Gemeente
Amsterdam

Housing market trends Amsterdam

Housing Department
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29 oktober 2019

Old and new trends / patterns

- Repairing gaps after massive suburbanization 1960-1985

After the economic crisis (2009-2013)

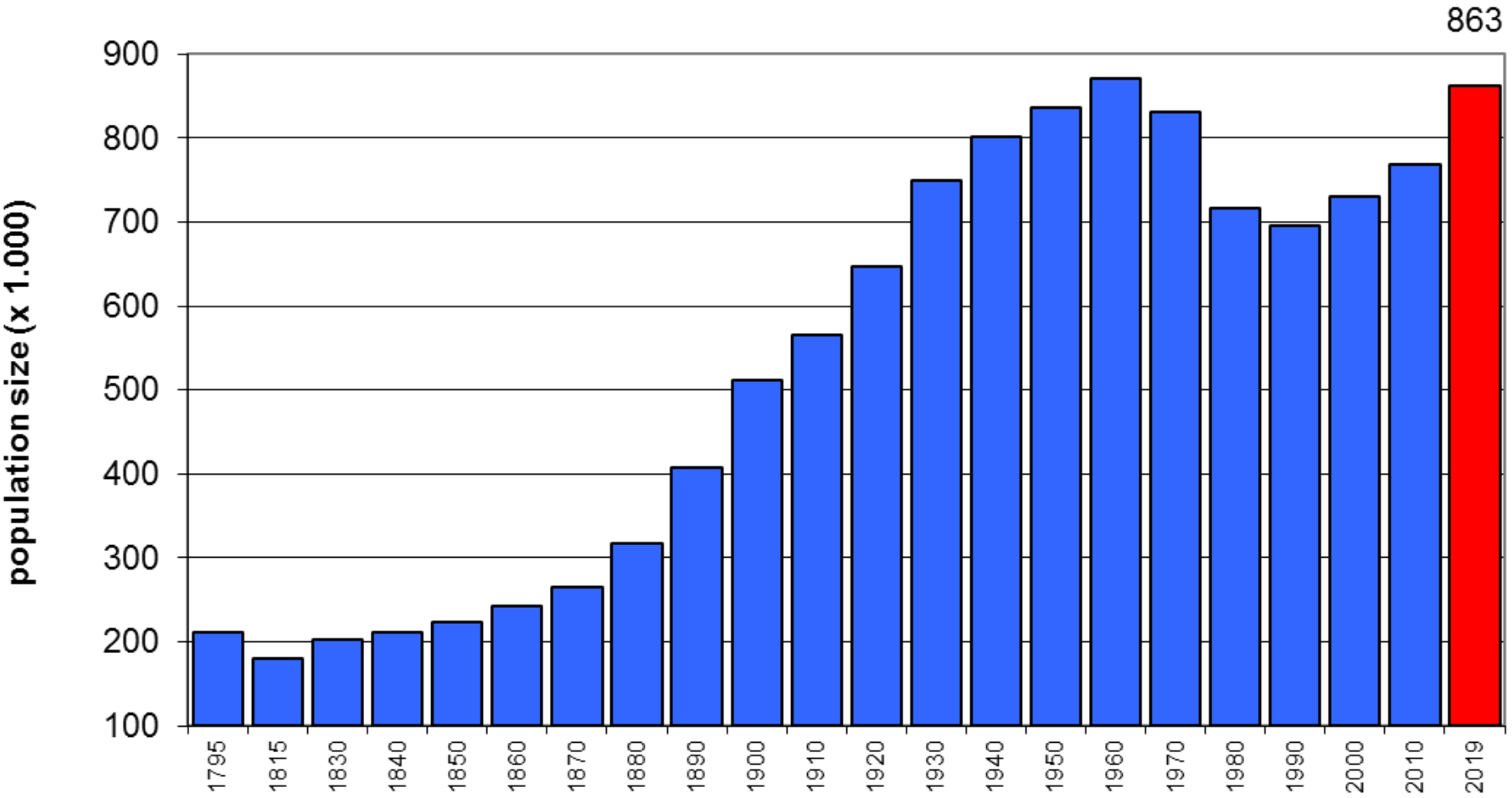
- Increasing supply deficit, despite high building program
- Steep price trend since the crisis
- Extreme demography
- Sharper duality between protected social sector and free market
- Mixing of functions (residential/economical) puts extra pressure
- Difficulties to measure the influence of new capital and to put restrictions on them
- Building for small households, what about families?
- Mixed neighbourhoods: how to retain this policy?

Amsterdam Metropolitan Region

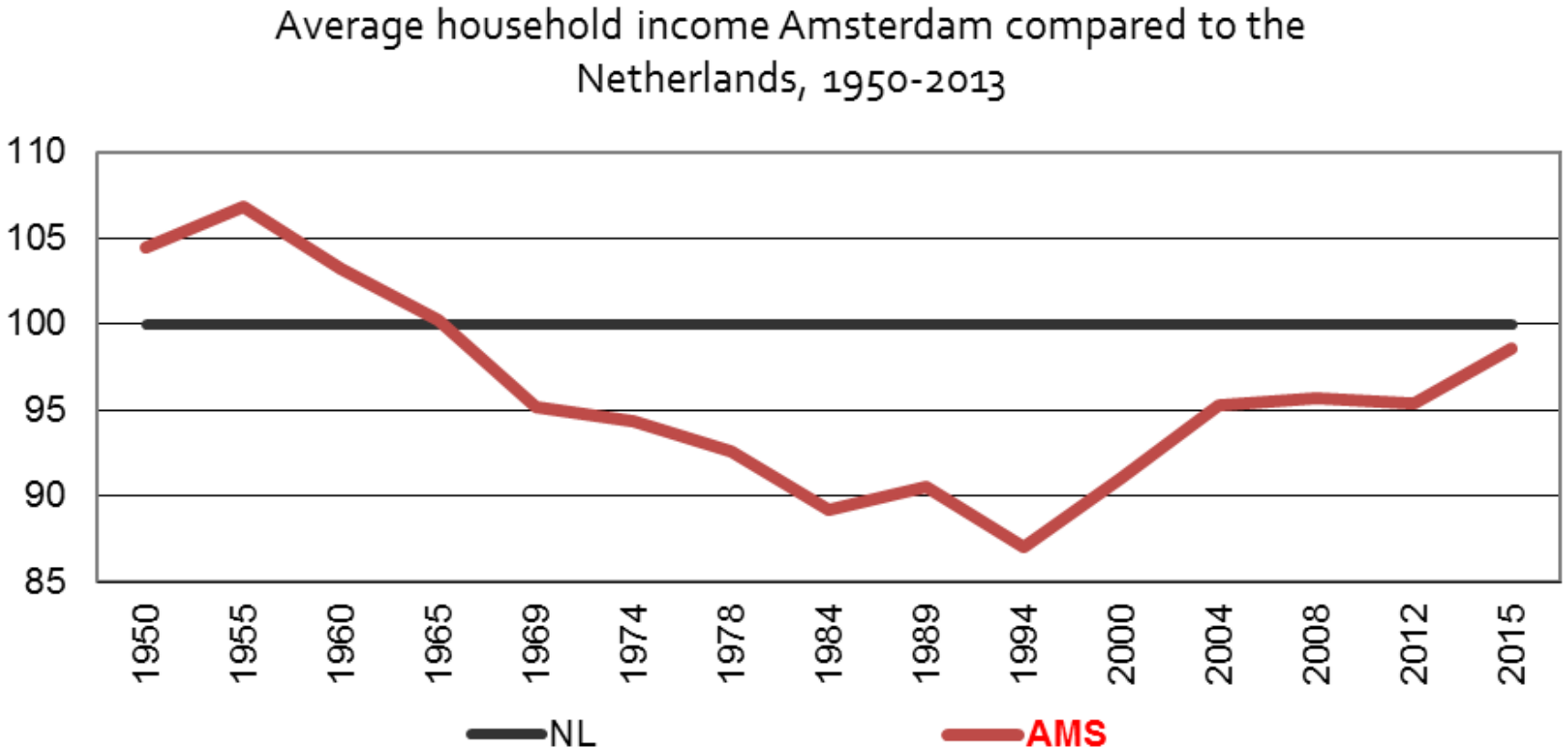
2,4 million now; 2,9 million in 2040

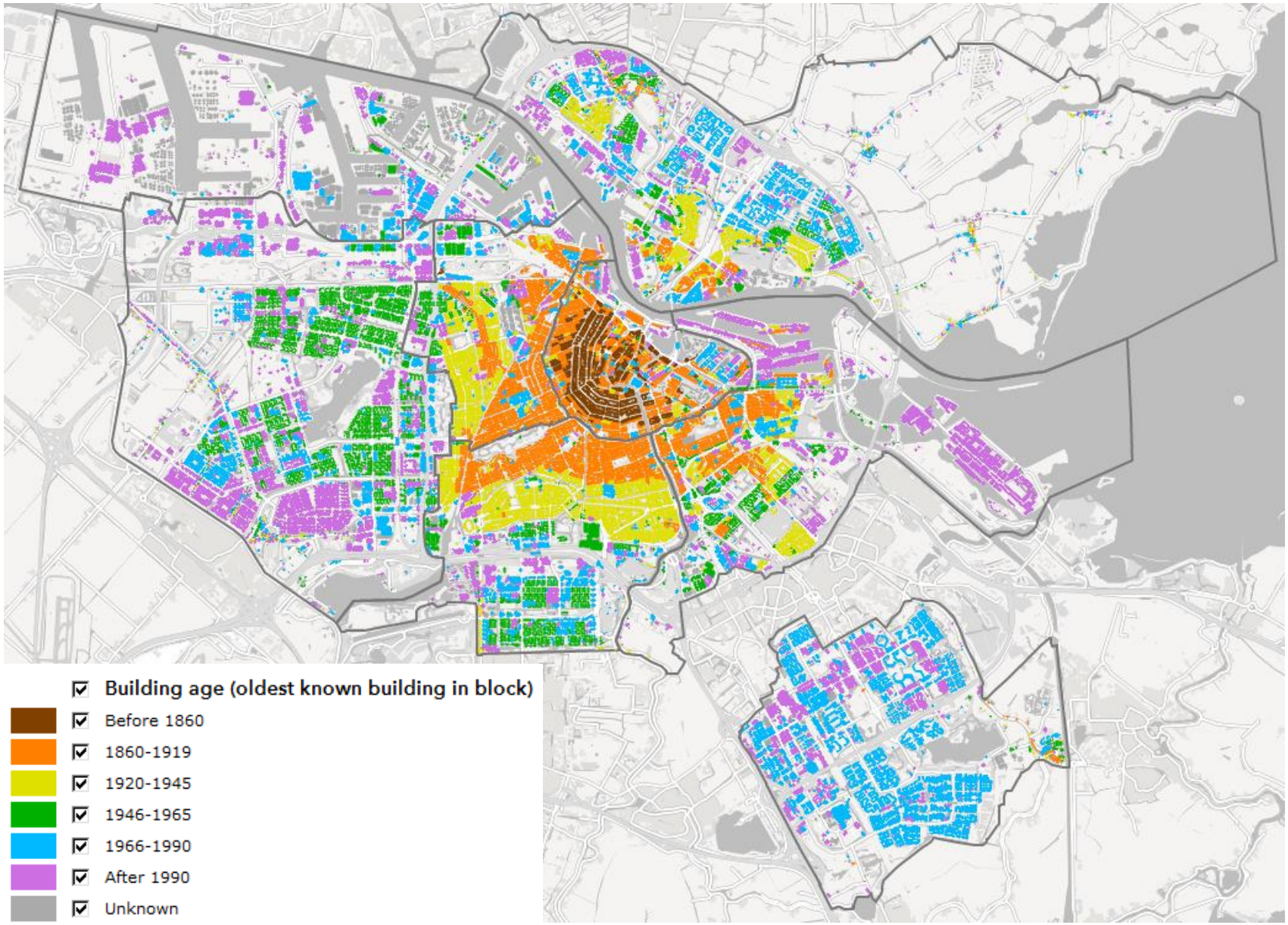
Repairing the demographic gap

1959: 872+



Repairing the income gap




Building age (oldest known building in block)
Before 1860
1860-1919
1920-1945
1946-1965
1966-1990
After 1990
Unknown

