

# BAROMÈTRE DES NOTAIRES

## IMMOBILIER

WWW.NOTAIRE.BE

# T3 2023

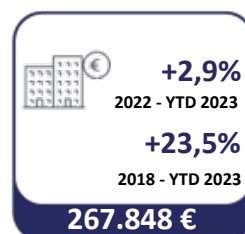
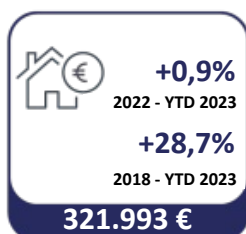
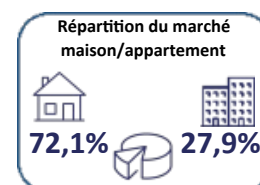
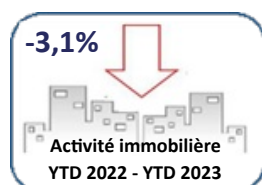
Baromètre 58

*Au cours des neuf premiers mois de cette année, notre marché immobilier a été moins dynamique. Surtout en Flandre, avec -5% de transactions en moins par rapport à la même période en 2022. Par contre la Wallonie se maintient avec +0,1% de transactions en plus. C'est ce que révèle le Baromètre immobilier de la Fédération du notariat (Fednot).*

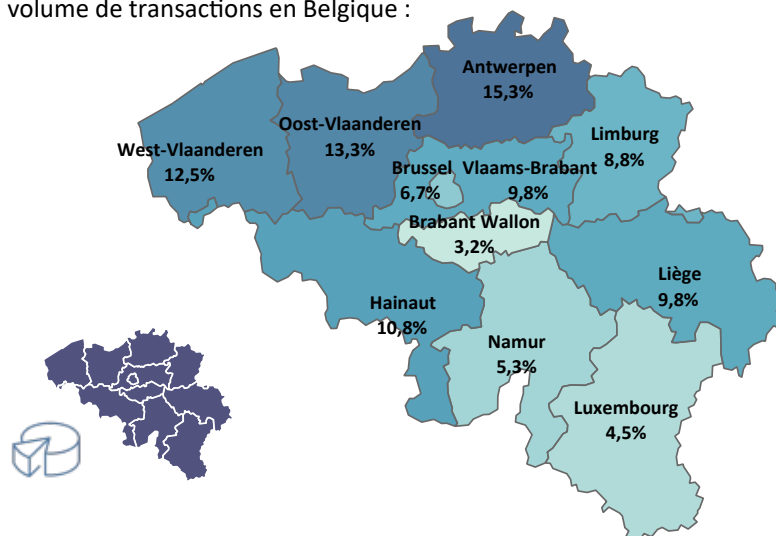
*Le prix moyen d'une maison est resté pratiquement stable par rapport à 2022 : +0,9% sans tenir compte de l'inflation. Le prix d'un appartement a augmenté de +2,9%.*

*La part des jeunes acheteurs, âgés de 30 ans ou moins, a diminué par rapport à 2022.*

### Belgique



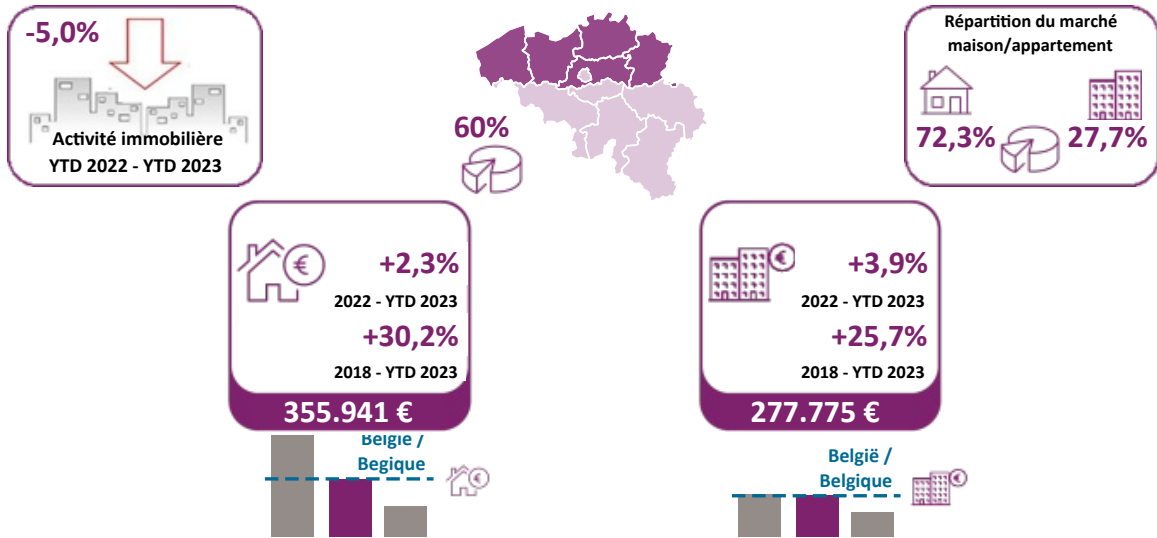
Répartition du volume de transactions en Belgique :



