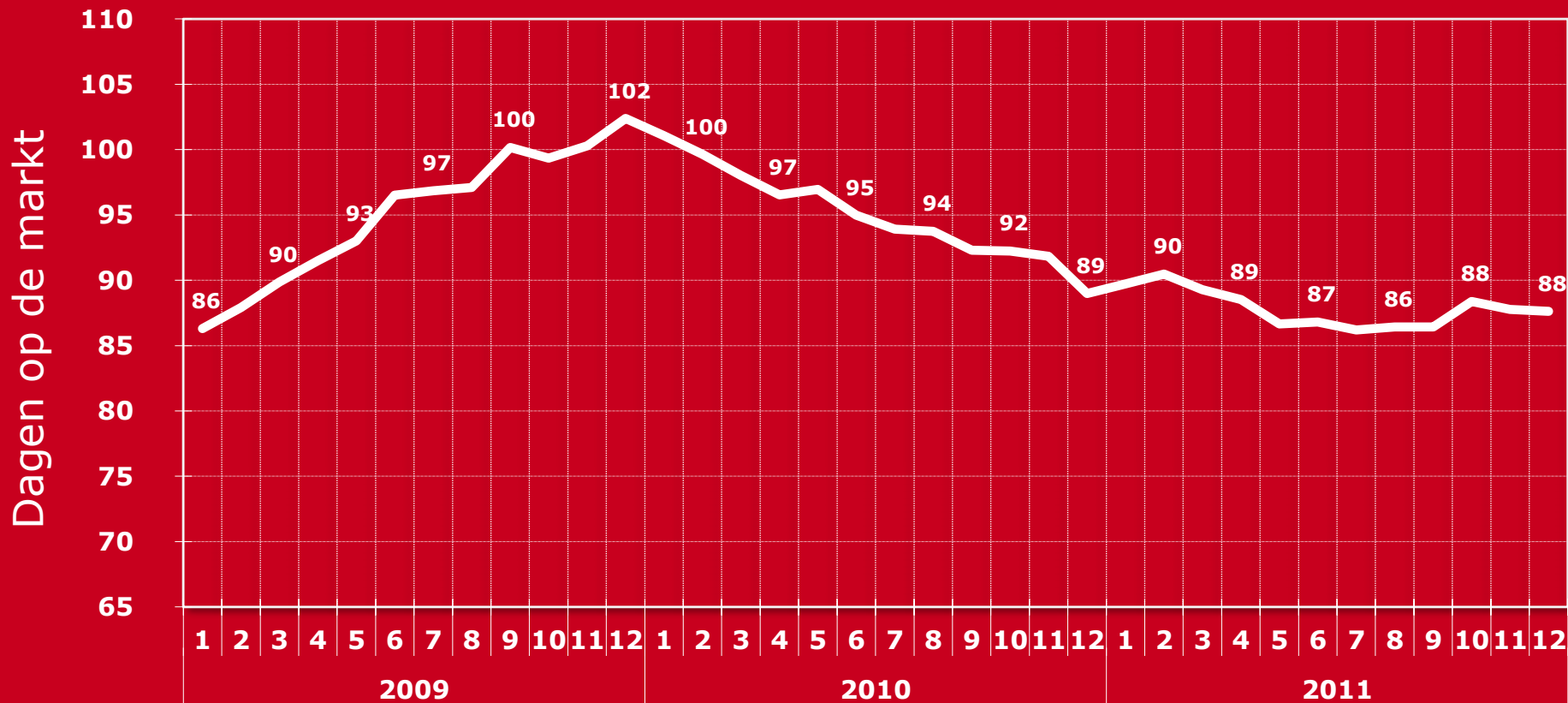


De dagen te koop  
Jours de mise en vente



# Nationaal

## Dagen op de markt huizen (3 slk)



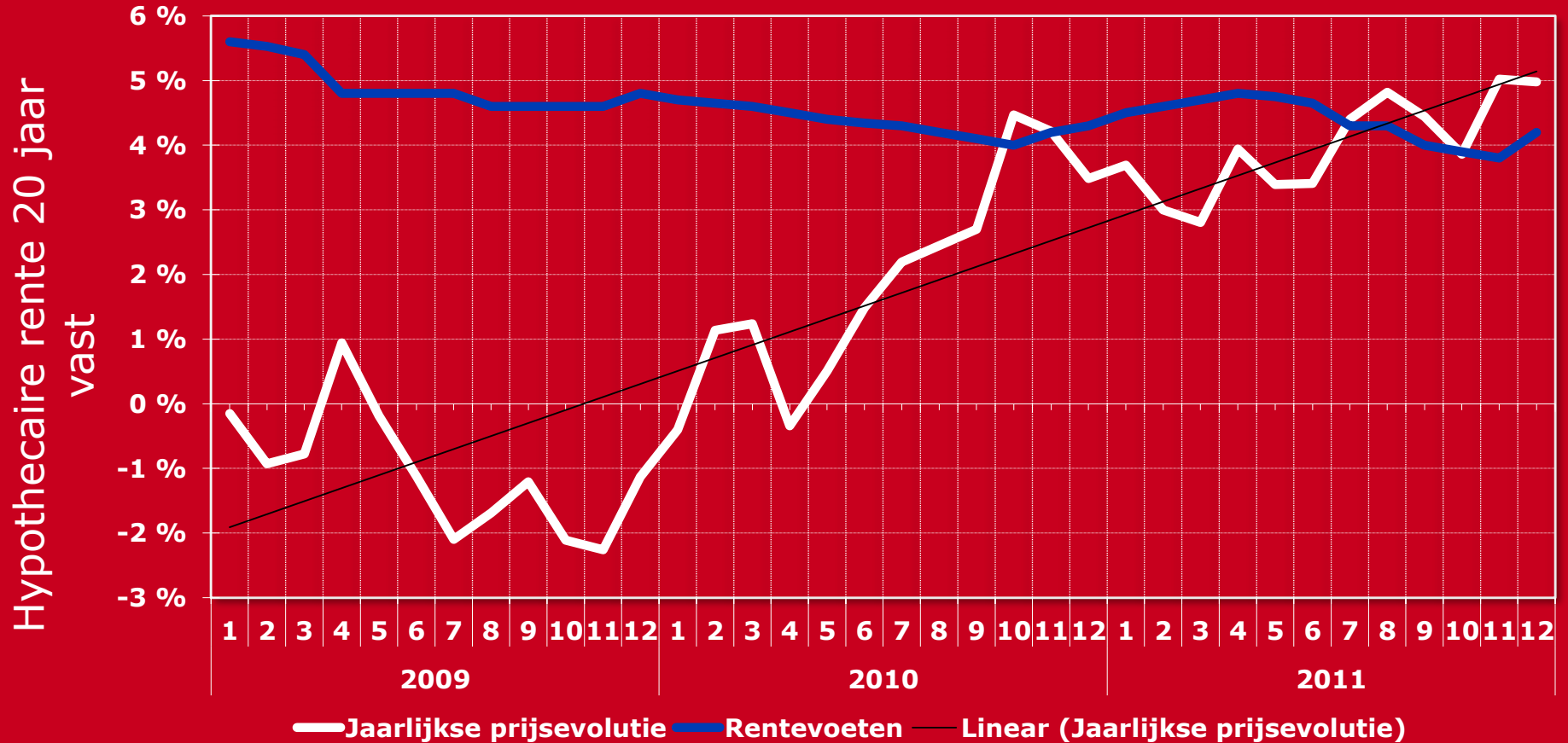
# Invloed van de "correcte" vraagprijs vraagprijs

|                      | % Transacties | Gem % Verschil | Gem. Vraagprijs  | Gem Verkoopprijs |
|----------------------|---------------|----------------|------------------|------------------|
| <b>Huizen</b>        |               | <b>9 %</b>     | <b>€ 249.577</b> | <b>€ 227.600</b> |
| "<60"                | 48 %          | 4 %            | € 236.566        | € 226.236        |
| ">60 and <90"        | 14 %          | 9 %            | € 248.648        | € 225.765        |
| ">90 and <120"       | 11 %          | 12 %           | € 266.171        | € 236.251        |