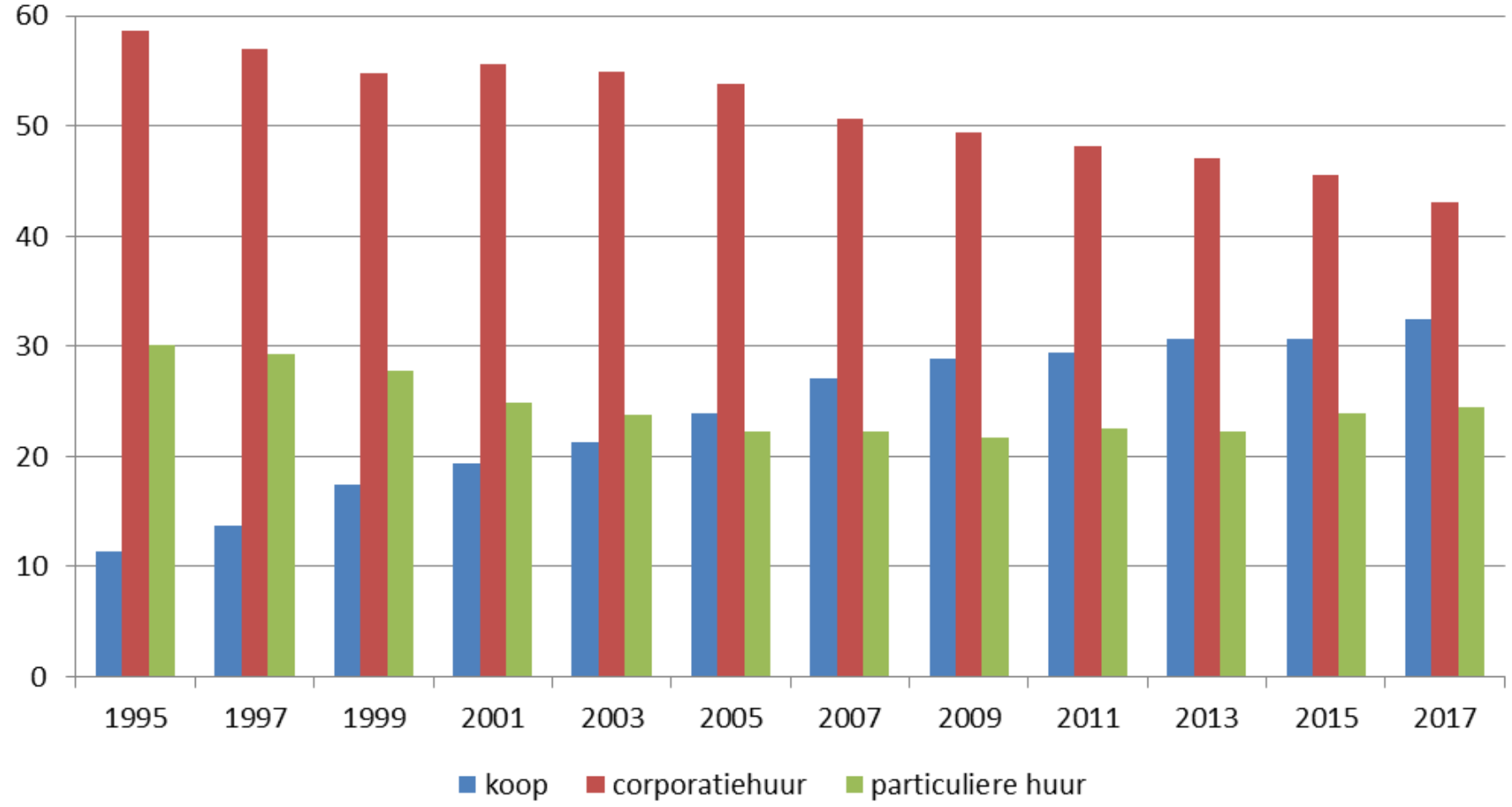
1960-ies and 1970-ies
Amsterdam has been abandoned:
given up by upward mobile households

Waiting for reinvestment and strong urban policy

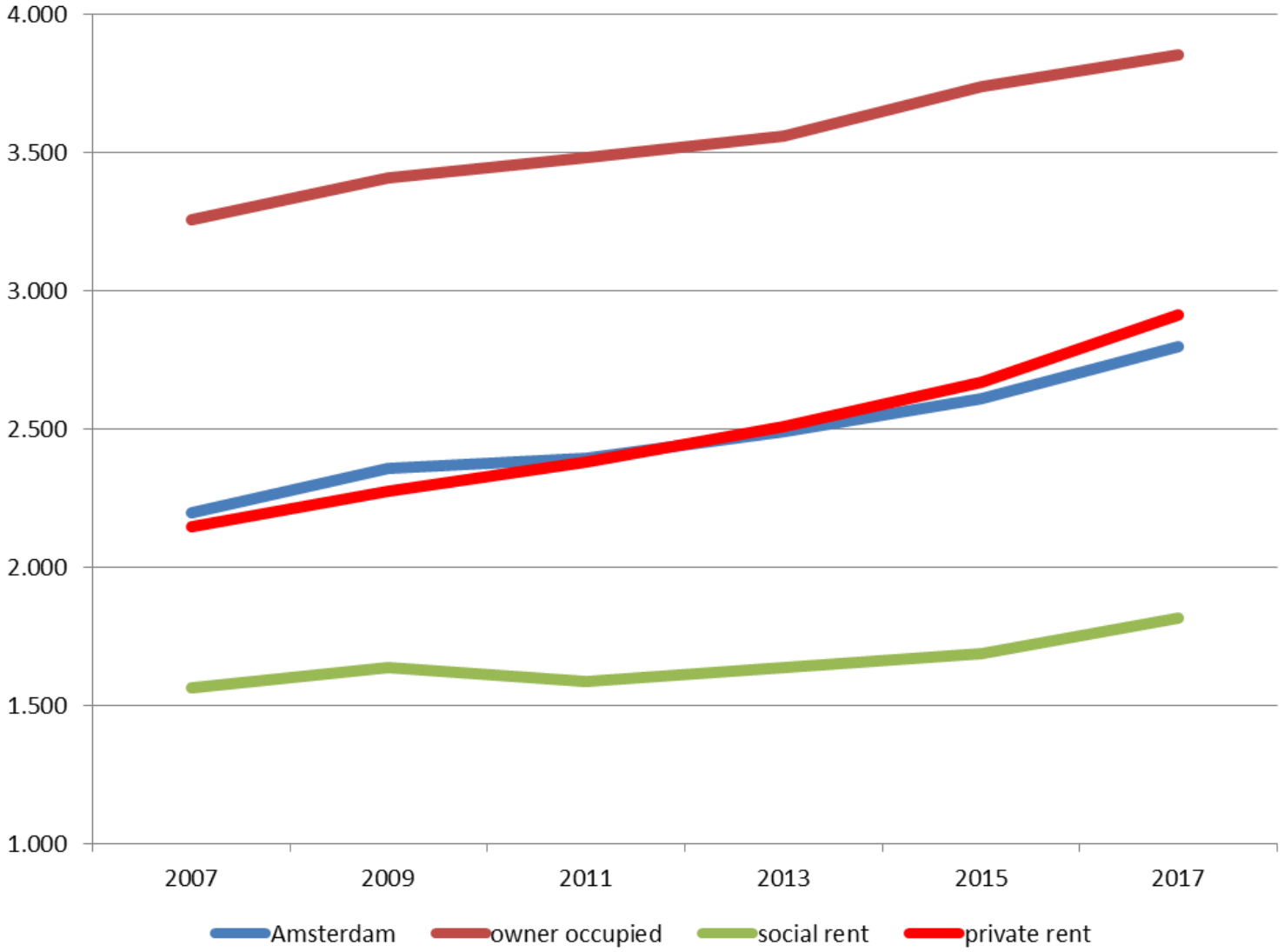
Also the new built Bijlmermeer had a void level of 25%

CAT
CAT

Creating a diverse housing supply



Three sectors, three income groups

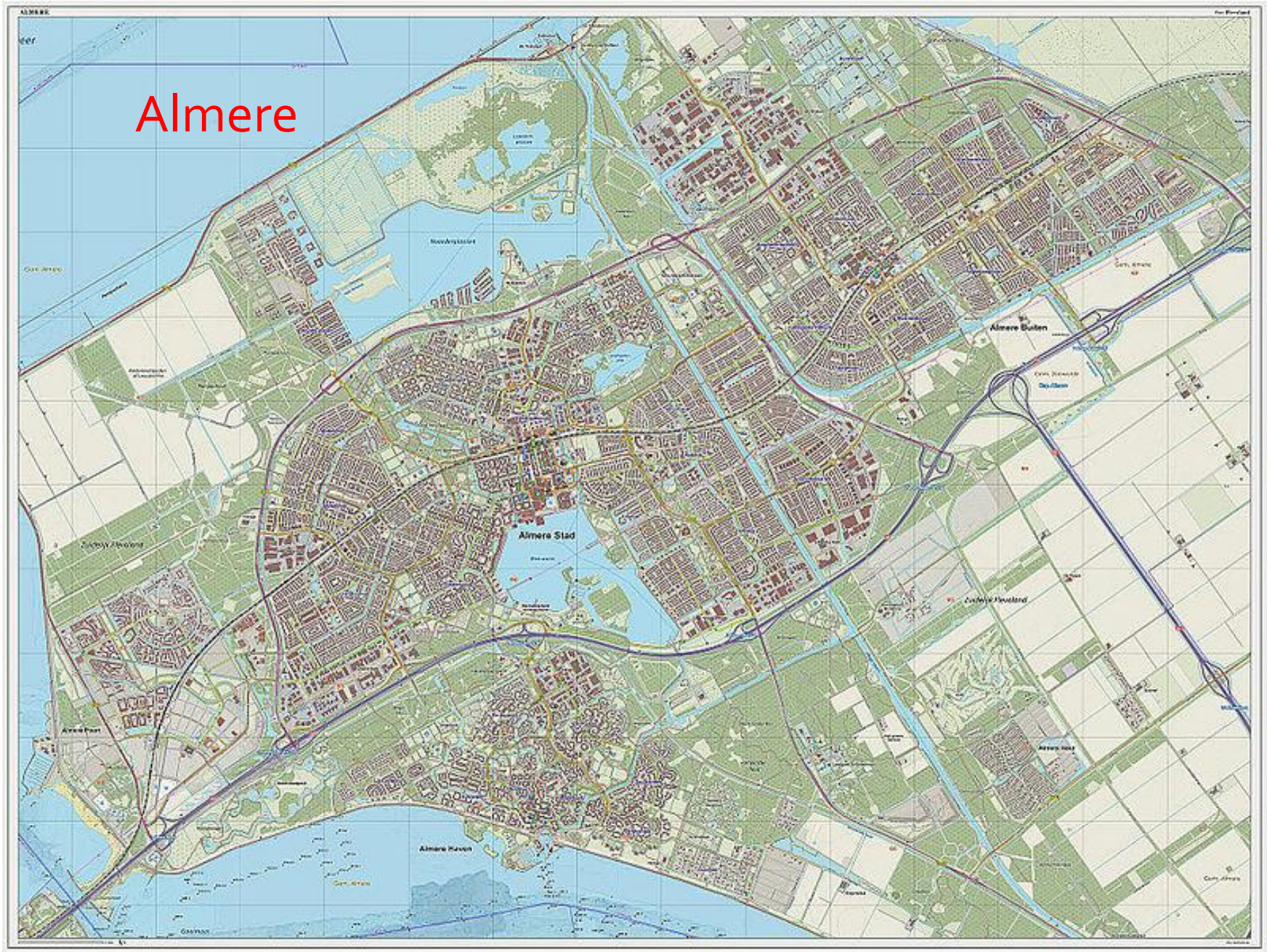


Competing the suburban attraction

1990-2000

- Reinventing Amsterdam: the compact city model
- Copying the suburban 'living in the green' model
- Conversion old docklands to new working class palaces (repeating the thirties)
- Clearance of extensively used city-fringes
- Changing income structure needs growth of market segment
  - 1995: 11% owner occupied housing in Amsterdam
- The 30% social housing rule for every building plan: (now 40%-40%-20%)
- The sale of social housing stock (now reaching the vulnerable level)
- New building boom of the nineties, vulnerability for crises

