



# Housing Market Report Berlin 2026

BERLIN HYP & CBRE

# Rents less dynamic, the housing shortage continues



Dear readers,

Geopolitical turbulence and economic uncertainty are impacting people's daily lives and business decisions around the world, and Europe and Berlin are no exception. Nevertheless, the German capital is proving more resilient than the national average in facing these challenges.

For example, the development of economic output in Berlin most recently significantly outpaced that of the rest of the country, which is experiencing stagnation. However, Berlin is also struggling with rising unemployment, and the pressure on the housing market remains high.

The extraordinary momentum of the past decade has slowed noticeably; however, market conditions remain tight. Asking rents are now increasing only moderately, and the pronounced dispersion of price levels is easing slightly. There are still significant differences between the districts and market segments. In the ranking of the top 7 cities in Germany, in terms of rent levels, Berlin remains in the middle behind Munich, Frankfurt and Stuttgart.

Hope for more – and prospectively cheaper – housing is now coming from the federal government and the Berlin state government in the form of the Schneller-Bauen-Gesetz (Faster Construction Law)

in Berlin, the federal government's Baurturbolenz Law to speed up construction planning and approval, and the Building Type E approach, all of which are designed to accelerate housing construction. Still, it will take time before these impulses have a tangible impact for those searching for housing.

At the same time, new clouds are gathering. Over the course of the year, the debate on the socialisation of housing assets could once again gain momentum in Berlin. Resentment about the housing shortage and rising rents is understandable. However, a step such as socialisation would have exactly the opposite effect to what is intended and would delay or prevent urgently needed investment in housing and lead to significant consequential damage for tenants, buyers, capital markets, municipalities and ultimately the general public as well.

In this year's special section, we discuss with Dr Christian Schede the direct and indirect effects that socialisation could have in the current election year in Berlin.

For the thirteenth time, we are pleased to present you with a well-founded overview of the Berlin residential property market and wish you an insightful read.

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Chair of the Board of Management, Berlin Hyp

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# Contents

## Part A

### Market

- |    |                         |    |                       |
|----|-------------------------|----|-----------------------|
| 8  | Berlin overview         | 28 | Introduction costs    |
| 10 | Market overview         | 30 | Rental prices (map)   |
| 18 | Interview socialisation | 32 | Purchase prices (map) |
| 24 | New construction        |    |                       |

## Part B

### Districts

#### 36 Charlottenburg-Wilmersdorf

New neighbourhoods, densification and climate-friendly materials such as wood and recycled concrete – projects aimed at different needs are being planned and implemented in the district.

#### 40 Friedrichshain-Kreuzberg

The district is characterised by a mixture of old buildings, tall new buildings and large housing estates from the 1960s and 70s, not to mention idyllic waterfront locations.

#### 44 Lichtenberg

Large housing estates from the GDR era, smaller neighbourhoods with old buildings, and modern residential areas on the waterfront: Lichtenberg is diverse, and this, plus its good transport connections, make it attractive for new development.

#### 48 Marzahn-Hellersdorf

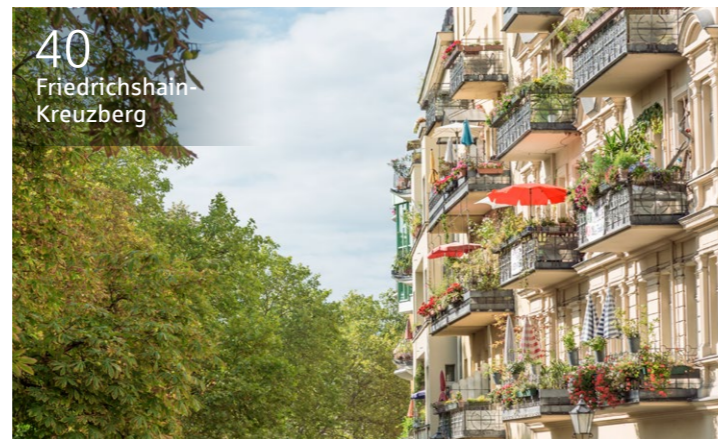
Prefabricated building estates can be found here along with village-like structures and plenty of green spaces. At the same time, hardly any other district in Berlin is developing as rapidly as Marzahn-Hellersdorf, with new neighbourhoods emerging and the appearances of streets changing throughout the district.

