

Semaine de l'immobilier



notaire.be

Février 2024

ANALYSE DU MARCHÉ IMMOBILIER

Hainaut

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1. Réformes législatives 2023

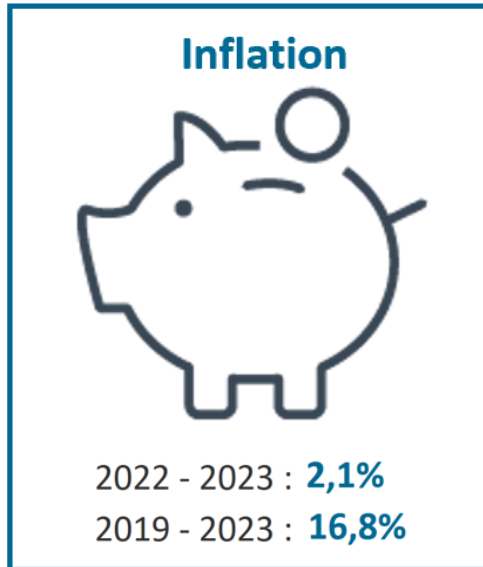
- Modification de l'abattement bruxellois depuis le 1er avril 2023
- Modification de l'abattement wallon depuis l'été 2023
- Plus de flexibilité et de souplesse pour le bail étudiant wallon
- Problèmes techniques au SPF Finances - Implications pour les candidats acquéreurs et les citoyens en attente d'un acte de crédit

1. Réformes législatives 2023

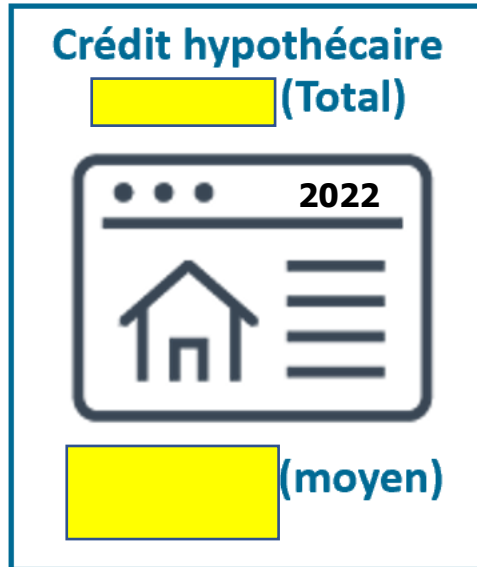
Bon à savoir:

- Infractions urbanistiques
- Dossier d'intervention ultérieure
- Contacter un notaire le plus tôt possible
- Notaire.be, la réponse à vos premières questions avant d'aller chez le notaire

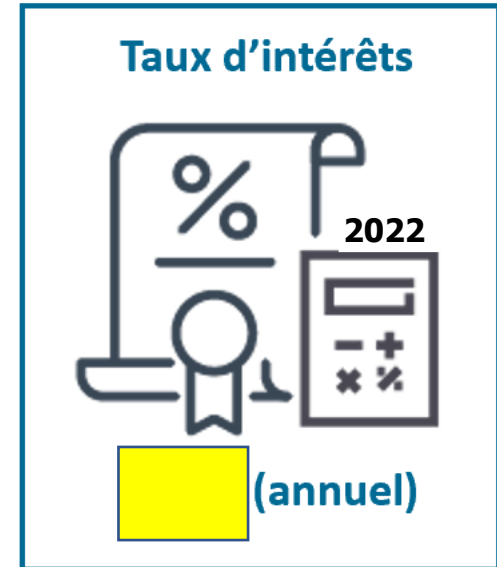
2. Contexte macro-économique



Source : BNB



Source : Union Professionnelle du Crédit

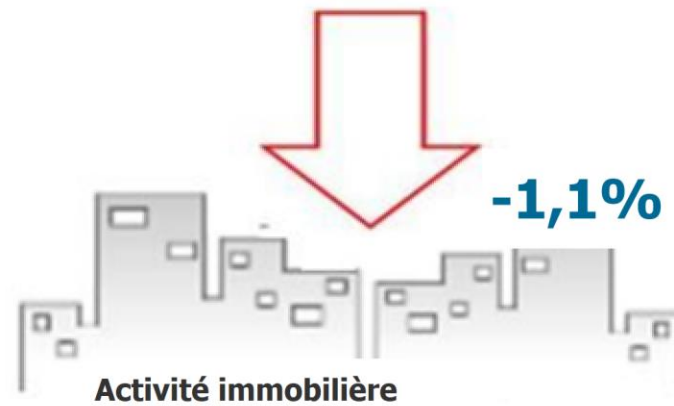


Source : BNB

Évolution du marché immobilier en 2023

Activité immobilière

Activité immobilière - National



2022 - 2023

Activité immobilière - Régional

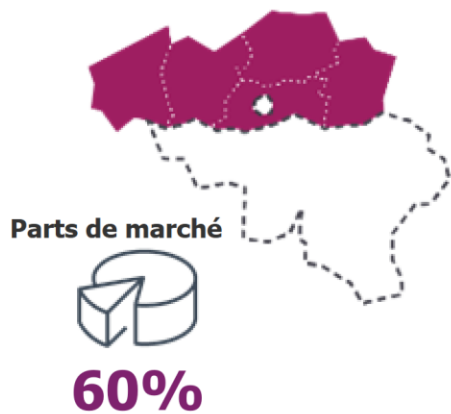


Flandre

-2,4%



Activité immobilière
2022 - 2023

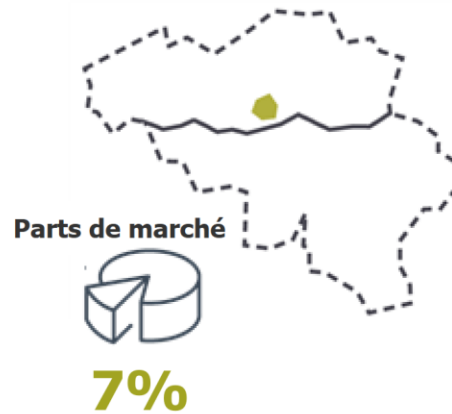


Bruxelles

+0,4%



Activité immobilière
2022 - 2023

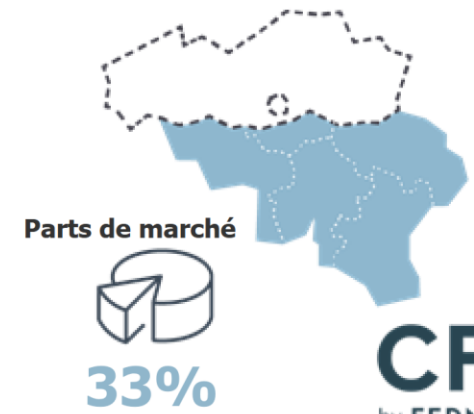


Wallonie

+0,9%

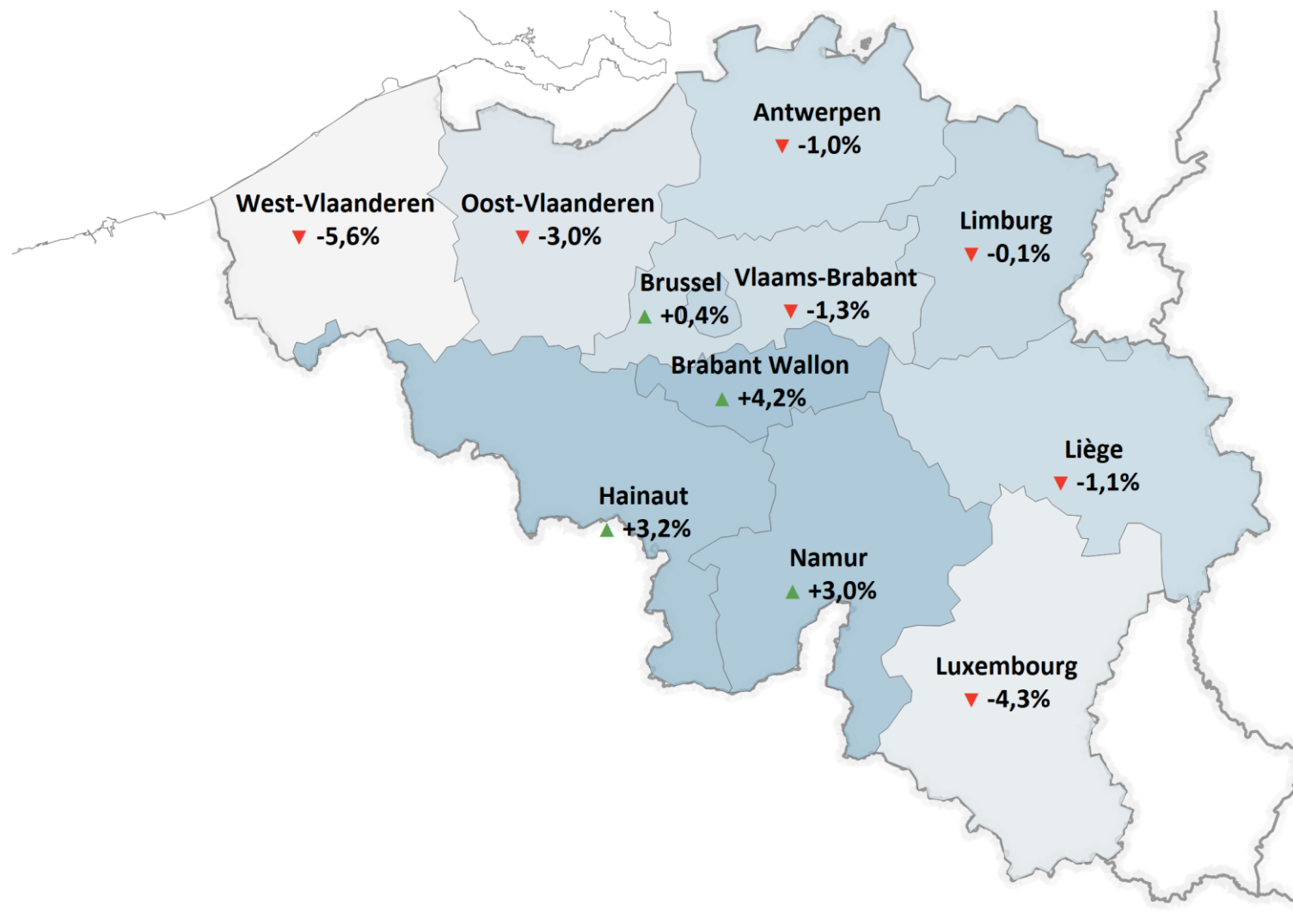


Activité immobilière
2022 - 2023

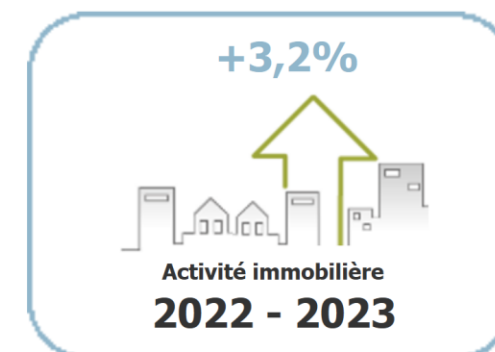




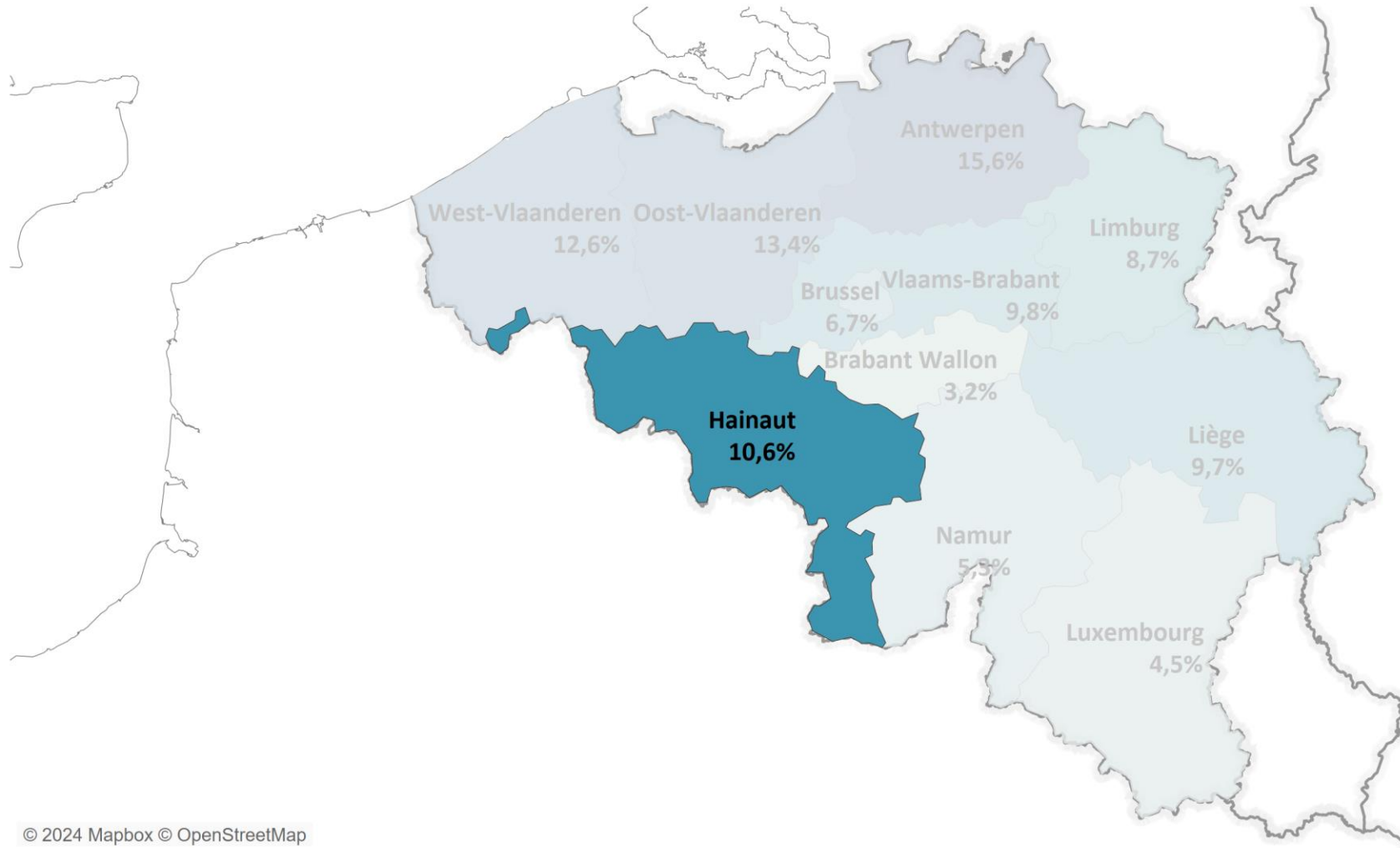
Activité immobilière - Province de Hainaut