| ">120 and <200"      | 15 %          | 13 %           | € 256.636        | € 223.075        |
| ">200"               | 11 %          | 17 %           | € 280.474        | € 233.252        |
| <b>Appartementen</b> |               | <b>7 %</b>     | <b>€ 185.960</b> | <b>€ 172.371</b> |
| "<60"                | 41 %          | 3 %            | € 186.766        | € 180.861        |
| ">60 and <90"        | 14 %          | 8 %            | € 185.373        | € 170.017        |
| ">90 and <120"       | 12 %          | 8 %            | € 174.728        | € 160.066        |
| ">120 and <200"      | 17 %          | 10 %           | € 186.507        | € 169.112        |
| ">200"               | 17 %          | 14 %           | € 191.714        | € 165.154        |

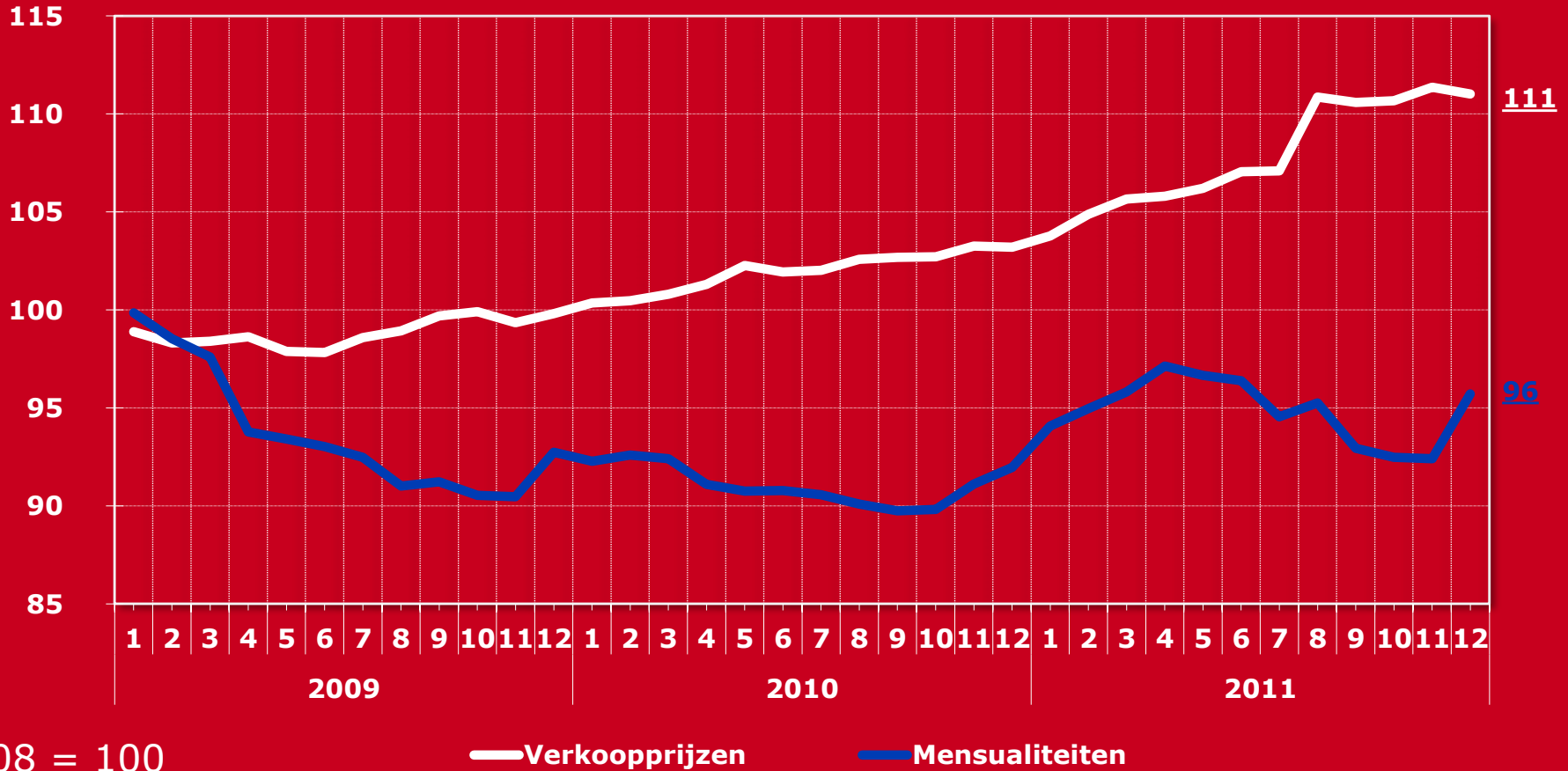
# Invloed van de rentevoeten Influence des taux d'intérêts



