



**BNP PARIBAS
FORTIS**

Second Home Barometer

Financial year 2025

The bank
for a changing
world



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in Belgium

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01



Real estate landscape in Belgium in 2025



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Entire mortgage loan market

40,18Bn

Total value of mortgages taken out (EUR)
(+29% between 2024 and 2025).



+15%
2024-2025

Real estate landscape in Belgium
Number of loans granted

180,000
2023

186,000
2024

214,000
2025

Real estate landscape in Belgium

Median purchase price of a home



Terraced and semi-detached houses

€280,000

+7.7%

Detached houses

€390,000

+5.4%

Apartments

€250,000

+2.9%

Source: Statbel – 30th April 2026



02



Top trends for second homes in 2025



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Top trends for second homes

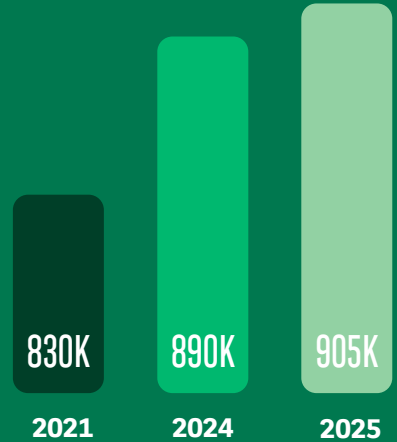


The number of Belgians owning multiple properties continues to rise

905.590

This is the number of Belgian multi-owners, in Belgium and abroad.

An increase of 1.8% compared with 2024 and 9% over the past five years.



Source: number of declarations of second homes - FPS Finance





+56%

2024-2025

The number of second-home applications increased by 56% compared with 2024.

Top trends for second homes

A booming market

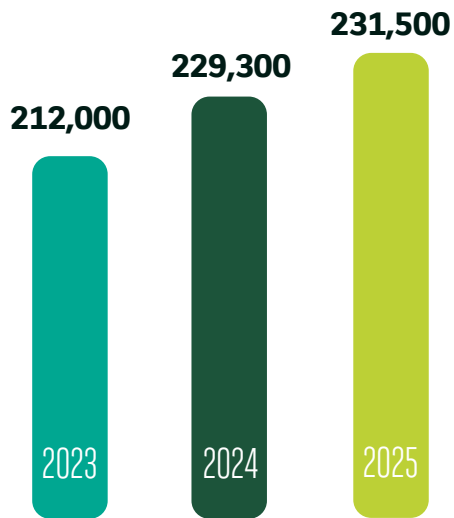
22%

One in five BNP Paribas Fortis loans is for a second home.



The top trends for second homes

Average amount borrowed (EUR)



€231,500

Average amount borrowed (EUR). Regardless of the purpose (rental or personal use) or location (Belgium or abroad).



03



Top trends for second homes in Belgium



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The top trends for second homes in Belgium

The number of multi-property owners in Belgium continues to rise

658.350

This is the number of Belgians who have at least one second home in Belgium in end 2025, up 1.7% compared with end 2024.



The top trends for second homes in Belgium

Purchases in Belgium



More than 9 out of 10 second-home mortgages at BNP Paribas Fortis are for purchases in Belgium.

Geographical breakdown of second-home purchases in Belgium



€222,700

This is the average amount borrowed for a second home in Belgium (= vs 2024).



The top trends for second homes in Belgium

House or apartment?



75% - House



21% - Apartment



4% - Land, parking, etc.



The top trends for second homes in Belgium

House or apartment?



63%
Coast

On the **Belgian Coast***, 63% of second-home loans are for houses, compared with 37% for apartments.



84%
Ardennes

In the **Ardennes*****, loans for second homes are mainly for houses (84%).



64%
Brussels

In **Brussels**** , loans granted for a second home are mainly for apartments (64%) than houses (36%).

* Belgian Coast: taking into account the 10 seaside resorts.