Competing the suburban attraction



Competing the suburban attraction

1990-2000

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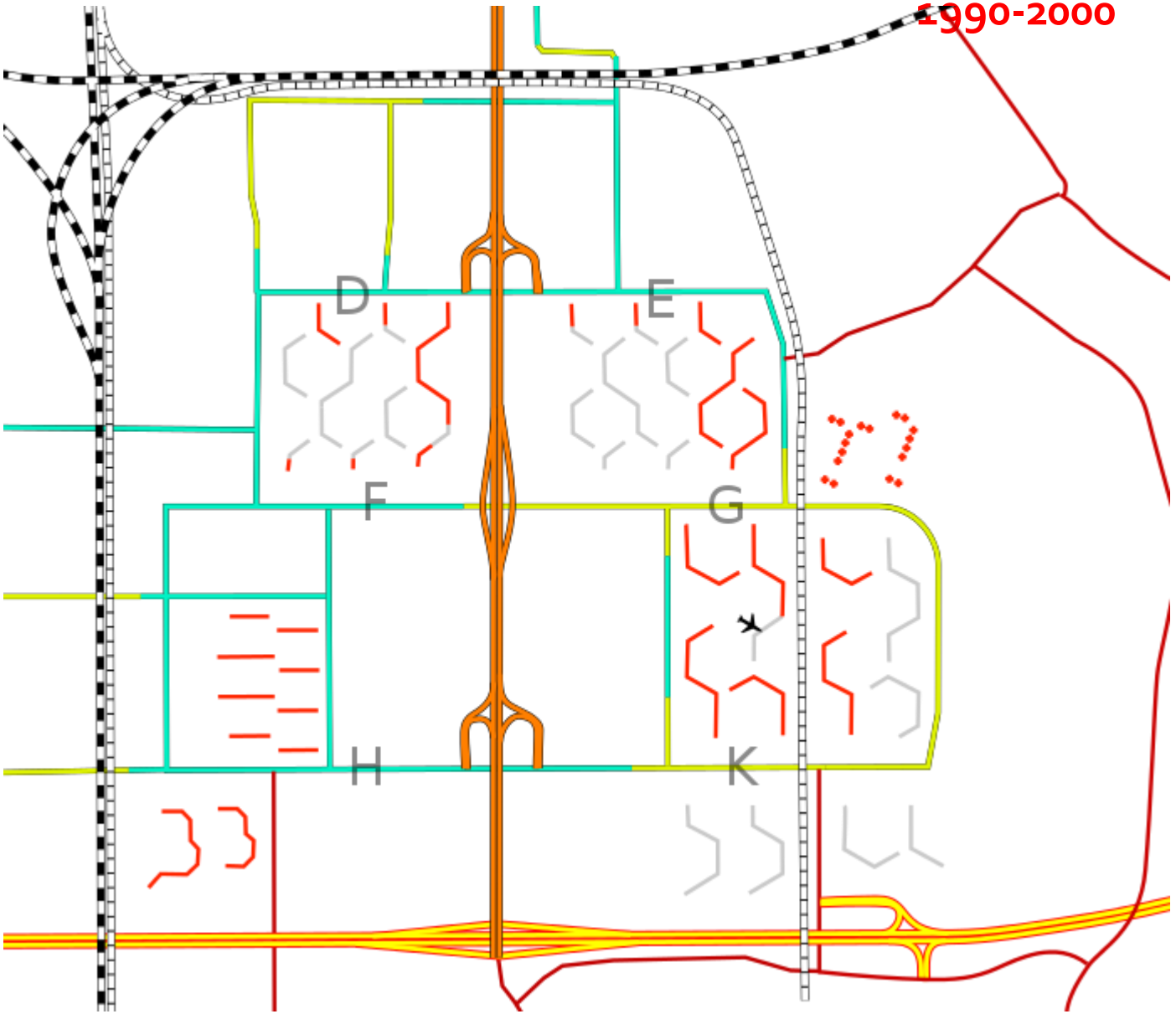
Competing the suburban attraction

Urban renewal
Bijlmermeer



Leaving functional separation behind

Competing the suburban attraction

1990-2000

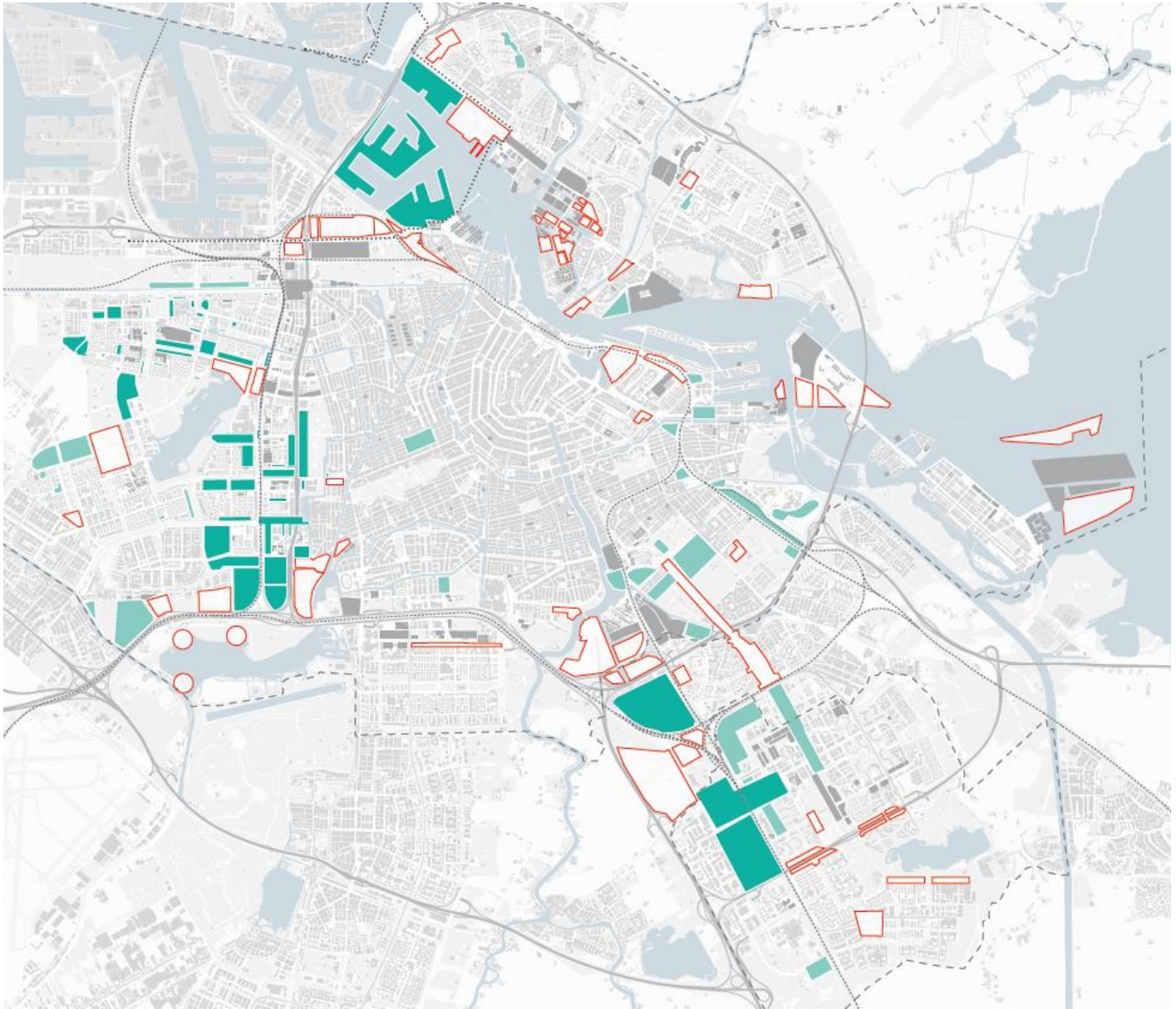
Urban renewal
Bijlmermeer

Finding new space for urbanization, ‘Triumph of the city’

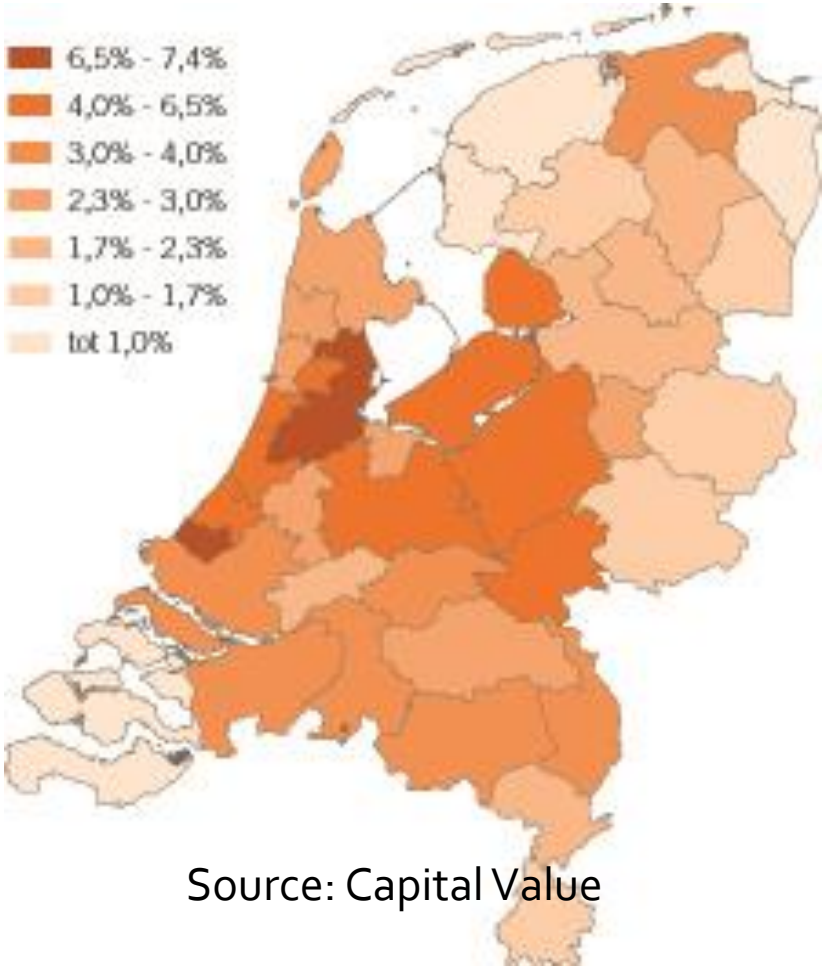
2000-2019

Densification, building for gentrifiers and ‘normal people’

2017-2025



Housing supply deficit: scarcity



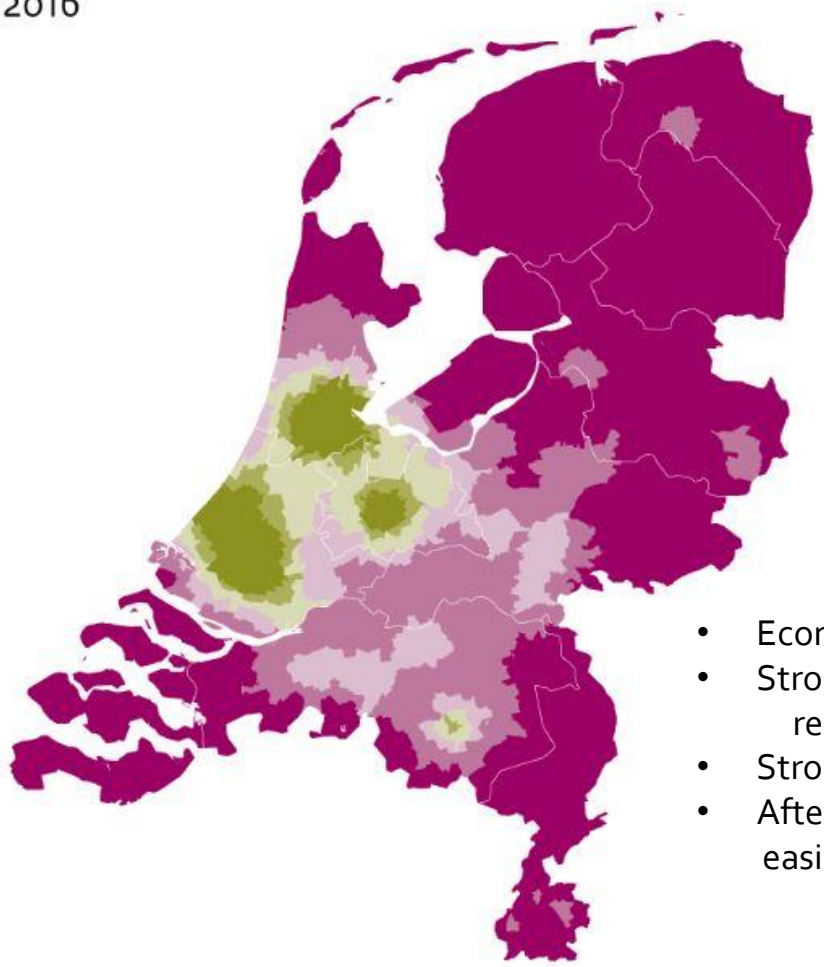
Source: Capital Value

- Tension regions
- Some deficit is good for vitality
- 3,4% deficit is a national problem
- 5,4% in MRA will shrink to 4,2% in 2030.
- Ambituous bulding program
  - Yearly 15.000 Amsterdam Metropolitan Area