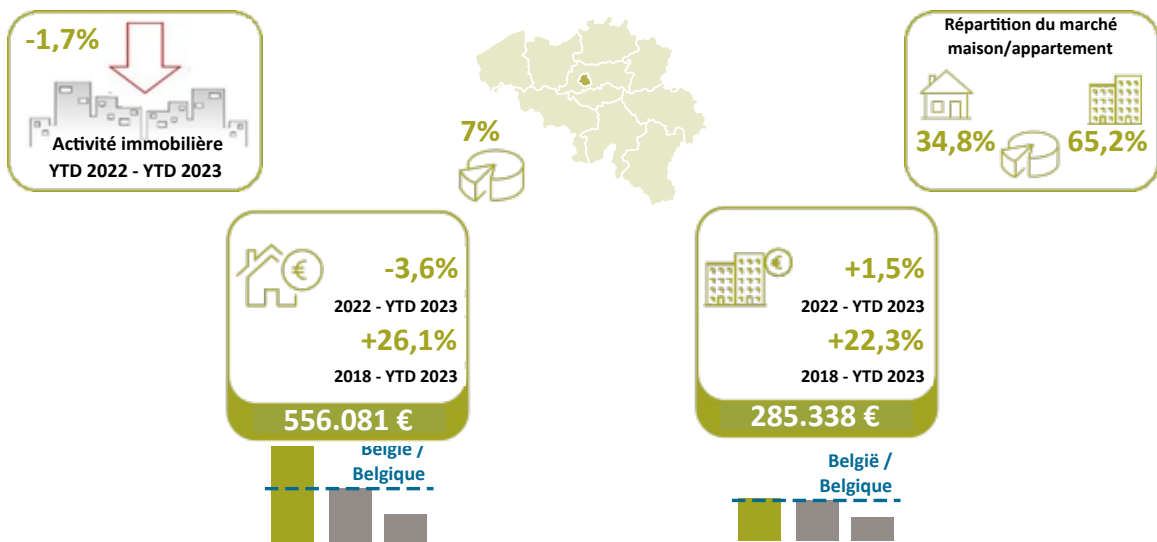
Inflation 2022 - YTD 2023 : **1,9%**  
Inflation 2018 - YTD 2023 : **18,0%**

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.