#### 52 Mitte

This district combines German history, transformation and urban diversity. Mitte is also an important business location: as a home to start-ups and media companies, it offers a combination of big-city life and international flair.

#### 56 Neukölln

Neukölln is a district full of contrasts, with everything from densely built-up, multicultural neighbourhoods with old buildings to detached and terraced houses, large housing estates and village-like structures.



#### 60 Pankow

Berlin's most populous district features the densely built-up Prenzlauer Berg subdistrict as well as almost village-like areas at the north-eastern edge of the capital.

#### 64 Reinickendorf

The northern part of this Berlin district is marked by densely developed residential neighbourhoods and large housing estates, historical villa neighbourhoods and large areas of forests and lakes. The more urban neighbourhoods in particular are changing as a result of new construction, conversions and densification.

#### 68 Spandau

The district combines inner-city density with extensive floodplains along the River Havel and former industrial areas. Major construction and infrastructure projects are changing Spandau in a noticeable way.

#### 72 Steglitz-Zehlendorf

This district in the south-western part of the capital features dense urban sections, upper-class villa neighbourhoods and large areas with forests and lakes. There are also renowned research and educational institutions to be found here.

#### 76 Tempelhof-Schöneberg

This district extends from the southern part of the city centre to the Brandenburg border. Here you will find urban flair, open green spaces and industrial areas.

#### 80 Treptow-Köpenick

Berlin's largest district in terms of area combines urban residential neighbourhoods in the north with natural idyllic spaces in the south. Treptow-Köpenick is also a renowned university location.

## Part C

### Metropolitan area

- |    |                   |    |                    |
|----|-------------------|----|--------------------|
| 86 | Introduction      | 92 | Oberhavel          |
| 88 | Barnim            | 93 | Oder-Spree         |
| 89 | Dahme-Spreewald   | 94 | Potsdam            |
| 90 | Havelland         | 96 | Potsdam-Mittelmark |
| 91 | Märkisch-Oderland | 97 | Teltow-Fläming     |
| 3  | Editorial         | 98 | Legal Notice       |



Part

A

# Market

Ongoing global uncertainties and local socialisation debates:  
How is Berlin's residential real estate market doing in  
turbulent times?

# Berlin proves resilient despite challenging conditions

In 2025, Berlin ranked third in Germany in terms of economic development. At the same time, the number of people in employment is declining slightly and demographic growth is easing. State parliamentary elections in 2026 will determine future developments.

The global political and economic situation remains turbulent, and this is also having an impact on the situation in Berlin. The latest developments since the end of 2025 are not yet reflected in the data collected thus far, but as in previous years, the capital has so far proved to be resilient – and even surprisingly strong in some areas. For example, Berlin's price-adjusted gross domestic product (GDP) increased by 1.3 per cent in the first half of 2025 compared to the same period in 2024, as reported by the Berlin-Brandenburg Statistical Office last autumn. This was the third-highest growth rate of all federal states. Economic output in the capital developed significantly better than the national average, which showed stagnation during the first half of the year. The major challenges posed by the economic environment in Berlin are reflected in the number of employed people in the capital, which stood at 2.19 million in the third quarter of 2025, a decline

of 0.3 per cent from the figure recorded for the same quarter in the previous year. The number of employed people has now decreased for two consecutive quarters; the previous decline was 0.2 per cent.

### The long period of dynamic development is now levelling off

Especially when all this is viewed in the context of Berlin's tremendously dynamic economic development since the fall of the Berlin Wall, it becomes clear that things are now levelling off. To mark the 35th anniversary of German reunification last year, the Berlin-Brandenburg Statistical Office summarised some key economic and demographic data for the period 1991 to 2024. For example, Berlin's GDP grew from €68.40 billion in 1991 to €207.06 billion in 2024, an increase of 203 per cent. GDP per capita amounted to roughly €54,600 in



**-3,935**

natural net population balance 2024



**+27,107**

net migration 2024

2024, compared to just under €19,900 in 1991. This corresponds to an increase of 174 per cent. Moreover, despite significant price increases in recent years, the latter figure shows that Berlin residents recorded an increase in earnings on average over the period examined. Between 2014 and 2024, for example, the average gross monthly income of full-time employees in Berlin rose from €2,928 to €4,190. This corresponds to an increase of €1,262, or 43.1 per cent.