Economic concentration

Nabijheid van arbeidsplaatsen Vicinity of employment, 2016

2016

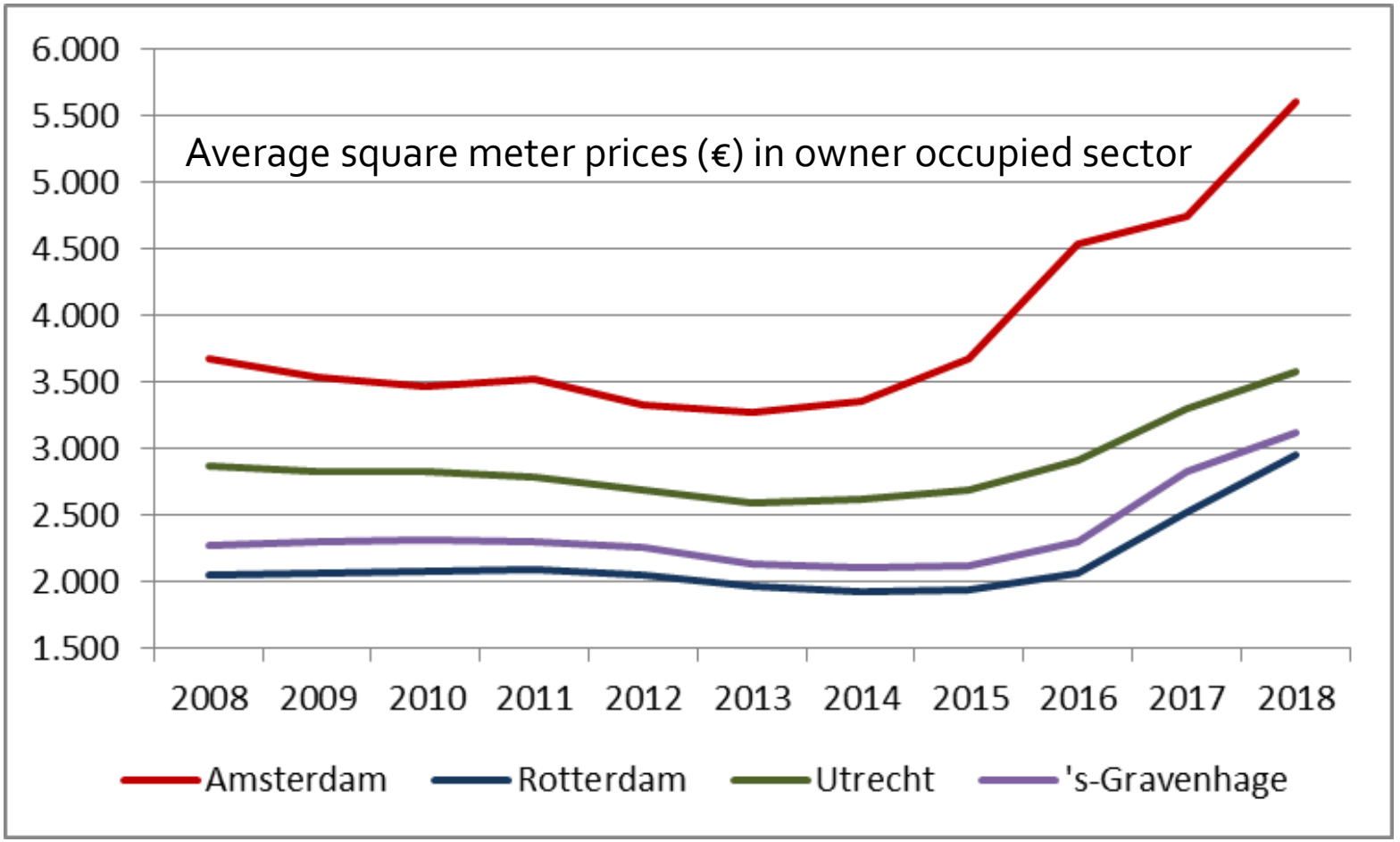


- Economy concentrates especially in Amsterdam / MRA
- Strong relation with urban culture/consumption/ recreation.
- Strong relation with globalizing economy
- After the crisis huge suburbanization but the gap fills easily with foreign labour migrants