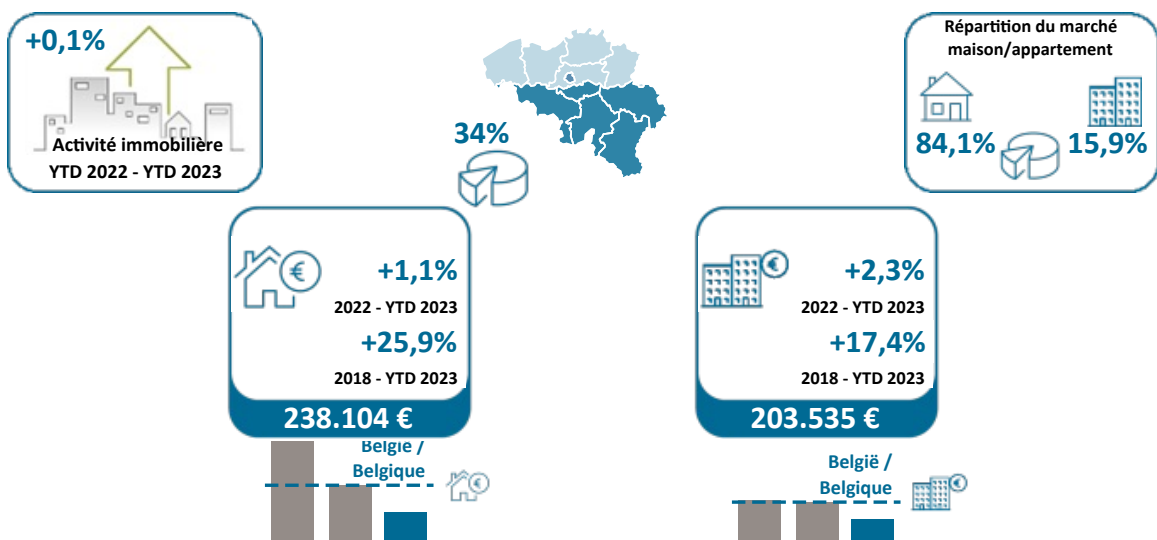
## Flandre



## Bruxelles

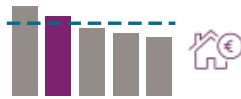
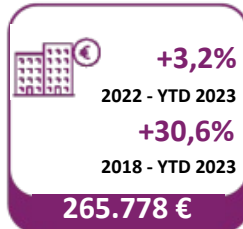
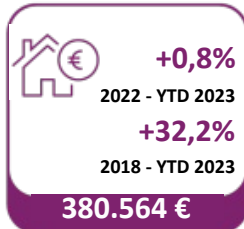
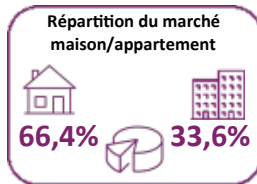
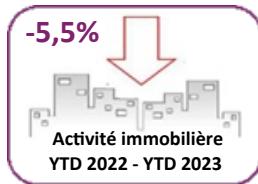


## Wallonie

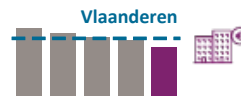
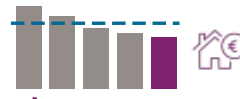
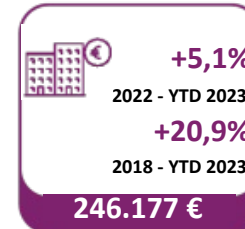
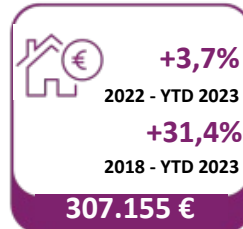
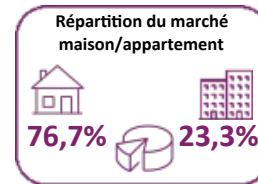
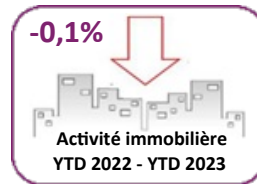


## Provinces flamandes

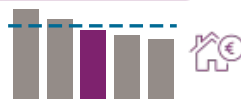
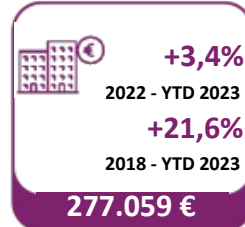
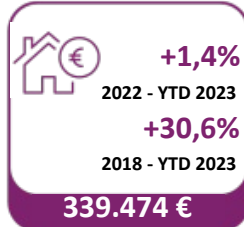
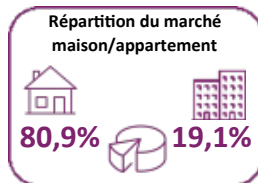
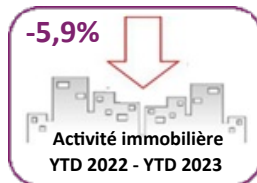
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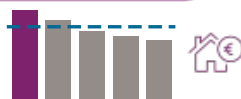
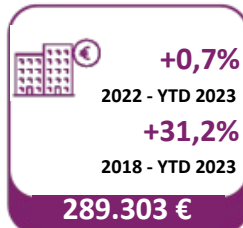
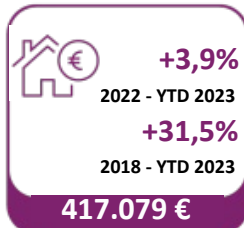
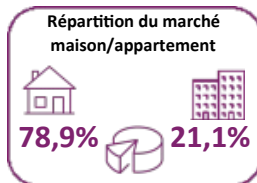
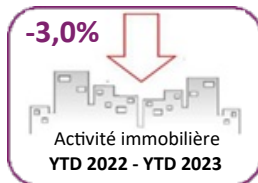
### Limbourg