### Migration from abroad continues to drive demographic development

The difference between the 203 per cent increase in GDP and the 174 per cent increase in GDP per capita is due to the demographic growth that took place during the period under review. In mid-2025, around 3.9 million people lived in Berlin (as their primary residence). This corresponds to an increase of 0.14 per cent compared to the end of 2024 and slightly more than 7 per cent compared to 1991, when the population was 3.45 million. The demographic growth was attributable to residents with German citizenship and a migration background. The only slight increase in the population between 2024 and 2025 led to marginal increases and decreases in the districts. Although migration from abroad has played a major role in Berlin's growth over the past few years, according to the Berlin-Brandenburg Statistical Office, the number of foreign residents actually fell slightly for the first time between 2024 and 2025, by 836 people, which corresponds to a decrease of 0.1 per cent. This slowed the growth trend.

Along with the decline in migration from abroad, the reduction of the number of foreign residents was also a result of the implementation of the Act to Modernise Nationality Law in 2024 (allowing dual citizenship), and the associated accelerated

naturalisation procedures. In Berlin alone, for example, around 21,000 people were granted German citizenship in the first half of 2025, compared to 25,000 in 2024 as a whole. This development also put a stop in 2024 to the long period of decline in the number of people with German citizenship living in Berlin. In the first half of 2025, the trend was actually reversed, with the number of people with German citizenship increasing by 0.2 per cent. While the share of residents from abroad stagnated at 24.9 per cent, the number of Germans with a migration background rose from 16.2 per cent at the end of 2024 to 16.9 per cent in mid-2025. Throughout Berlin as a whole, the number of people with a migration background – foreigners and Germans with a migration background – rose to 41.7 per cent. In 2024, that figure was 41.1 per cent and in the previous year it was 39.7 per cent.

### External factors and important decisions

The fact that Berlin's dynamic demographic and economic development has levelled off after an extended boom can largely be attributed to the turbulence that is also affecting the whole of Germany, Europe and other parts of the world. However, one aspect that directly affects the housing market is a home-made issue, namely the fact that 58 per cent of voters who participated in a referendum in 2021 were in favour of socialising large housing companies' housing stock. The current governing coalition of CDU and SPD has presented a draft socialisation framework law as a political response to this. However, the law will not come into force until two years after its proclamation. What will happen in the meantime – and how Berlin will develop in other areas – will be determined in large part by the state parliamentary elections in September of this year. It is currently difficult to predict which majorities will result for which coalitions. ■

## Facts

Sustained population growth due to migration gains in the capital  
—  
Berlin's economic performance remains robust

## Berlin-Barometer

District	Residents 2025 <sup>1)</sup>	Population density per km <sup>2</sup> 2024	Population development 2025 to 2024 absolute value <sup>1)</sup>
Charlottenburg-Wilmersdorf	343,625	5,001	125
Friedrichshain-Kreuzberg	292,789	13,068	165
Lichtenberg	318,261	5,808	2,713
Marzahn-Hellersdorf	296,687	4,575	2,596
Mitte	397,879	9,252	875
Neukölln	331,623	6,835	2,135
Pankow	428,900	3,967	1,624
Reinickendorf	271,755	2,914	-2,343
Spandau	261,266	2,680	1,989
Steglitz-Zehlendorf	309,338	2,884	-706
Tempelhof-Schöneberg	358,835	6,359	1,876
Treptow-Köpenick	302,686	1,722	5,450
<b>Berlin total/average</b>	<b>3,913,644</b>	<b>4,136</b>	<b>16,499</b>

1) As of: 31.12., based on population register for Berlin 2) Annual average, all employable citizens