Bron: CBS, LISA, PBL

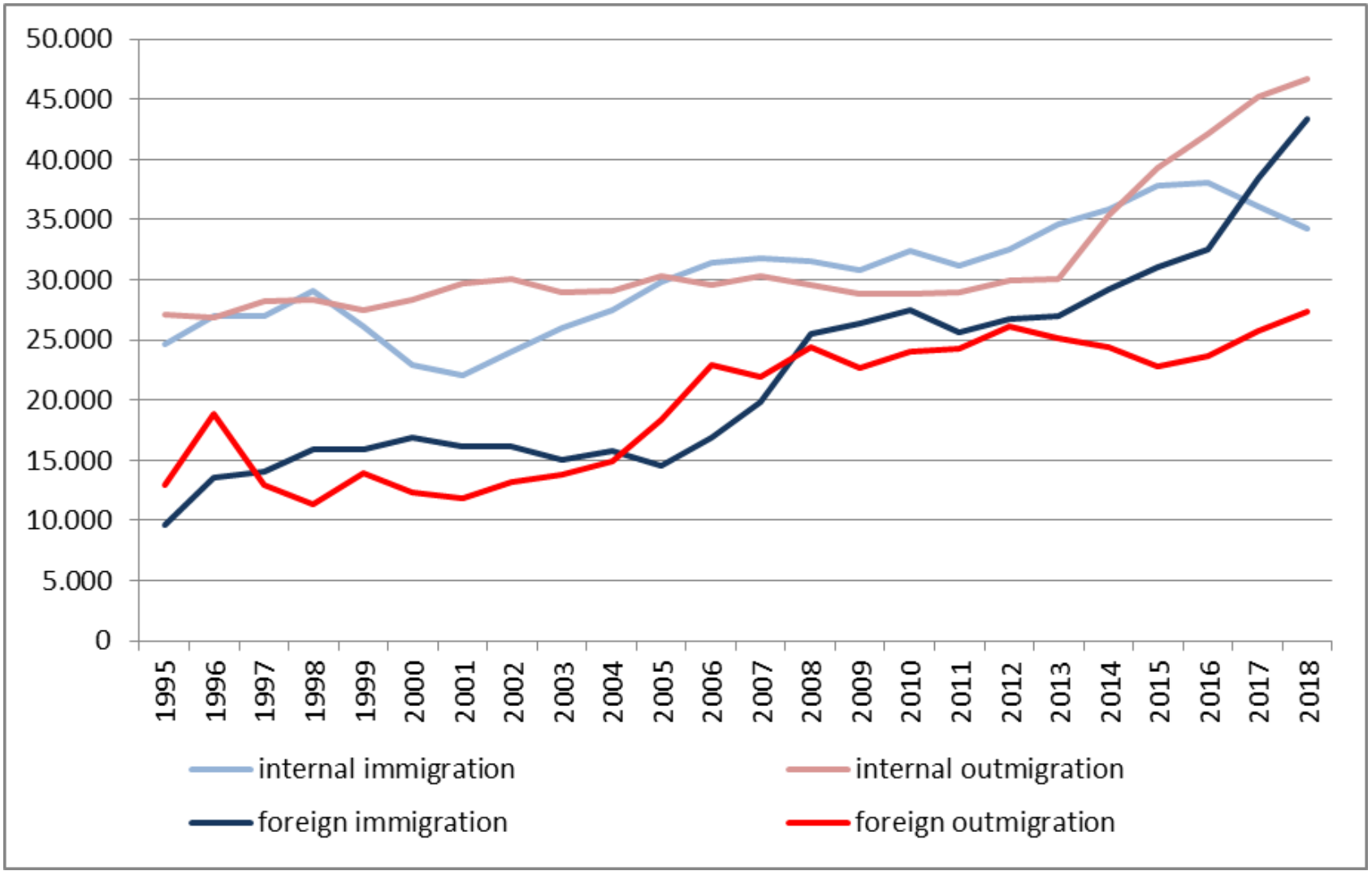
PBL/aug18
www.clo.nl/nl213404

Extreme price trend in Amsterdam



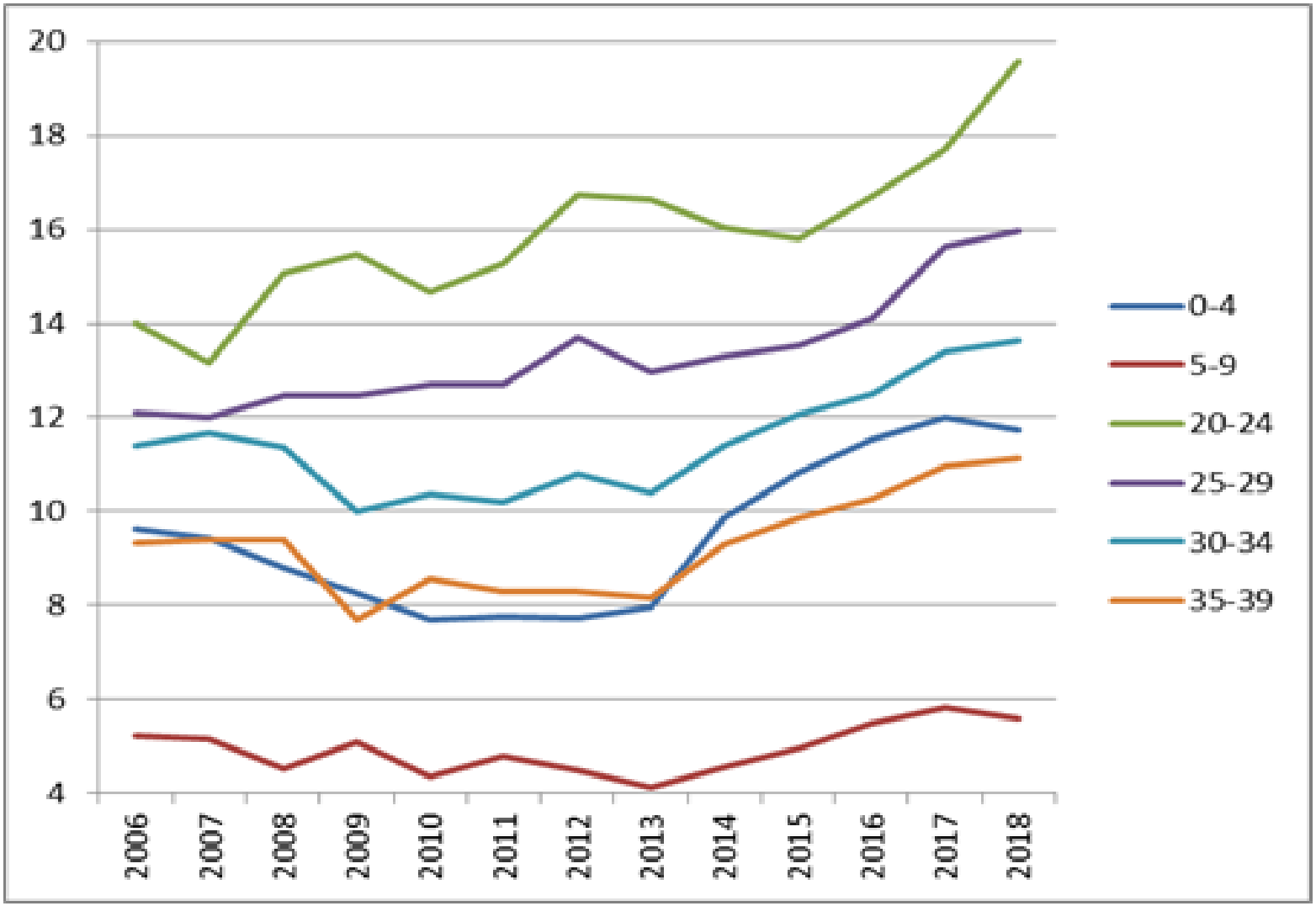
Source: huizenzoeker.nl

Extreme demographic trend in and out of Amsterdam



Suburbanisation of families

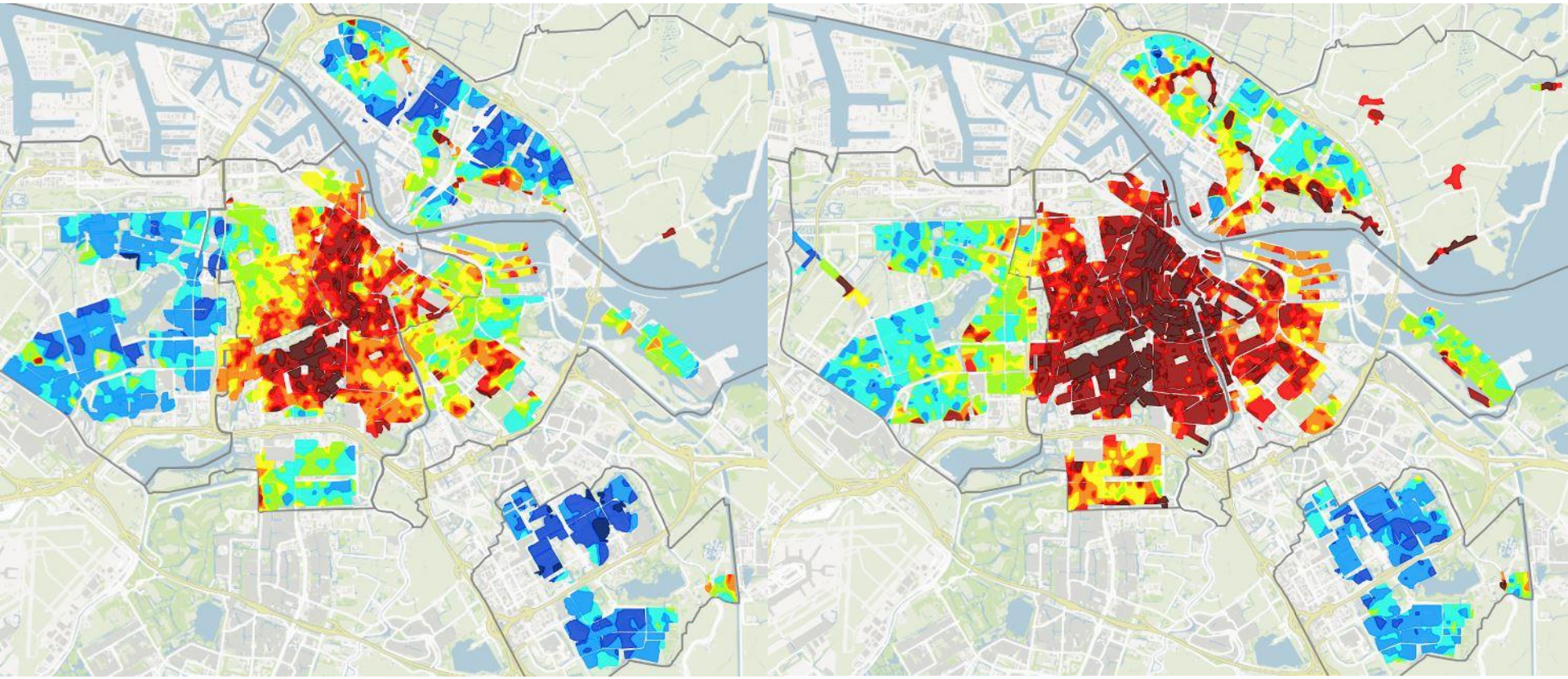
outmigration to rest of the Netherlands by age



Geographical dynamics 2008-2018

2008

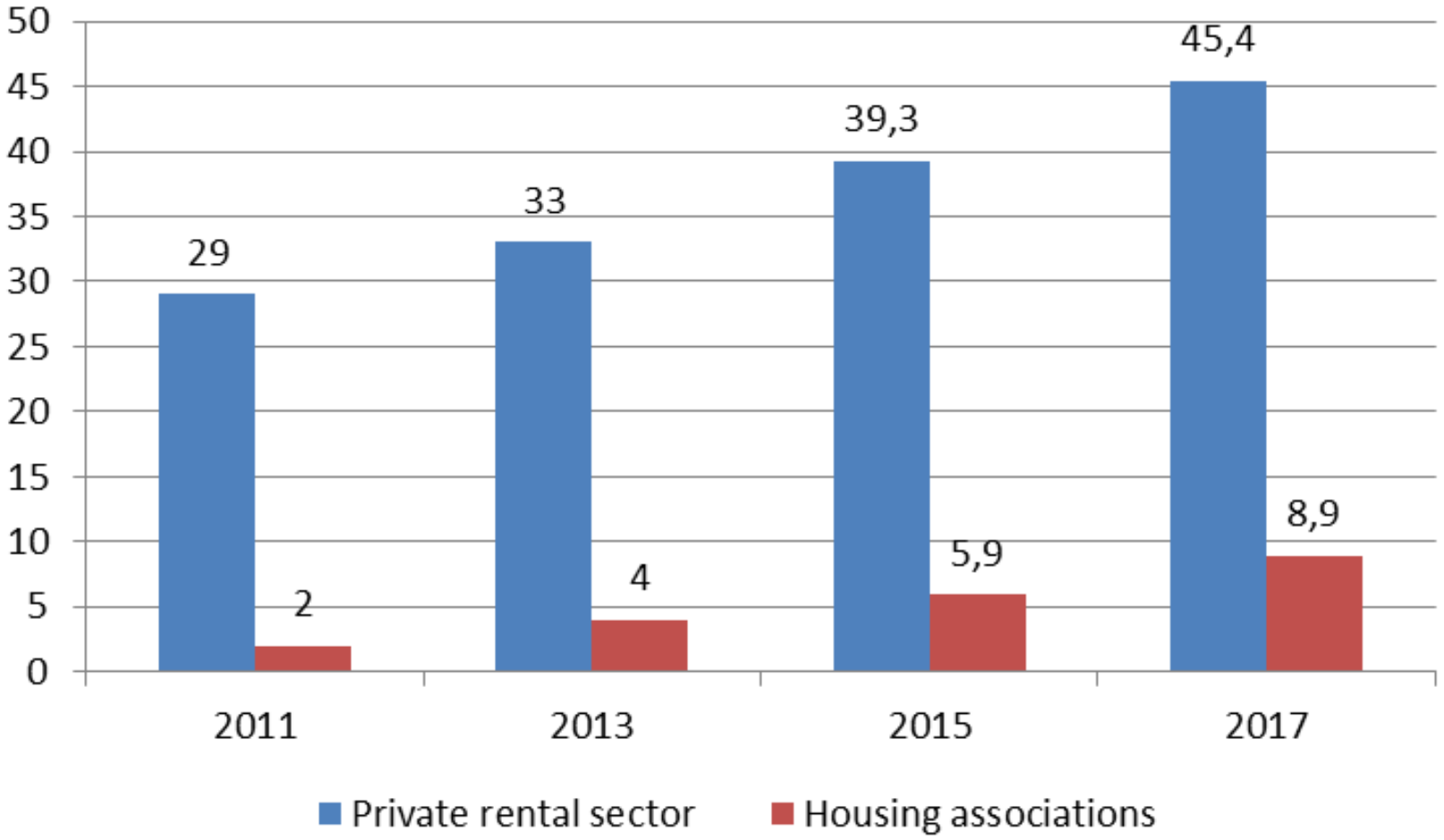
2018



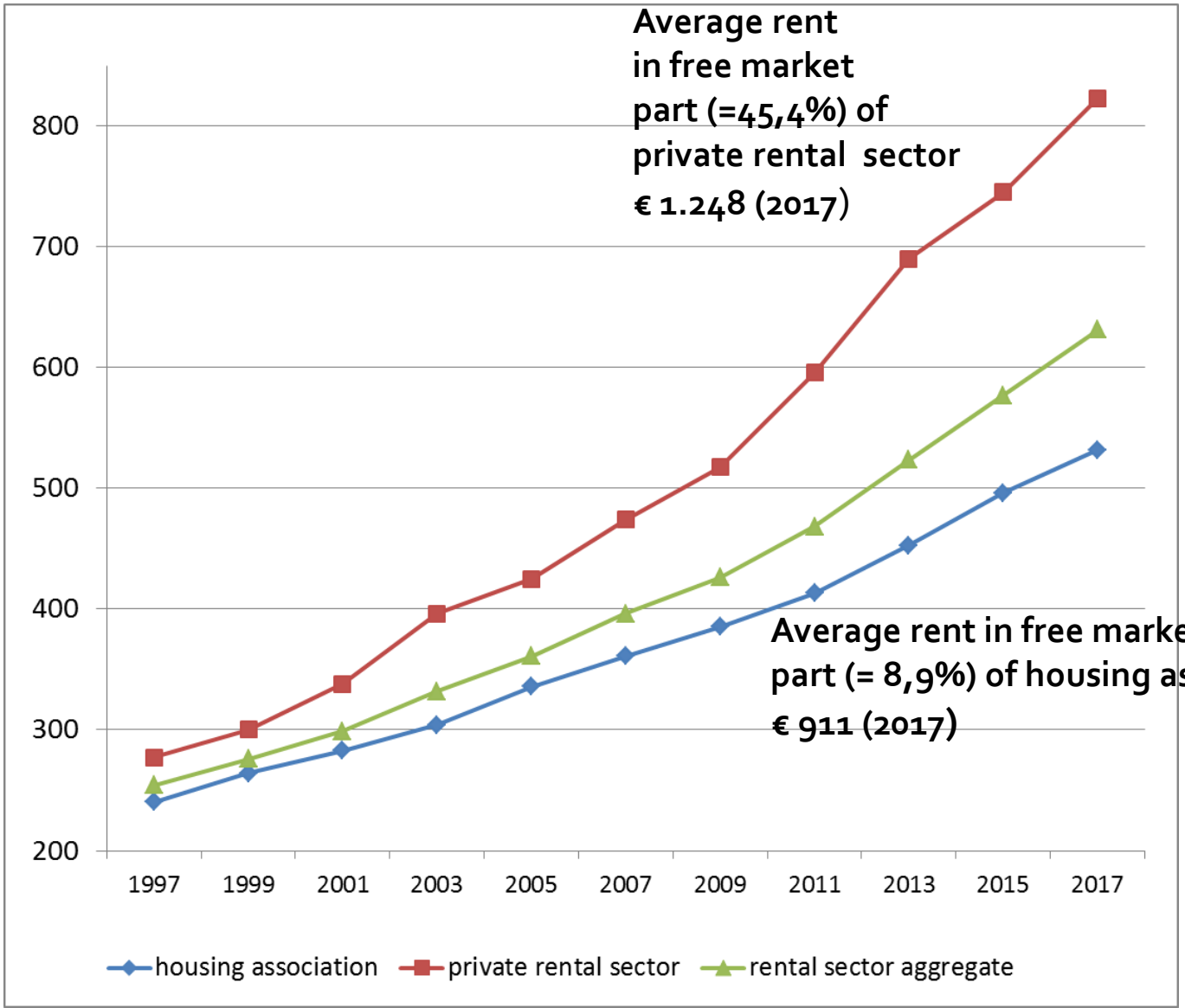
Square meter prices in private owned sector:
red/brown > €7.699, dark blue < € 1.925 per square meter in 2018 (right)

Growt of free market rental

Percentage of free market rental in stock owned by private renters and housing associations

