

# Vesteda Market Watch Q2 2024

## Housing Market Indicator

Consumers

3.6

Economy

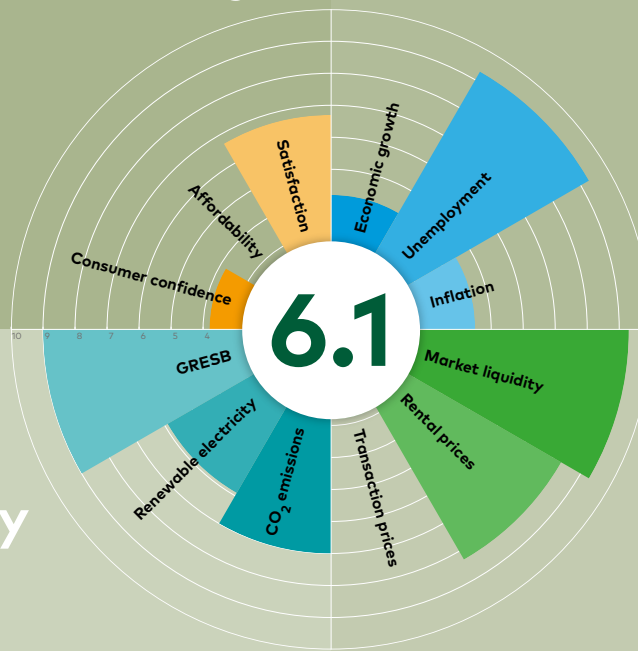
6.2

Sustainability

7.5

Housing

6.6



overall score, actual per Q2 2024

### HMI underscores relatively stable market conditions

In the second quarter of 2024, the Housing Market Indicator (HMI) held steady with a score of 6.1. This consistent and slightly increasing score indicates relatively stable market conditions, though still somewhat fragile.

### Affordability and rental prices

The primary factor behind this quarter's rise is a notable improvement in the consumer quadrant's affordability score, even though overall affordability remains low. The ongoing increase in rental prices continues to reflect the pressure within the housing market. The upward trend in sale prices has yet to be fully captured by the HMI.

### Combination of influences

There is no specific factor that detracted from the HMI score this quarter. However, the significant improvement of the affordability score is dampened due to a combination of influences such as economic growth, inflation, renewable energy advancements, and market liquidity.

### Overall

Overall, the HMI points to a market that is maintaining stability amid various influences. There seems to be a basis for an increase in the HMI in the coming period, meaning an improvement of the market conditions relevant to institutional housing investors in the Netherlands. However, there is considerable uncertainty about the predictions for the coming period, mainly due to turbulent geopolitical developments.

### Trend Q1 2022 - Q2 2024