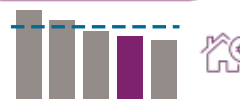
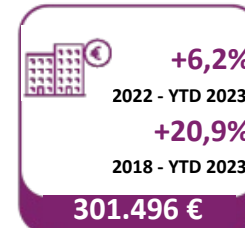
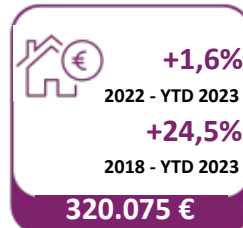
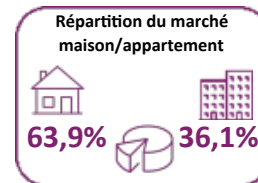
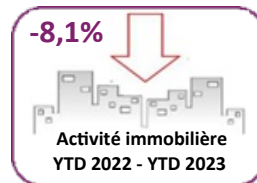
### Flandre Orientale



### Brabant Flamand

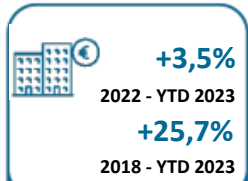
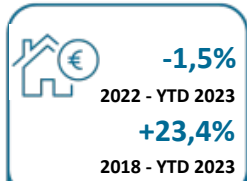
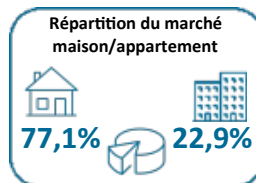
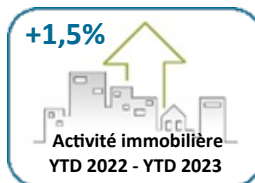


### Flandre Occidentale



## Provinces wallonnes

### Brabant Wallon

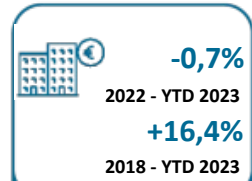
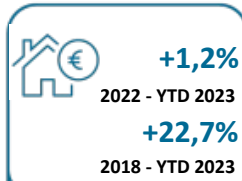
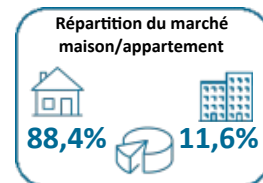
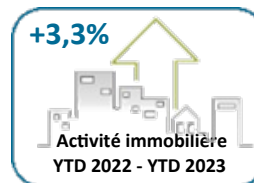


**411.724 €**

**278.171 €**



### Hainaut

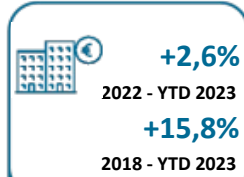
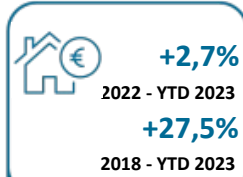
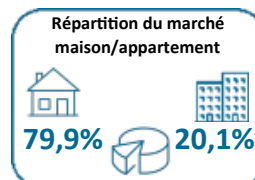
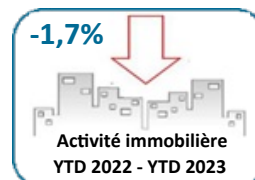


**193.563 €**

**166.738 €**



### Liège

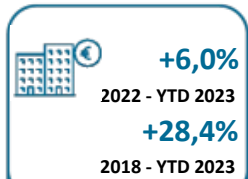
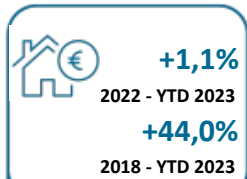
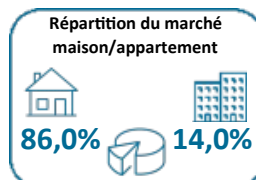
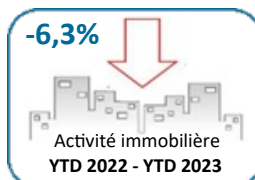