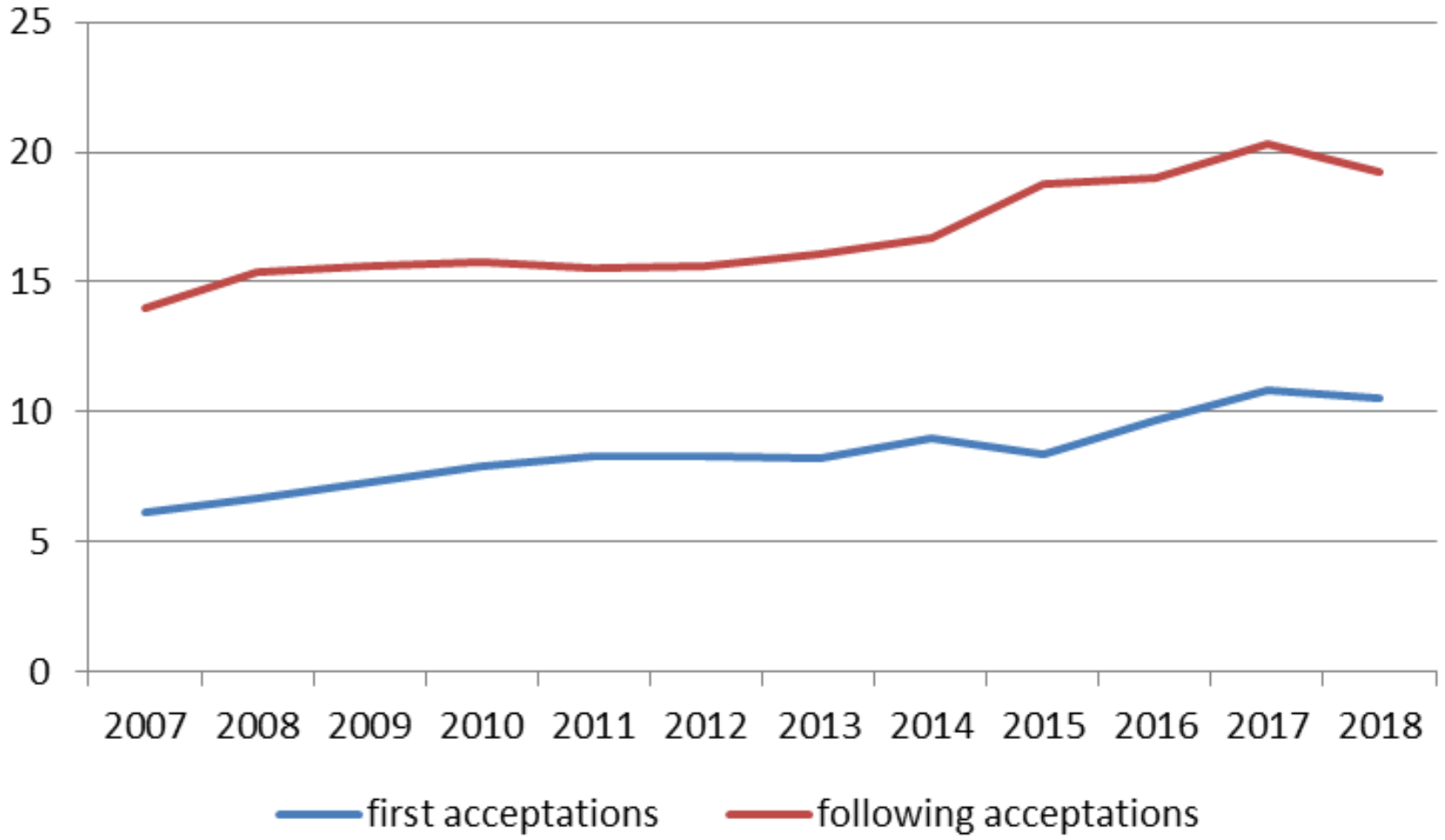


Price rise in market rent

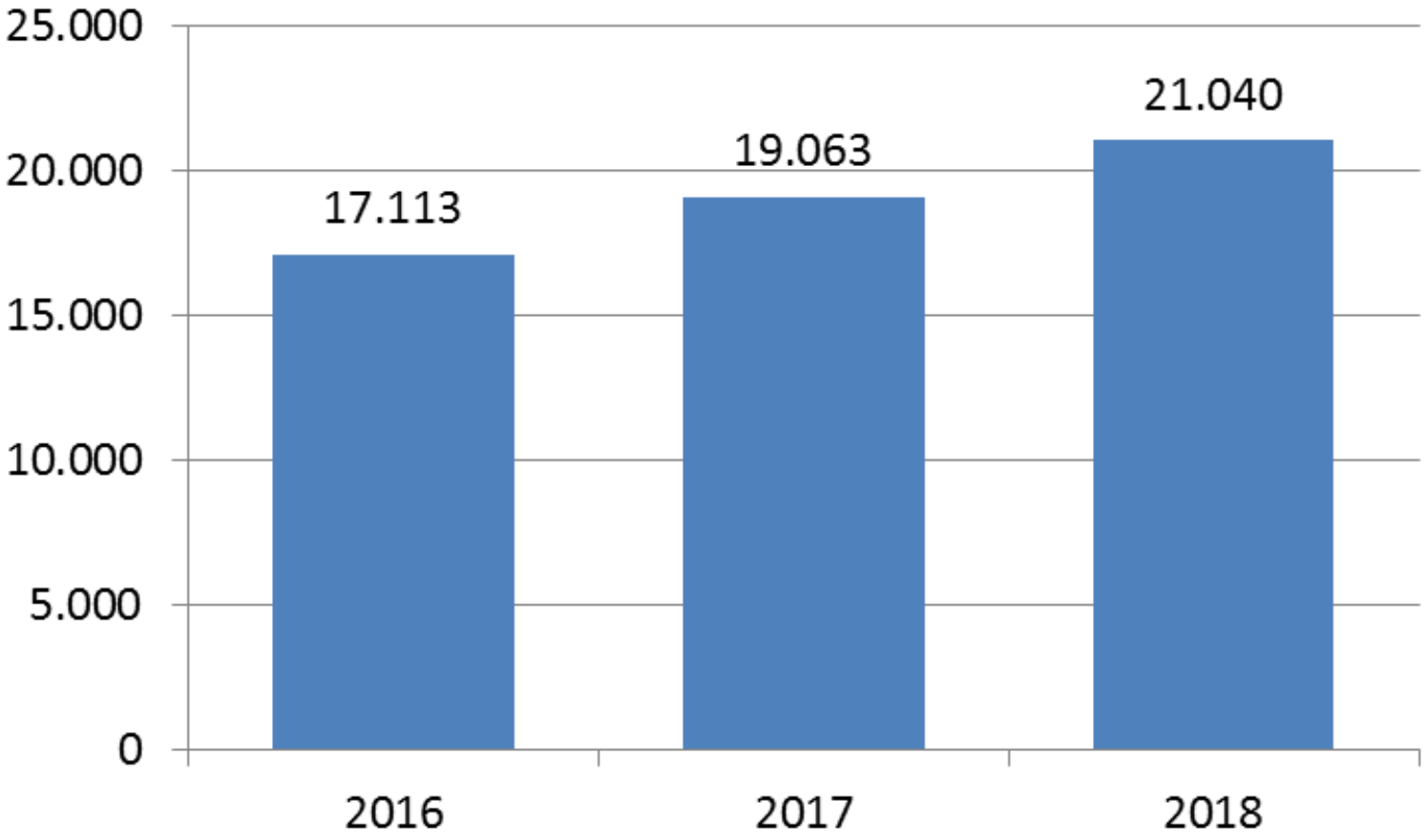


Long 'waiting' time in social rental

Average years of subscription on the supply-website of social housing
at the moment of accepting a dwelling