** Brussels: including the 19 municipalities.

*** Ardennes: including 56 municipalities wholly or partially located in the Ardennes.



The top trends for second homes in Belgium

Focus on key figures for 2025



Amount

222,700

Euros

(unchanged from 2024)



Term

228

Months

(compared with 233 in 2024)



Debt

45%

(compared with 44% in 2024)



Share

59%

(unchanged from 2024)



Average age of the borrower

42

Years

(compared with 43 years old in 2024 or 48 years in 2021)



The top trends for second homes in Belgium

A second home in Belgium for rental purposes

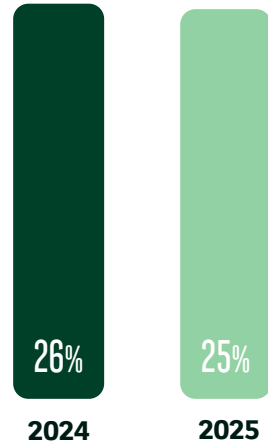
25%

A quarter of the second homes in Belgium financed by BNP Paribas Fortis are intended to generate rental income.



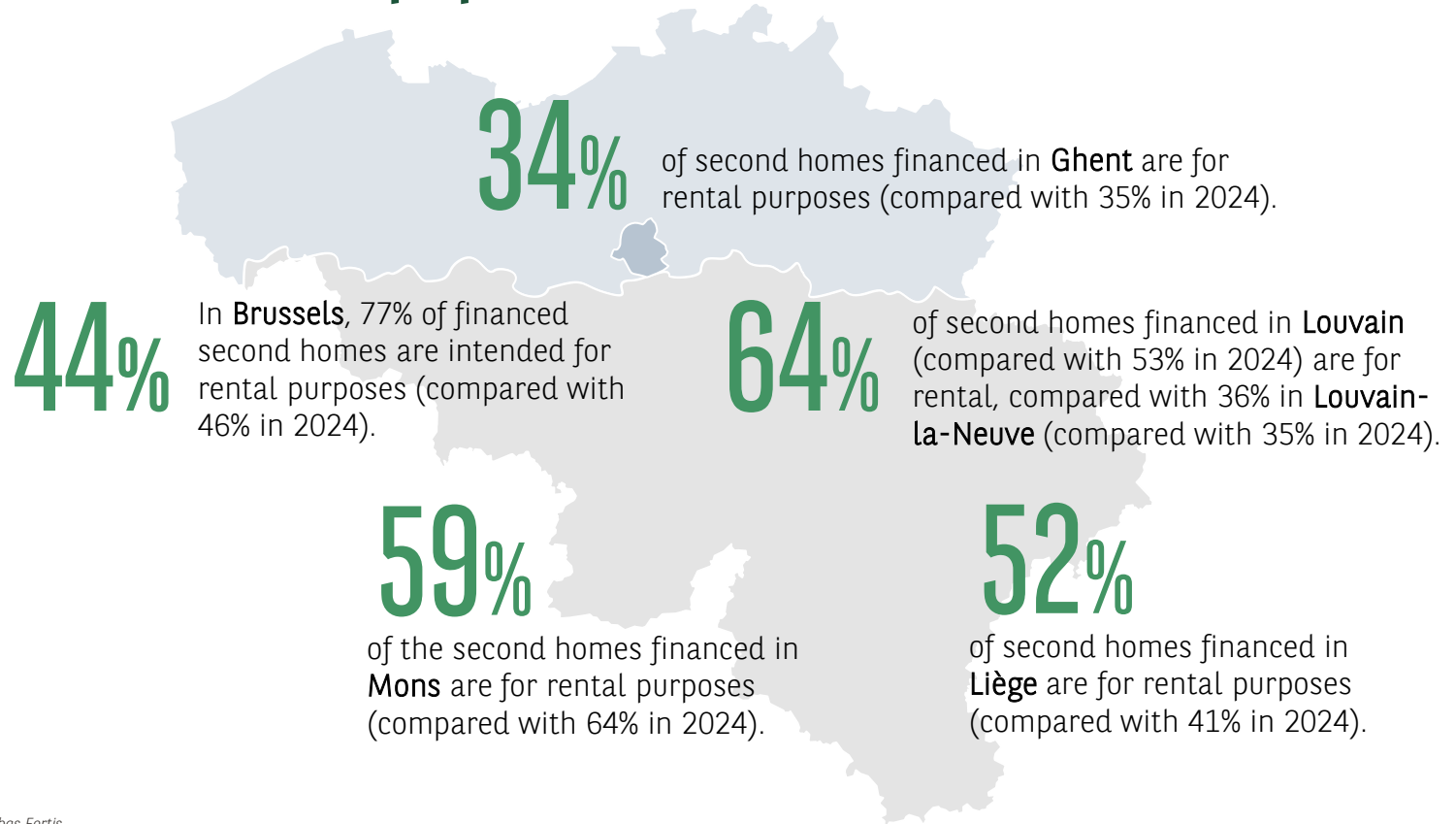
€181,500

Average amount borrowed for a second home with the aim of generating rental income.