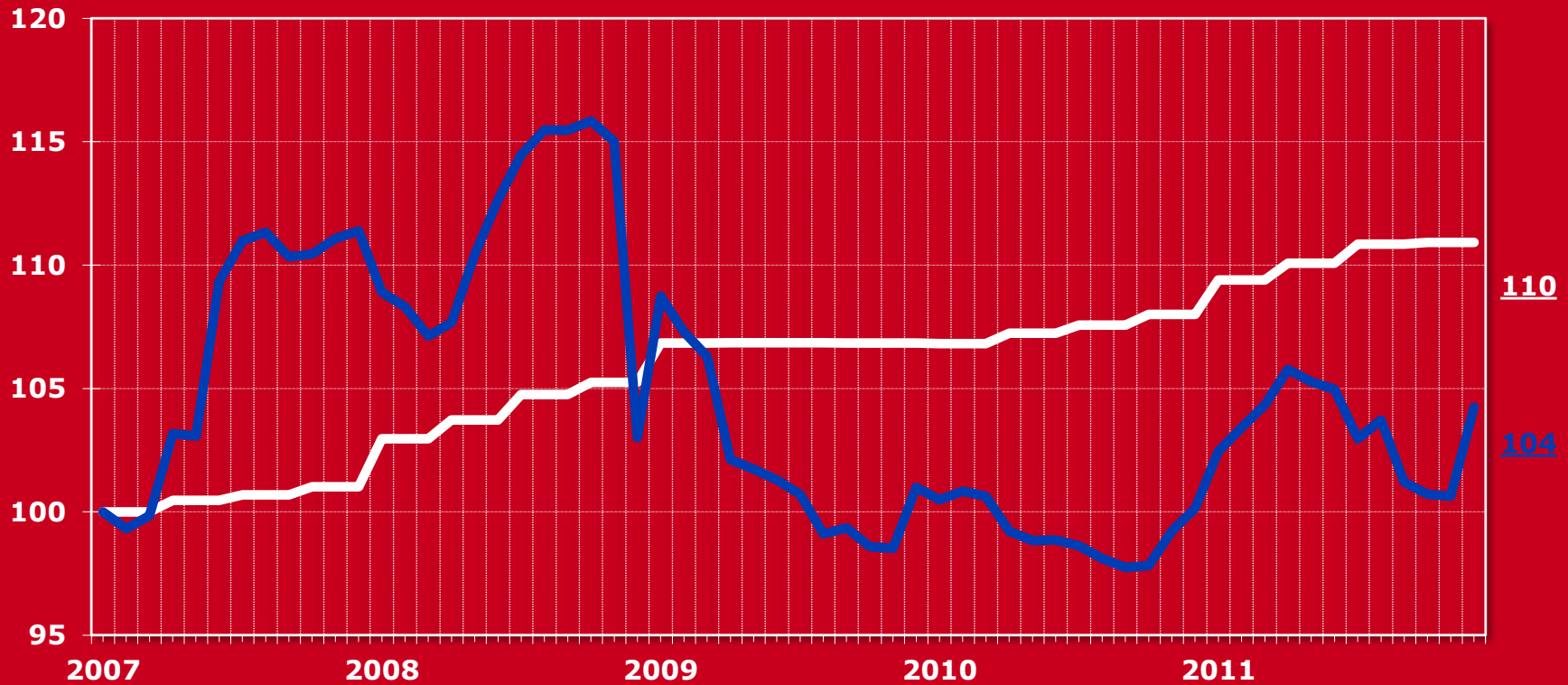
# Prijsevolutie van huizen en rentevoeten.