Unemployment rate <sup>2)</sup> , average 2025 in %	Population forecast 2024–2040, change in %	Permits for building new apartments 2024	Newly finished apartments 2024
9.5	-2.5	1,448	297
10.4	2.1	181	712
10.1	8.0	1,169	940
9.2	7.0	727	839
12.3	2.0	524	847
15.1	-1.2	88	589
8.8	6.6	402	1,131
10.3	1.8	279	547
10.6	6.1	1,519	2,405
7.0	-2.9	272	255
10.3	-1.9	298	1,334
8.7	9.6	977	3,741
<b>10.2</b>	<b>2.8</b>	<b>7,884</b>	<b>13,637</b>

Sources: Berlin-Brandenburg Statistics Office, Federal Employment Office, Senate Administration for Urban Development and Environment; compiled by: CBRE

# Momentum has levelled off and developments vary among the segments

Rents are rising only minimally and their range is narrowing again. Berlin remains in the middle range of the A-cities. There has been a slight increase in asking prices for condominiums, with surprising developments in some districts. An end to the downward trend with regard to apartment buildings is now in sight.

Continuing immigration on the one hand and sluggish new construction activity on the other are two major factors that have led to an increasingly tight Berlin housing market over the years. Asking rents increased by 55.7 per cent between 2020 and 2025. This dynamic development stands out among the A-cities (the seven most populous cities in Germany). For example, the increases in Hamburg (+28.6 per cent) and Cologne (+27 per cent), which ranked second and third for this period, seem almost moderate by comparison. Parallel to the significant slowdown in immigration, the development of asking rents in new and existing buildings in Berlin is also levelling off sharply, with a combined increase in the two segments of just 0.1 per cent from

2024 to 2025. Still, the two segments did develop very differently: whereas rents for apartments in existing properties rose by 1.7 per cent, those for privately financed new apartments fell by 3 per cent. Although the capital was still the most dynamic city in Germany by far a few years ago, in 2025 it was the least dynamic of the A cities. The biggest increase in asking rents between 2024 and 2025 (+7.1 per cent) was recorded in Düsseldorf. The second-lowest increase was recorded in Munich (+4.2 per cent), where asking rents have been the highest by far for quite some time now. In Stuttgart, where average asking rents in 2025 were comparable to those in Berlin, the situation is similar to that in Munich (+4.3 per cent).

## Facts

The supply of rental apartments available online is increasing again  
—  
Rent increases in most districts

Current rental development. Range of asking rents for new lettings, 2025

District	Number of rental offers	Medium market segment <sup>1)</sup> price range in €/m <sup>2</sup> /month	Bottom market segment		Top market segment		All market segments	
			Median in €/m <sup>2</sup> /month	Change from 2024 in %	Median in €/m <sup>2</sup> /month	Change from 2024 in %	Median in €/m <sup>2</sup> /month	Change from 2024 in %
Charlottenburg-W.	3,559	10.00–28.50	8.05	-5.4	31.67	-0.5	19.23	-0.2
Friedrichshain-K.	2,917	8.63–28.38	7.33	0.7	31.03	-4.6	19.47	0.4
Lichtenberg	3,514	7.00–21.41	6.51	-1.1	24.49	-9.6	13.33	-11.8
Marzahn-H.	2,168	6.42–18.42	6.21	-0.2	22.01	4.8	11.57	1.6
Mitte	4,982	10.00–29.14	8.40	8.5	32.63	-5.2	20.01	0.1
Neukölln	2,572	7.43–23.29	6.90	1.5	26.67	-4.5	13.56	-6.4
Pankow	4,275	9.12–25.66	7.78	2.9	28.85	-2.0	16.97	-0.2
Reinickendorf	2,559	7.90–21.01	7.33	6.1	23.97	-0.3	12.62	3.3
Spandau	3,266	7.43–20.04	6.99	3.6	22.65	-2.0	12.50	4.2
Steglitz-Zehlendorf	2,418	8.89–23.69	7.92	1.8	26.53	3.2	15.00	2.2
Tempelhof-S.	2,987	8.40–27.05	7.61	3.7	30.00	7.1	15.90	7.6
Treptow-Köpenick	4,818	8.25–22.00	7.02	-2.2	23.93	-0.9	15.56	7.6
<b>Berlin total</b>	<b>40,035</b>	<b>7.89–25.19</b>	<b>7.06</b>	<b>0.4</b>	<b>28.57</b>	<b>-2.9</b>	<b>15.80</b>	<b>0.1</b>