University towns and rental properties





+37%
2024-2025

The second-home market on the Belgian Coast saw growth compared with 2024.

The top trends for second homes in Belgium The Belgian Coast

20%

of second homes purchased in Belgium are located on the Belgian Coast*.

78%

Almost 8 out of 10 second homes on the Belgian Coast are intended for personal use.

TOP 3

Ostend (17%), Bruges (9%) and Knokke (8%).

These are the three seaside resorts most sought after for a second home, regardless of the purpose (rental or own use).



* Including the 10 seaside resorts.
Source: 2025 figures – BNP Paribas Fortis



+24%
2024-2025

The second-home market in the Ardennes increased compared with 2024.

The top trends for second homes in Belgium

The Ardennes

9,7%

of second homes purchased in Belgium are in the Ardennes*.

32%

One out of 3 second homes is for rental purposes.

TOP 3

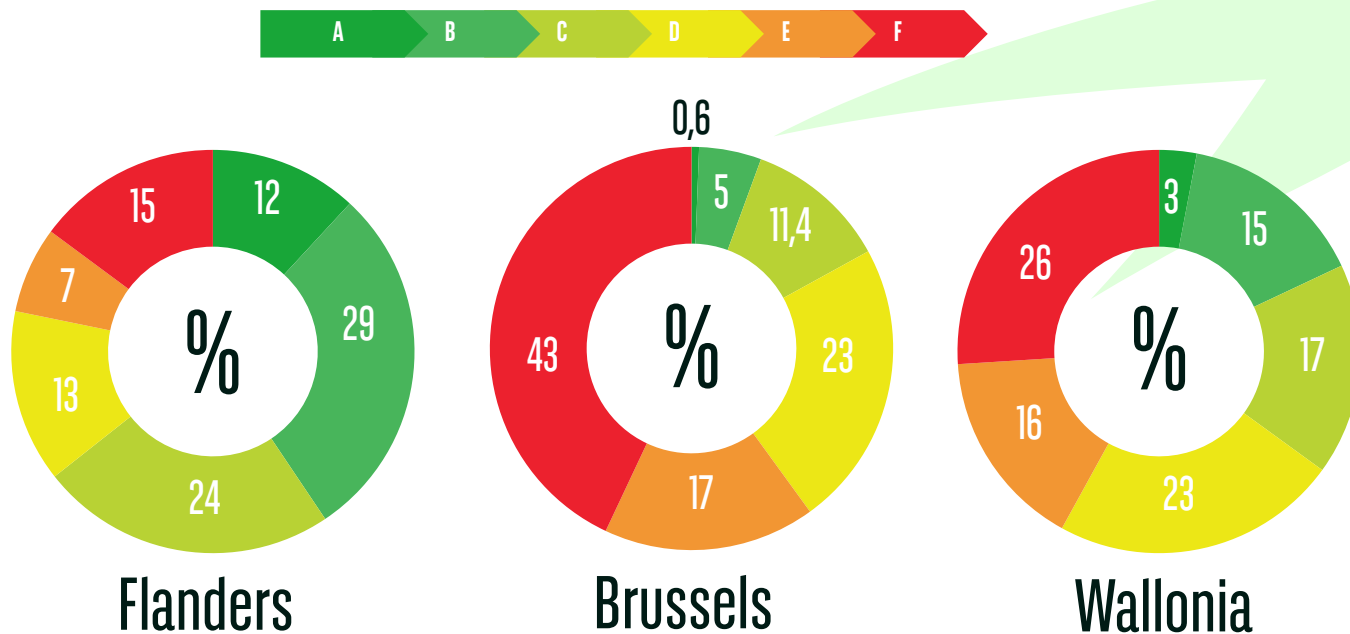
Bastogne (8%), **Verviers** (8%) and **Marche-en-Famenne** (4%).

These are the three Ardennes towns most sought after by borrowers for a second home, whatever the purpose (rental or own use).



