

Tabel 1| Beschrijving van de 2018 steekproef

	(1)		(2)	
	Label		Zonder Label	
Transactieprijs (EUR 1,000)	290.94	(142.1)	328.29	(183.6)
Transactieprijs/m ²	2409.26	(924.4)	2958.07	(1543.8)
Dagen in verkoop	102.73	(274.2)	179.62	(414.1)
Oppervlakte (m ²)	122.63	(40.28)	118.07	(51.38)
Aantal kamers	4.68	(1.419)	4.33	(1.722)
Aantal verdiepingen	2.41	(0.812)	2.04	(0.902)
Label (%):				
A	0.14	(0.349)	.	(.)
B	0.14	(0.345)	.	(.)
C	0.28	(0.450)	.	(.)
D	0.16	(0.362)	.	(.)
E	0.11	(0.318)	.	(.)
F	0.09	(0.287)	.	(.)
G	0.08	(0.270)	.	(.)
Bouwperiode:				
1500-1905	0.04	(0.198)	0.14	(0.349)
1906-1930	0.10	(0.297)	0.18	(0.383)
1931-1944	0.07	(0.253)	0.10	(0.302)
1945-1959	0.09	(0.280)	0.07	(0.251)
1960-1970	0.15	(0.358)	0.10	(0.294)
1971-1980	0.17	(0.380)	0.09	(0.289)
1981-1990	0.13	(0.337)	0.06	(0.230)
1991-2000	0.12	(0.325)	0.08	(0.277)
2001+	0.13	(0.336)	0.18	(0.386)
Woningtype:				
Appartement	0.21	(0.408)	0.39	(0.489)
Tussenwoning	0.29	(0.456)	0.14	(0.351)
Schakelwoning	0.03	(0.158)	0.02	(0.150)
Hoekwoning	0.13	(0.334)	0.07	(0.252)
Helft van dubbel	0.18	(0.381)	0.12	(0.321)
Vrijstaande woning	0.17	(0.372)	0.25	(0.436)
Provincie:				
Groningen	0.05	(0.209)	0.03	(0.183)
Friesland	0.04	(0.207)	0.04	(0.202)
Drenthe	0.04	(0.190)	0.04	(0.199)
Overijssel	0.07	(0.258)	0.07	(0.248)
Gelderland	0.14	(0.348)	0.14	(0.343)
Utrecht	0.08	(0.274)	0.09	(0.286)
Noord Holland	0.15	(0.354)	0.27	(0.442)
Zuid Holland	0.19	(0.391)	0.16	(0.364)
Zeeland	0.02	(0.148)	0.03	(0.163)
Noord Brabant	0.14	(0.351)	0.09	(0.282)
Limburg	0.05	(0.219)	0.04	(0.187)
Flevoland	0.03	(0.159)	0.01	(0.120)
<i>N</i>	57824		6708	

mean coefficients; sd in parentheses

Tabel 2| De 2018 invloed van het energielabel op verkoopsnelheid (het aantal dagen in verkoop)

	(1) Alle	(2) Appartement	(3) Eengezinswoning	(4) G4
Groen (A-B) energielabel	-28.20*	-2.267	-37.40**	-12.53*
Rood (F-G) energielabel	21.56***	3.772	23.38***	9.560*
Oppervlakte (m2)	0.122**	-0.382**	0.194***	0.0851
Aantal kamers	6.153***	6.102	6.897***	-3.743
Aantal verdiepingen	-2.923	24.61***	-7.064**	5.998
Bouwperiode:				
1906-1930	-26.71***	-41.23**	-19.42**	3.297
1931-1944	-29.79***	-35.79*	-23.10**	9.785
1945-1959	-23.10***	-14.86	-21.20**	16.14*
1960-1970	-22.67***	-8.684	-22.57**	10.98
1971-1980	-16.34*	-13.02	-15.36*	26.75**
1981-1990	-21.59**	-18.80	-20.80**	12.19
1991-2000	-5.901	1.698	-7.120	16.29
2001+	-6.209	25.55	-17.57*	16.51
Woningtype:				
Tussenwoning	-24.13***	0	-9.793**	-4.408
Schakelwoning	7.553	0	20.36**	26.26
Hoekwoning	-14.15**	0	0	5.058
Helft van dubbel	0.189	0	13.85***	17.56
Vrijstaande woning	99.06***	0	107.9***	56.28***
Provincie:				
Friesland	-39.22***	28.09	-61.51***	
Drenthe	-11.07	47.16	-33.02***	
Overijssel	-48.10***	22.53	-71.55***	
Gelderland	-37.22***	53.25***	-64.13***	
Utrecht	-80.74***	-28.52	-99.91***	
Noord Holland	-86.23***	-31.56*	-104.6***	
Zuid Holland	-62.96***	-4.382	-79.51***	
Zeeland	-3.357	146.3***	-34.29**	
Noord Brabant	-40.52***	19.85	-62.55***	
Limburg	-37.73***	93.19***	-68.71***	
Flevoland	-57.32***	42.43	-81.51***	
Groen label x Friesland	12.98	-43.77	30.94	
Groen label x Drenthe	-1.722	7.455	8.079	
Groen label x Overijssel	-3.492	-32.75	10.76	
Groen label x Gelderland	14.96	-25.60	30.30*	
Groen label x Utrecht	16.88	0.360	25.59	
Groen label x Noord Holland	25.69	-5.648	39.18*	
Groen label x Zuid Holland	14.45	-19.80	25.78	
Groen label x Zeeland	39.43	64.87	30.40	
Groen label x Noord Brabant	18.06	-2.161	28.57	
Groen label x Limburg	10.03	-71.90	27.37	
Groen label x Flevoland	-6.641	-53.67	8.474	
_cons	95.99***	54.53*	97.36***	12.01
<i>N</i>	57824	12163	45661	5658
<i>R</i> ²	0.047	0.024	0.055	0.012