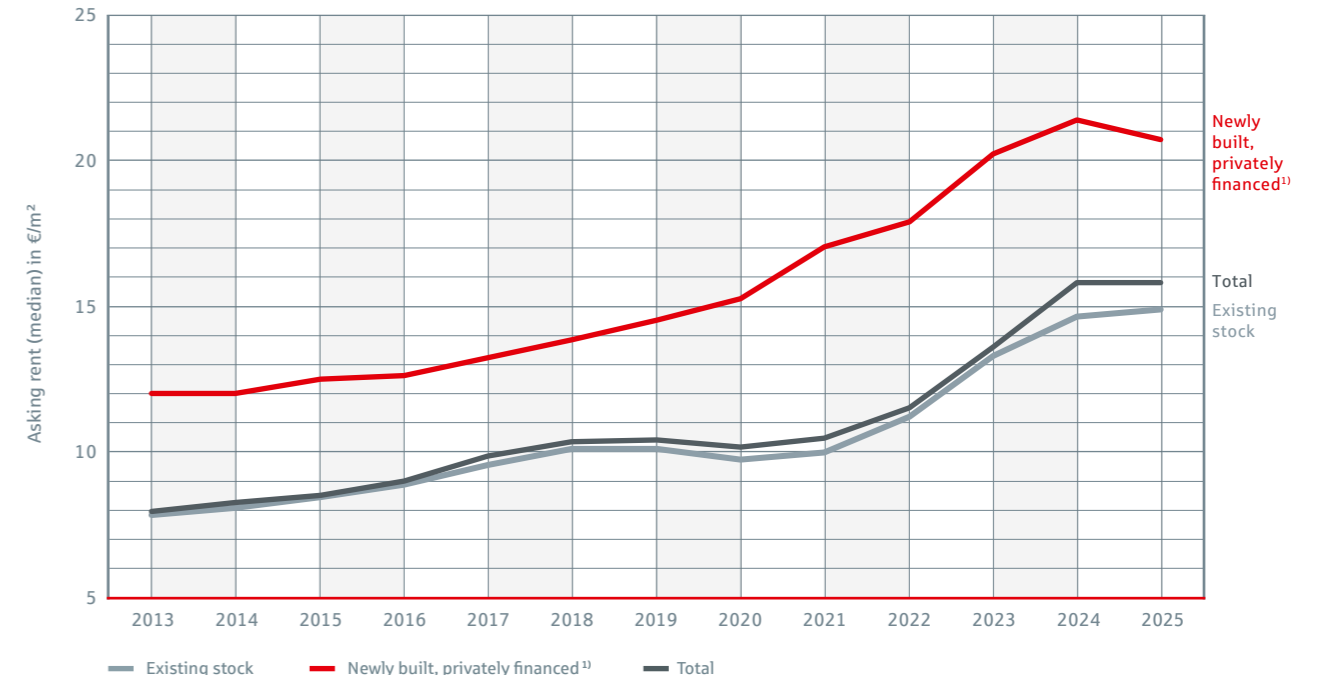
1) Excl. bottom and top tenth percentile of quotes Source: CBRE based on VALUE market database

Current rental development. Asking rents for new lettings existing stock and newly built, 2025