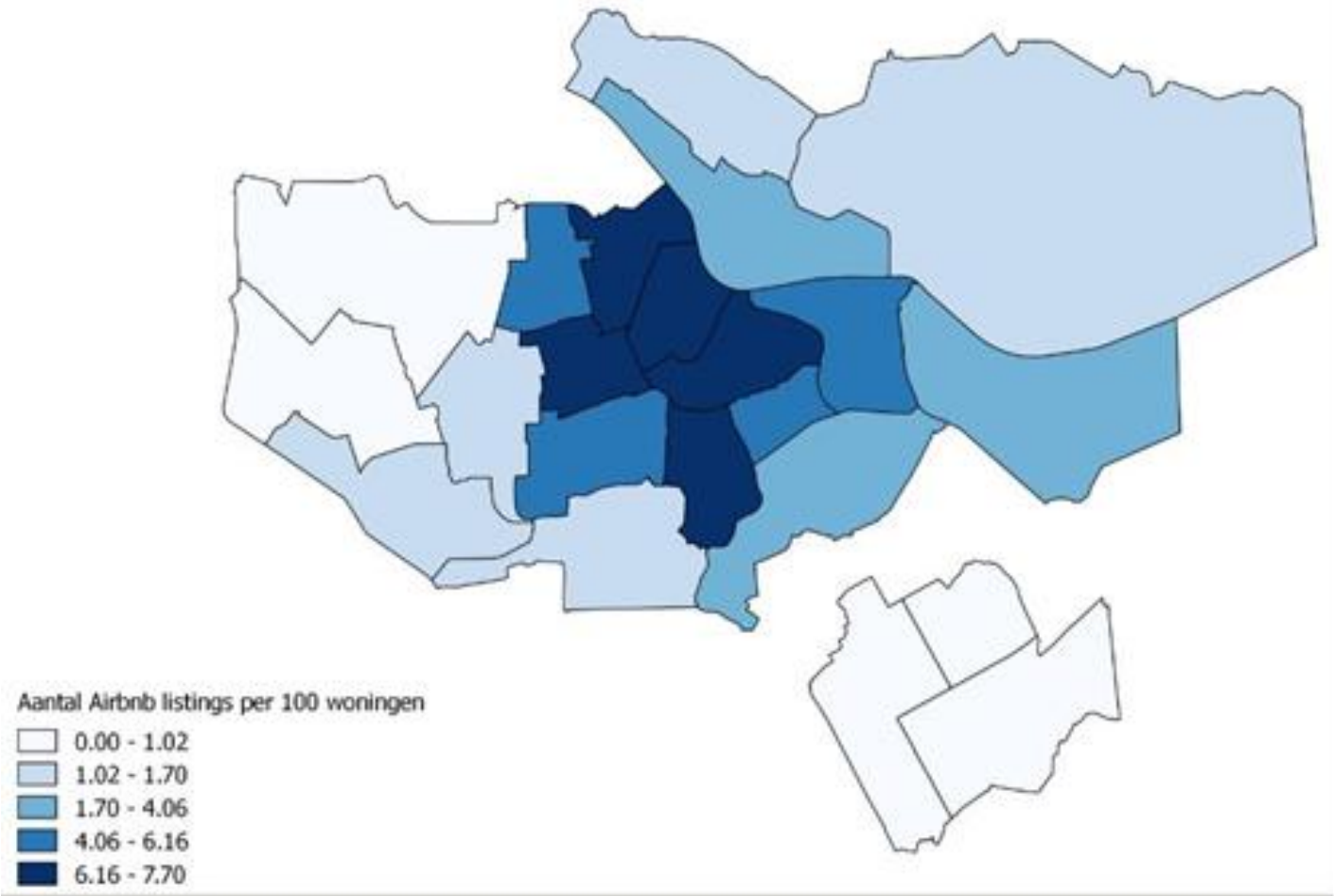


Supply of holiday rental



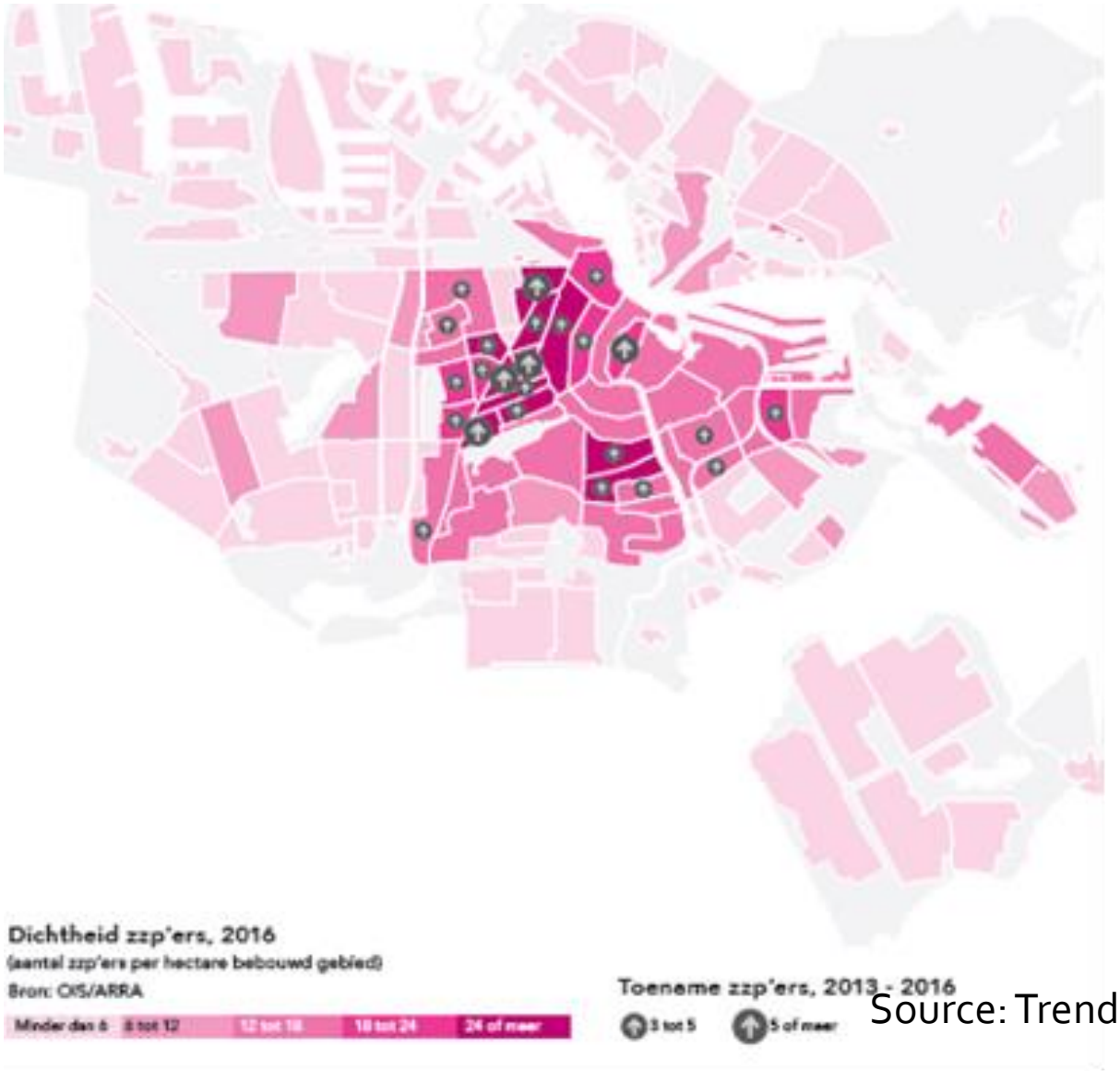
Number of bookings on Airbnb

Supply of holiday rental



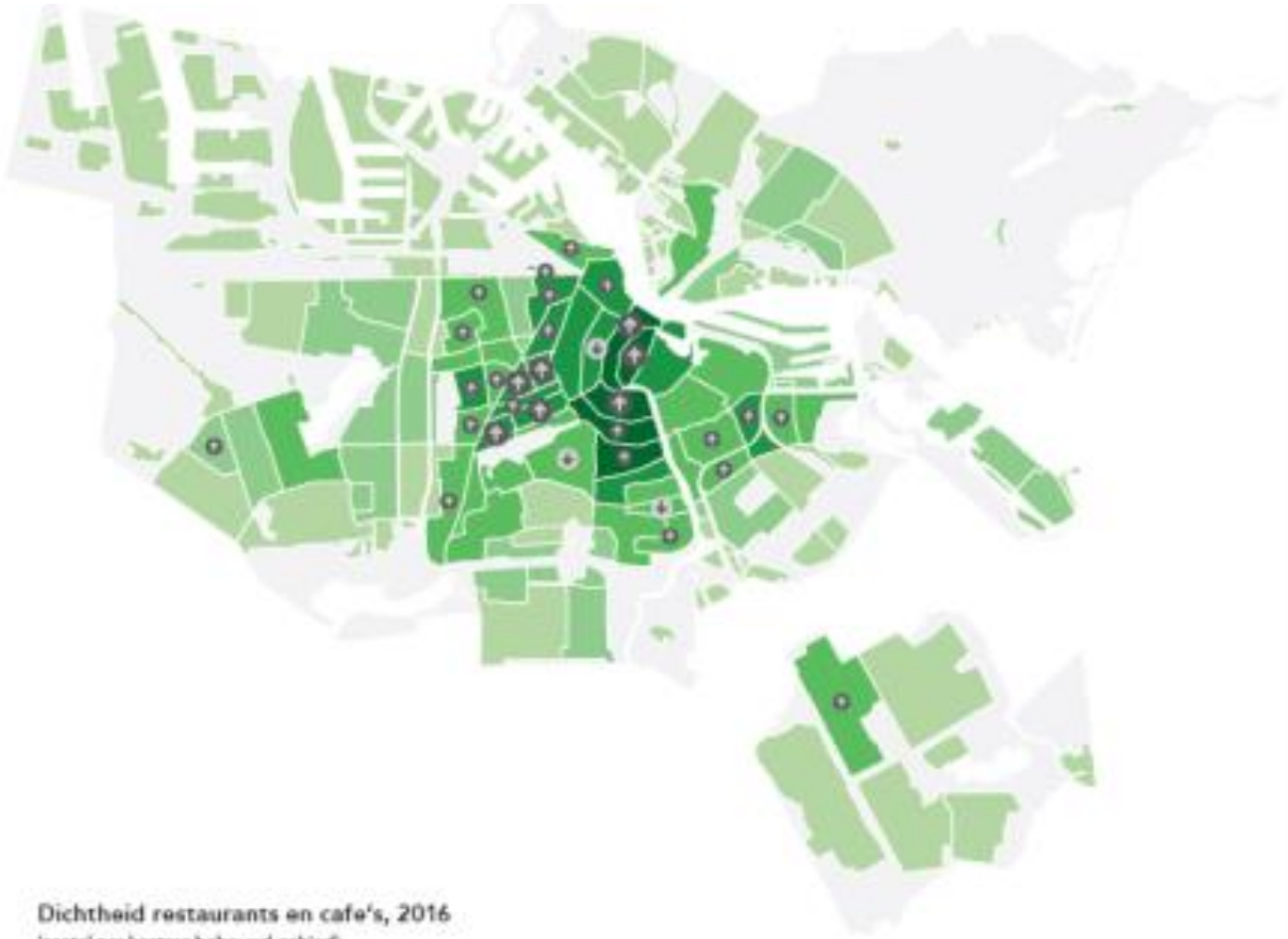
Number of Airbnb listings per 100 dwellings

Geography of private persons' companies



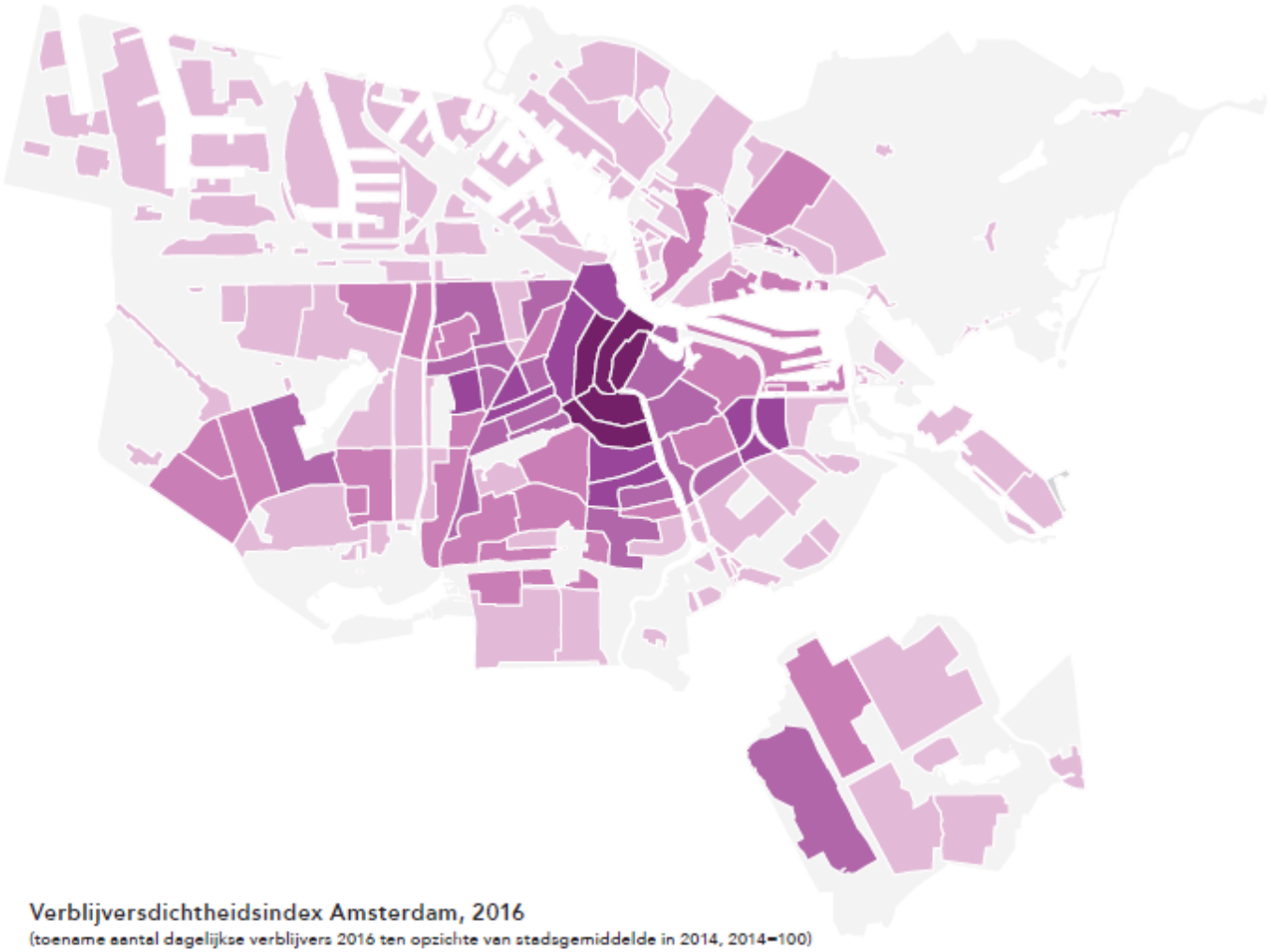
Source: Trendrapport Stad 2016

Geography of restaurants and cafés



Source: Trendrapport Stad 2016

Geography of visitors (tourists)



Verblijversdichtheidsindex Amsterdam, 2016

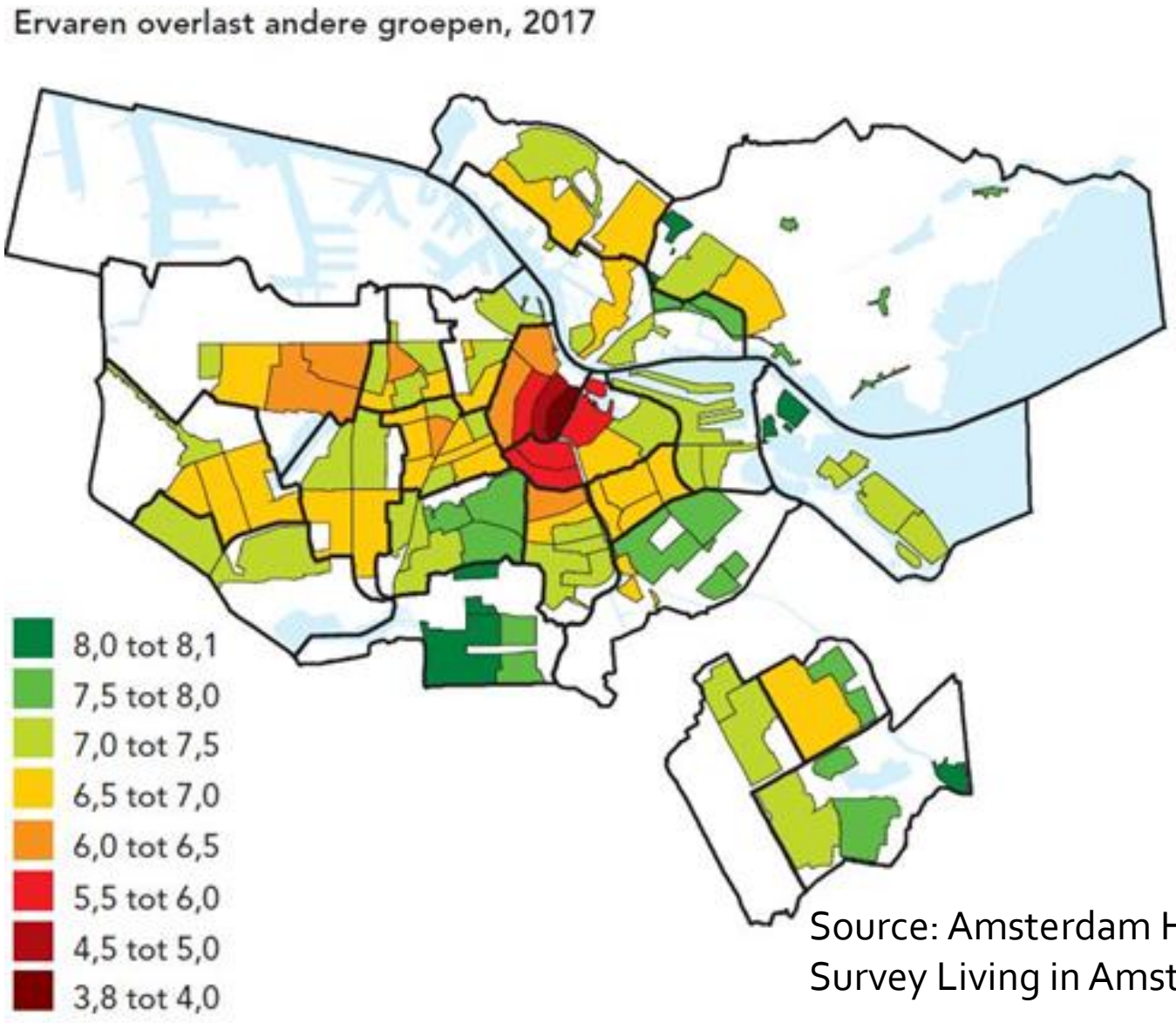
(toename aantal dagelijkse verblijvers 2016 ten opzichte van stadsgemiddelde in 2014, 2014=100)

Bron: OIS

0 tot 50	50 tot 100	100 tot 200	200 tot 400	400 of meer

Source: Trendrapport Stad 2016

Nuisance of 'other people' in neighbourhood



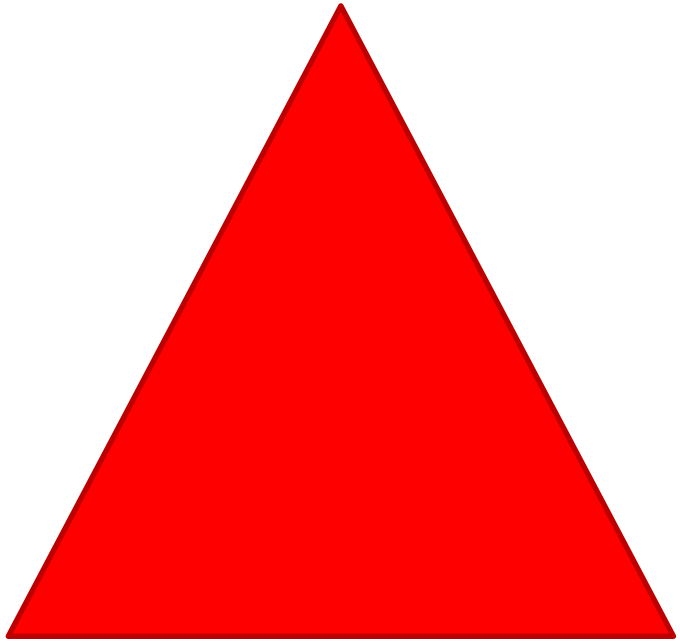
Source: Amsterdam Housing department
Survey Living in Amsterdam

