

# Are the Dutch People Migrating from the Urban to Rural Areas: Some Evidence

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## SUMMARY

The way the countries define how land is going to be used is a consequence of many different factors, from physical, cultural, economic, and from specific policies. That is true in the rural sector, in the urban sector, and in the interrelation between both.

Lately due to the Covid crises, and the requirement for home-working, the tendency for people to move from the cities to the rural areas has increased largely. In Nederland's, because of the housing scarcity and difficulties to supply this need, clear and solid comprehension of this tendency plays a very important role in the building industry.

Most of the literature on this issue is focused on finding the personal determinates and motivation of the migration from urban areas to rural areas. Those studies [as examples: Bijker (2012), Obikwelo (2017), Costelo, (2009)] were mostly done in specific areas of countries, using buyers surveys, not having as aim identifying the general tendency.

The main aim of this article is to fill that gap and find figures that answer the question: is the flow from urban municipalities to owner-occupied homes in rural municipalities increasing in the Dutch reality?

To answer this question the study used the information from the Dutch Kadaster on the homes purchases between 2009/2011 and 2018/2020 and its location in the Netherlands. In the purchase flow, the observation was at the owner-occupied home transactions of natural persons from a specific source area to a receiving area. The purchase flow from urban to rural municipalities thus provides information about natural persons who previously lived in an urban municipality and subsequently purchased a home in the rural area. Besides that, the definition of whether some

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purchases happened in an urban or rural municipality was based on the CBS ( Central Bureau of Statistics from the Netherlands) classification of municipalities. These classes correspond to a certain address density in a municipality. The municipality with urbanity classes 1 and 2 are seen as urban and class 4 and 5 as rural. Class 3 are moderately urban municipalities. The study is based on the urbanization class by the municipality at the time of the transaction.

The article will start with an introduction, with a small literature review. The next item will be the description of the methods and the indicators utilized. The second item will show the results and the third item will present the main conclusions and the unfolding. Surely the conclusions will present also the proposition of new research in the specific field.

The main result obtained by the article is that the general tendency is that more homes are being purchased in more rural municipalities, in the period from 2009/2011 to 2018/2020. With many different kinds of statistics, from the type of housing, the prices, the distance from the previews house, the age of the buyer. All of them showed that there was a tendency to increase the number of people getting out of the more densely populated area of the Netherlands (Randstad) and going to more rural areas.

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