

Tabel 1: Beschrijvende statistieken transacties 2018, 2019 en 2020 vs. 2021 eerste half jaar

	(1)		(2)	
	Label <2021		Label 2021	
Transactieprijs (EUR 1,000)	317.95	(145.9)	381.72	(158.2)
Transactieprijs/m2	2621.90	(939.4)	3161.43	(1031.4)
Dagen in verkoop	77.10	(215.7)	41.47	(119.3)
Oppervlakte (m2)	123.25	(39.41)	123.31	(38.25)
Aantal kamers	4.65	(1.399)	4.60	(1.412)
Label (%):				
A	0.21	(0.410)	0.23	(0.420)
B	0.15	(0.360)	0.15	(0.360)
C	0.28	(0.449)	0.28	(0.447)
D	0.13	(0.340)	0.13	(0.333)
E	0.09	(0.291)	0.09	(0.291)
F	0.07	(0.252)	0.06	(0.243)
G	0.06	(0.233)	0.06	(0.236)
Bouwperiode (%):				
1500-1905	0.04	(0.187)	0.03	(0.183)
1906-1930	0.09	(0.288)	0.09	(0.281)
1931-1944	0.06	(0.246)	0.06	(0.243)
1945-1959	0.07	(0.263)	0.08	(0.268)
1960-1970	0.14	(0.349)	0.15	(0.353)
1971-1980	0.16	(0.366)	0.16	(0.363)
1981-1990	0.13	(0.332)	0.13	(0.331)
1991-2000	0.13	(0.337)	0.12	(0.329)
2001+	0.18	(0.388)	0.19	(0.391)
Type woning (%):				
2 onder 1 kap	0.17	(0.373)	0.16	(0.368)
Appartement	0.24	(0.426)	0.25	(0.433)
Hoekwoning	0.12	(0.329)	0.13	(0.335)
Schakelwoning	0.03	(0.156)	0.03	(0.162)
Tussenwoning	0.30	(0.457)	0.30	(0.459)
Vrijstaande woning	0.15	(0.356)	0.13	(0.337)
Provincie (%):				
Groningen	0.04	(0.194)	0.04	(0.188)
Friesland	0.04	(0.189)	0.03	(0.183)
Drenthe	0.04	(0.189)	0.04	(0.189)
Overijssel	0.07	(0.252)	0.07	(0.257)
Gelderland	0.14	(0.345)	0.13	(0.339)
Utrecht	0.09	(0.287)	0.10	(0.294)
Noord Holland	0.15	(0.361)	0.16	(0.364)
Zuid Holland	0.20	(0.398)	0.20	(0.401)
Zeeland	0.02	(0.135)	0.02	(0.133)
Noord Brabant	0.15	(0.357)	0.15	(0.354)
Limburg	0.04	(0.200)	0.04	(0.206)
Flevoland	0.03	(0.165)	0.03	(0.158)
N	405293		48357	

Gemiddelde coëfficiënten, standaardafwijking tussen haakjes.

Tabel 2A: Regressie transactieprijs in 1000 euros: 2018, 2019, 2020

	(1) Alle	(2) Appartement	(3) Eengezinswoning	(4) 4 Grote Steden
Groen label (A+B)	24.77***	-0.437	28.91***	18.18***
Rood label (F+G)	-18.64***	-10.18***	-18.85***	-12.67***
Oppervlakte (m2)	1.957***	2.431***	1.928***	2.667***
Aantal kamers	9.025***	-0.957	9.516***	7.677***
Bouwperiode:				
1906-1930	-9.160***	-33.62***	-7.026***	-47.30***
1931-1944	-1.314	-54.67***	3.132**	-75.51***
1945-1959	-33.72***	-83.88***	-28.71***	-115.0***
1960-1970	-63.21***	-106.3***	-59.32***	-142.8***
1971-1980	-72.45***	-109.3***	-69.65***	-157.7***
1981-1990	-52.84***	-76.13***	-51.25***	-119.0***
1991-2000	-33.27***	-43.99***	-33.42***	-90.67***
2001+	-12.98***	-48.54***	-11.09***	-90.35***
Type woning:				
Apartment	-5.507***	0	0	-33.51***
Hoekwoning	-21.83***	0	-23.23***	-37.64***
Schakelwoning	3.554***	0	3.754***	-13.05
Tussenwoning	-32.73***	0	-34.38***	-37.13***
Vrijstaande woning	55.58***	0	56.53***	103.1***
Provincie:				
Groningen	-2.171	23.21***	-6.574***	
Friesland	-9.070***	2.362	-8.931***	
Overijssel	28.83***	17.27**	29.13***	
Gelderland	73.23***	29.31***	74.71***	
Utrecht	176.9***	84.51***	182.8***	
Noord Holland	183.7***	150.7***	184.3***	
Zuid Holland	117.8***	52.30***	124.1***	
Zeeland	31.57***	-0.254	32.33***	
Noord Brabant	84.64***	55.05***	85.40***	
Limburg	-7.610***	8.522	-9.047***	
Flevoland	53.88***	29.47***	54.68***	
Interactie provincie en groen label:				
Groningen*Groen	22.61***	-0.335	25.59***	
Friesland*Groen	13.09***	4.297	12.99***	
Overijssel*Groen	5.429**	-0.655	5.573**	
Gelderland*Groen	-3.139	0.176	-3.262	
Utrecht*Groen	-17.87***	-7.547	-18.22***	
Noord Holland*Groen	-3.434*	6.058	-5.062**	
Zuid Holland*Groen	21.75***	21.70**	19.78***	
Zeeland*Groen	20.13***	33.93**	18.53***	
Noord Brabant*Groen	-1.648	-9.713	-1.050	
Limburg*Groen	20.76***	9.961	20.21***	
Flevoland*Groen	10.46***	-0.183	11.43***	
cons	-48.09***	-15.12*	-50.25***	131.8***
<i>N</i>	404,993	31,262	373,731	34,334
<i>R</i> ²	0.618	0.599	0.614	0.549