# Verkoopprijzen huizen (3 slk.) en mensualiteiten.



# Salarissen en mensualiteiten.



2007 = 100

— Salarissen

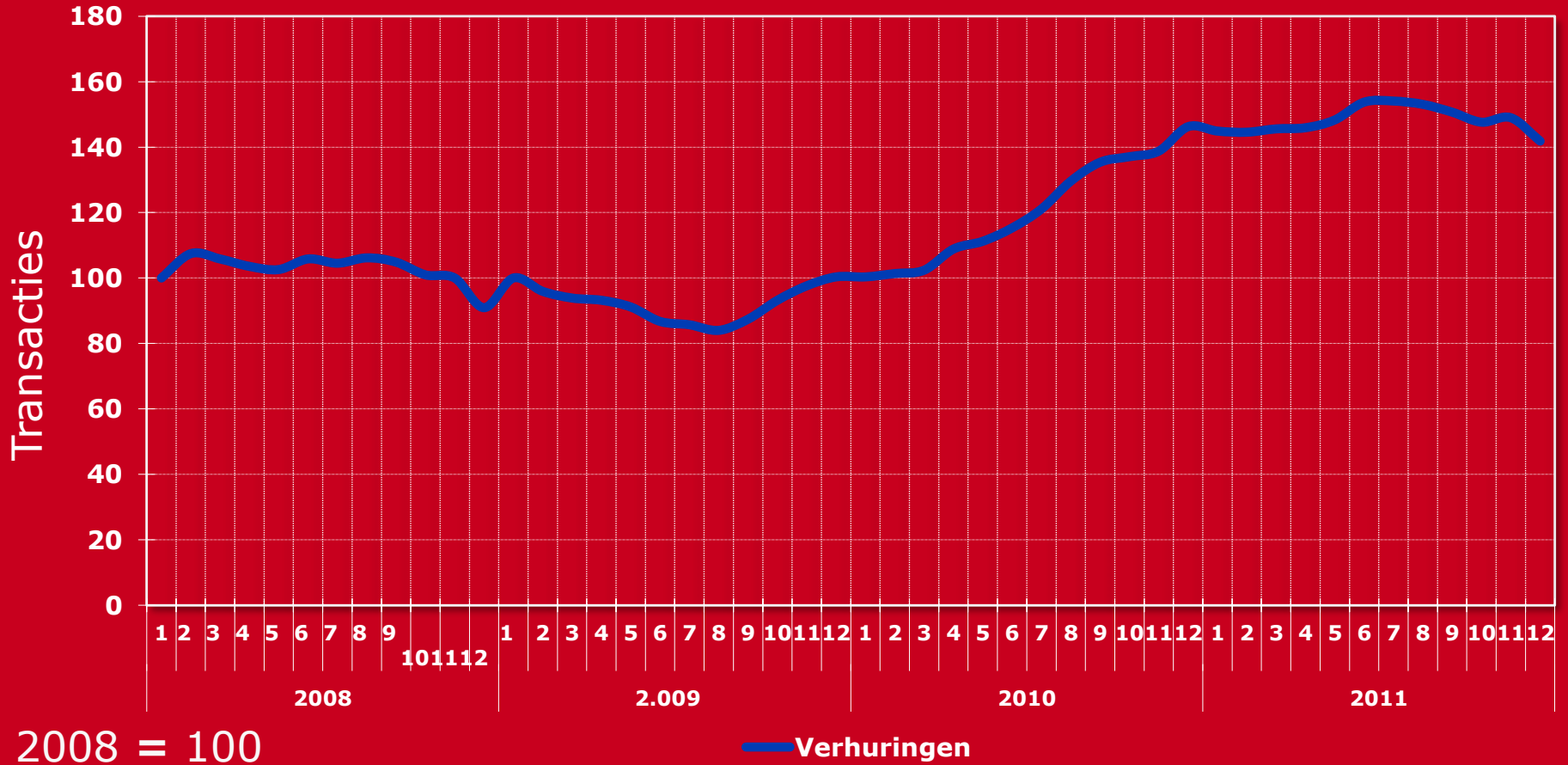
— Mensualiteiten

# Verhuring Locations

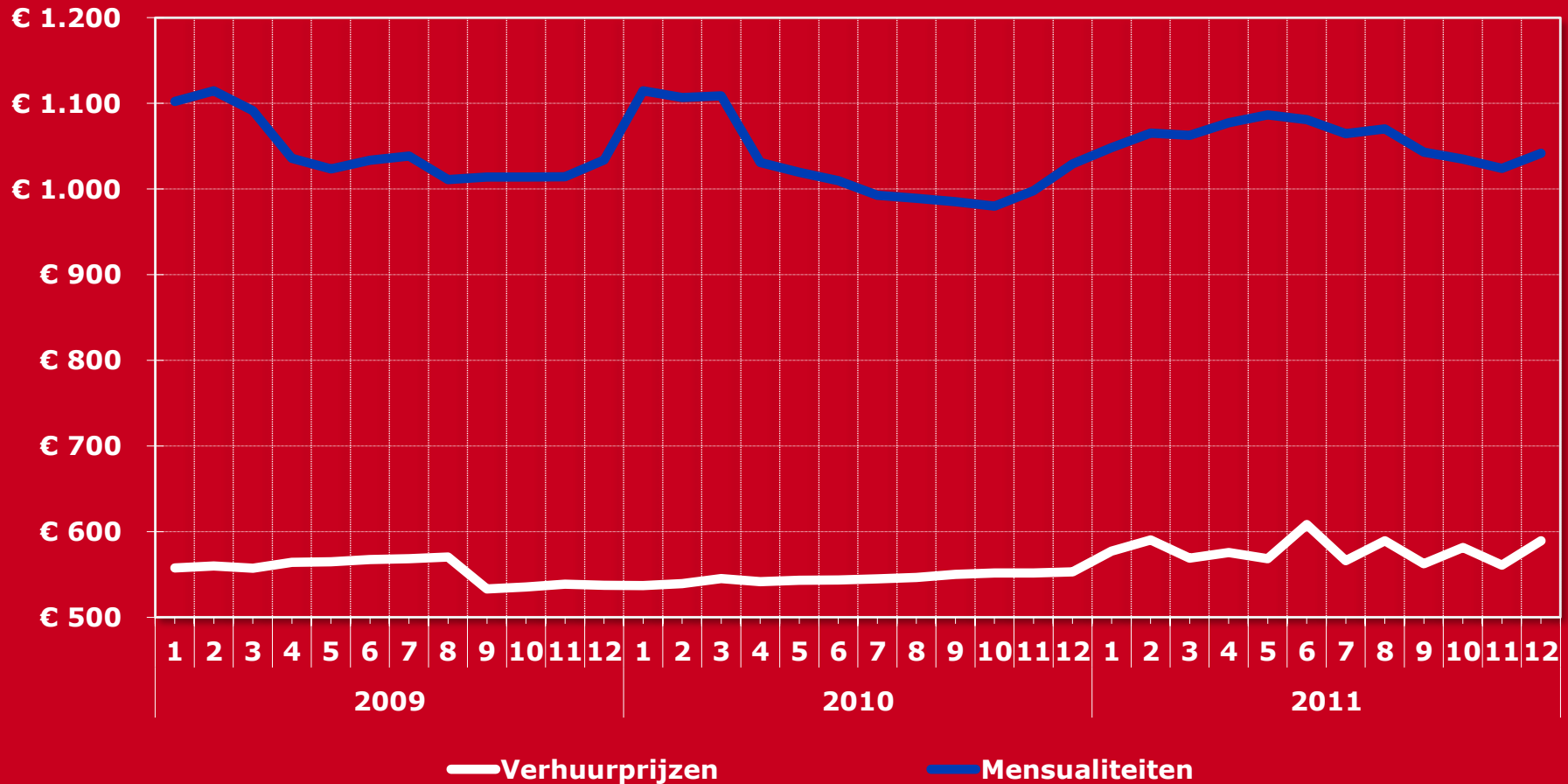


# Vlaanderen

## verhuringen van appartementen



# Verhuurprijzen appartementen in vlaanderen en mensualiteiten.