**229.909 €**

**195.226 €**



### Luxembourg

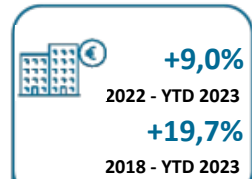
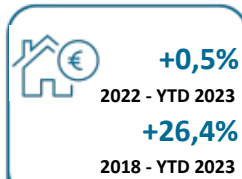
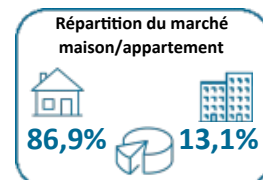
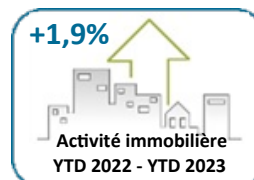


**269.255 €**

**221.775 €**



### Namur

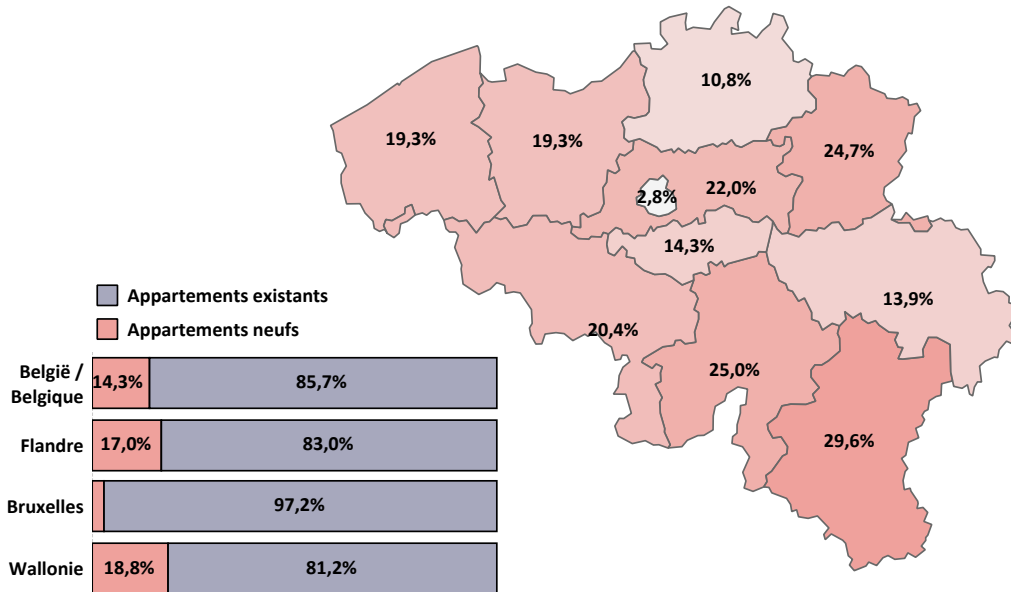


**239.063 €**

**211.994 €**

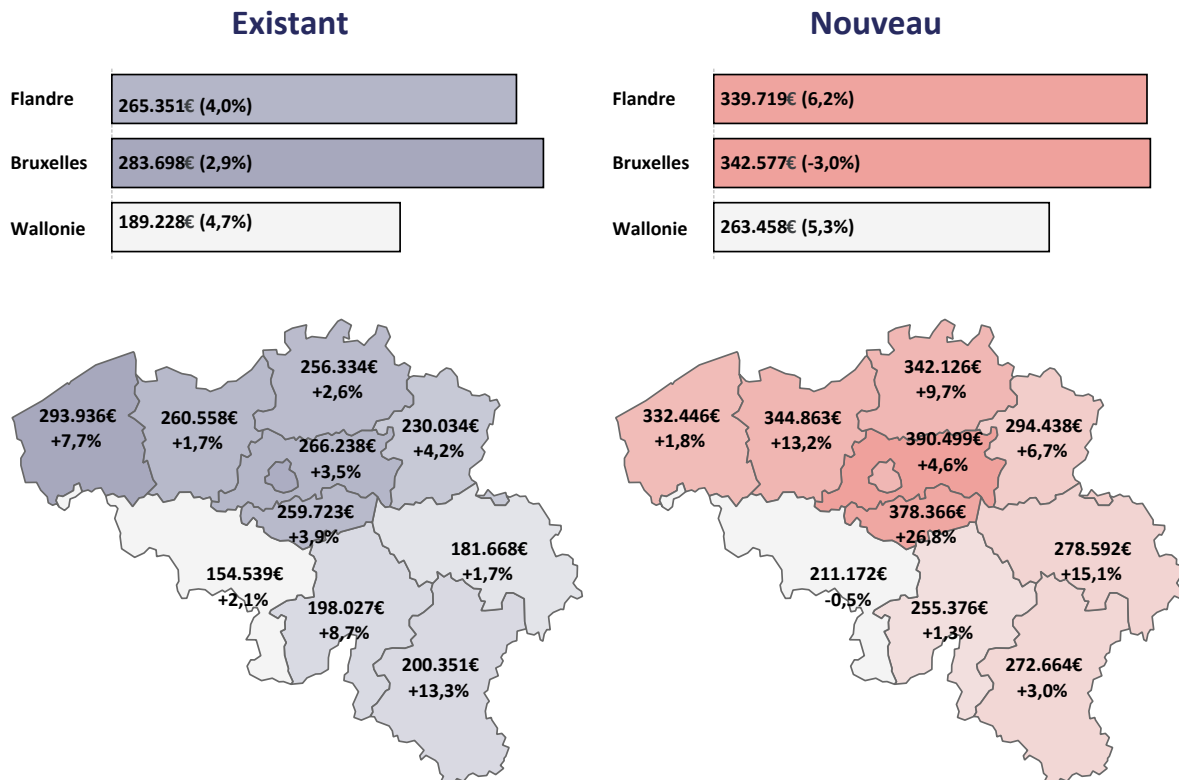


## Appartements - PDM existant/nouveau 2023



## Appartements - Prix moyen existant/nouveau

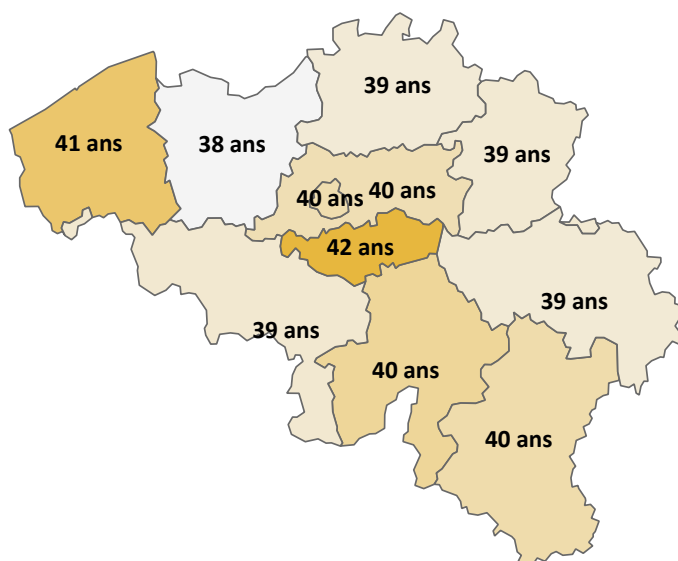
Prix moyens 2023 - évolution par rapport à 2022:



## Âge des acheteurs

Année	<= 30	31 - 50	51 - 65	> 65
2018	30,5%	49,7%	15,9%	3,9%
2022	30,3%	50,9%	15,0%	3,8%
2023	29,0%	51,4%	15,4%	4,2%

Âge moyen:



Répartition des acheteurs de 30 ans ou moins:

	2018	2022	2023
Flandre Orientale	34,7%	35,1%	32,8%
Limbourg	34,0%	34,1%	31,8%
Anvers	33,6%	33,8%	31,6%
Hainaut	31,6%	30,6%	29,6%
Luxembourg	30,9%	29,8%	29,6%
Liège	29,6%	29,6%	29,5%
Flandre Occidentale	29,4%	28,8%	28,8%
Namur	28,1%	27,4%	28,6%
Brabant Flamand	28,0%	26,4%	25,7%
Brabant Wallon	20,0%	18,5%	18,0%