Hainaut



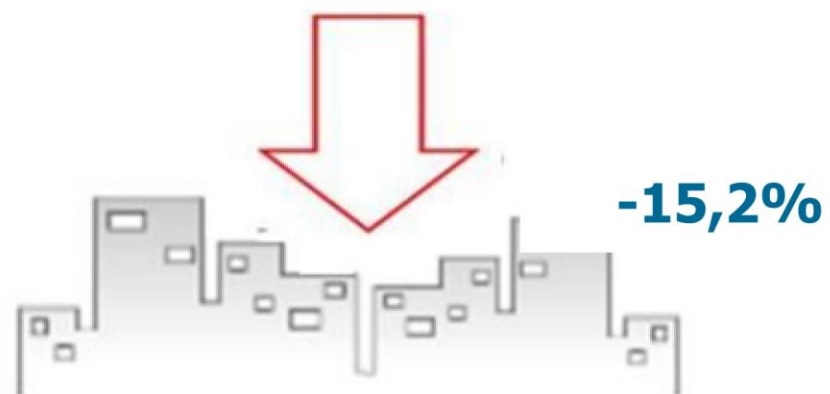
Part de marché - Province de Hainaut



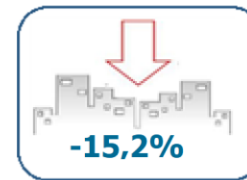
Évolution du marché immobilier en 2023

Actes de vente

Actes de vente - National



2022 - 2023



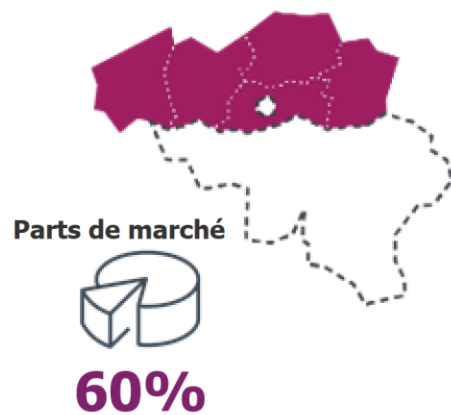
Actes de vente - Régional

Flandre

-16,9%

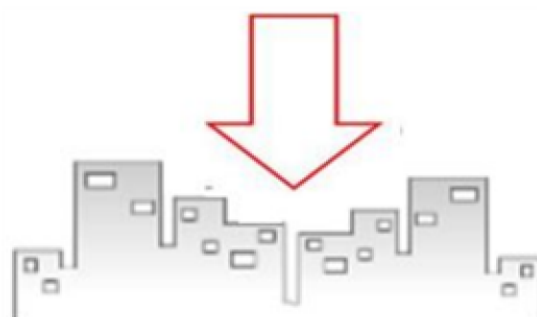


2022 - 2023

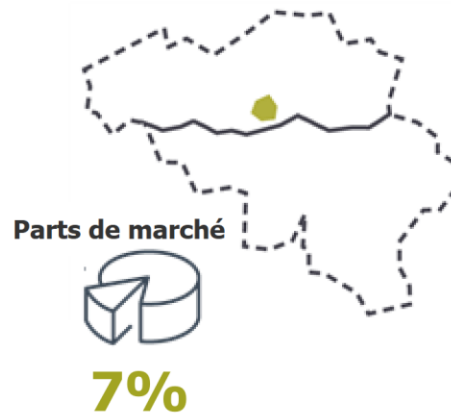


Bruxelles

-12,4%

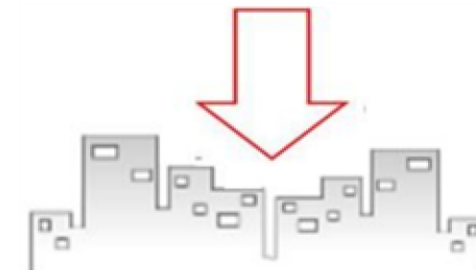


2022 - 2023

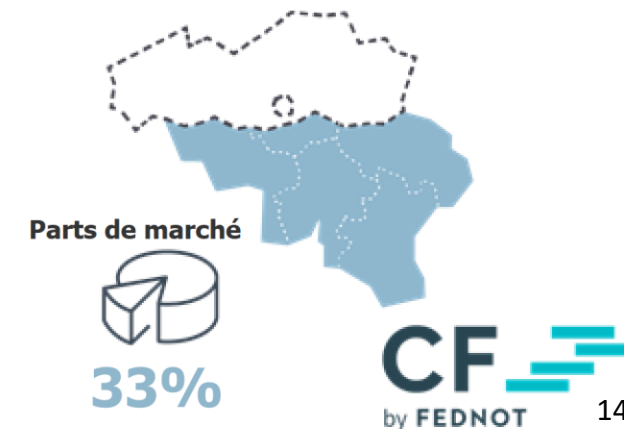


Wallonie

-12,1%

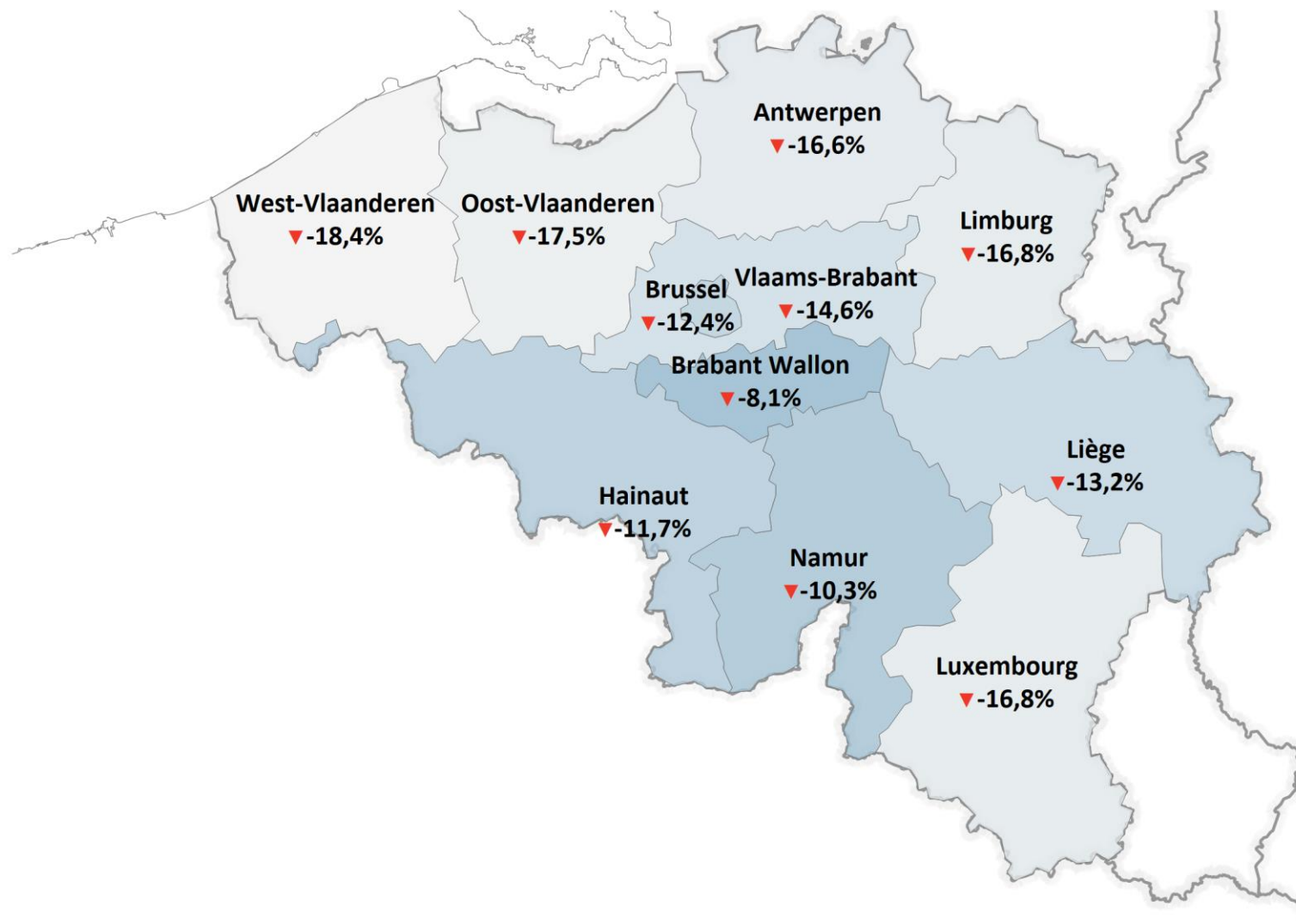


2022 - 2023





Actes de vente - Province de Hainaut



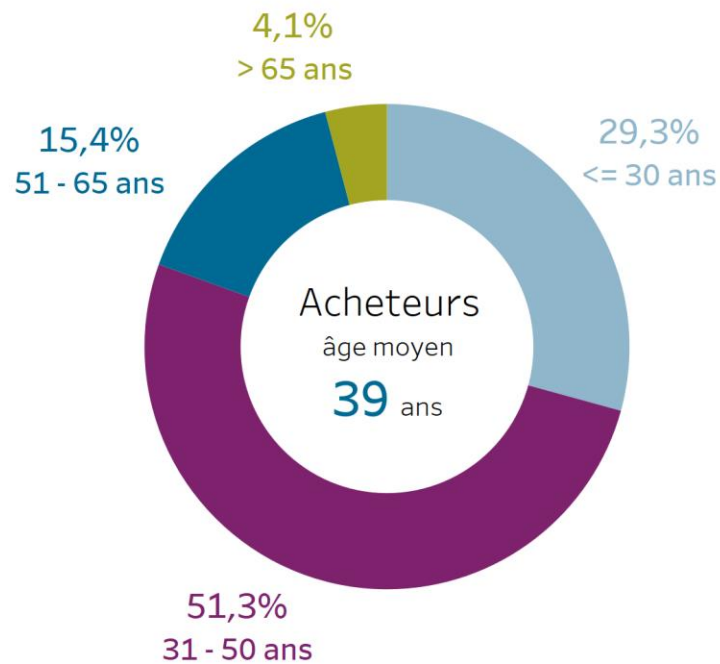
Hainaut



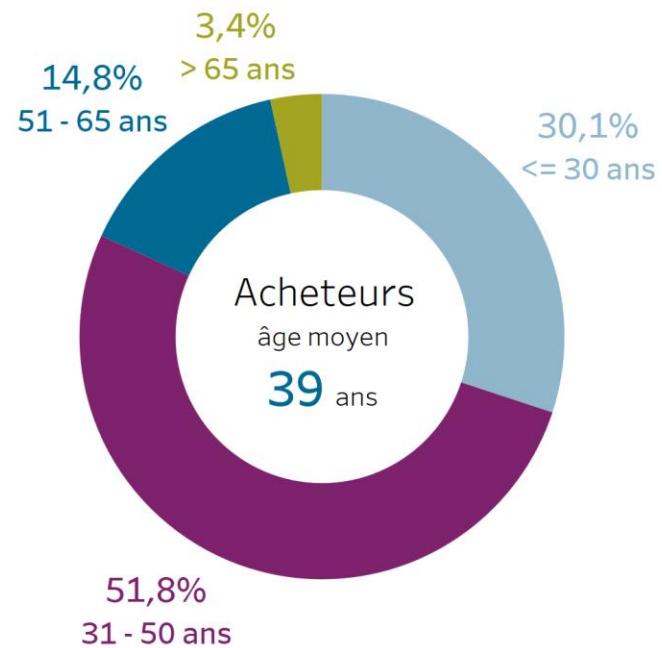
Age de l'acheteur en 2023

Age des acheteurs en 2023

National

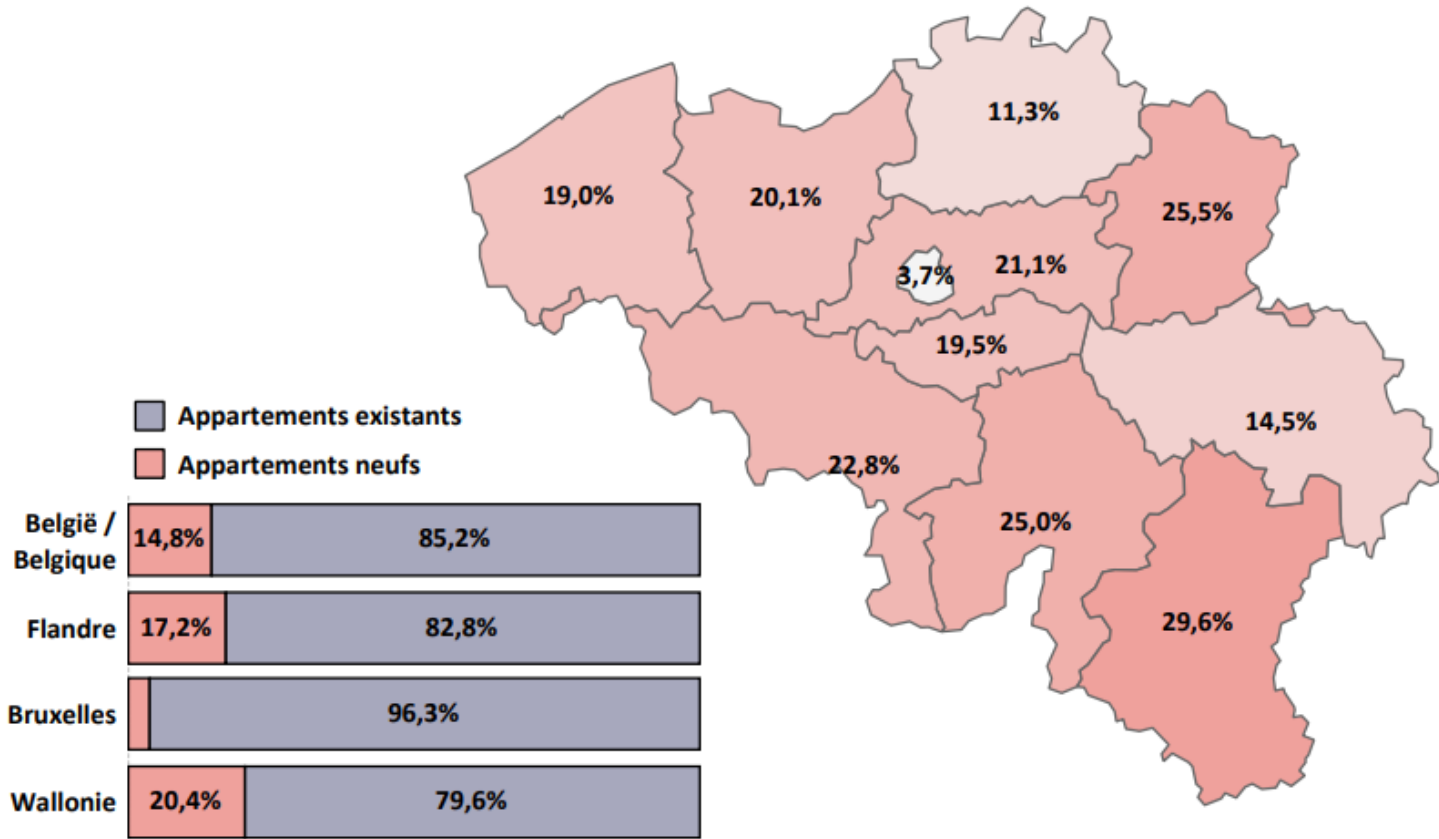


Hainaut



Répartition des appartements nouveaux/existants 2023

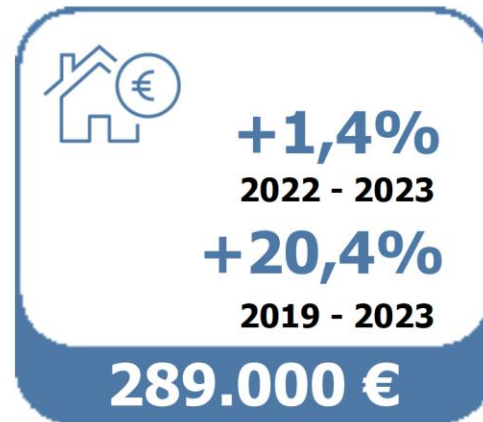
Appartements nouveaux/existants en 2023



Évolution du marché immobilier en 2023

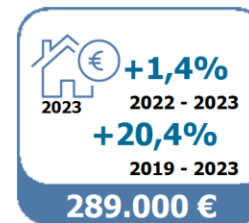
Maisons - Prix médian

Maisons - National

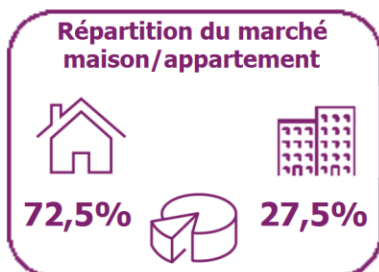
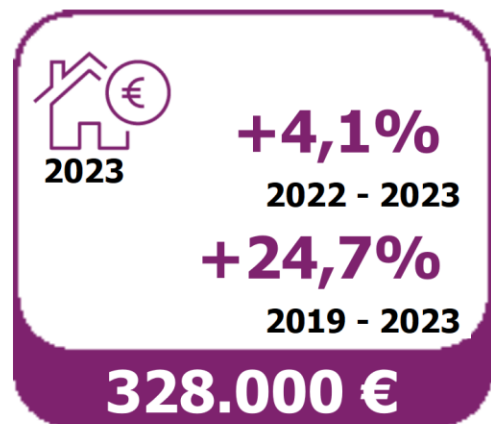


Inflation 2022 - 2023 : **2,1%**
Inflation 2019 - 2023 : **16,8%**

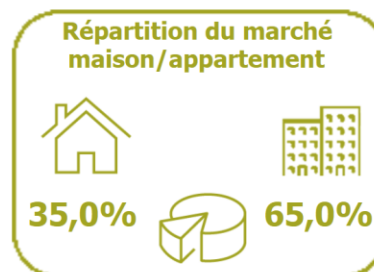
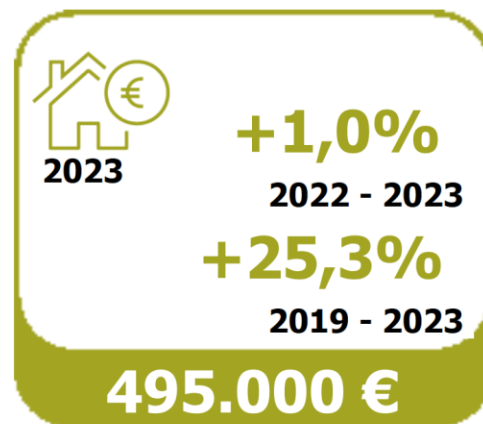
Maisons - Régional



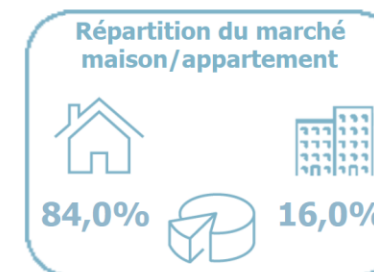
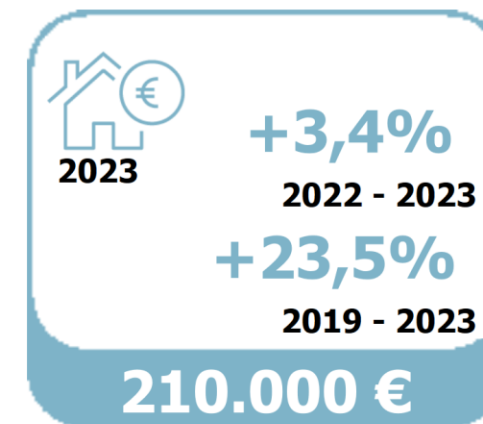
Flandre



Bruxelles



Wallonie

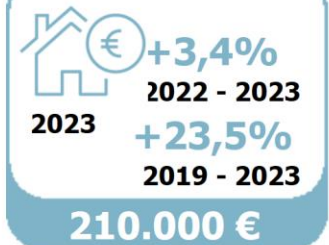


Inflation 2022 - 2023 : **2,1%**

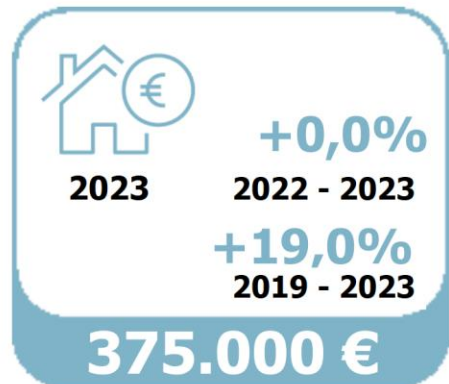
Inflation 2019 - 2023 : **16,8%**

Maisons - Provincial

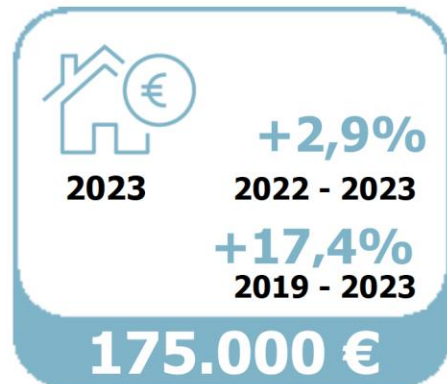
Wallonie



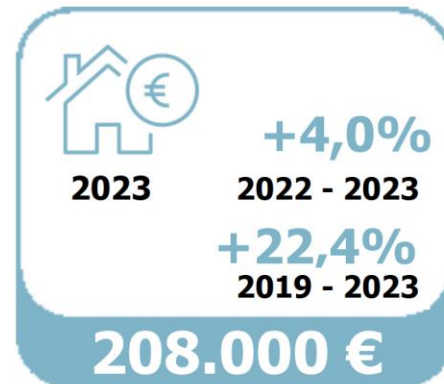
Brabant Wallon



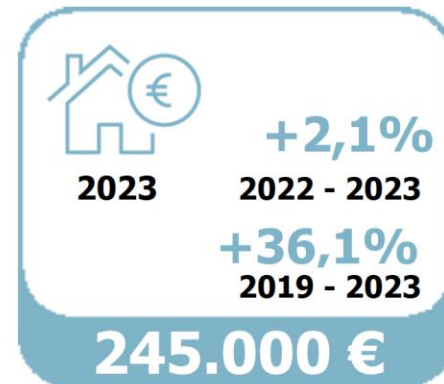
Hainaut



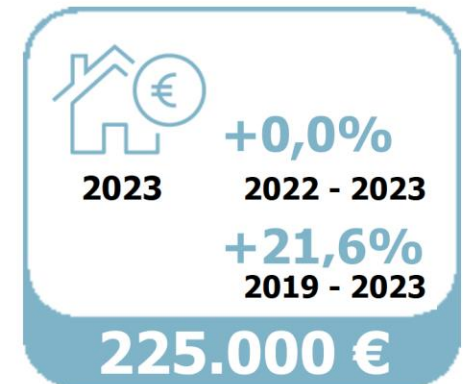
Liège



Luxembourg



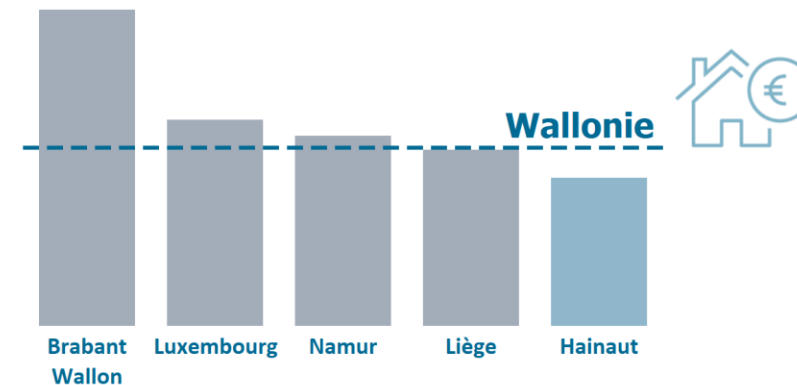
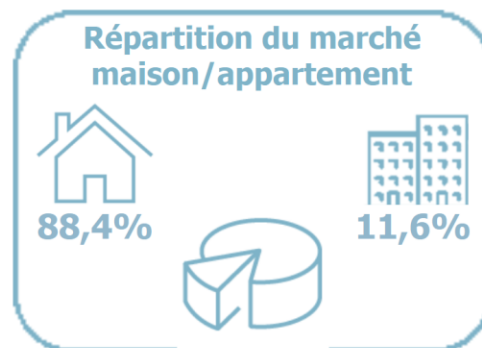
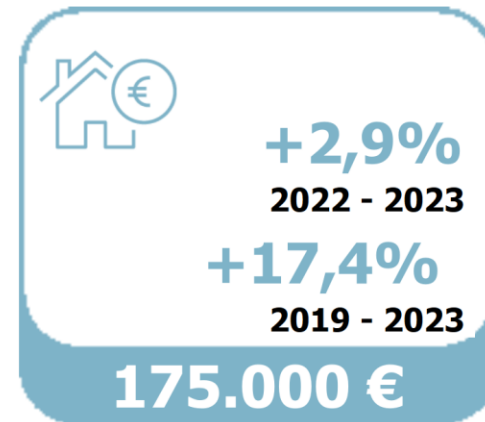
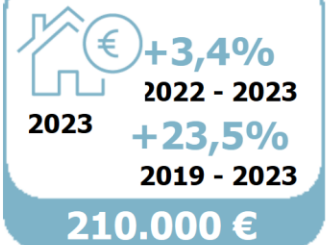
Namur