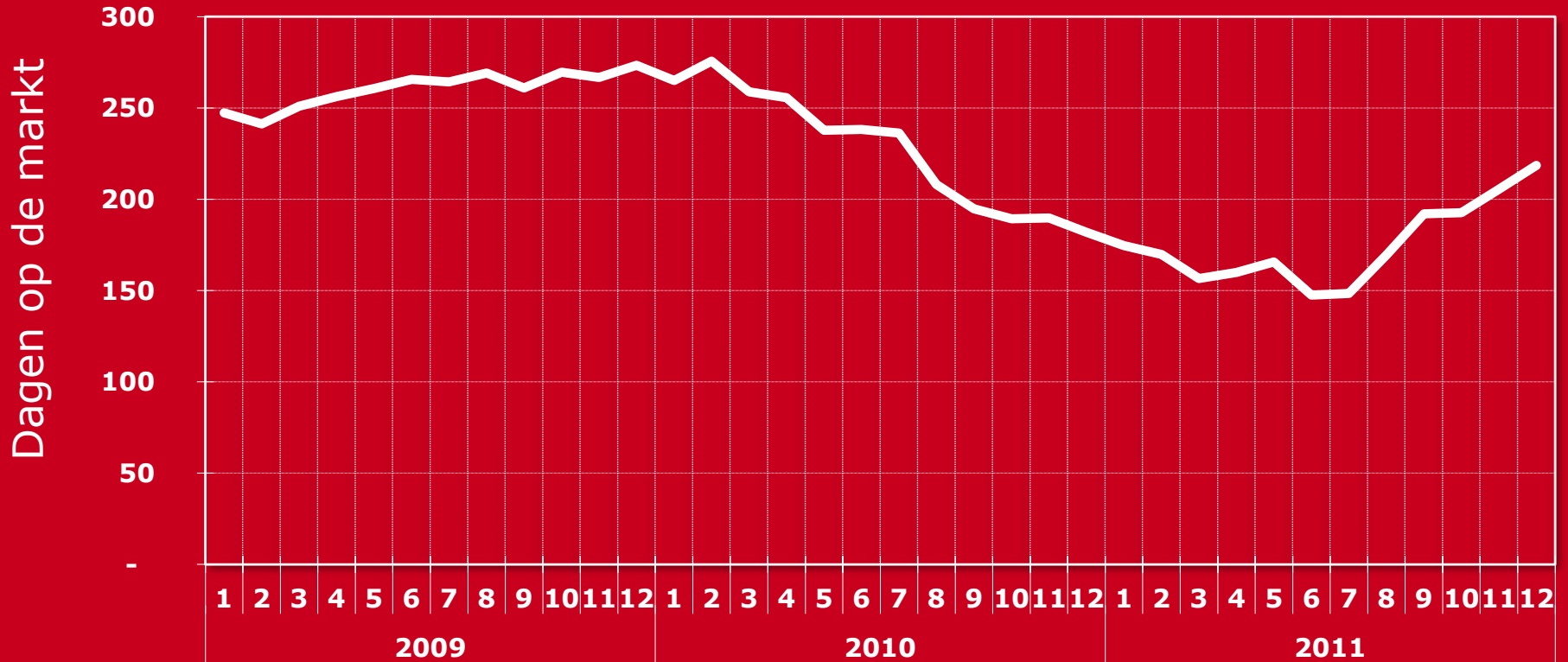


# Nieuwbouw

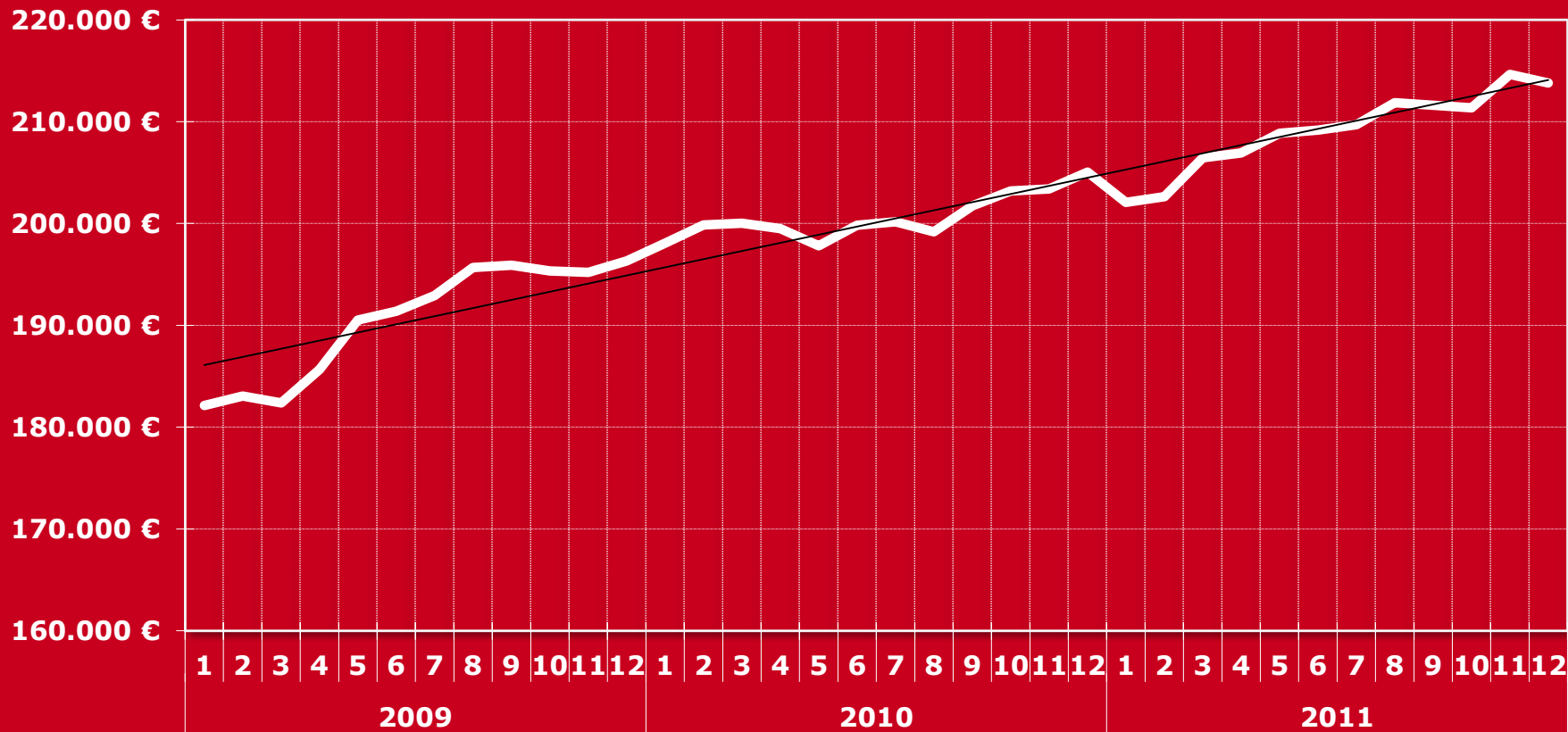
# Nouvelles constructions



# Verkopen Nieuwbouw Dagen op de markt



# Nieuwbouw Verkoopprijzen



# Gevolg uitstel besluiten aanpassing hypotheekrente/woonbonus aftrek

- Totaal verkoop volume:  
127.000 woningen x € 205.000 = € 26 000 000 000
- Registratierechten: ca. € 2 600 000 000
- Stel prijzen dalen 10% en transacties dalen 10%  
Verkoopvolume dan: € 21 088 350 000
- Registratierechten ca: € 2 108 835 000
- = € 491 165 000 minder registratierechten



Dank U !