District	Existing stock			Newly built, privately financed <sup>1)</sup>		
	Number of rental offers	All market segments		Number of rental offers	All market segments	
		Median in €/m <sup>2</sup> /month	Change from 2024 in %		Median in €/m <sup>2</sup> /month	Change from 2024 in %
Charlottenburg-Wilmersdorf	3,287	18.82	2.0	254	25.99	4.0
Friedrichshain-Kreuzberg	2,569	18.92	3.0	299	26.24	6.9
Lichtenberg	2,880	11.28	-13.3	550	18.01	-8.5
Marzahn-Hellersdorf	1,726	9.72	-2.8	353	16.00	4.5
Mitte	4,360	19.30	2.7	614	24.09	-7.3
Neukölln	2,315	13.29	-5.7	196	15.82	-15.6
Pankow	3,682	16.25	2.7	557	21.82	-1.4
Reinickendorf	2,366	12.16	5.9	190	21.00	5.0
Spandau	2,650	11.47	6.6	521	18.29	1.4
Steglitz-Zehlendorf	2,221	14.66	4.3	178	22.06	0.3
Tempelhof-Schöneberg	2,533	14.29	6.5	442	25.06	10.6
Treptow-Köpenick	3,470	14.00	5.0	1,179	18.57	0.4
<b>Berlin total</b>	<b>34,059</b>	<b>14.90</b>	<b>1.7</b>	<b>5,333</b>	<b>20.73</b>	<b>-3.0</b>

1) without offers with a certificate of eligibility for housing Source: CBRE based on VALUE market database  
In the case of a small number of offers, the significance of the values presented is limited.

Time series rental development. Asking rents 2013 to 2025



1) without offers with a certificate of eligibility for housing Source: CBRE based on VALUE market database

**Now in the middle range among the top 7 German cities**

With regard to average asking rents in 2025, Berlin is now positioned in the middle range of Germany's A-cities (€15.80 per square metre per month), after

**The boom is ending in the top rental segment**

With an increase of 44.7 per cent, asking rents in the upper ten per cent rental segment in Berlin developed very dynamically in the period between 2020 and 2025, although the 44.7 per cent figure was lower than



**0.3**  
vacancy rate in apartment buildings in %



**27**  
postcode areas with asking rents above 20 €/m<sup>2</sup>



**2.4**  
higher asking rents in Berlin than in Hamburg in %

*“After the strong increases in the past five years, the dynamics of asking rents in Berlin flattened out significantly in 2025 – plus 0.1 % compared to the previous year.”*

having been in 7th place in 2019 (€10.44). As has been the case for quite some time, Munich once again tops the list in 2025 (€22.60), followed by Frankfurt (€17.20) and Stuttgart (€15.87). On average, Hamburg (€15.43), Cologne (€15) and Düsseldorf (€14) are cheaper than Berlin. The housing markets are tight in all cities in the top 7, as can be seen from the vacancy rates in multi-storey residential buildings. Experts speak of a balanced market when the vacancy rate is between 2 per cent and 3 per cent. The highest vacancy rates are in Düsseldorf (1.1 per cent) and Cologne (0.8 per cent). With a vacancy rate of 0.3 per cent, the situation in Berlin is the same as in Hamburg and Stuttgart. Munich and Frankfurt are at the same level (0.1 per cent each), which is reflected by the high asking rents in those two cities.

the median. In this upmarket segment, Hamburg has been slightly more dynamic (+45.9 per cent), while Düsseldorf has been slightly less dynamic (+40.6 per cent). Cologne (+36.3 per cent), Munich (+30.8 per cent), Frankfurt (with a much more moderate increase of 23.8 per cent) and Stuttgart (+18.1 per cent) follow. From 2024 to 2025, only Berlin recorded a decline in the top rental segment (-2.9 per cent). On the other hand, the strong momentum continues in Hamburg (+8 per cent) and Düsseldorf (+7.9 per cent). This also applies to Munich, where rents in the top segment increased by 6.7 per cent. Munich is followed here by Stuttgart (+5.8 per cent), Cologne (+4 per cent) and Frankfurt (+3.8 per cent). With regard to the actual median asking rents in the top segment, Berlin was in second place among the A-cities in 2025 (€28.57 per