Inflation 2022 - 2023 : **2,1%**
Inflation 2019 - 2023 : **16,8%**

Zoom province de Hainaut

Wallonie



Inflation 2022 - 2023 : **2,1%**

Inflation 2019 - 2023 : **16,8%**

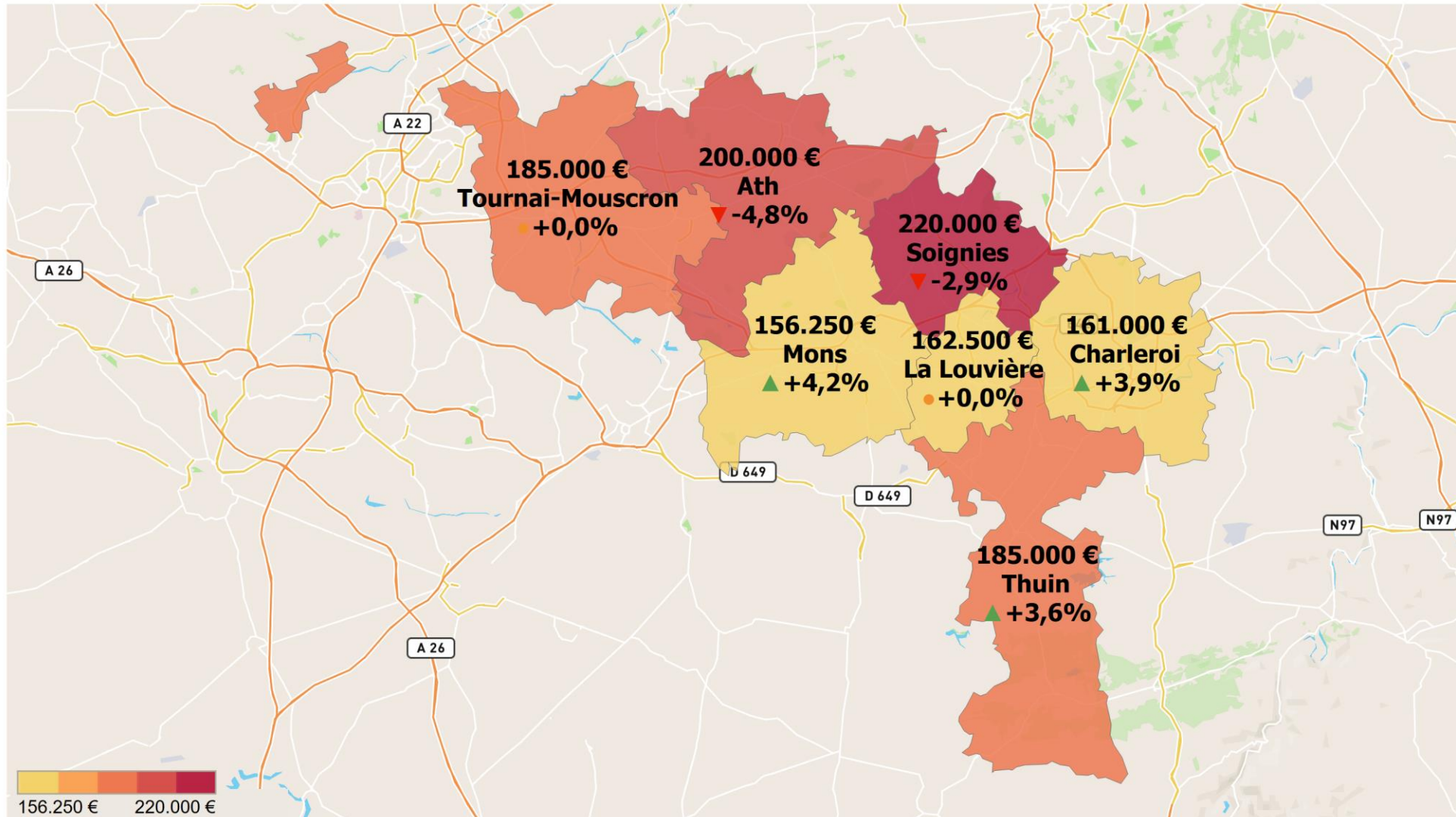


Zoom province de Hainaut - Arrondissements

Hainaut

 +2,9%
2022 - 2023
2023 +17,4%
2019 - 2023

175.000 €





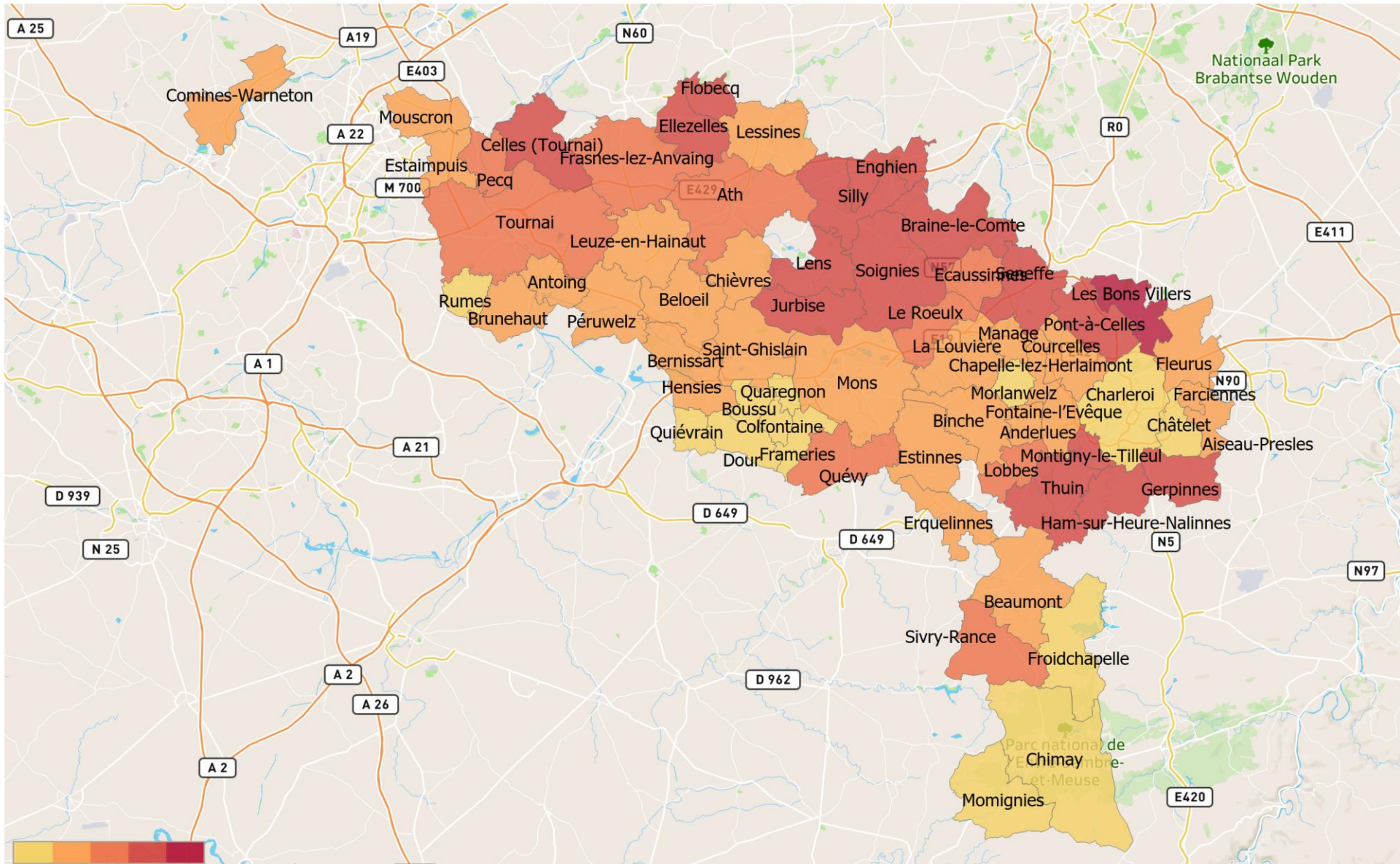
Zoom Hainaut - Communes

Hainaut



+2,9%
2022 - 2023
+17,4%
2019 - 2023

175.000 €



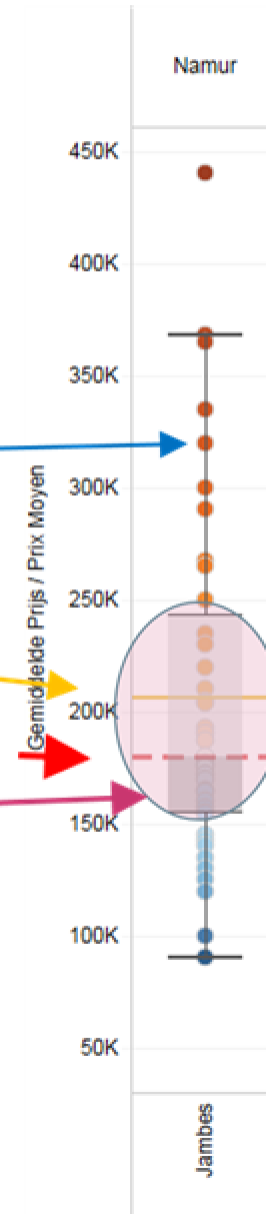
110.000 330.000

Le prix et/ou l'évolution des communes dont le nom termine par une astérisque doivent être considérés avec prudence étant donné le nombre limite d'observations.



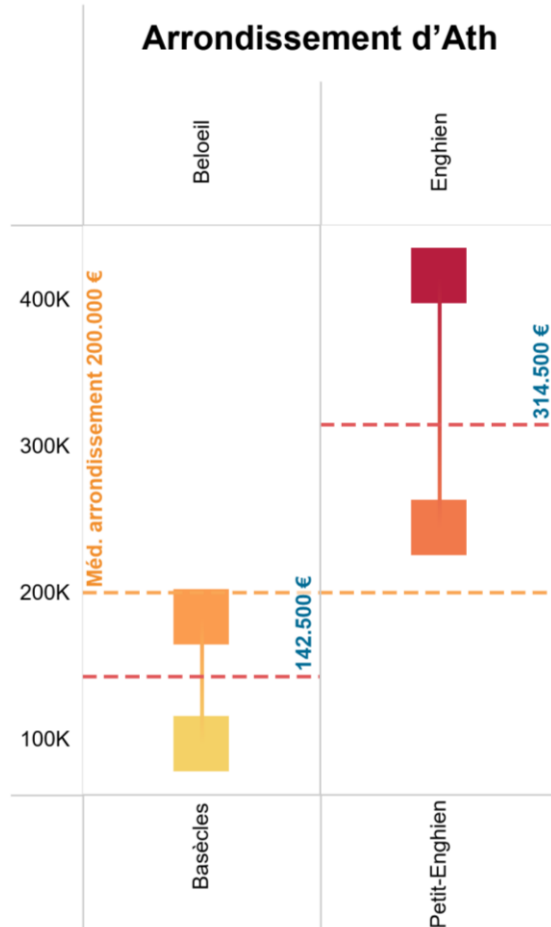
IQR - Explication

- Détail des observations
- Prix Moyen (ligne jaune)
- Prix Médian (ligne pointillée rouge)
- IQR (50% des observations)





Conclusions IQR



Petit-Enghien:

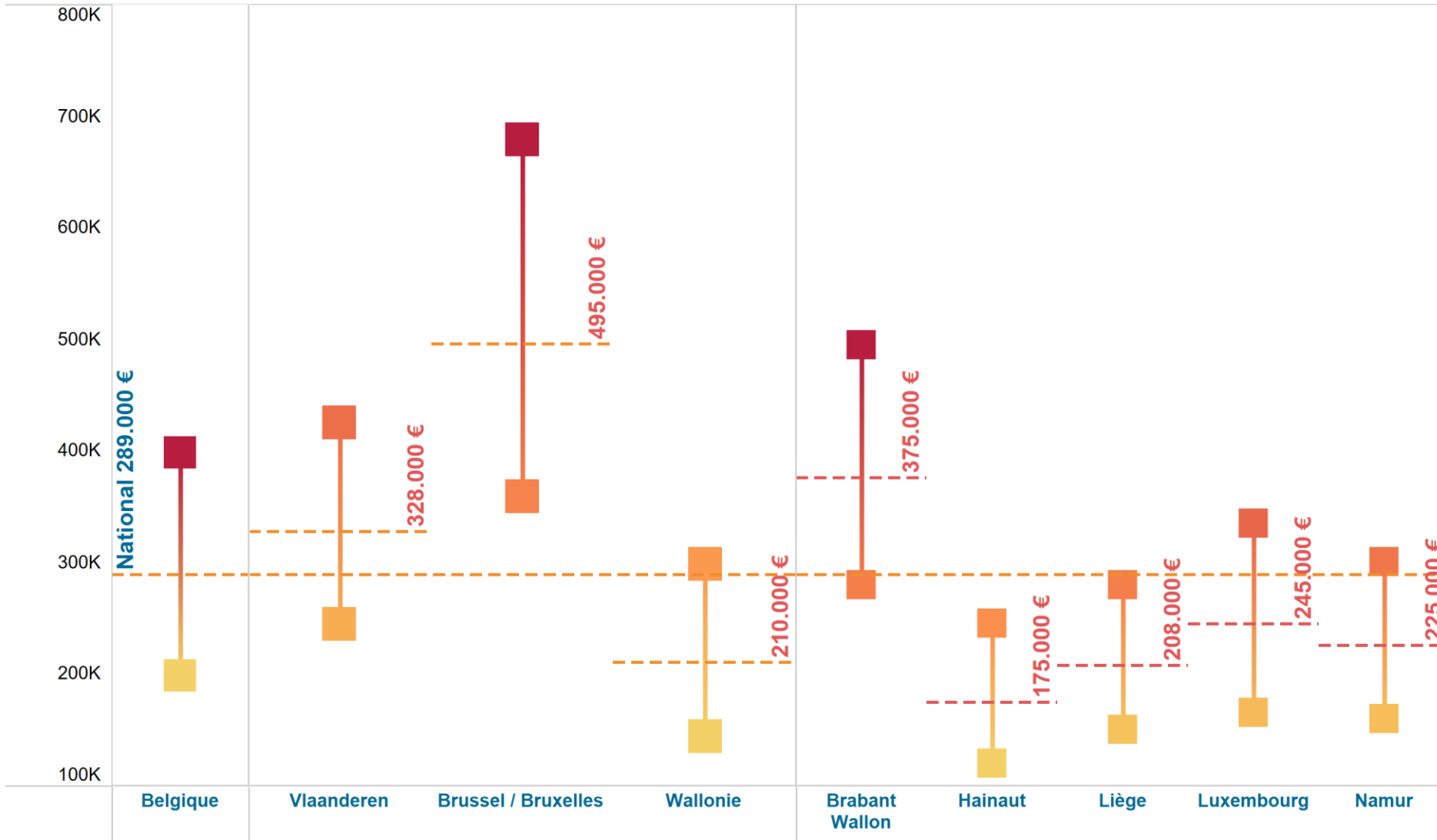
- **Médiane = 314.500€**
- **IQR = [245.000€ - 416.500€]**
- **50% des maisons < 314.500 €**
- **Plus de 75% des maisons ont un prix > 200.000€** (la médiane de l'arrondissement)
- **25% des maisons > 416.500 €**
- Distance interquartile **allongée** ➡ **marché immobilier hétérogène**

Basècles:

- **Médiane = 142.500€**
- **IQR = [97.500€ - 184.250€]**
- **50% des maisons < 142.500€**
- **Plus de 75% des maisons ont un prix < 200.000€** (la médiane de l'arrondissement)
- **25% des maisons < 97.500€**
- Distance interquartile **réduite** ➡ **marché immobilier homogène**



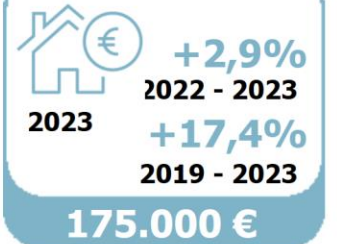
IQR - National/Régional/Provincial



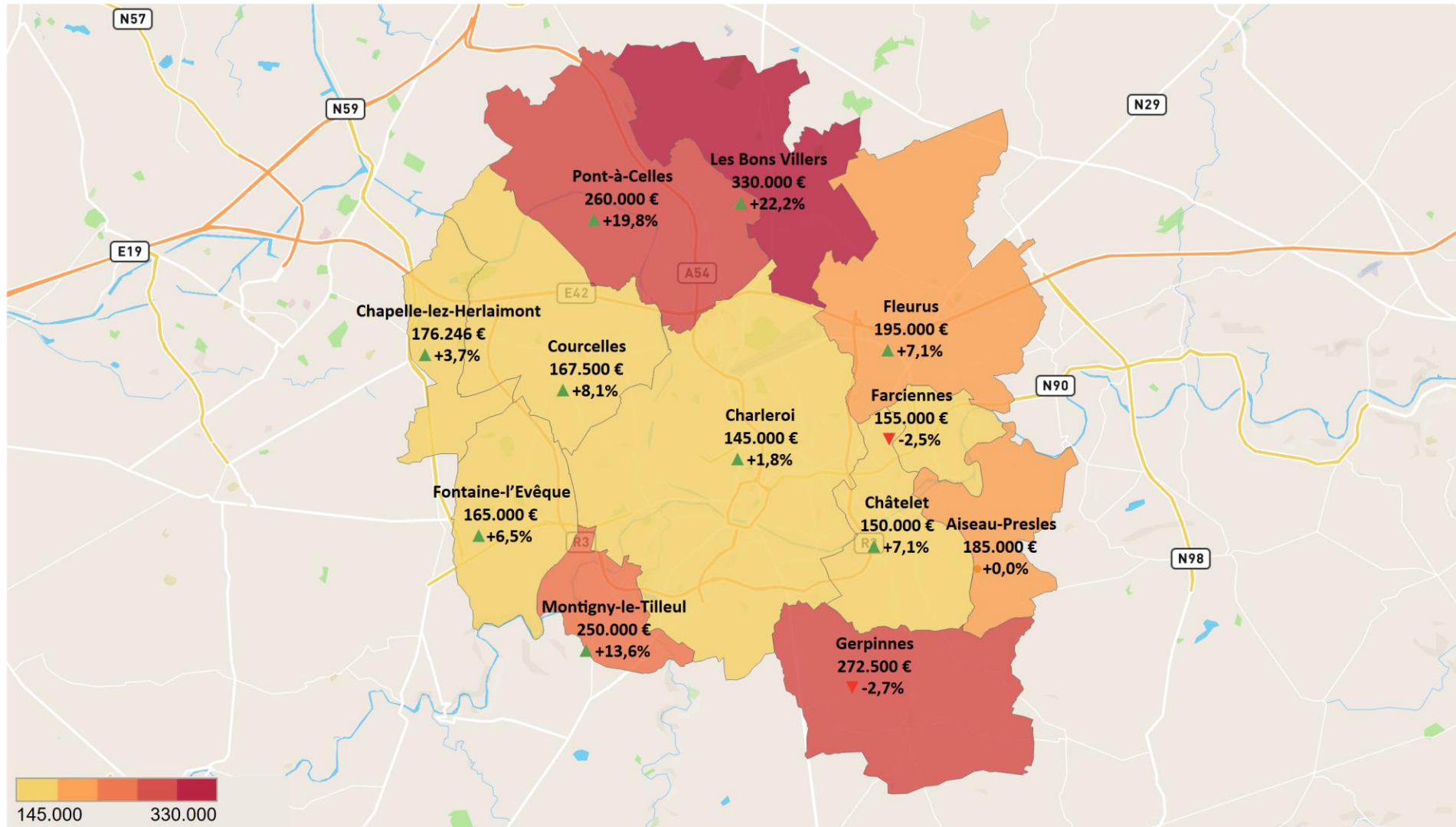


Zoom Hainaut - Arrondissement de Charleroi

Hainaut




Arrondissement de Charleroi





Zoom Hainaut - ville de Charleroi

Hainaut

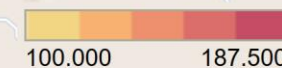
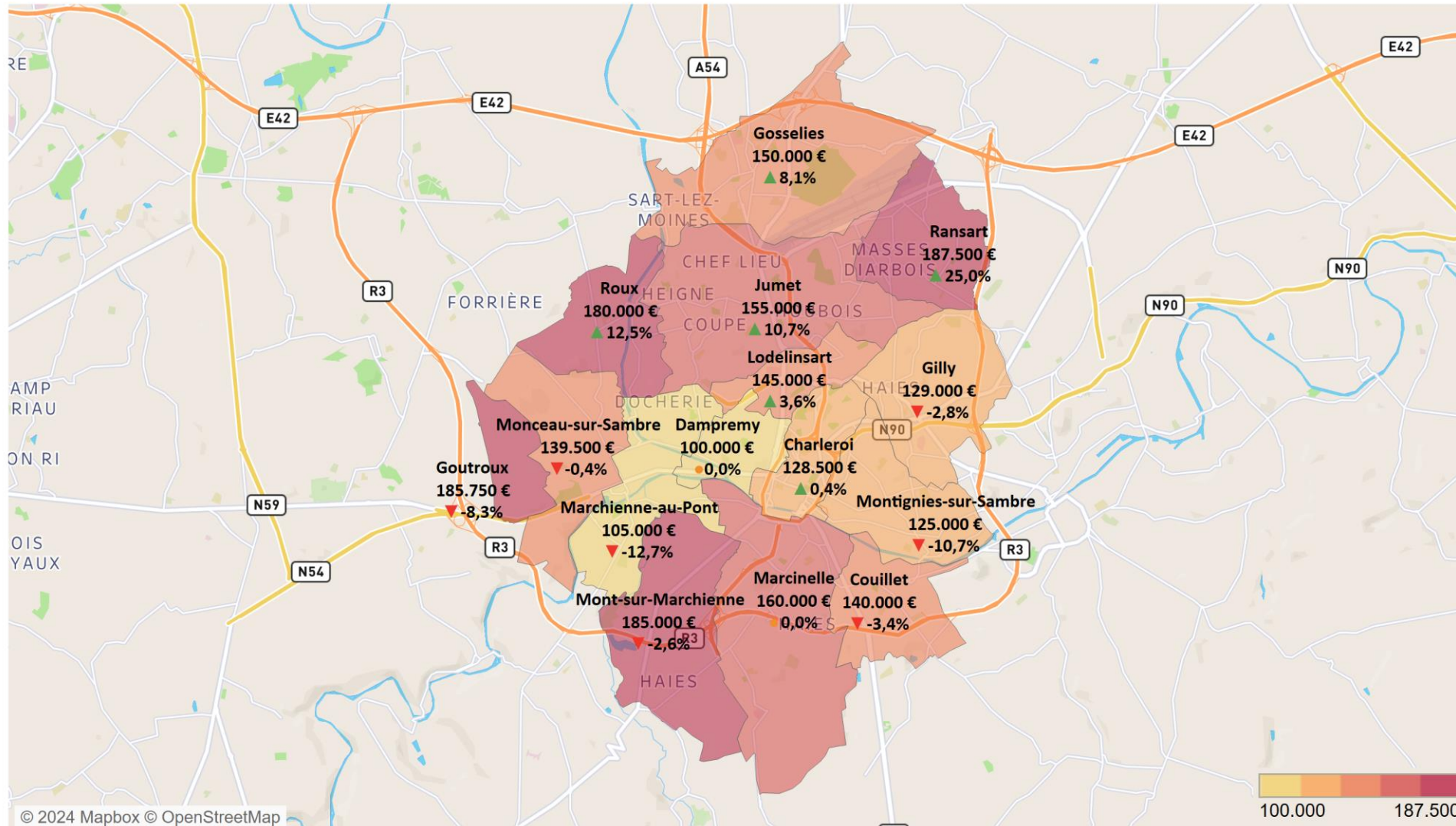