### Chart 1. ERA Europe Market Trends Survey Residential Transactions 2010 vs 2009

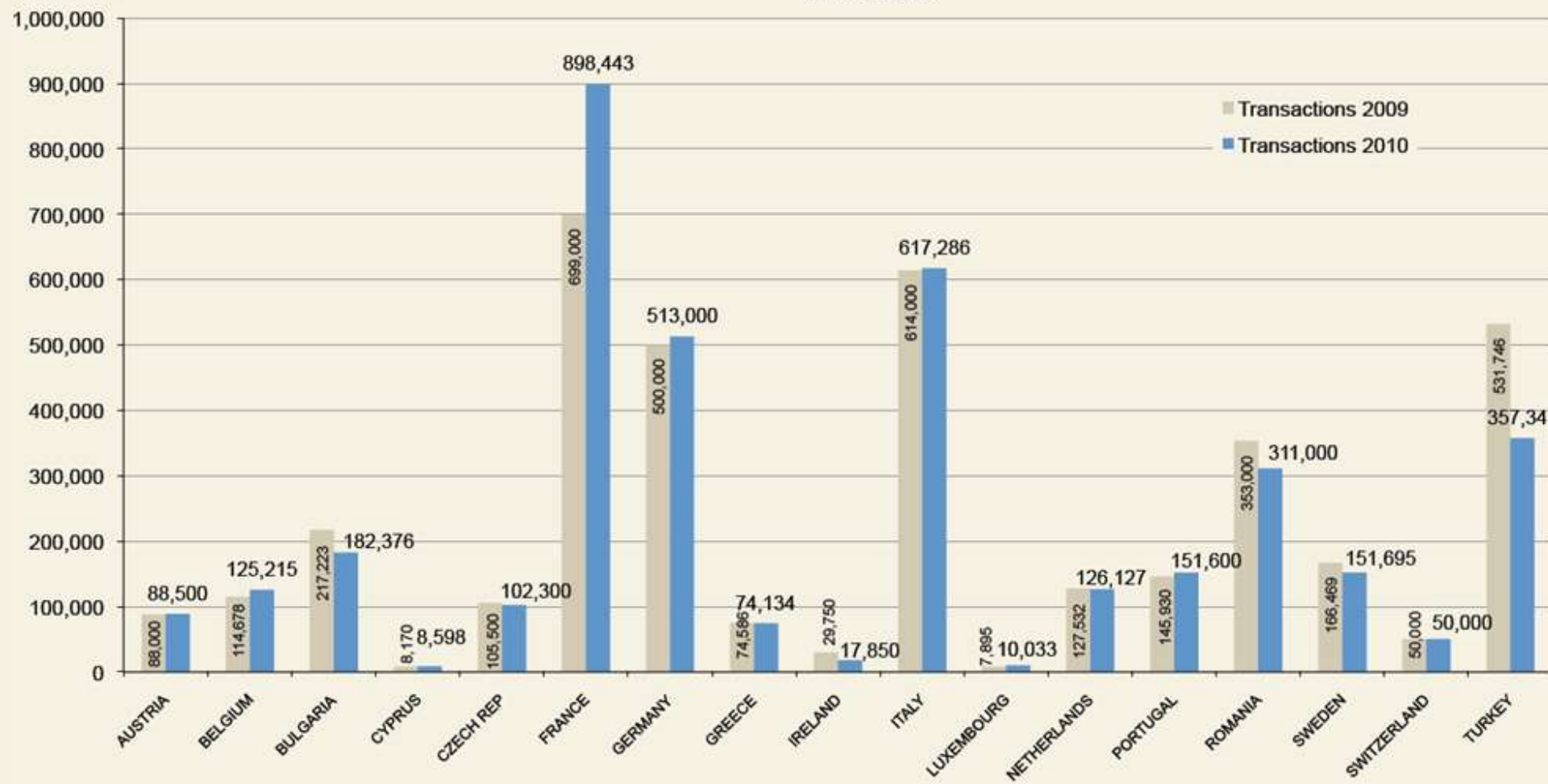




Chart 2.  
ERA Europe Market Trends Survey  
Avg. Home Price/Capital City  
2010 vs. 2009