Current price development. Purchase price range for condominiums, 2025

District	Number of sales offers	Medium market segment <sup>1)</sup> price range in €/m <sup>2</sup>				Bottom market segment		Top market segment		All market segments	
		2k	5k	8k	11k	Median in €/m <sup>2</sup>	Change from 2024 in %	Median in €/m <sup>2</sup>	Change from 2024 in %	Median in €/m <sup>2</sup>	Change from 2024 in %
Charlottenburg-W.	5,413				4,353–9,821	3,855	0.5	11,670	-6.5	6,364	-0.8
Friedrichshain-K.	3,790				4,437–9,805	3,955	2.0	10,843	-1.1	6,500	-0.7
Lichtenberg	1,199				3,475–8,238	2,988	9.3	9,134	-3.6	5,433	2.4
Marzahn-H.	345				2,782–6,402	2,316	-12.1	6,556	-4.5	4,129	-1.7
Mitte	4,061				4,051–10,360	3,519	4.1	12,105	-0.3	6,736	1.0
Neukölln	1,931				3,515–8,476	3,158	9.4	9,200	8.7	5,364	9.1
Pankow	3,941				3,882–8,651	3,435	3.2	9,517	1.1	6,399	2.9
Reinickendorf	1,784				3,100–6,598	2,915	12.6	7,226	-5.0	4,333	0.6
Spandau	1,271				2,718–5,774	2,435	-4.7	6,977	-5.7	3,790	-4.9
Steglitz-Zehlendorf	3,296				3,780–9,519	3,364	3.6	11,800	12.4	5,442	3.4
Tempelhof-S.	3,329				3,515–9,005	3,200	0.6	10,483	2.3	5,500	1.3
Treptow-Köpenick	2,072				3,191–7,500	2,805	-4.6	8,340	4.2	4,786	-1.2
<b>Berlin total</b>	<b>32,432</b>				<b>3,601–9,072</b>	<b>3,173</b>	<b>2.9</b>	<b>10,500</b>	<b>0.3</b>	<b>5,813</b>	<b>2.0</b>

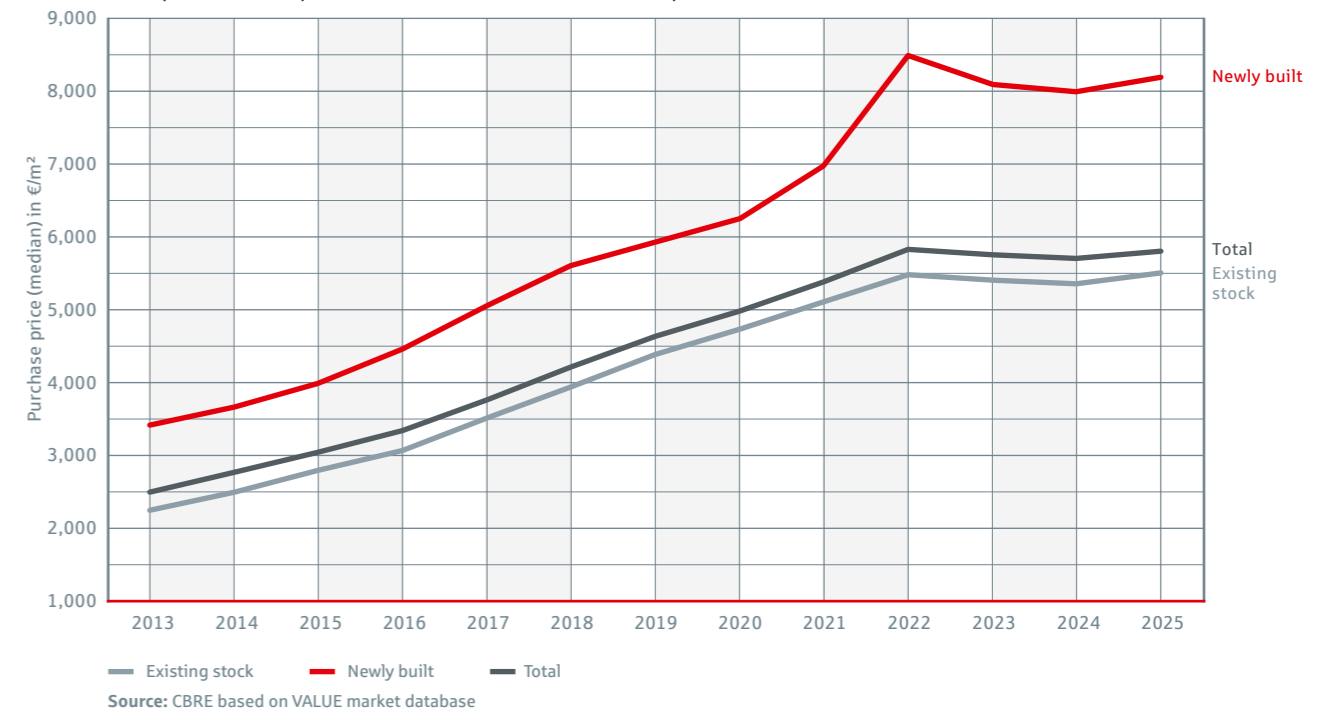
1) Excl. bottom and top tenth percentile of quotes Source: CBRE based on VALUE market database