 +2,9%
 2022 - 2023
 2023
 +17,4%
 2019 - 2023

175.000 €

Ville de Charleroi


 +1,8%
 2022 - 2023

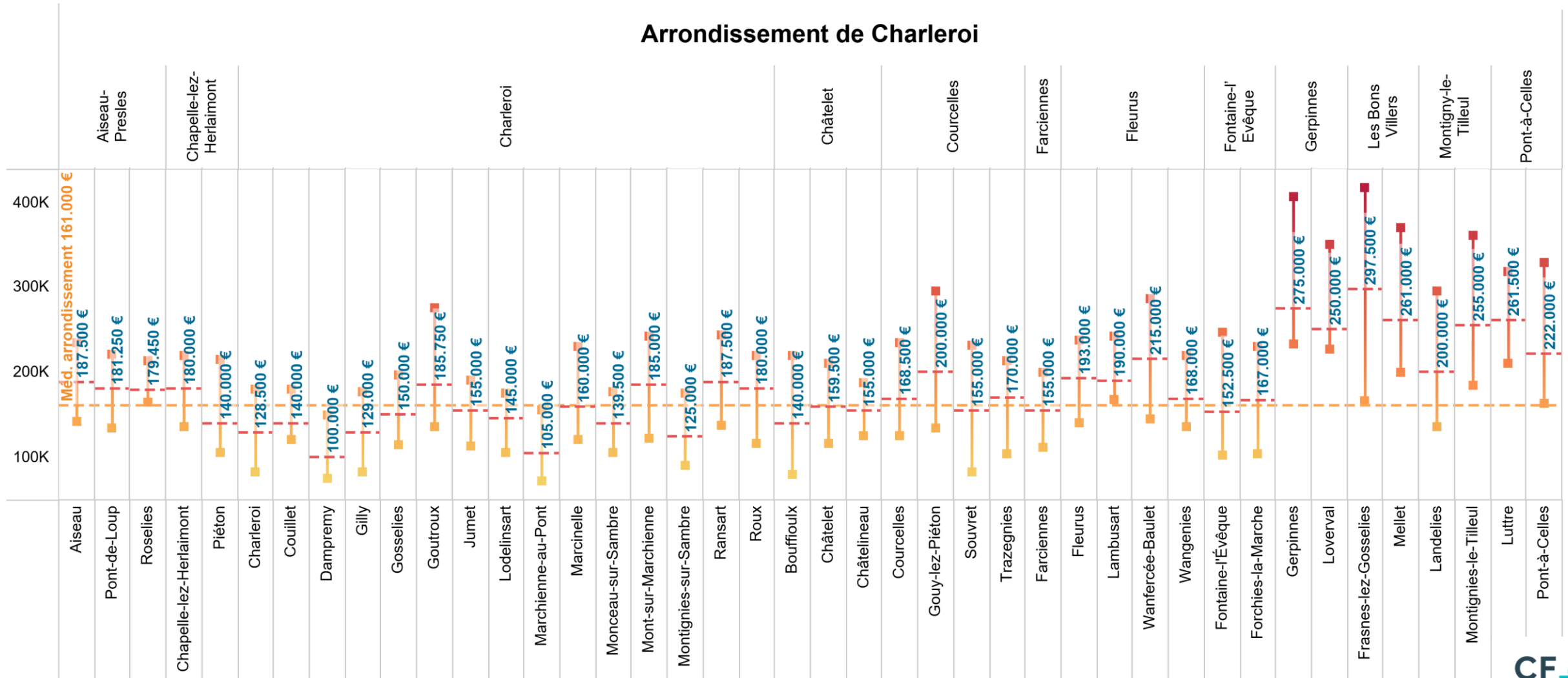
145.000 €





Zoom Hainaut - Arrondissement de Charleroi - IQR

Arrondissement de Charleroi





Zoom Hainaut - Arrondissement de La Louvière

Hainaut

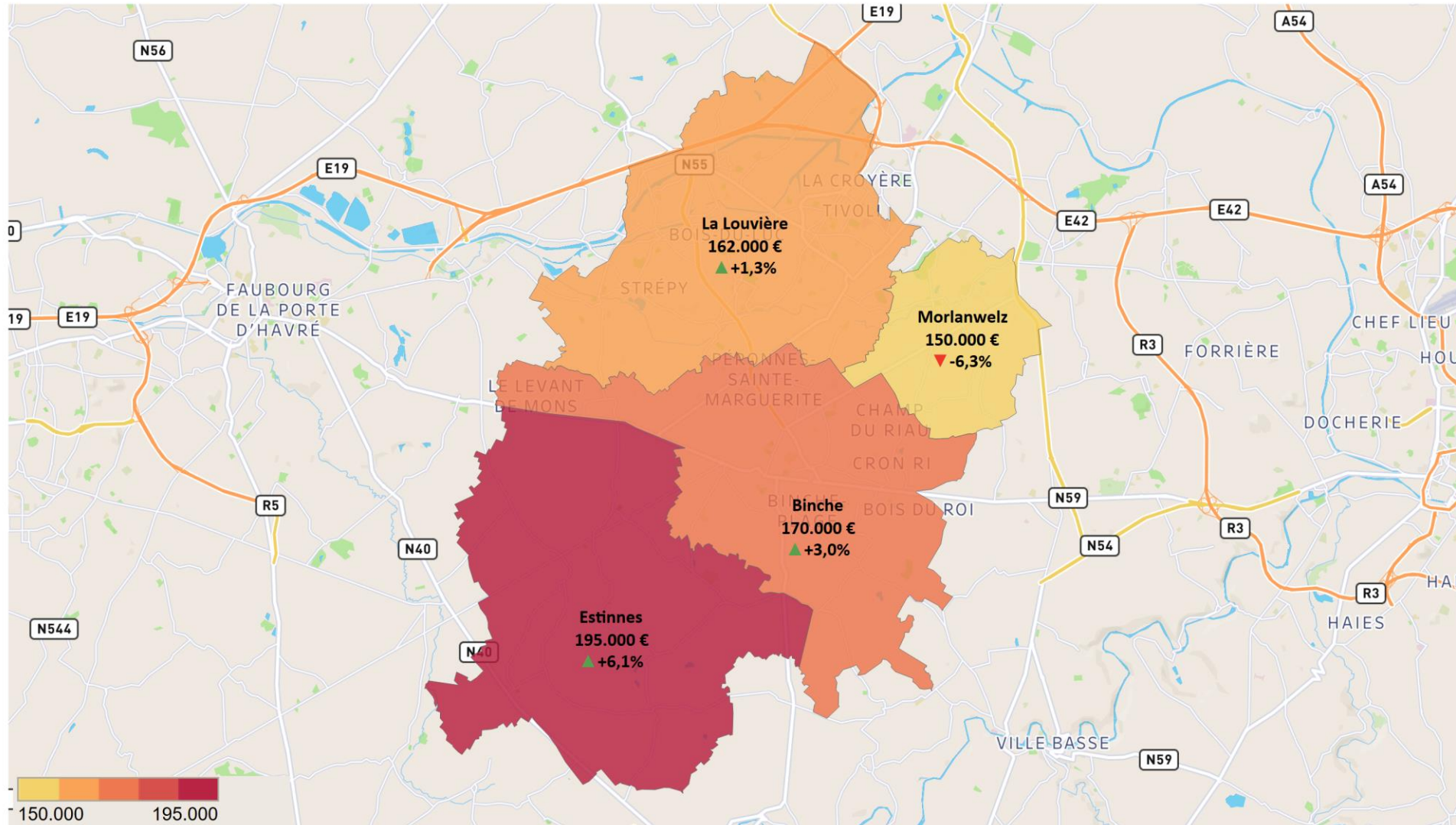
+2,9%
2022 - 2023
+17,4%
2019 - 2023

175.000 €

Arrondissement de La Louvière

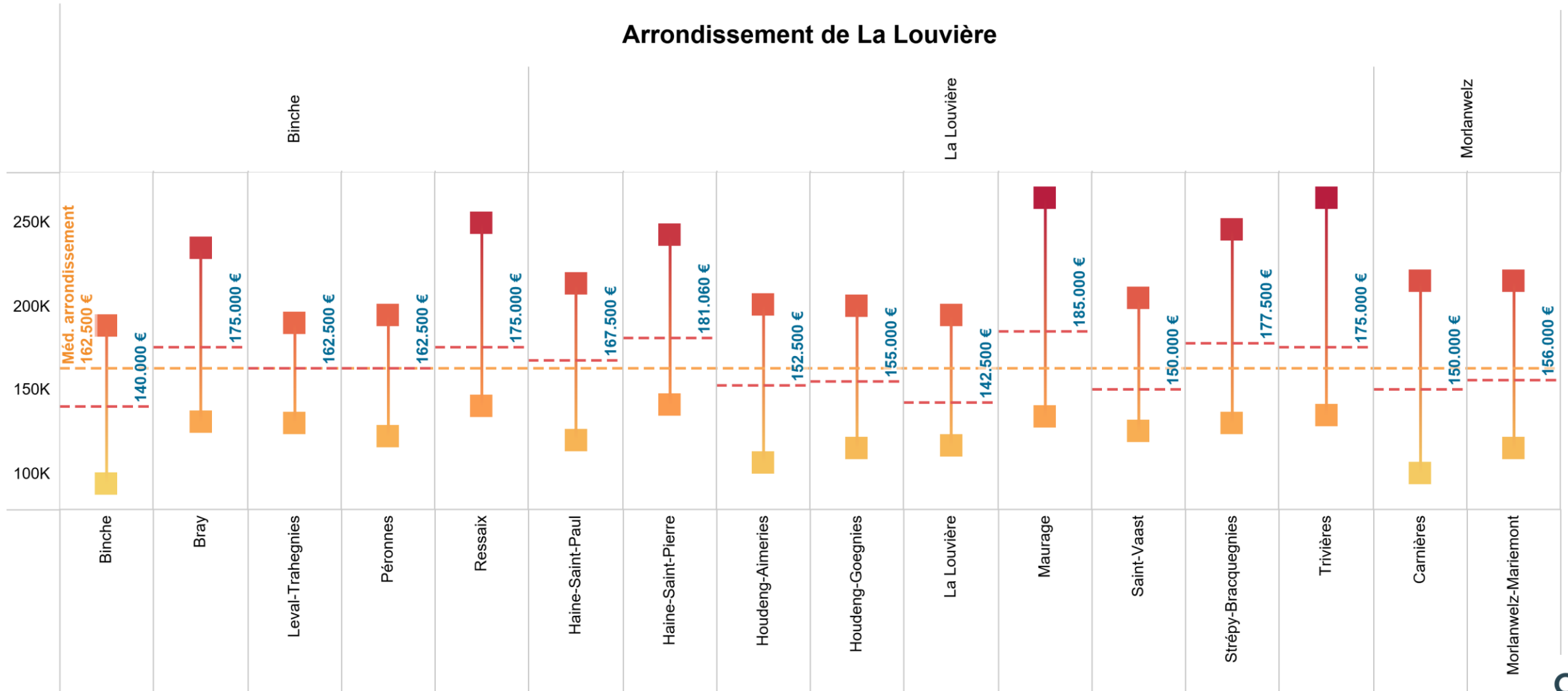
+0,0%
2022 - 2023

162.500 €





Zoom Hainaut - Arrondissement de La Louvière - IQR





Zoom Hainaut - Arrondissement de Mons

Hainaut



2023

+2,9%

2022 - 2023

+17,4%

2019 - 2023

175.000 €

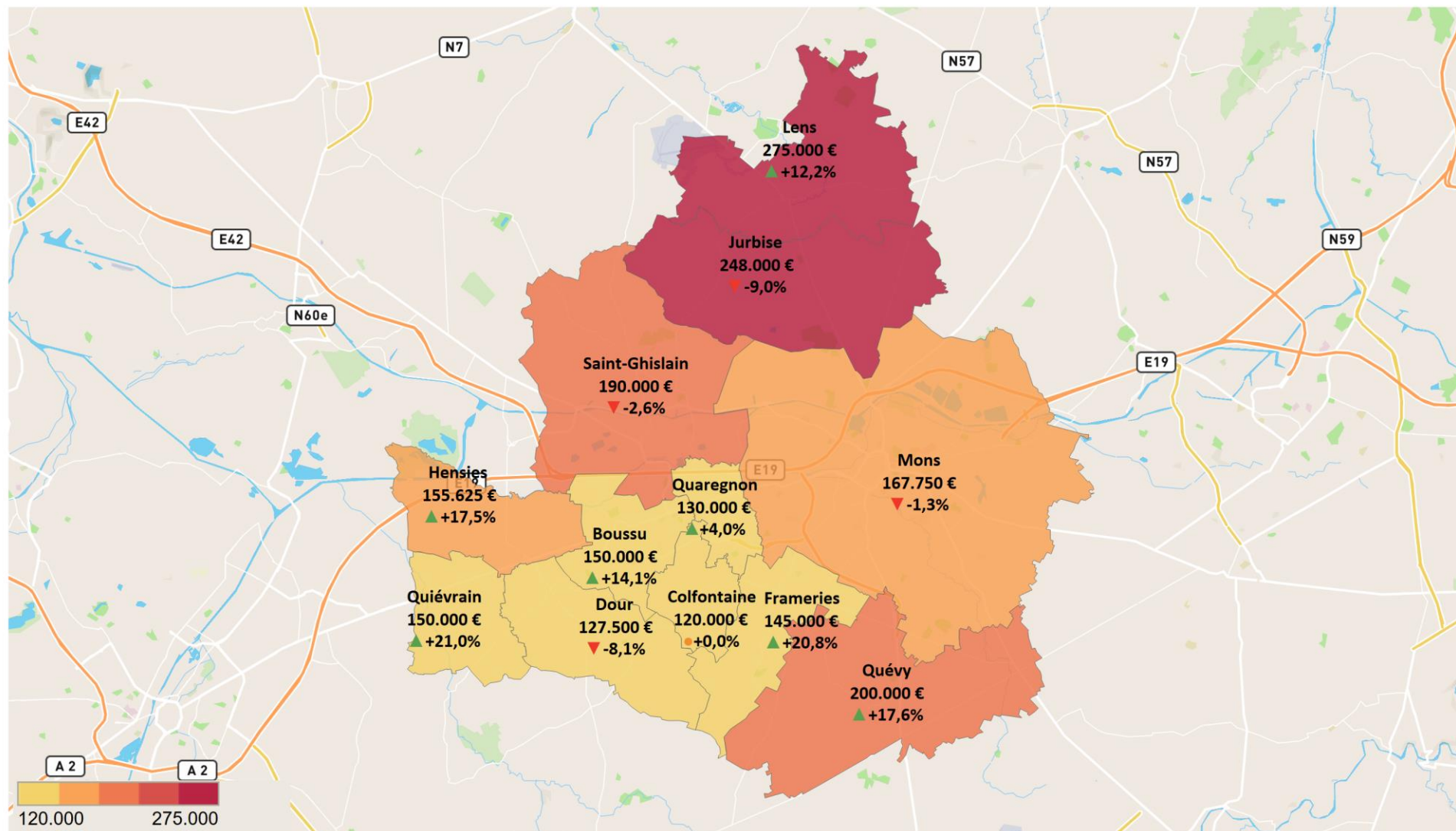
Arrondissement de Mons



+4,2%

2022 - 2023

156.250 €





Zoom Hainaut - ville de Mons

Hainaut

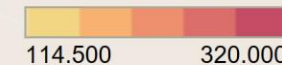
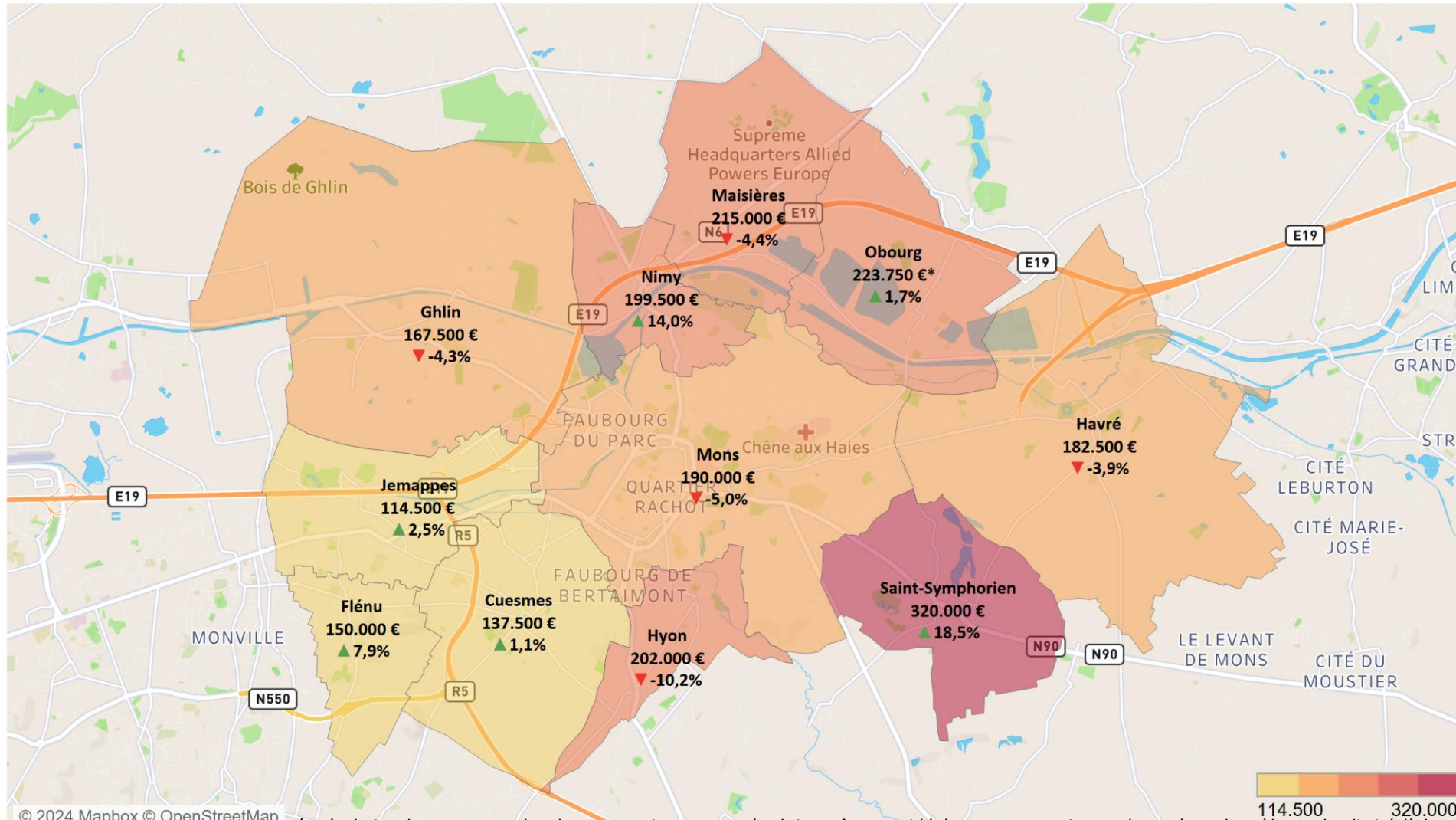
+2,9%
2022 - 2023
+17,4%
2019 - 2023