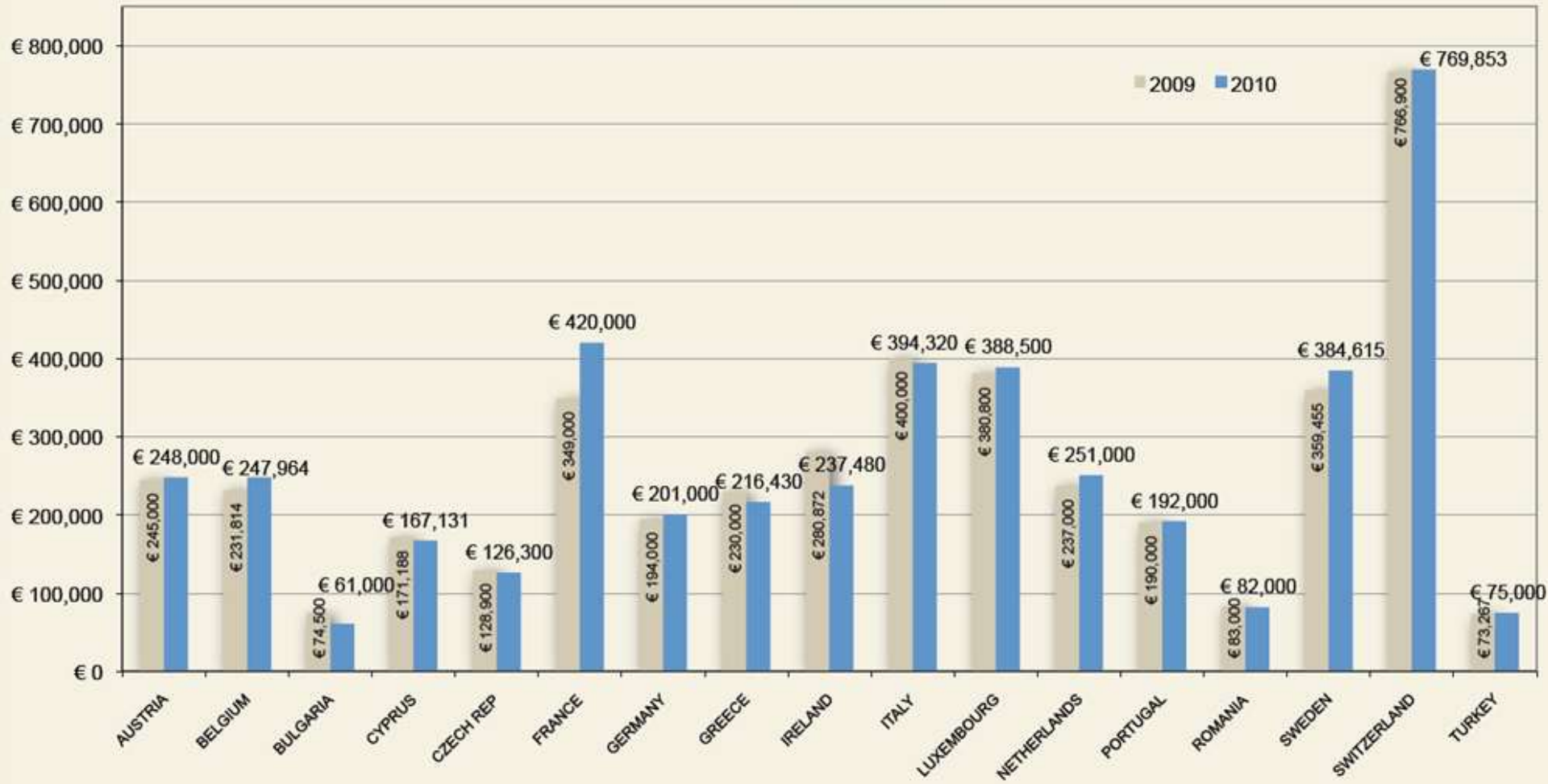




Chart 1a.  
ERA Europe Market Trends Survey  
Change in N° of Residential Transactions  
2010 vs 2009

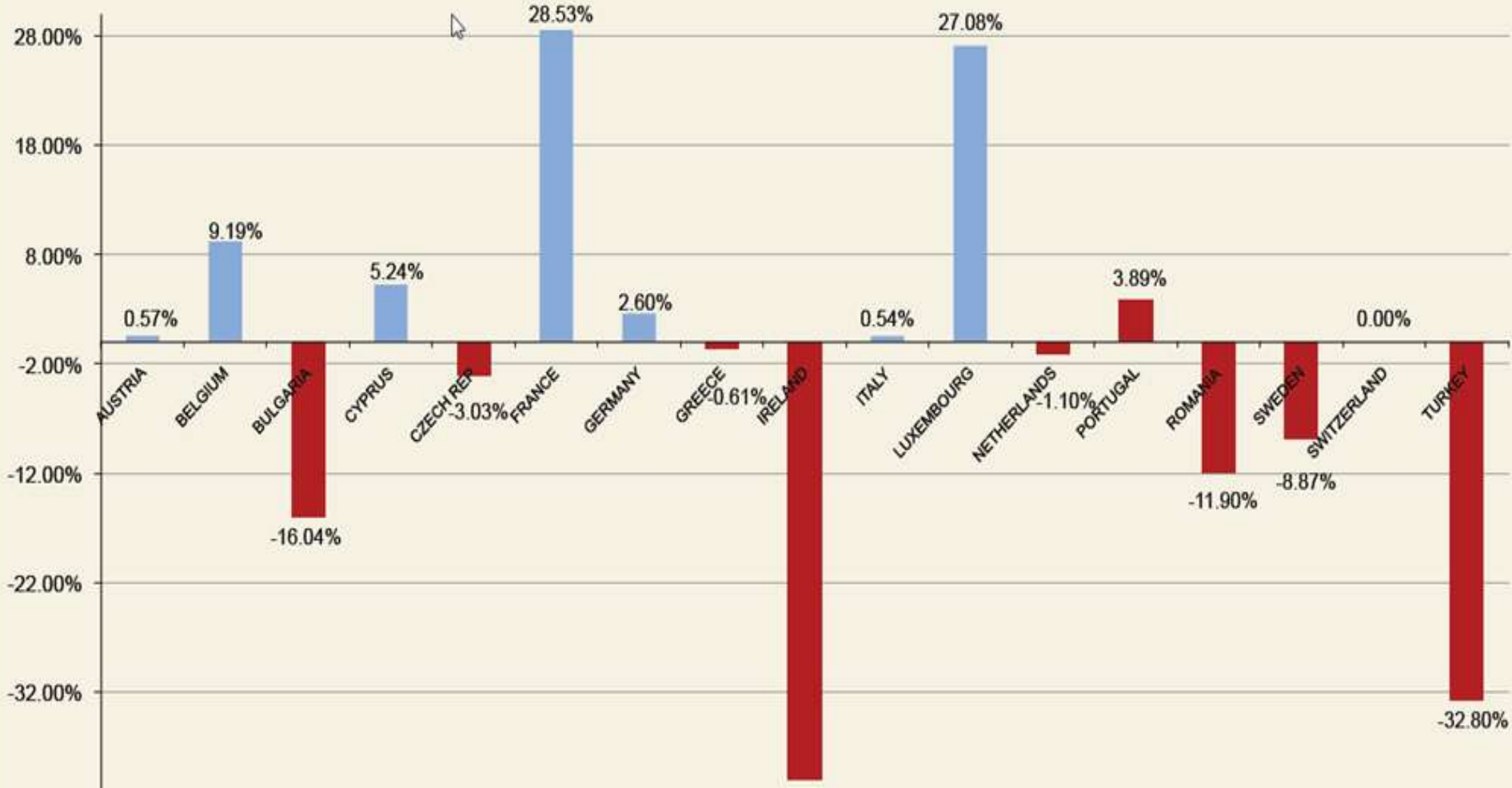




Chart 2a.  
ERA Europe Market Trends Survey  
Change in Avg. Home Price/CAPITAL City  
2010 vs 2009

