

MARKET FUNDAMENTALS

	YOY Chg	12-Month Forecast
18.15M Population	▲	▲
€485,000 Average transaction price	▲	▶
396,000 Housing shortage	▲	▲

Source: CBS, NVM, ABF

ECONOMIC INDICATORS

	YOY Chg	12-Month Forecast
1.0% GDP Growth 2026 F	▼	▼
4.2% Unemployment rate	▶	▶
4.0% Wages collective agreement 2025	▼	▶

Source: CPB, CBS

INVESTMENT MARKET: 2026 OFF TO A STRONG START

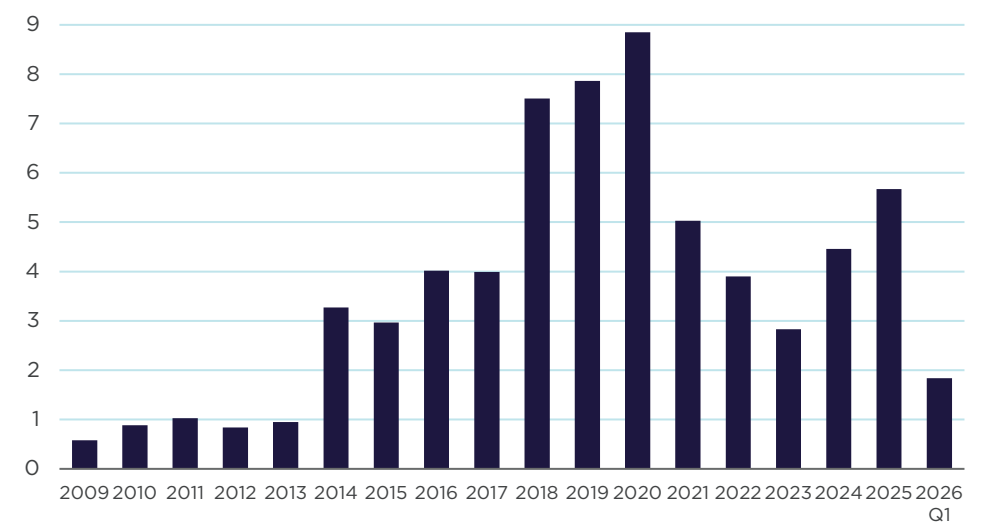
The Dutch residential investment market recorded a strong start into 2026, with a transaction volume reaching approximately €1.8 billion in Q1, signaling a clear resurgence in activity. This rebound builds on a year characterized by gradually improving sentiment and the return of capital, primarily driven by domestic pension funds aiming to acquire prime quality new completions. A key catalyst was the reduction in transfer tax for investors as of 1 January 2026, which unlocked previously postponed transactions and supported a robust start of the year in the existing segment. Investor sentiment at MIPIM was notably positive, with renewed interest from international capital and increasing diversification on the buyer side. However, the outlook remains uncertain. Cyclical risks, including geopolitical tensions in the Middle East, are coinciding with structural headwinds in the Dutch residential market. Demand dynamics are becoming less predictable, while a growing pipeline of supply is expected to come to the market. At the same time, a growing number of residential investment vehicles are facing mounting pressure from weakening investor confidence and tighter financial conditions. Elevated redemption requests are straining liquidity positions, in some cases necessitating short-term bank financing and increasing the likelihood of asset disposals. Concurrent credit rating downgrades are further raising funding costs, reinforcing a negative feedback loop. These trends reflect ongoing regulatory intervention and policy uncertainty, which continue to weigh on income visibility and risk-adjusted returns, prompting a reassessment of capital allocation.

OCCUPIER MARKET: UNCERTAINTY WEIGHING ON MARKET

The owner-occupier housing market showed early signs of cooling, as rising supply and increased macroeconomic uncertainty began to weigh on market dynamics. Transaction volumes declined more sharply than typical for a first quarter, while selling periods lengthened and bidding intensity softened, pointing to a gradual normalization of market conditions. A key driver behind this shift is the growing volume of properties being brought to market, including a continued flow of disposals from investors. This increase in supply, combined with more cautious buyer sentiment and is partly driven by rising mortgage rates which has reduced absorption capacity. House prices declined by approximately 3.4% quarter-on-quarter, a fall that, while not uncommon in Q1 due to seasonality, is roughly twice the magnitude of recent years. Structural undersupply persists, ongoing privatization of lower quality homes, higher financing costs and softer demand is introducing more friction into the market, interrupting the highly competitive conditions as seen in recent years.

LIVING INVESTMENT VOLUME

Combined PRS, PBSA (in € bln.)



SUPPLY AND DEMAND OWNER-OCCUPIERS

transactions (left, x 1.000) and average transaction price (right, x €1.000)