175.000 €

Ville de Mons

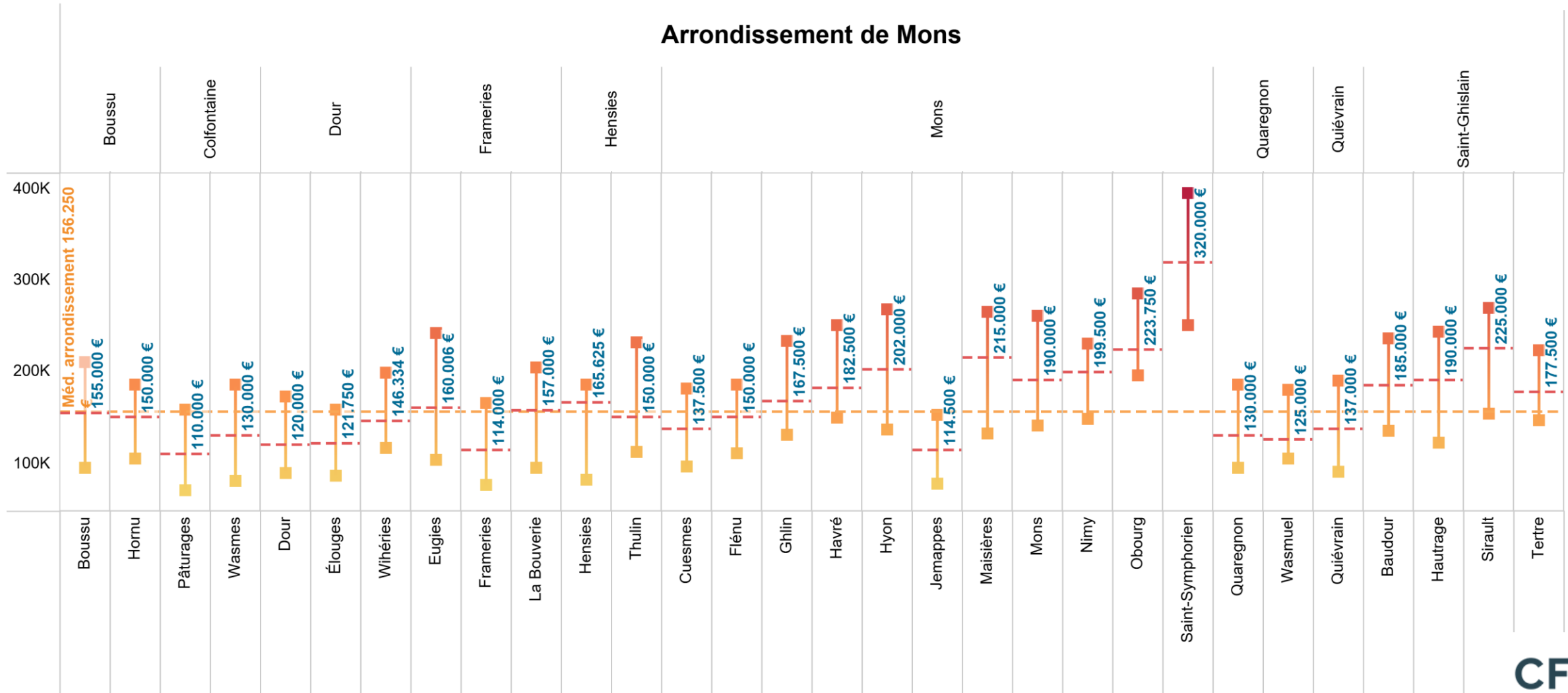
-1,3%
2022 - 2023

167.750 €





Zoom Hainaut - Arrondissement de Mons - IQR





Zoom Hainaut - Arrondissement de Soignies

Hainaut

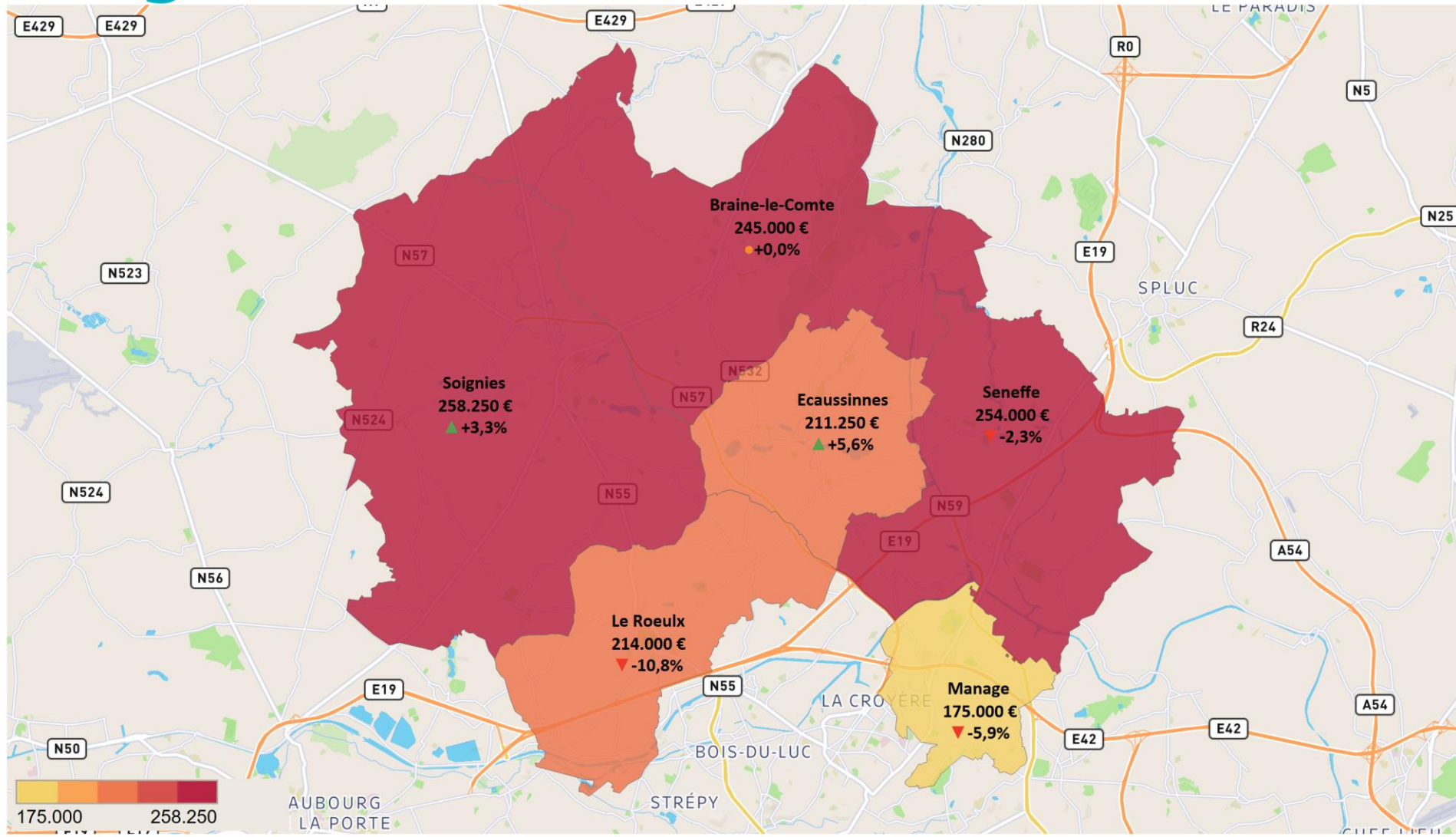
+2,9%
2022 - 2023
+17,4%
2019 - 2023

175.000 €

Arrondissement de Soignies

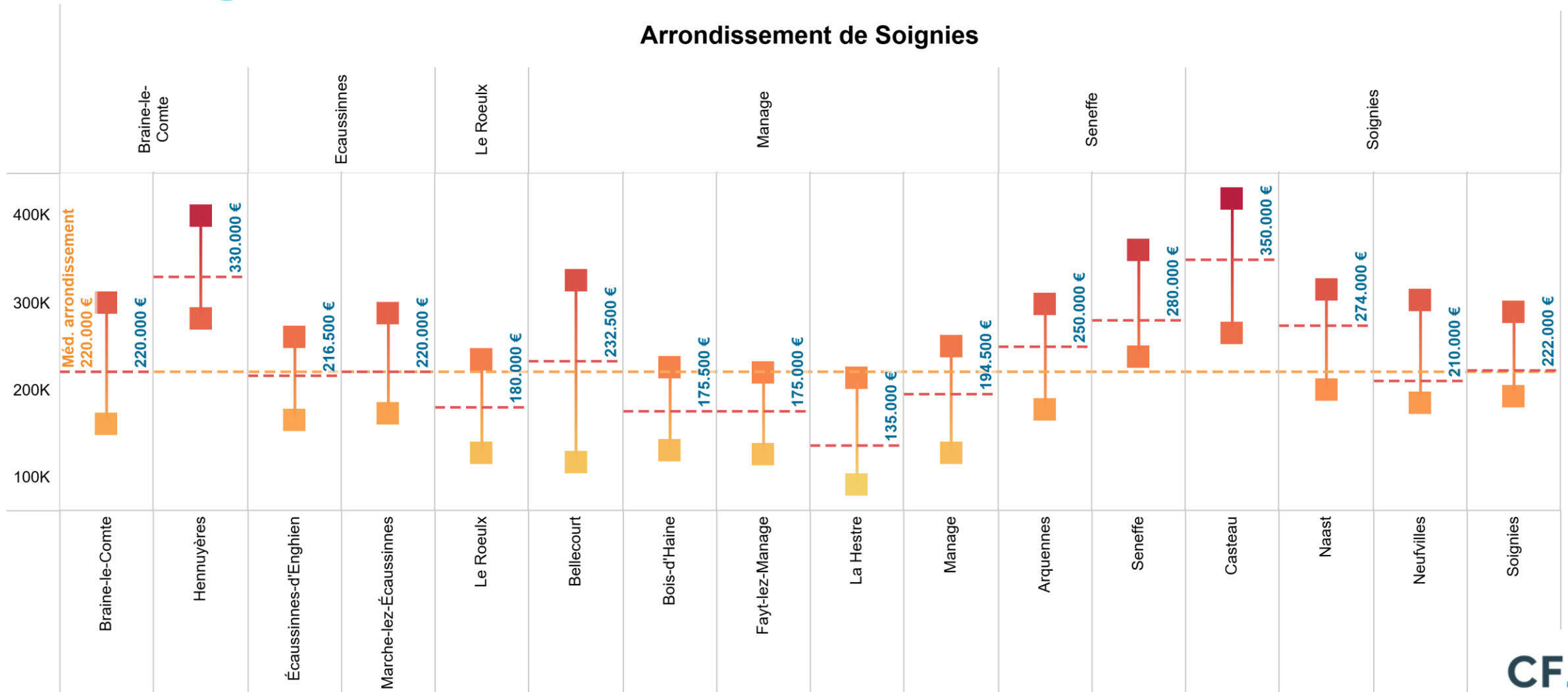
-2,9%
2022 - 2023

220.000 €





Zoom Hainaut - Arrondissement de Soignies - IQR





Zoom Hainaut - Arrondissement de Thuin

Hainaut



2023

+2,9%

2022 - 2023

+17,4%

2019 - 2023

175.000 €

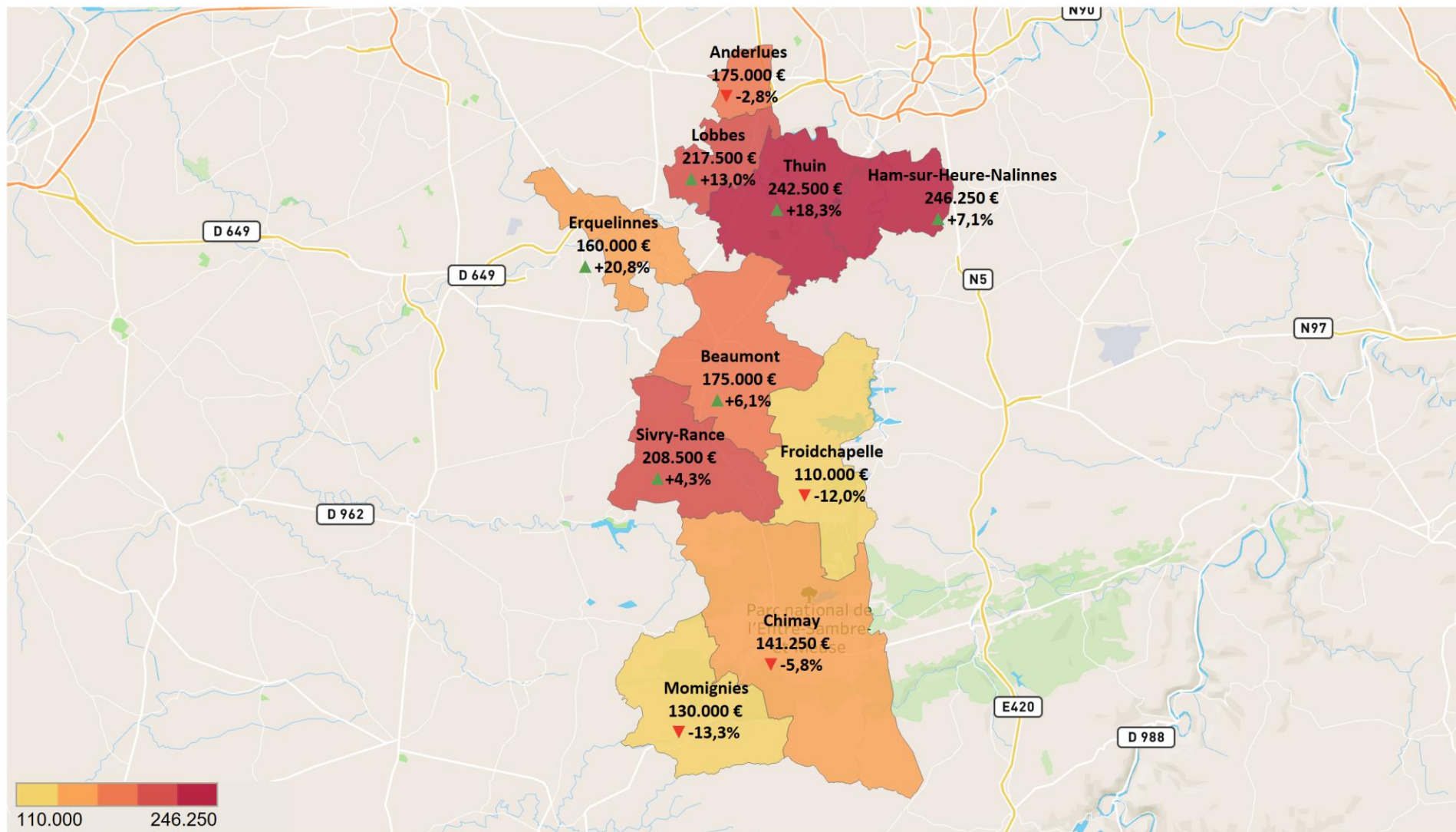
Arrondissement de Thuin



+3,6%

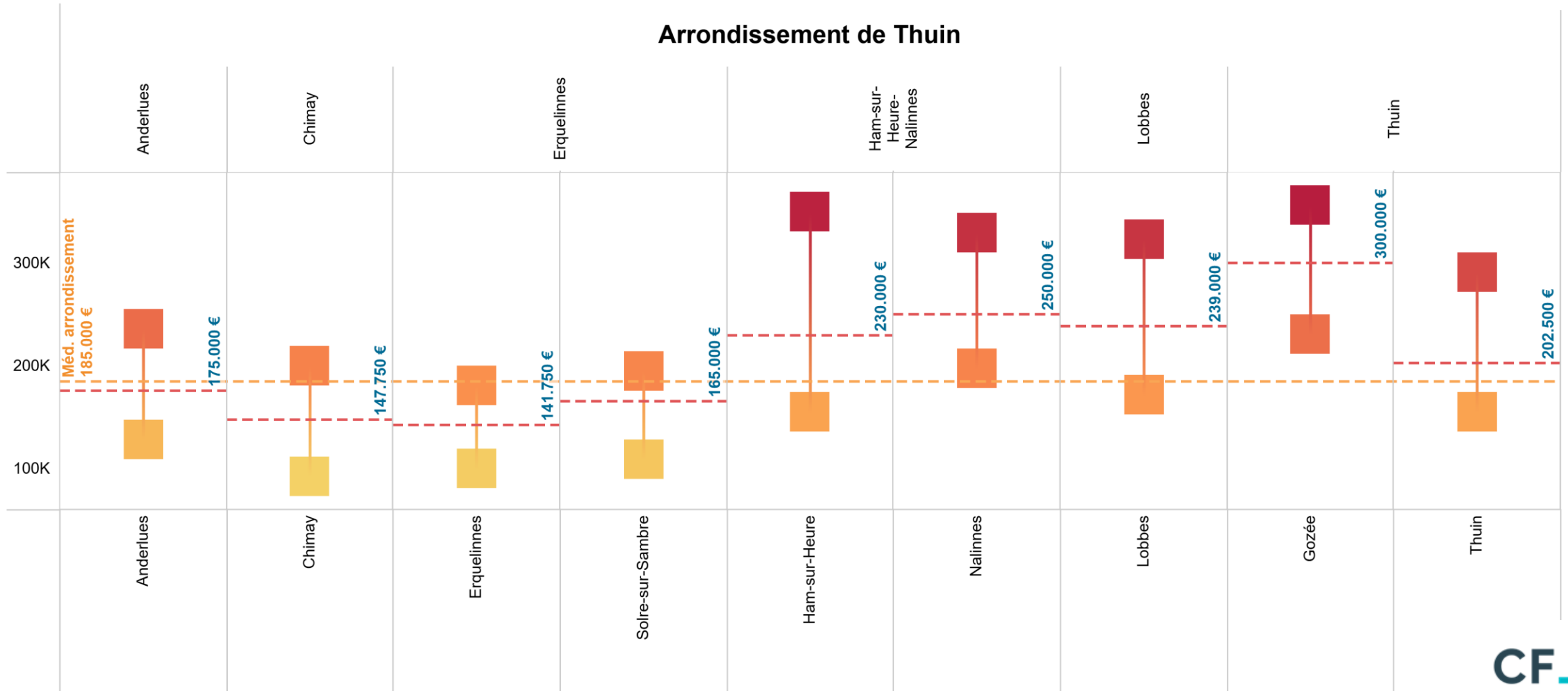
2022 - 2023

185.000 €





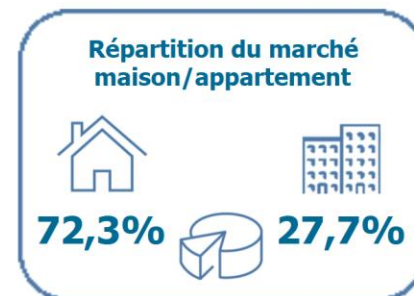
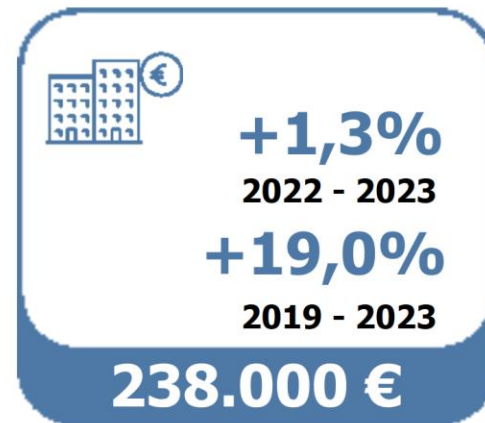
Zoom Hainaut - Arrondissement de Thuin - IQR



Évolution du marché immobilier en 2023

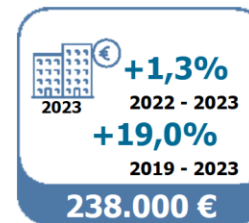
Appartements - Prix médian

Appartements - National

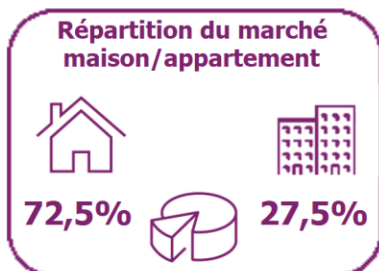
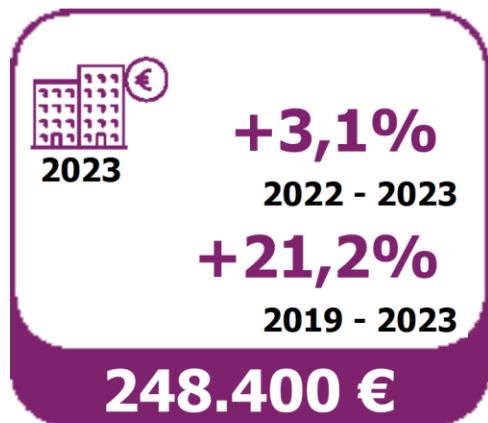


Inflation 2022 - 2023 : **2,1%**
Inflation 2019 - 2023 : **16,8%**

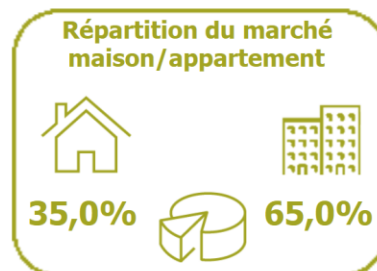
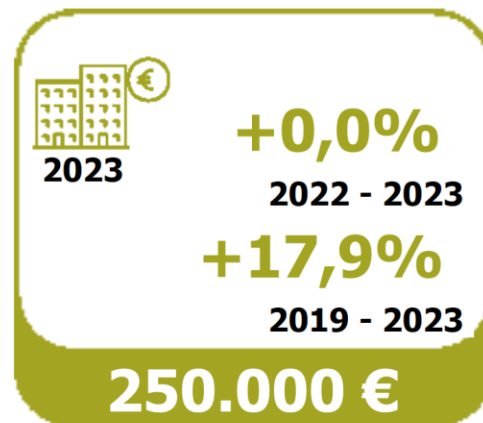
Appartements - Régional



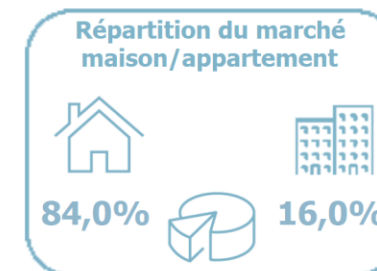
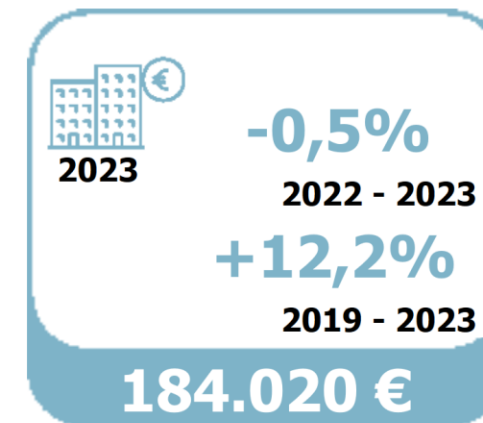
Flandre



