

Belgian property price barometer

Q2 2026

Sale prices of houses and flats, from the latest Statbel release, which covers sales up to 30 June 2026. Edition published on 1 October 2026.

Prices in the first half of 2026

In the first half of 2026, a house in Belgium sold for a median price of €320,000. That is 1.6% more than in the first half of 2025.

A flat sold for a median price of €257,000. That is 3.2% more than in the first half of 2025.

Statbel counted 46,550 house sales and 26,492 flat sales over this period.



Region by region and province by province

Median sale price, first half of 2026. The “Over a year” column compares with the same period of 2025.

Area	House	Flat	Houses sold
Belgium	€320,000 +1.6% over a year	€257,000 +3.2% over a year	46,550
Brussels-Capital	€570,000 +8.6% over a year	€275,000 +3.8% over a year	1,012
Wallonia	€230,000 -4.2% over a year	€195,000 +2.6% over a year	15,639
Flanders	€355,000 +2.9% over a year	€268,000 +5.1% over a year	29,899

Area	House	Flat	Houses sold
Walloon Brabant	€420,000 +5.0% over a year	€270,000 +3.8% over a year	1,638
Hainaut	€189,000 -0.5% over a year	€170,000 +5.6% over a year	6,200
Liège	€235,000 0.0% over a year	€185,000 +2.8% over a year	4,360
Luxembourg	€255,000 -5.4% over a year	€215,000 0.0% over a year	1,306
Namur	€255,000 -1.9% over a year	€200,000 0.0% over a year	2,135
Antwerp	€390,000 +4.8% over a year	€268,000 +5.1% over a year	7,420
Flemish Brabant	€415,000 +5.1% over a year	€295,000 +5.1% over a year	4,971
West Flanders	€305,000 +3.0% over a year	€255,000 +6.3% over a year	6,191
East Flanders	€345,000 +3.0% over a year	€270,000 +1.9% over a year	7,820
Limburg	€325,000 +4.8% over a year	€250,000 +2.0% over a year	3,497

The whole of 2025

Over the whole of 2025, a house in Belgium sold for a median price of €315,000, +8.6% compared with 2024. In 2010, that price was €180,000, so +75% since then.

For a flat: €250,000 in 2025, +2.9% compared with 2024 and +67% since 2010.

All areas, year 2025

Area	House	Flat	Houses sold
Belgium	€315,000 +8.6% over a year +75% since 2010	€250,000 +2.9% over a year +67% since 2010	102,862
Brussels-Capital	€530,000 +5.0% over a year +63% since 2010	€270,000 +3.8% over a year +69% since 2010	2,183

Area	House	Flat	Houses sold
Wallonia	€235,000 +17.5% over a year +68% since 2010	€190,000 +8.6% over a year +65% since 2010	34,481
Flanders	€349,000 +5.8% over a year +75% since 2010	€259,500 +3.8% over a year +73% since 2010	66,198
Walloon Brabant	€405,000 +8.0% over a year +56% since 2010	€260,000 +6.1% over a year +64% since 2010	3,862
Hainaut	€190,000 +11.8% over a year +57% since 2010	€160,000 +5.3% over a year +52% since 2010	13,328
Liège	€235,000 +14.6% over a year +74% since 2010	€183,722 +8.1% over a year +67% since 2010	9,584
Luxembourg	€260,000 +14.5% over a year +73% since 2010	€220,000 +15.5% over a year +83% since 2010	2,944
Namur	€255,000 +15.1% over a year +65% since 2010	€202,000 +16.1% over a year +68% since 2010	4,763
Antwerp	€380,000 +5.6% over a year +77% since 2010	€259,000 +5.7% over a year +85% since 2010	16,438
Flemish Brabant	€400,000 +2.7% over a year +65% since 2010	€284,500 +5.4% over a year +72% since 2010	11,091
West Flanders	€300,000 +3.4% over a year +67% since 2010	€245,000 +1.0% over a year +50% since 2010	13,570
East Flanders	€335,000 +4.7% over a year +81% since 2010	€265,000 +3.9% over a year +69% since 2010	17,172
Limburg	€316,000 +7.1% over a year +71% since 2010	€247,000 +3.3% over a year +65% since 2010	7,927

The most and least expensive municipalities in 2025

Median price over the whole of 2025, in the municipalities where Statbel published a price, which means at least 16 sales: 554 of 581 municipalities for houses.

The most expensive houses in Belgium

Rank	Municipality	Median price	Sales
1	Sint-Martens-Latem	■ €792,500	128
2	Ixelles	■ €785,000	116
3	Lasne	■ €740,000	184
4	Knokke-Heist	■ €732,500	324
5	Woluwe-Saint-Pierre	■ €725,500	209
6	Uccle	■ €700,000	333
7	Woluwe-Saint-Lambert	■ €665,000	126
8	Forest	■ €640,000	86
9	Kraainem	■ €640,000	136
10	Schilde	■ €618,000	296

The least expensive houses in Belgium

Rank	Municipality	Median price	Sales
1	Froidchapelle	■ €95,000	80
2	Hastiere	■ €100,000	184
3	Quievrain	■ €123,000	69
4	Viroinval	■ €123,250	87
5	Colfontaine	■ €132,560	250
6	Quaregnon	■ €139,000	163
7	Frameries	■ €140,000	230
8	Erquelinnes	■ €140,000	99
9	Dour	■ €145,000	198
10	Couvin	■ €145,000	162

The most expensive flats in Belgium

Rank	Municipality	Median price	Sales
1	Knokke-Heist	■ €570,000	1,103
2	Bierbeek	■ €405,000	39
3	Wezembeek-Oppeem	■ €402,500	55
4	Keerbergen	■ €400,000	38
5	Schilde	■ €400,000	58
6	Kraainem	■ €382,500	43
7	Waterloo	■ €380,000	101
8	Woluwe-Saint-Pierre	■ €370,000	351

The least expensive flats in Belgium

Rank	Municipality	Median price	Sales
1	Fontaine-l'Eveque	■ €121,500	25
2	Charleroi	■ €122,000	582
3	Chatelet	■ €131,750	56
4	Neufchateau	■ €138,000	22
5	Leuze-en-Hainaut	■ €140,000	22
6	Vielsalm	■ €145,000	26
7	Dison	■ €145,000	49
8	Morlanwelz	■ €148,500	25

Rank	Municipality	Median price	Sales
9	Destelbergen	■ €367,500	38
10	Hove	■ €366,000	23

Rank	Municipality	Median price	Sales
9	La Louviere	■ €148,750	136
10	Herstal	■ €150,000	117

How to read these figures

The median price is the middle price: half of the properties sold for less, the other half for more. A few very expensive sales move it less than they would move an average.

The figures come from Statbel, the Belgian statistics office, which works them out from the sales registered by the FPS Finance. They are sale prices, not asking prices from listings.

A house here means any house with two, three, four or more facades. Flats cover all sizes. Building plots are not in these figures.

For 2026, Statbel has only released the first six months so far. We therefore compare them with the first six months of 2025, never with a whole year.

How to cite this barometer

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