Conclusions about scarcity

- Housing deficit is huge and will not diminish
- Strong urban economy: Cultural, Consumption/Recreation international workers
- Huge foreign in-migration and strong trend in non-residential use of dwellings like holiday rental
- Intensifying functional mix (residential and economical) central AMS
- Housing market pressure after the crisis spreading from Amsterdam to surrounding region (MRA); families in search for affordable space, chain migration.
- Also inside Amsterdam dispersion of extreme square meter prices.
- Housing and economy in a virtuous/vicious relationship
- For regulation national government has the key: rent control, tourism

Quality – Availabilty- Price

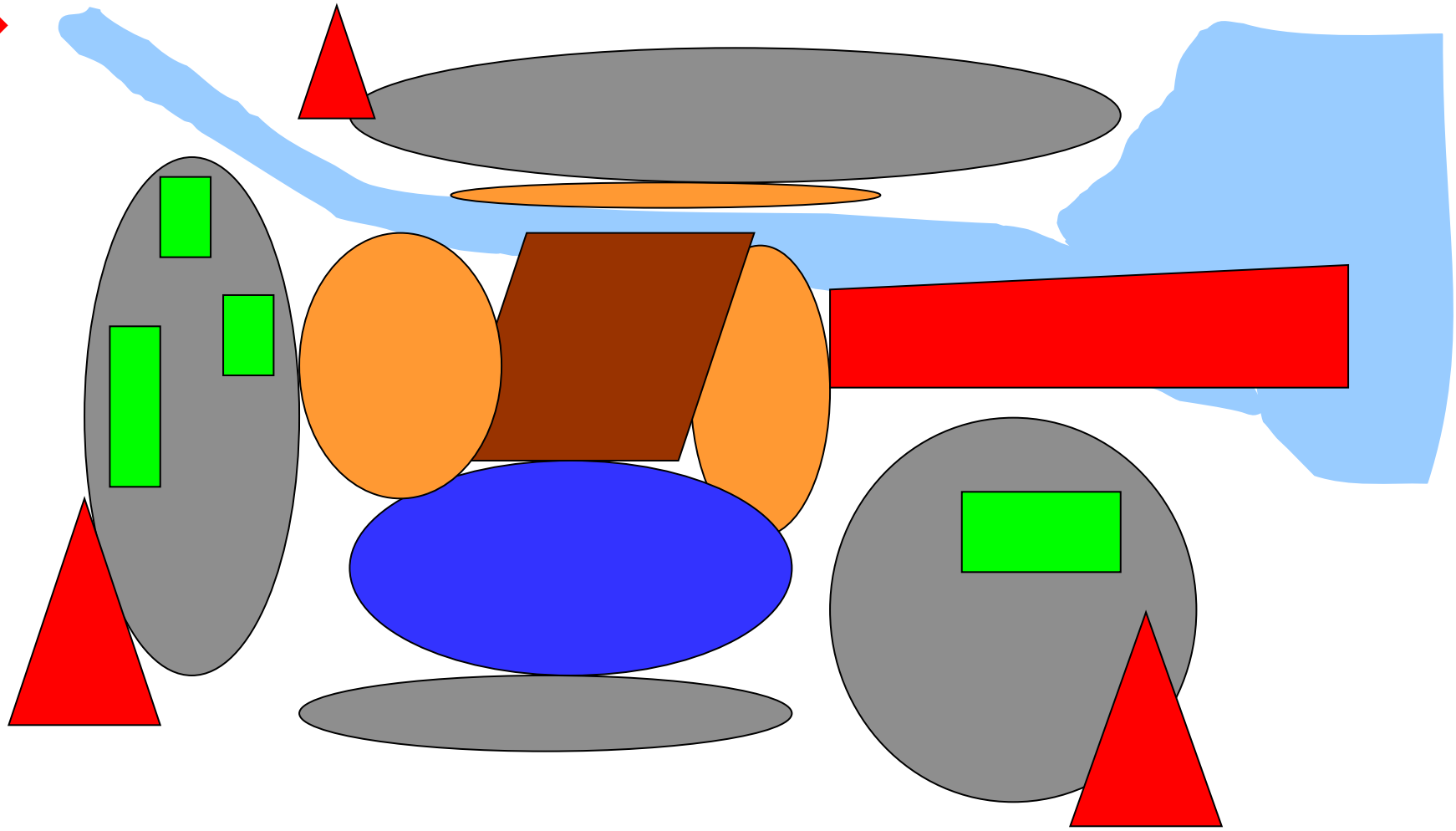
Quality of dwellings and neigbourhood



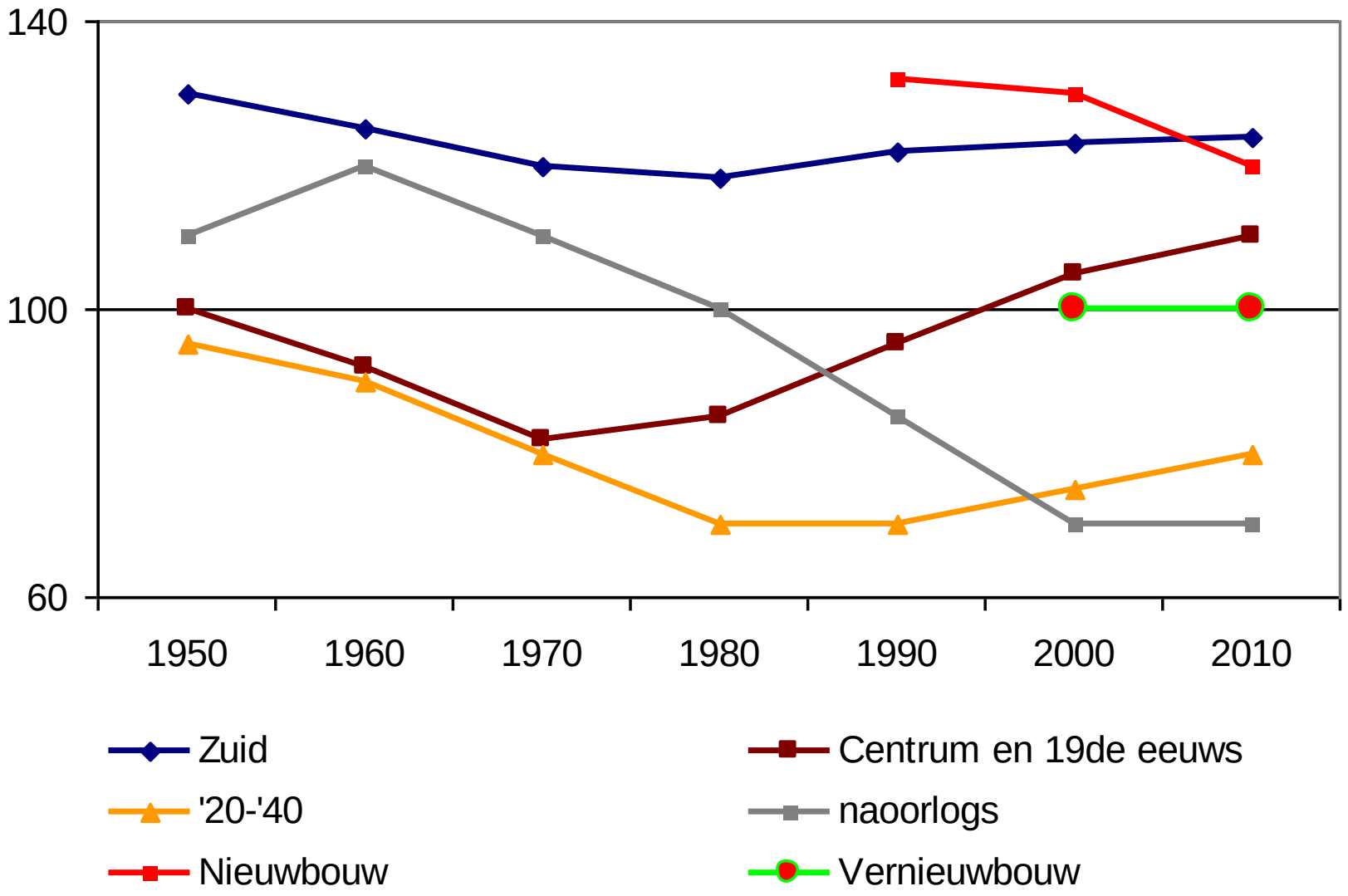
Availability / Accessibility

Price

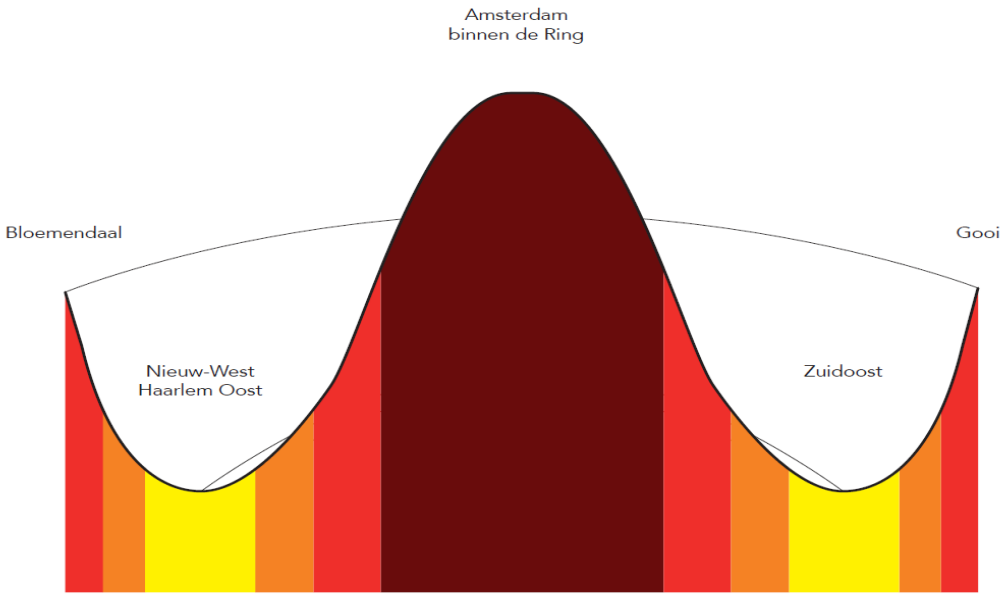
Changing positions of urban quality

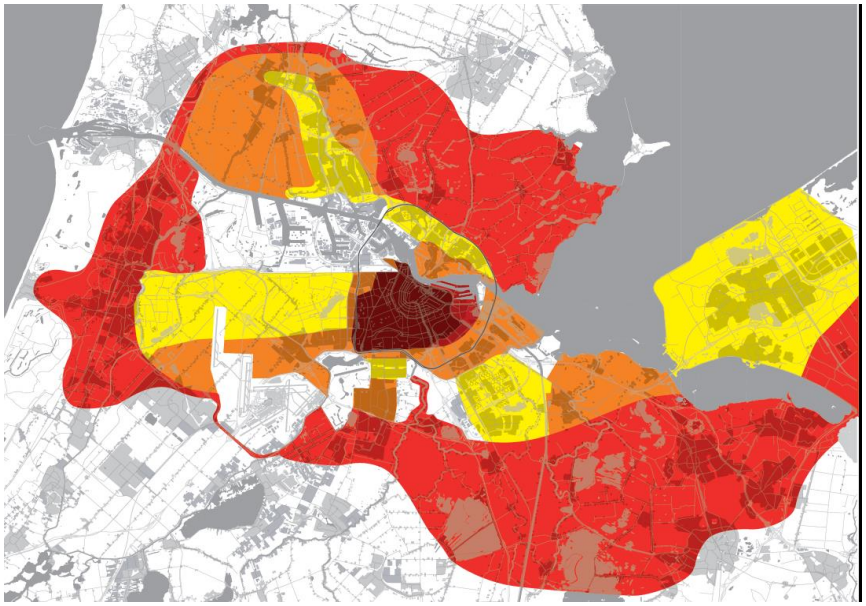


Ups-and-downs in urban quality



Sombrero-region





Contemporary challenges

- Market sector leads to spatial differentiation: segregation? gentrification?
- The 'philosophy' of mixed neighbourhoods'; income mix but houshold segregation?
- Dutch housing market crisis coincides with new era of urbanization and a more liberal wave
  - Globalization
  - Privatisation
  - Precarization (labour market)
  - Dualisation (labour market, income strcuture, housing opportunities)
- Increase of building prices:
  - affordability,
  - smaller houses (quality),
  - accessibility for whom (and where?: location)
  - new competition with the suburbs: not on quality but on price!

- Is it possible to keep Amsterdam internationally competetive and socially inclusive?