Bruxelles



Wallonie




Inflation 2022 - 2023 : **2,1%**

Inflation 2019 - 2023 : **16,8%**


Appartements - Provincial

Wallonie

 -0,5%
2022 - 2023
2023 +12,2%
2019 - 2023


184.020 €

Brabant Wallon

 -3,5%
2023 2022 - 2023
+10,1%
2019 - 2023


245.000 €

Hainaut

 -3,0%
2023 2022 - 2023
+13,6%
2019 - 2023


159.000 €

Liège

 -4,2%
2023 2022 - 2023
+13,3%
2019 - 2023


170.000 €

Luxembourg

 +8,8%
2023 2022 - 2023
+27,1%
2019 - 2023

225.000 €

Namur

 +8,5%
2023 2022 - 2023
+19,0%
2019 - 2023

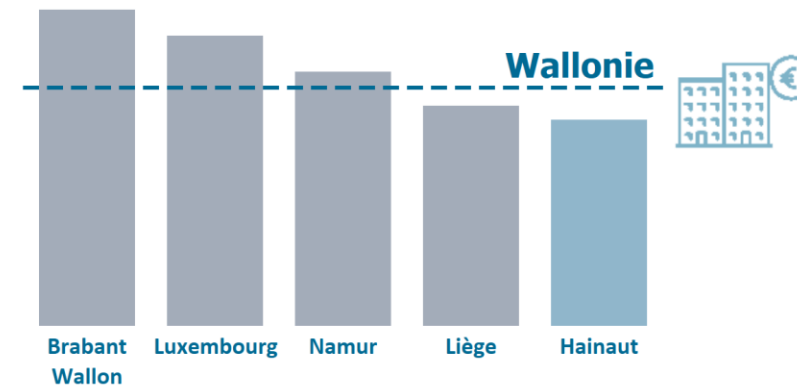
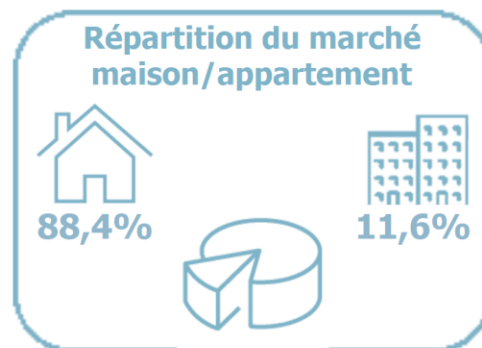
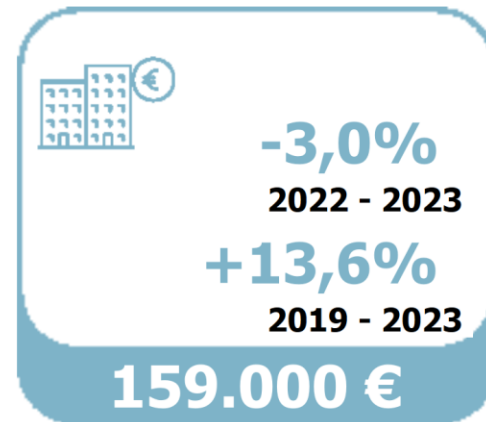
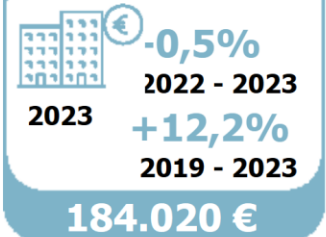
197.500 €



Inflation 2022 - 2023 : **2,1%**
Inflation 2019 - 2023 : **16,8%**

Zoom province de Hainaut

Wallonie



Inflation 2022 - 2023 : **2,1%**

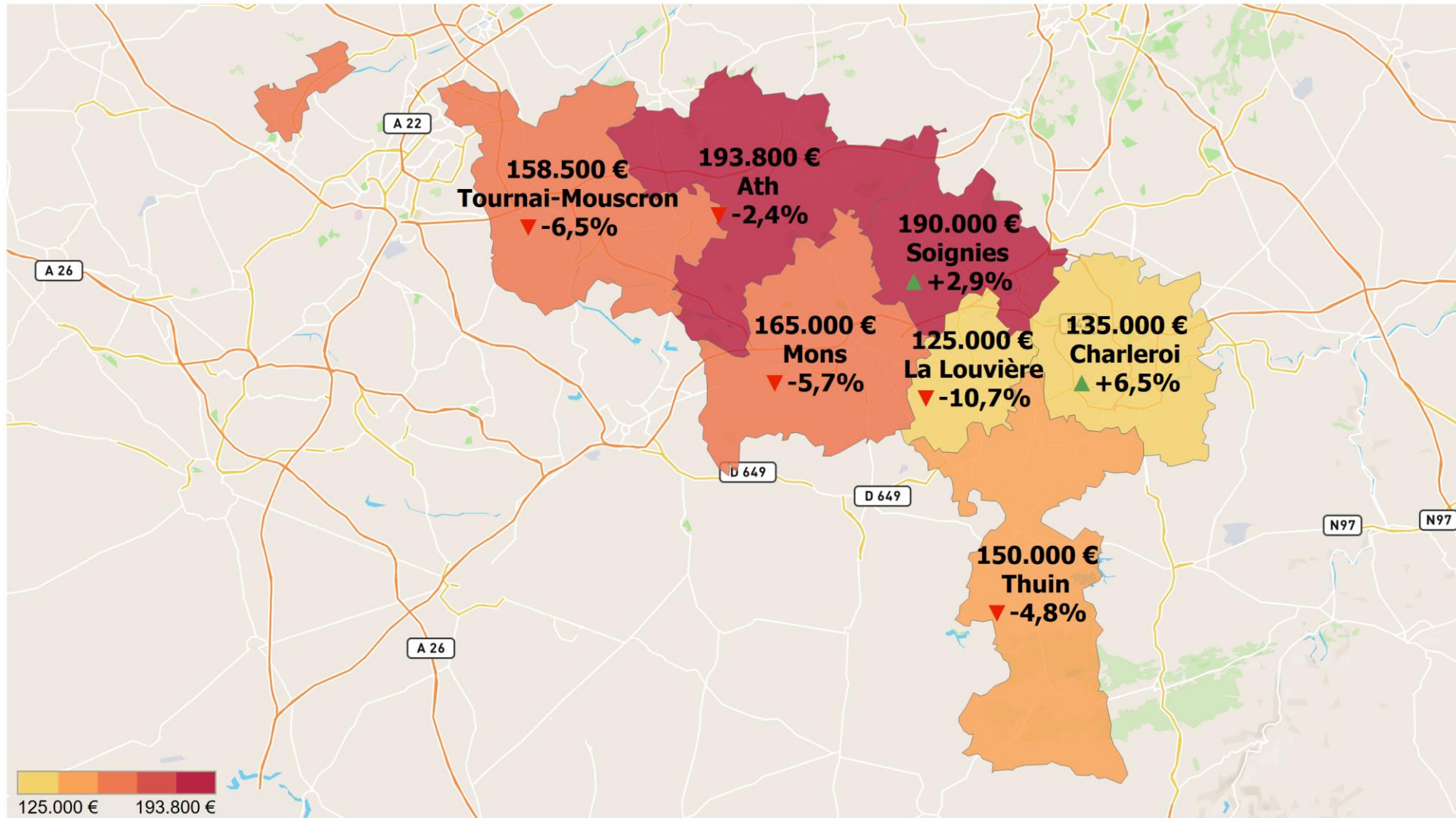
Inflation 2019 - 2023 : **16,8%**



Zoom province de Hainaut - Arrondissements

Hainaut

€
-3,0%
2022 - 2023
2023 +13,6%
2019 - 2023
159.000 €





Zoom Hainaut - Communes

Hainaut



-3,0%

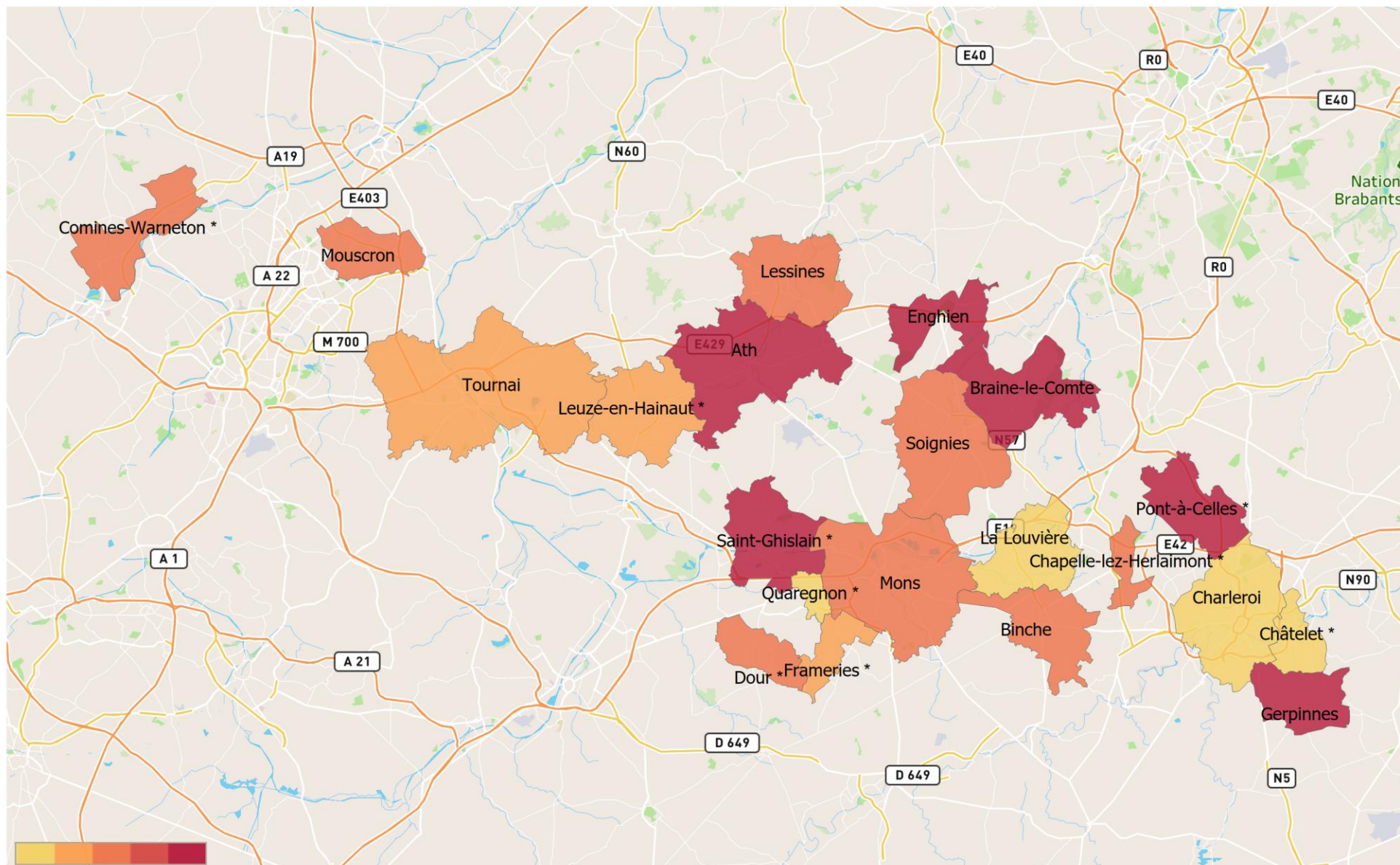
2022 - 2023

2023

+13,6%

2019 - 2023

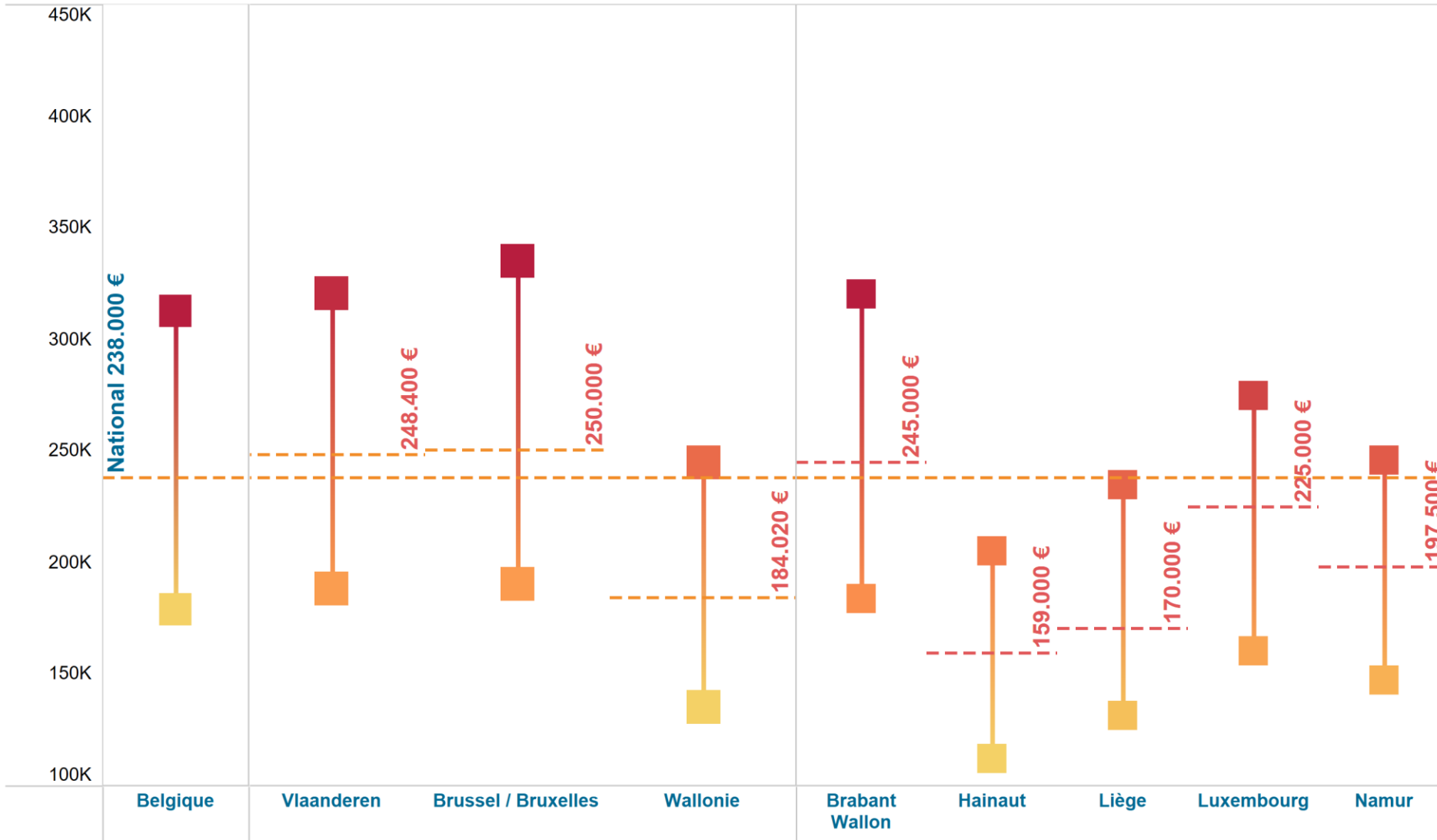
159.000 €



Le prix et/ou l'évolution des communes dont le nom termine par une astérisque doivent être considérés avec prudence étant donné le nombre limité d'observations.



IQR - National/Régional/Provincial





Zoom Hainaut - Arrondissement de Charleroi

Hainaut



2023

-3,0%

2022 - 2023

+13,6%

2019 - 2023

159.000 €

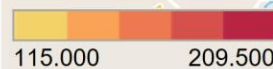
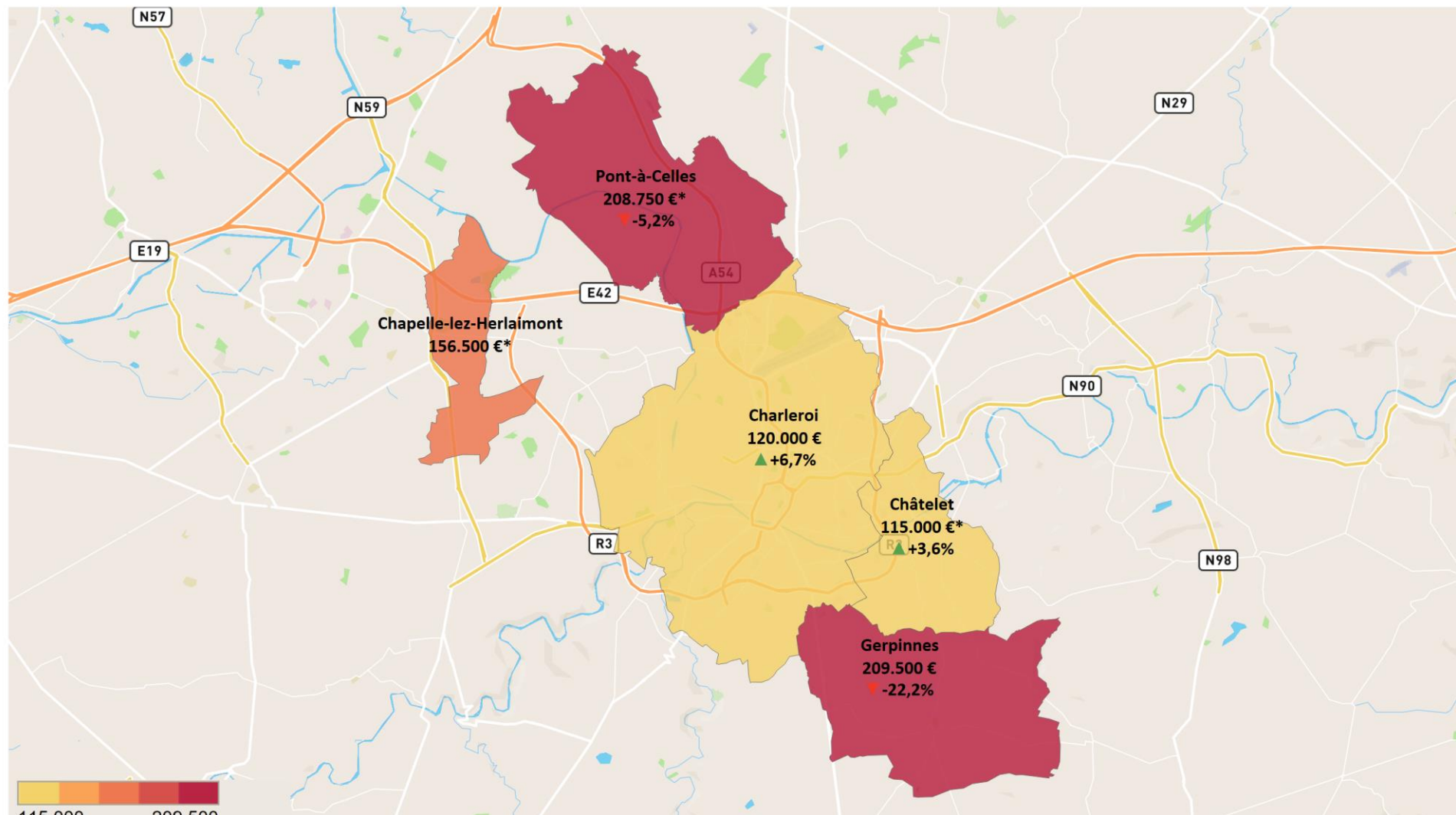
Arrondissement de Charleroi



+6,5%

2022 - 2023

135.000 €



Le prix et/ou évolution des communes dont le nom termine par une « * » doivent être considérés avec une certaine prudence, étant donné le nombre limité d'observations.