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

Referentie categorie: bouwjaar: 1500-1905, type woning: 2 onder 1 kap, provincie: Drenthe.

Tabel 2B: Regressie transactieprijs in 1000 euros: eerste helft 2021

	(1) Alle	(2) Appartement	(3) Eengezinswoning	(4) 4 Grote Steden
Groen label (A+B)	43.45***	6.692	59.78***	1.181
Rood label (F+G)	-26.01***	-10.55***	-30.57***	-19.30**
Oppervlakte (m2)	2.112***	2.721***	1.987***	3.003***
Aantal kamers	10.91***	0.691	12.54***	10.87***
Bouwperiode:				
1906-1930	-15.10***	-43.08***	-6.027	-45.02***
1931-1944	-4.084	-60.94***	12.02***	-64.81***
1945-1959	-42.87***	-89.26***	-25.70***	-117.1***
1960-1970	-73.71***	-116.4***	-58.95***	-152.9***
1971-1980	-86.04***	-121.1***	-76.16***	-178.0***
1981-1990	-63.50***	-81.58***	-58.53***	-131.5***
1991-2000	-41.75***	-52.67***	-43.04***	-87.06***
2001+	-14.60***	-48.59***	-9.189*	-74.72***
Type woning:				
Apartment	-13.42***	0	0	-14.89
Hoekwoning	-20.11***	0	-26.51***	-20.78
Schakelwoning	4.164	0	5.146	-31.04
Tussenwoning	-32.97***	0	-40.75***	-19.94
Vrijstaande woning	67.09***	0	71.37***	93.81***
Provincie:				
Groningen	0.261	52.60***	-18.59***	
Friesland	-12.60**	19.79	-12.54**	
Overijssel	28.31***	39.82***	28.25***	
Gelderland	90.04***	66.28***	93.61***	
Utrecht	206.9***	142.8***	227.3***	
Noord Holland	200.0***	180.1***	204.8***	
Zuid Holland	137.3***	94.68***	160.6***	
Zeeland	20.67***	36.85**	18.58***	
Noord Brabant	93.01***	90.32***	93.72***	
Limburg	-16.92***	21.21*	-21.02***	
Flevoland	66.97***	44.09**	72.20***	
Interactie provincie en groen label:				
Friesland*Groen	35.75***	-14.50	51.17***	
Drenthe*Groen	19.59**	-9.673	18.75*	
Overijssel*Groen	5.732	-4.710	7.428	
Gelderland*Groen	-9.722	-19.18	-7.003	
Utrecht*Groen	-22.53***	-31.98**	-18.17**	
Noord Holland*Groen	-7.409	-17.94	-11.54	
Zuid Holland*Groen	13.39**	-0.490	7.353	
Zeeland*Groen	30.17***	24.59	23.77*	
Noord Brabant*Groen	-6.273	-32.59**	-2.110	
Limburg*Groen	16.36*	-10.08	15.49*	
Flevoland*Groen	19.84**	-5.929	27.47**	
cons	-26.74***	-3.383	-29.23***	158.3***
<i>N</i>	48,372	12,079	36,293	3,702
<i>R</i> ²	0.617	0.597	0.617	0.607

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

Referentie categorie: bouwjaar: 1500-1905, type woning: 2 onder 1 kap, provincie: Drenthe.

Figuur 1: Groene premies en rode kortingen in beeld