* $p < 0.05$, ** $p < 0.01$, *** $p < 0.001$

Tabel 3 | De invloed van het energielabel op de 2018 transactiepreizen (EUR 1,000)

	(1) Alle	(2) Appartement	(3) Eengezinswoning	(4) G4
Groen (A-B) energielabel	10.54*	7.682	20.01***	24.69***
Rood (F-G) energielabel	-15.19***	-11.97***	-13.26***	-14.12**
Oppervlakte (m2)	1.903***	2.356***	1.820***	2.506***
Aantal kamers	9.485***	6.790***	10.31***	7.054***
Aantal verdiepingen	-7.475***	-19.25***	-6.831***	-1.291
Bouwperiode:				
1906-1930	-14.65***	-38.66***	-5.258*	-58.06***
1931-1944	-6.643**	-59.74***	13.43***	-100.9***
1945-1959	-40.96***	-94.58***	-19.39***	-123.6***
1960-1970	-65.73***	-122.4***	-45.23***	-151.1***
1971-1980	-76.11***	-121.2***	-59.84***	-162.5***
1981-1990	-54.09***	-83.54***	-42.45***	-107.0***
1991-2000	-36.67***	-58.72***	-29.74***	-91.76***
2001+	-21.59***	-67.12***	-9.769*	-113.3***
Woningtype:				
Tussenwoning	-20.88***	0	-9.773***	-7.016
Schakelwoning	14.71***	0	31.82***	-1.800
Hoekwoning	-11.84***	0	0	-5.584
Helft van dubbel	10.74***	0	27.11***	47.94***
Vrijstaande woning	58.29***	0	78.31***	156.3***
Provincie:				
Friesland	-3.308	-12.36	11.75***	
Drenthe	1.867	-18.50*	15.83***	
Overijssel	30.64***	6.401	45.15***	
Gelderland	70.81***	10.65*	88.84***	
Utrecht	171.8***	71.53***	206.4***	
Noord Holland	179.6***	146.9***	189.2***	
Zuid Holland	112.7***	34.62***	150.2***	
Zeeland	32.99***	-12.09	48.59***	
Noord Brabant	78.27***	36.13***	94.11***	
Limburg	-3.528	-2.949	6.322*	
Flevoland	50.62***	6.525	68.70***	
Groen label x Friesland	-1.807	-10.01	-9.973	
Groen label x Drenthe	-13.13*	-2.984	-21.54***	
Groen label x Overijssel	-4.662	-11.38	-10.03	
Groen label x Gelderland	-10.98*	6.127	-17.97***	
Groen label x Utrecht	-26.07***	-5.612	-36.98***	
Groen label x Noord Holland	-11.06*	-1.255	-23.63***	
Groen label x Zuid Holland	11.36*	17.08*	-4.710	
Groen label x Zeeland	5.598	23.70	-4.855	
Groen label x Noord Brabant	-8.579	-16.86	-11.64*	
Groen label x Limburg	13.90*	7.395	3.933	
Groen label x Flevoland	-0.178	-3.201	-3.801	
_cons	-57.83***	16.83*	-100.4***	82.07***
<i>N</i>	57824	12163	45661	5658
<i>R</i> ²	0.611	0.595	0.621	0.541

* $p < 0.05$, ** $p < 0.01$, *** $p < 0.001$