Zoom Hainaut - ville de Charleroi

Hainaut



2023

-3,0%
2022 - 2023
+13,6%
2019 - 2023

159.000 €

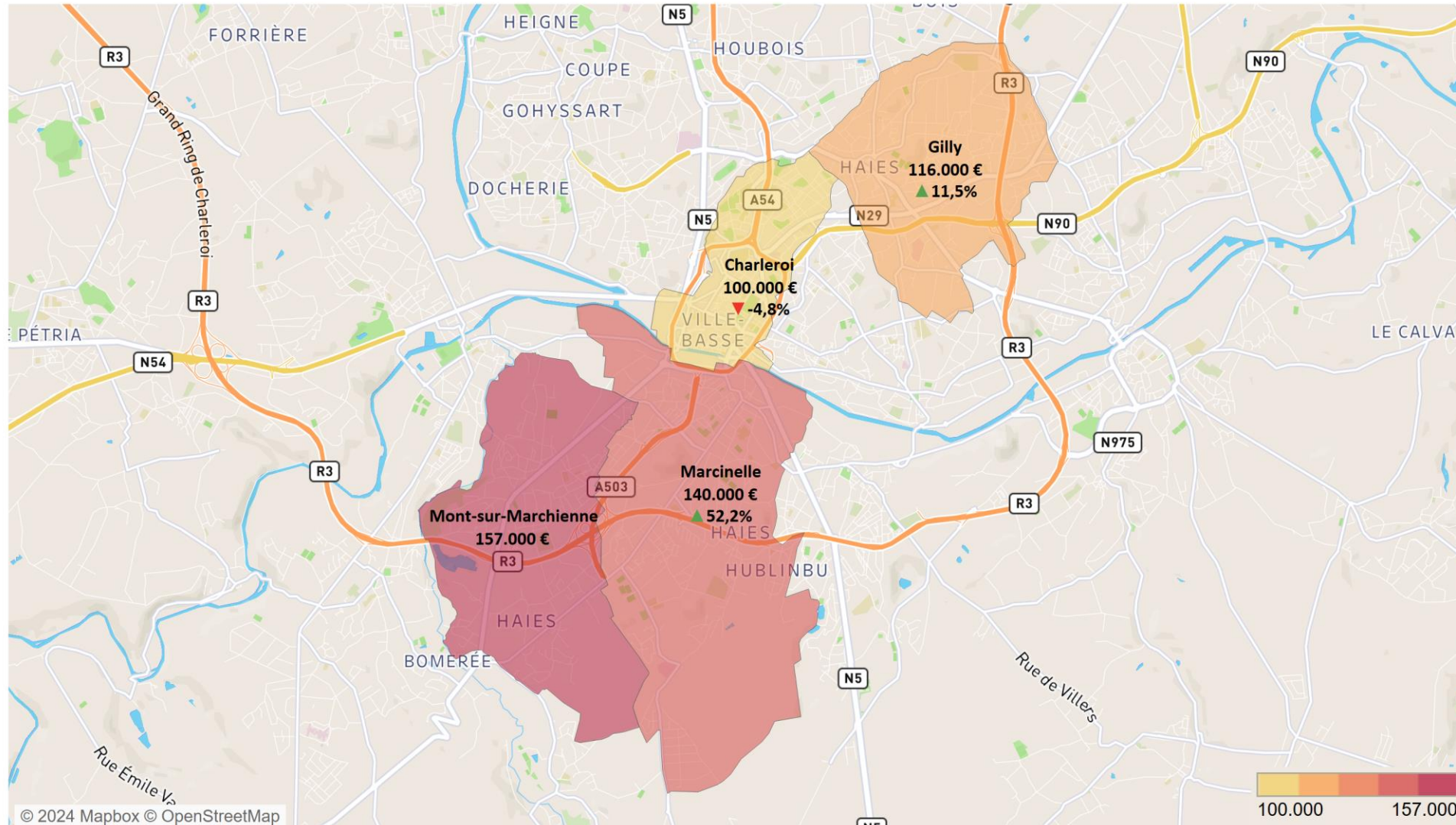
Ville de Charleroi



+6,7%

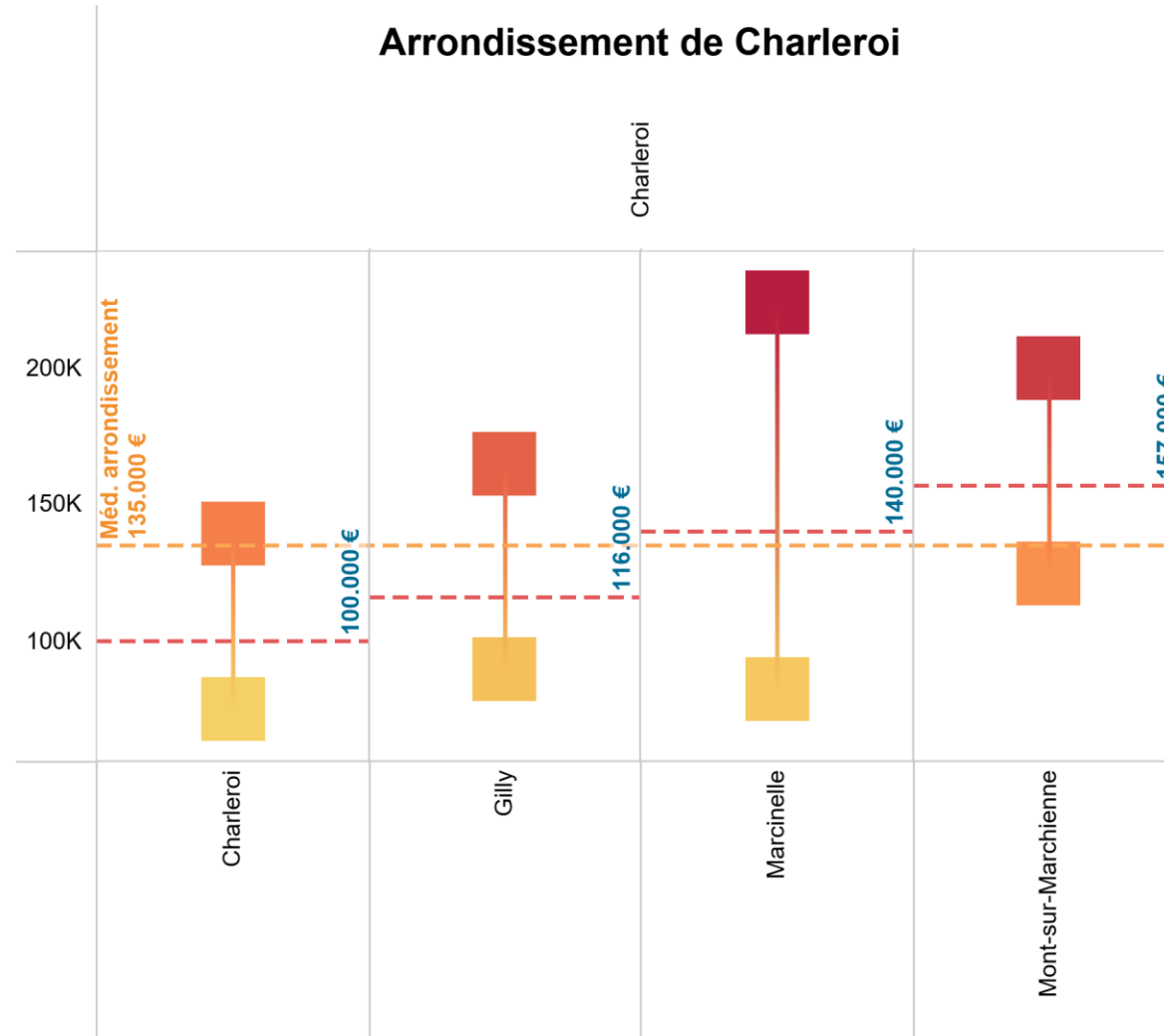
2022 - 2023

120.000 €






Zoom Hainaut - Arrondissement de Charleroi - IQR





Zoom Hainaut - Arrondissement de La Louvière

Hainaut


 -3,0%
 2022 - 2023
 2023 +13,6%
 2019 - 2023
159.000 €

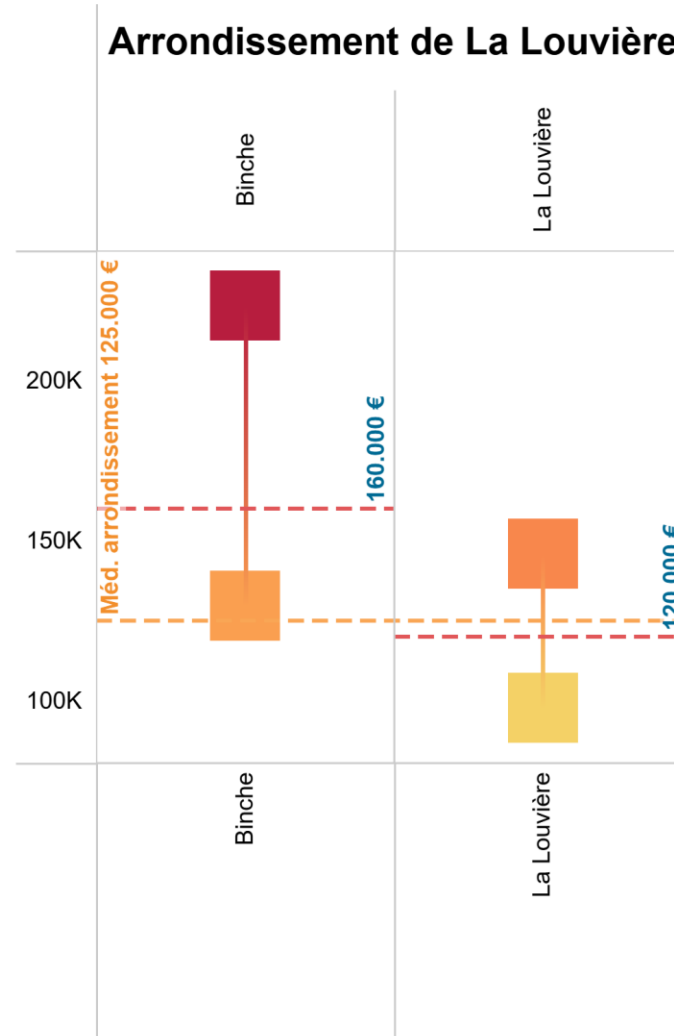
Arrondissement de La Louvière


 -10,7%
 2022 - 2023
125.000 €





Zoom Hainaut - Arrondissement de La Louvière - IQR





Zoom Hainaut - Arrondissement de Mons

Hainaut



2023

-3,0%
2022 - 2023
+13,6%
2019 - 2023

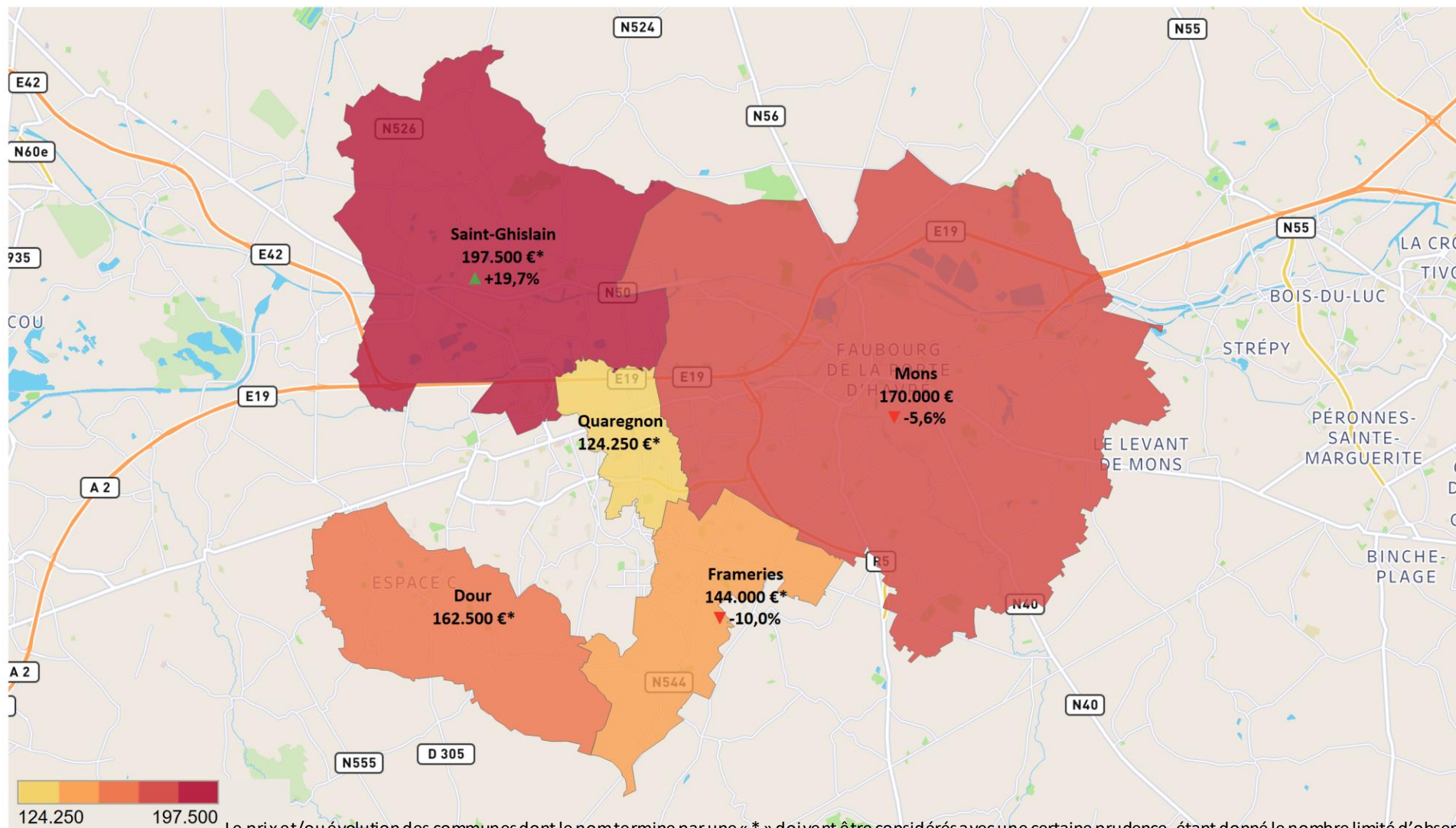
159.000 €

Arrondissement de Mons



-5,7%
2022 - 2023

165.000 €





Zoom Hainaut - Arrondissement de Soignies

Hainaut



2023

-3,0%

2022 - 2023

+13,6%

2019 - 2023

159.000 €

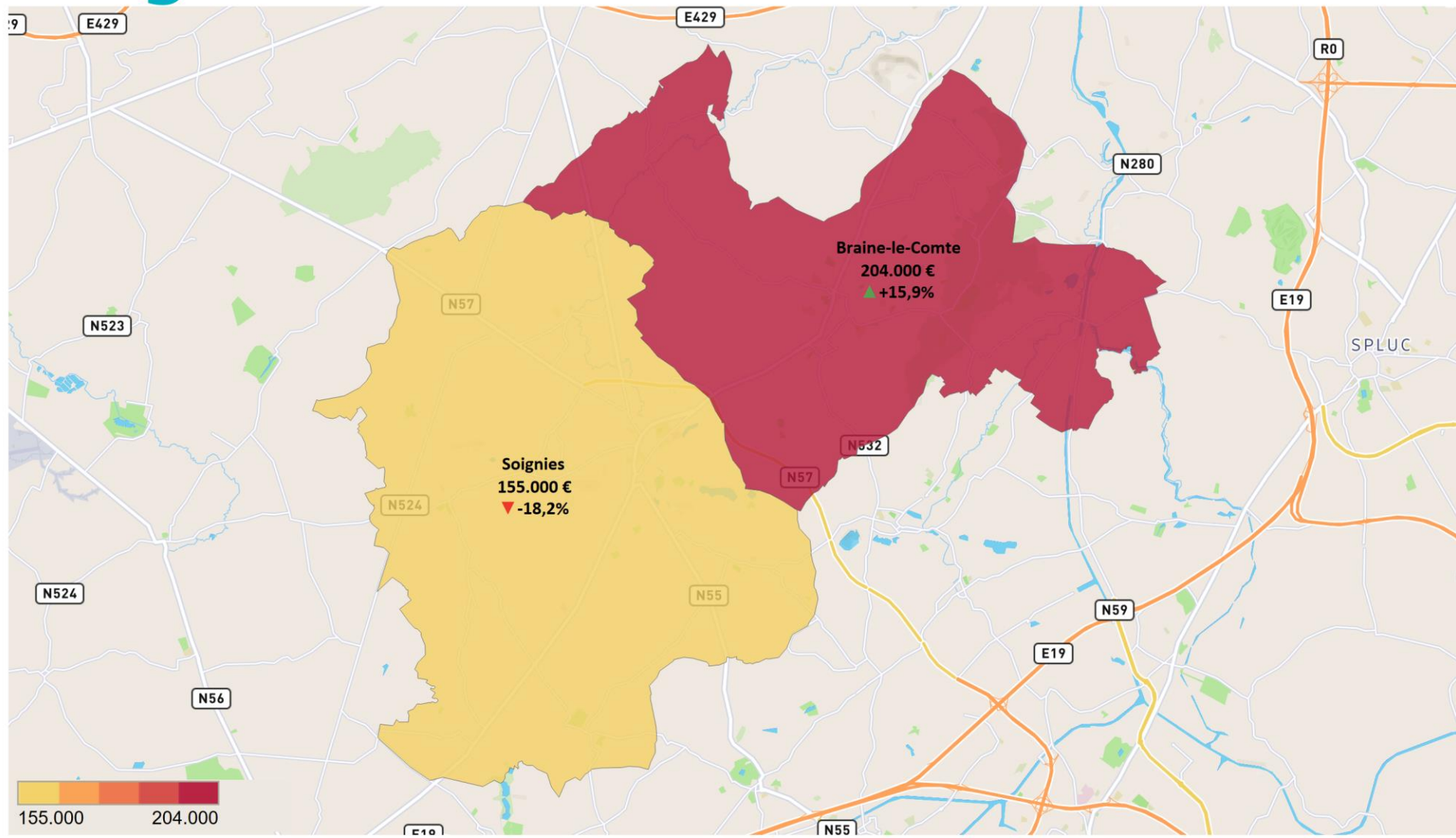
Arrondissement de Soignies



+2,9%

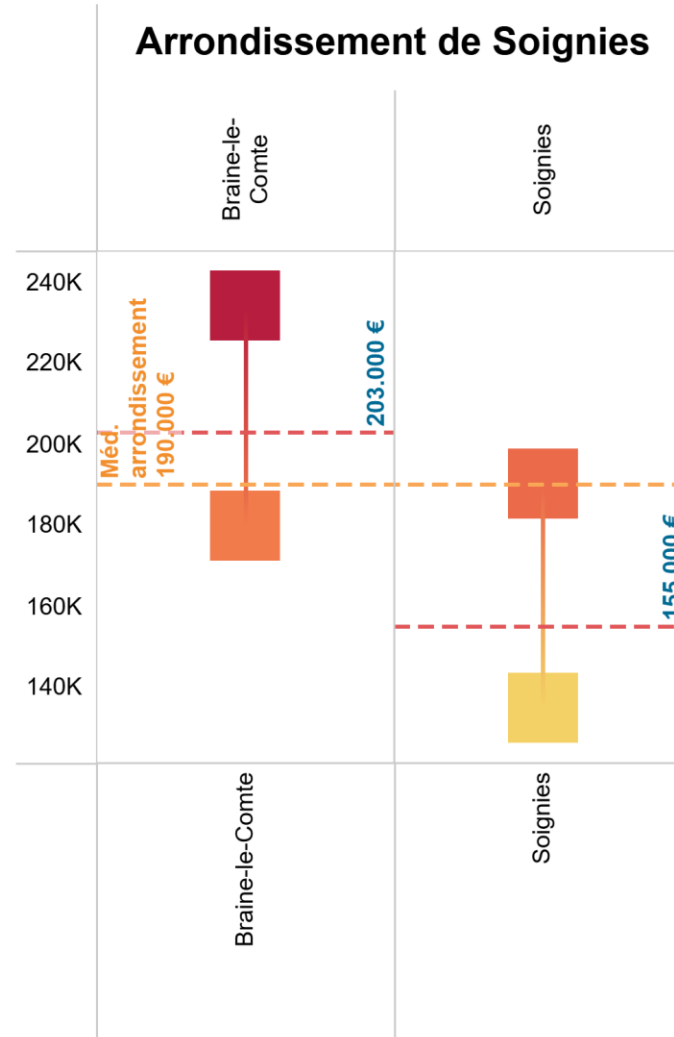
2022 - 2023

