

Dutch Housing Market 2025



November 2024

An Insight into the Dutch Housing Market– What to expect?

The Dutch housing market is pretty wild these days...

Market is highly competitive, with high demand, limited supply, and often fast-moving listings, particularly in major cities. Rental prices can vary significantly based on location, property size, and amenities.

To help you navigate the Dutch rental market, Settlly has prepared this guide with key insights to help you understand how renting works in the Netherlands and what to expect along the way.



Current state of the market

In July 2024, a new regulation was put into place called the '**Affordable Rental Act**'. A very, very high level explanation for this Act is that it has been put into place for the benefit of low-mid income individuals so that they can afford mid level housing (housing level in between social housing and private landlords). Due to this act coming into place, it has had a significant effect to the Dutch rental market in the following way:

- The new Act benefits the tenants, not the landlords, so a lot of landlords are selling their properties, meaning there are less rental properties on the market.
- Given the fact that there are less properties on the market, rent prices have increased quite significantly.
- Landlords can only issue indefinite leases from now with a minimum stay of 12 months on so you must have a work contract in place for at least 12 months or you will be a less favourable tenant to landlords.



But don't worry—you'll have all the support you need to successfully find a home!

We understand that the home search process in a new country can feel overwhelming. **That's why Settly can assist you with the Home Finding relocation benefit.** With Settly, your rusted relocation partner, you'll have the support you need to successfully find your new home.

Our goal is to help you find the perfect long-term home in your new location, tailored to your specific needs, preferences, and budget. With personalized support and expert guidance through the local housing market, we're here to make your search easy and stress-free. From finding comfortable options to settling in, Settly will be with you every step of the way to ensure a smooth transition into your new home.



What you should be aware of:



Location → There's more to the Netherlands than Amsterdam, and public transport is widely available. Cities such as Harlem, Utrecht or Rotterdam are great and budget friendly alternatives.



Offer → Overbidding (5-10%) on rent in big cities is very common and can increase your chances of getting accepted



Pre-Arrival → We recommend for Searches & Viewings take place upon arrival- arrive ideally 2-3 weeks prior to your start date. It can take up to 5 weeks to find your home.



Temp Housing → We recommend to book at least 1 month of temporary housing. Settly can assist you with this.

What you should be aware of:



Pets → Keep in mind that pets can make the search more challenging



3 x rule → As a Tenants you will be required to earn 3x the monthly rental price



Rental Deposit → A deposit of 2 months the rent is common and it is not possible to pay this in cash. If needed, Settly can assist you with your deposit pre-payments



Sharing → Home sharing can be a solution, but it is also more time extensive to find appropriate apartment

Dutch Houses– what to expect

- **Compact Living:** Apartments, especially in cities like Amsterdam, Rotterdam, and The Hague, are compact due to limited space.
- **Small or No Freezers:** Fridges often come with small or no freezers; consider an external freezer if needed.
- **Steep Stairs:** Dutch houses often have narrow, steep stairs with limited elevators in older buildings.
- **Bedroom Sinks:** Sinks in bedrooms are common in older city apartments.
- **No Light Fixtures:** Some apartments may have bare ceiling wires for tenants to install their own lighting.
- **Mice:** Common in older city buildings, especially near water; cleaning helps deter them.
- **Showers, Not Bathtubs:** Space constraints mean showers are more common than bathtubs.
- **Cold Water in Toilet Sinks:** Small toilet sinks usually have only cold water taps.
- **Floor Numbering:** The ground floor is “0,” with the next level up as the 1st floor.
- **Window Moving:** Large items are often moved in through windows using hoist beams or cranes.

Average rental pricing

**As of November 2024
Note that prices exclude utilities*



Cities	1-bedroom (up to 75 sqm)		2-bedroom (75+ sqm)		3-bedroom (100+ sqm)	
	Furnished	Unfurnished	Furnished	Unfurnished	Furnished	Unfurnished
Amsterdam	€2150	€2050	€2750	€2600	€3250	€3100
Amstelveen	€2000	€1850	€2250	€2150	€2500	€2400
Haarlem	€1900	€1800	€2200	€2100	€2450	€2350
Utrecht	€1800	€1700	€2100	€2000	€2450	€2350
Almere	€1750	€1650	€2350	€2250	€2400	€2300
Den Haag	€1700	€1600	€2300	€2200	€2400	€2300
Rotterdam	€1700	€1600	€1950	€1850	€2350	€2250
Eindhoven TBD	€1400	€1300	€1700	€1600	€2250	€2150

Here's what to expect from your home finding assistance benefit:

Needs Assessment and Consultation

- You will have Initial consultation with your dedicated housing specialist with focus on your needs, preferences, and budget.
- You will receive personalized guidance and help to set-up realistic criteria, understand budget, property sizes, and location feasibility and assistance with preparing all the documentation needed to secure a home in The Netherlands.
- You will receive post-consultation neighborhood booklet, covering safety, amenities, and local services.

Property Search and Selection

- You will be provided with an assistance with the search for rental properties matching your criteria.
- You will be assisted with scheduling viewings, during which you will be accompanied by your housing specialist.

Here's what to expect from your home finding assistance benefit:

Lease Negotiation and Documentation

- Drafting and submitting the rental offer.
- You will be assisted during lease negotiations, securing you with the favorable terms.
- You will be helped with the review and explanation of lease agreements and terms.
- Ensuring completion and submission of all required documentation.

Utilities and Handover

- You get support with setting up your utilities.
- You will get guidance on setting up payments of rent and deposits before check-in.
- You will be accompanied by your housing specialist at the check-in to assist you with a smooth property handover in good condition.