* Including 56 municipalities wholly or partially located in the Ardennes.
Source: 2025 figures – BNP Paribas Fortis

Distribution of EPC scores collected as part of a mortgage loan



04



The top trends for second homes abroad



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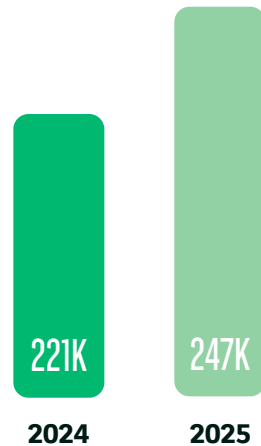
252,083

This is the number of Belgians who have at least one second home abroad in April 2026.



The top trends for second homes abroad

More and more Belgians abroad





8%

In 2025, secondary homes represented 8% of all mortgages granted for second homes abroad.

The top trends for second homes abroad

Belgians abroad

+31%

At BNP Paribas Fortis, the second-home abroad market saw a 31% increase in terms of the number of applications compared to 2024.



The top trends for second homes abroad

Focus on key figures for 2025



Amount

176,000

Euros

(compared with 191,900 in 2024)



Term

149

Months

(compared with 165 in 2024)



Debt

44%

(compared with 47% in 2024)



Share

48%

(compared with 49% in 2024)

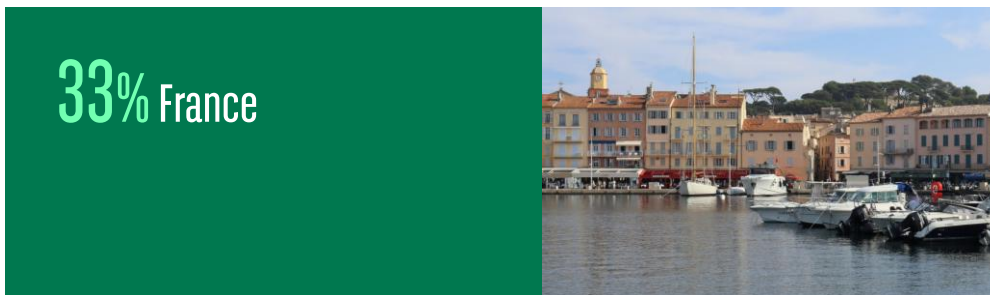


The top trends for second homes abroad

Top destinations abroad

These are the top three foreign destinations preferred by borrowers in 2025 for a second home, whatever the purpose (own use and/or rental).

Spain was the most popular destination for a second home abroad in 2025, accounting for 41% of applications. France followed with 33%, while Italy ranked third with 8%.





The top trends for second homes abroad

Typical Profile

51y

The average age of a borrower of a secondary residence abroad is 51 years old (compared with 47 years old in 2024).

34%

While the over-55s account for just over one in three borrowers for a second home abroad (34%), the under 40s represent 1 in 4 buyers (24%).

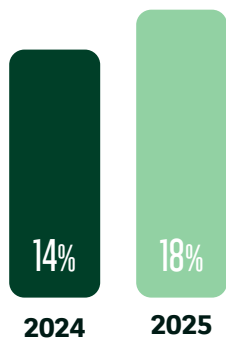
22%

Of borrowers who bought a second home in Spain are under 45 years old.



The top trends for second homes abroad

Second homes abroad: rental income potential



18%

Nearly one in five second homes abroad is used to generate rental income.





The top trends for second homes abroad

Second homes abroad for rental purposes: where and at what cost ?

FRANCE

When the second home is intended for rental purposes, France is emerging as the top foreign destination in 2025, accounting for 43%. The average amount involved is 177,200 euros.

SPAIN

22% of second-home purchases in Spain are intended to generate rental income. The average borrowed amount stands at 213,500 euros.

ITALY

7% of second-home purchases in Italy are intended to generate rental income. The average borrowed amount stands at 194,300 euros.



Source: 2025 figures – BNP Paribas Fortis

Note: Mortgage with rental income declaration



The top trends for second homes abroad

Second homes abroad for own use: where and at what cost ?

SPAIN

When the second home is for personal use, Spain is the leading destination abroad in 2025, accounting for 40%. The average amount involved is 171,000 euros.

FRANCE

31% of second-home purchases in France are intended for personal use. The average borrowed amount stands at 290,000 euros.

ITALY

11% of second-home purchases in Italy are intended for personal use. The average borrowed amount stands at 237,700 euros.



Source: 2025 figures – BNP Paribas Fortis

Note: Mortgage without rental income declaration



THANK YOU



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