190.000 €





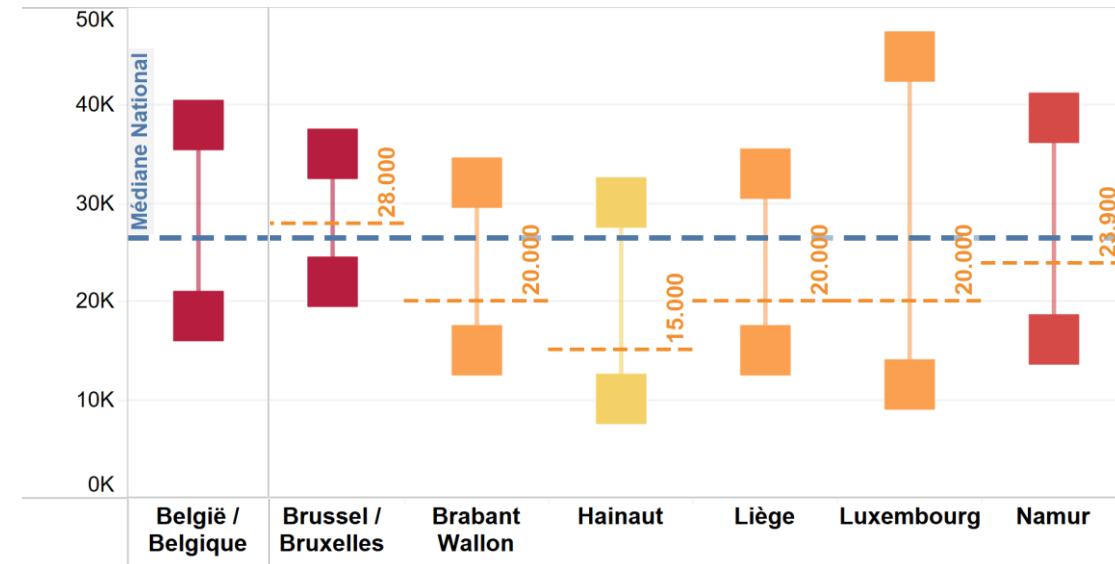
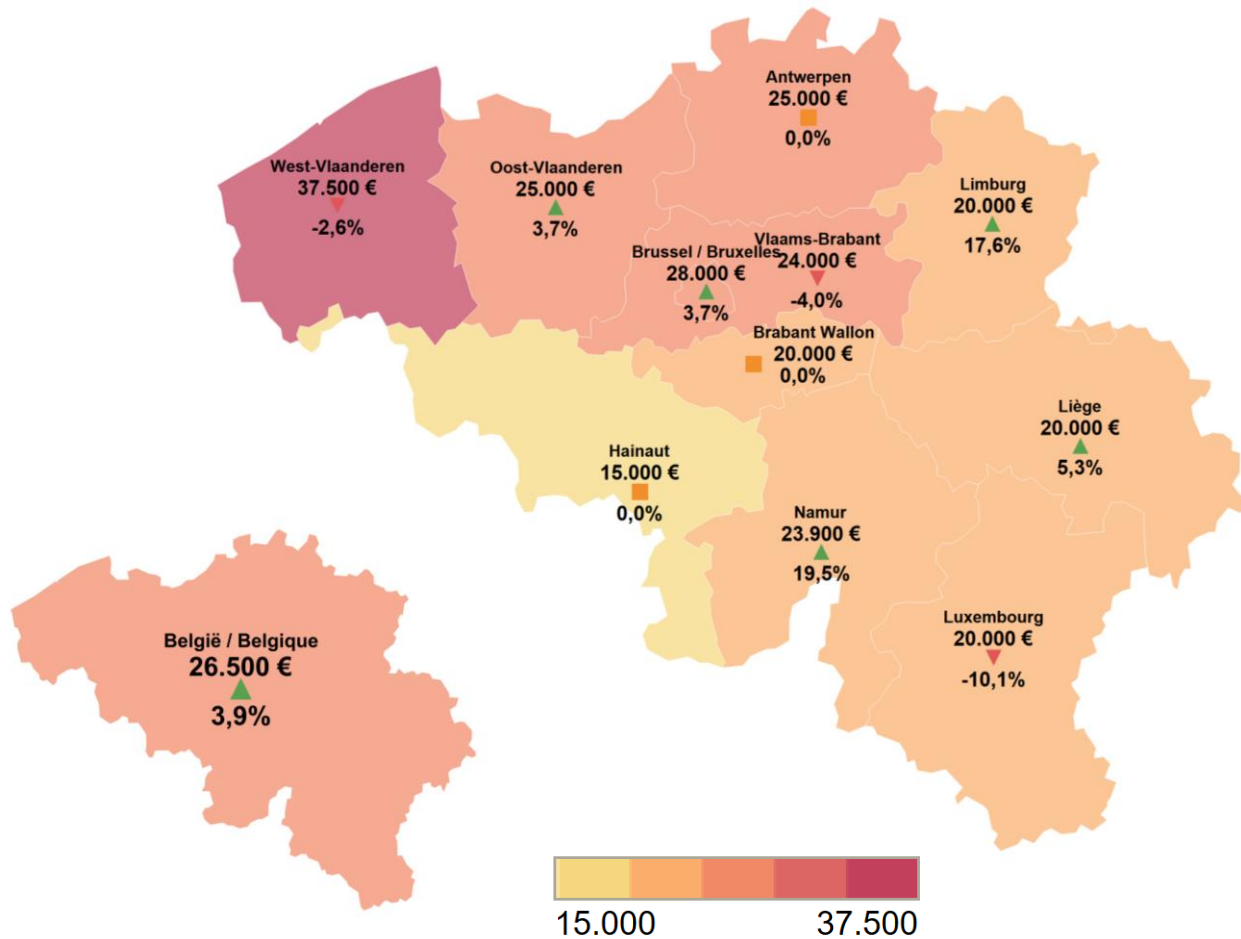
Zoom Hainaut - Arrondissement de Soignies - IQR



Évolution du marché immobilier en 2023

Garage - Prix médian

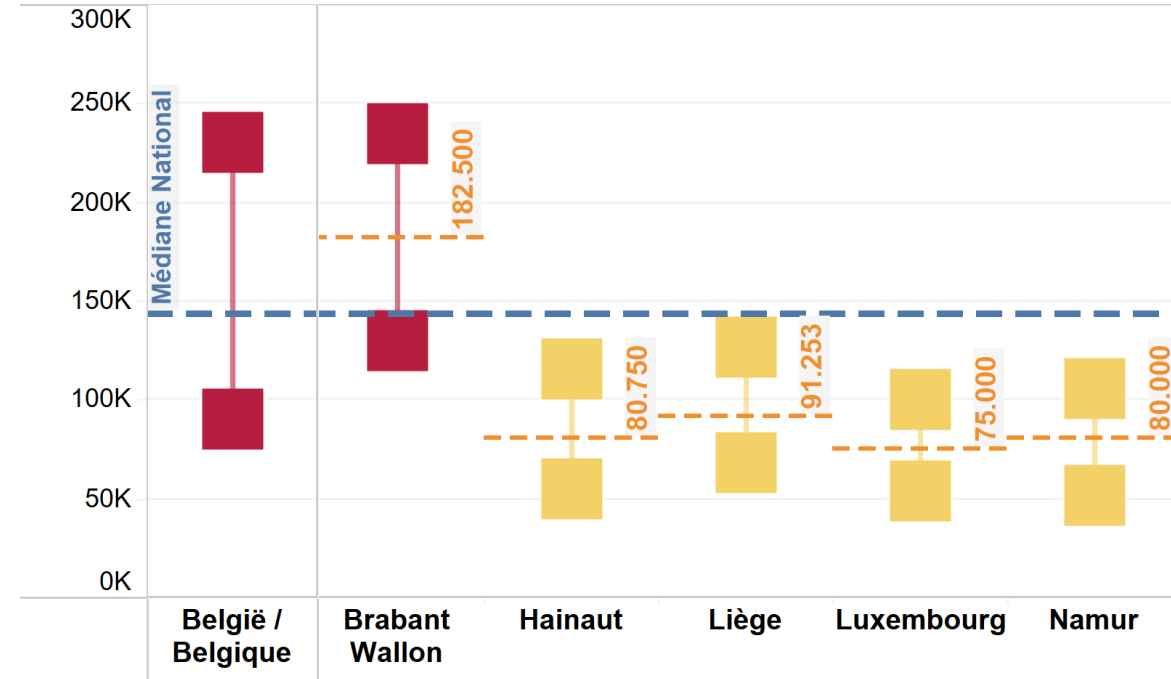
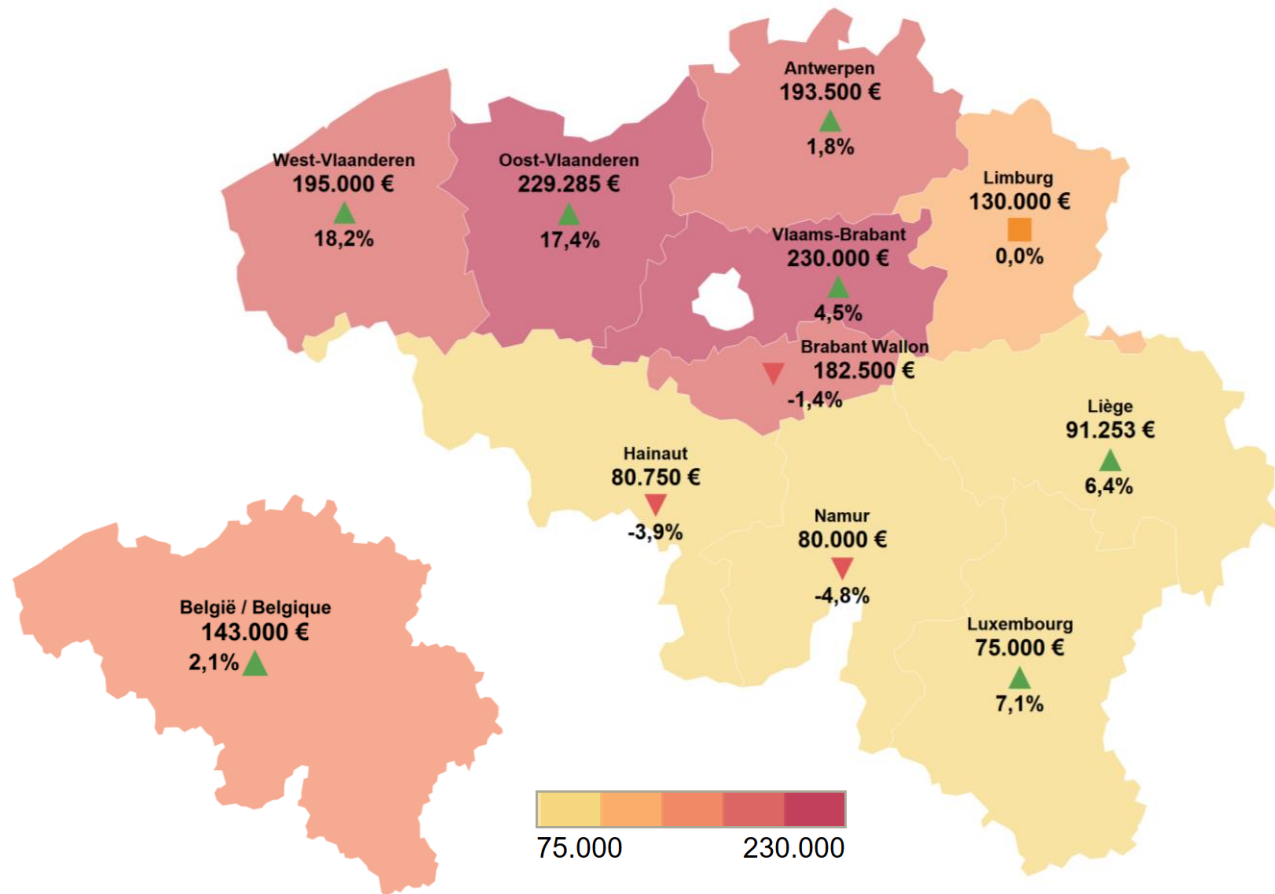
Garage – Prix médian



Évolution du marché immobilier en 2023

Terrain à bâtir - Prix médian

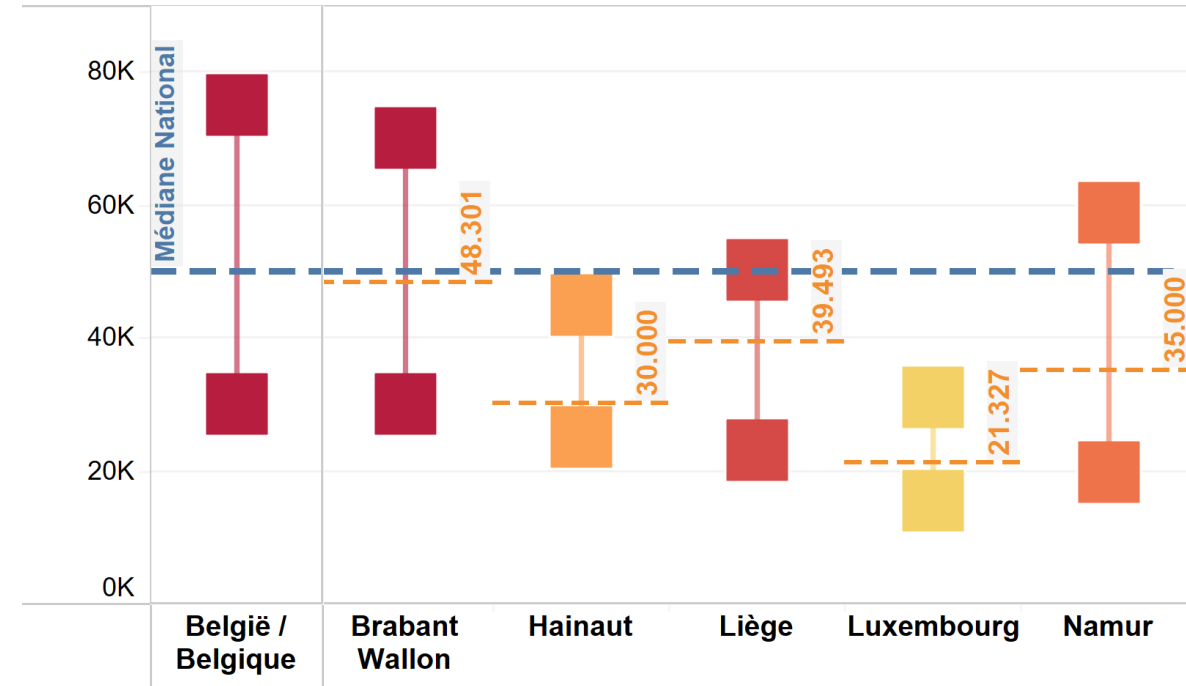
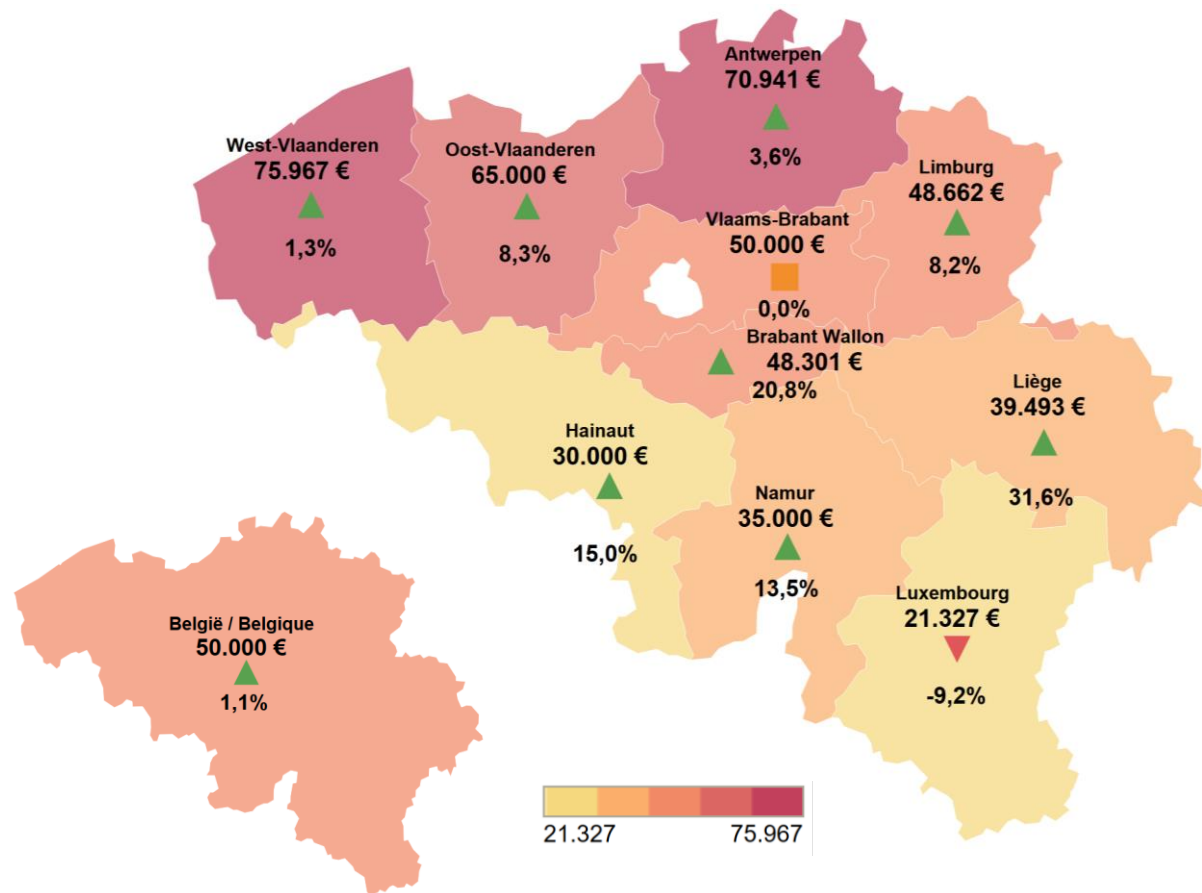
Terrain à bâtir – Prix médian



Évolution du marché immobilier en 2023

Terrain agricole - Prix médian

Terrain agricole – Prix médian/hectare

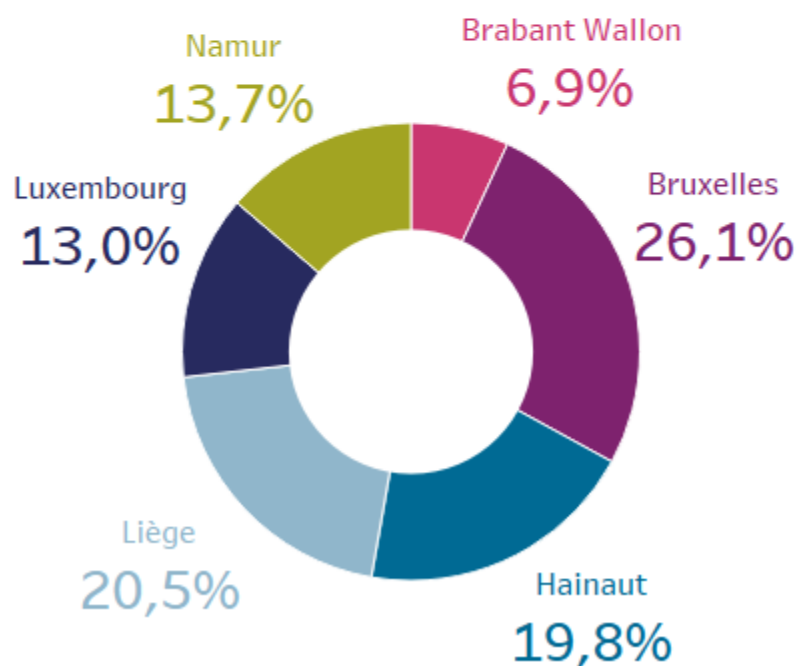


Biddit

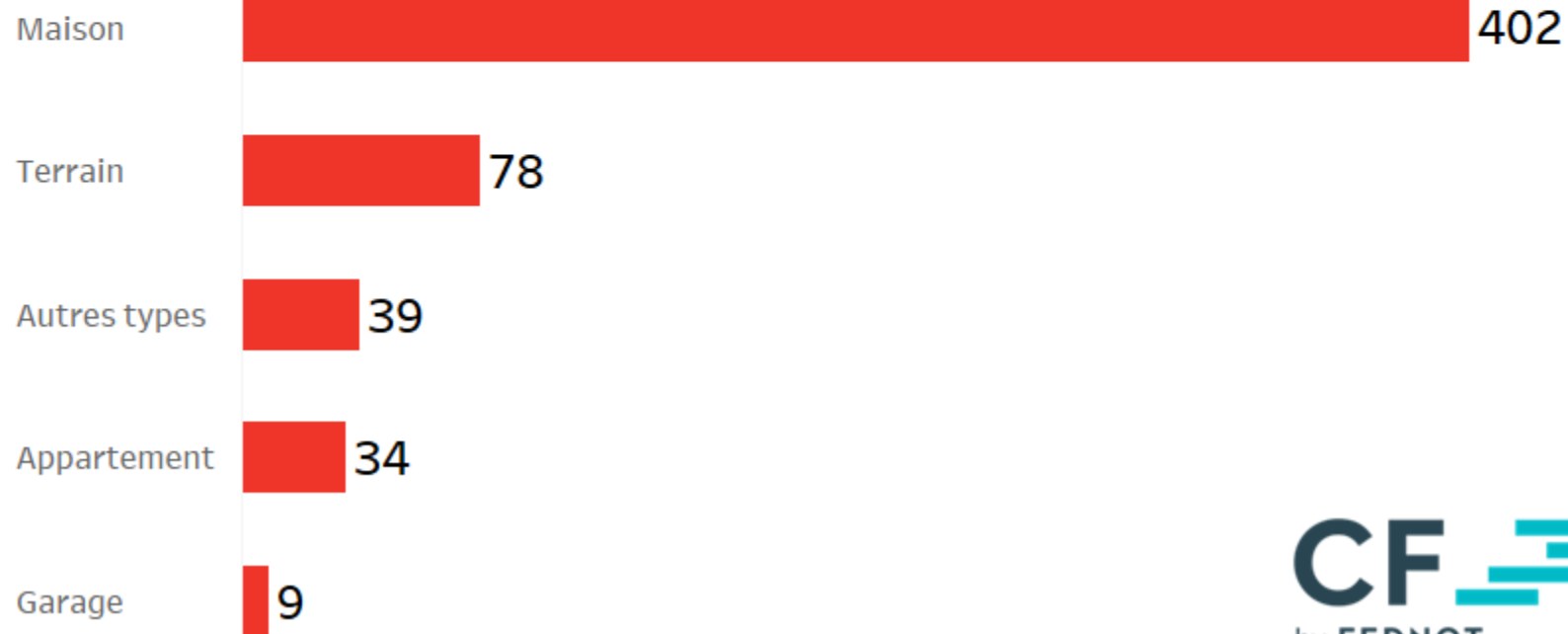
562 publications sur Biddit en 2023

-5% par rapport à 2022 (-32 publications)

Parts de marché en 2023



Nombre de publications par type de bien en province de Hainaut



Conclusions

- A compléter par les orateurs

Perspectives 2024

- A compléter par les orateurs

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