Current price development condominiums. Purchase prices existing stock and newly built, 2025

District	Existing stock			Newly built		
	Number of sales offers	All market segments		Number of sales offers	All market segments	
		Median in €/m <sup>2</sup>	Change from 2024 in %		Median in €/m <sup>2</sup>	Change from 2024 in %
Charlottenburg-Wilmersdorf	5,032	6,234	0.6	381	9,985	-2.4
Friedrichshain-Kreuzberg	3,253	6,190	0.2	537	9,187	3.2
Lichtenberg	737	4,563	6.2	462	7,147	-0.5
Marzahn-Hellersdorf	286	3,886	0.6	59	5,825	7.1
Mitte	3,734	6,494	2.1	327	9,675	10.3
Neukölln	1,719	5,000	4.8	212	8,542	7.2
Pankow	3,212	5,980	2.7	729	7,478	0.6
Reinickendorf	1,577	4,193	1.0	207	6,814	-3.8
Spandau	1,167	3,720	-1.4	104	6,506	5.8
Steglitz-Zehlendorf	2,864	5,194	2.3	432	9,004	10.8
Tempelhof-Schöneberg	2,912	5,216	1.6	417	9,292	3.6
Treptow-Köpenick	1,694	4,390	-0.9	378	7,069	5.5
<b>Berlin total</b>	<b>28,187</b>	<b>5,496</b>	<b>2.6</b>	<b>4,245</b>	<b>8,198</b>	<b>2.5</b>

Source: CBRE based on VALUE market database In the case of a small number of offers, the significance of the values presented is limited.

Time series price development condominiums. Purchase prices 2013 to 2025



Source: CBRE based on VALUE market database

square metre per month), despite recording a slight decline in the median rent level in that segment. At €34.20 per square metre, Munich was still clearly at the top of the list here as well. Just behind Berlin are Frankfurt (€27.24) and Hamburg (€27), followed by Cologne (€24), Stuttgart (€23.62) and Düsseldorf (€22.73).

Compared to the development of asking rents in the upper market segment, asking purchase prices for condominiums in that segment increased more moderately in Berlin between 2020 and 2025 (+17.8 per cent). This trend can be observed in all A-cities. Here, the German capital is behind Hamburg and Cologne, which recorded increases of 23.9 per cent and 21.8 per cent, respectively. Düsseldorf (+12.8 per cent), Munich (+6.8 per cent), Stuttgart (+1.9 per cent) and Frankfurt (+0.1 per cent) follow. Similar to the situation with rents, developments in the most expensive segment for purchases show that momentum came to a standstill between 2024 and 2025 after several strong years. Unlike the case with rents in the most expensive segment, purchase prices in Berlin did increase slightly here, by 0.3 per cent. The increase in Munich was at more or less the same level (+0.4 per cent). More dynamic increases were recorded in Cologne (+1.6 per cent), Hamburg (+1.4 per cent) and Stuttgart (+1.2 per cent). Prices in Düsseldorf and Frankfurt, on the other hand, declined by 1.9 per cent and 3.2 per cent, respectively. In 2025, actual purchase prices in the most expensive segment in the German capital levelled off at an average of €10,500 per square metre. As usual, prices are significantly higher in Munich (€15,922), and also in Hamburg (€13,167). At €10,914 per square metre, Frankfurt was slightly above the Berlin average, while

Düsseldorf (€9,850) was slightly below it. Stuttgart (€9,022) and Cologne (€8,538) follow somewhat further behind.

**Range of rents continues to narrow**

A look at the individual districts of Berlin rather than the overall trend reveals some interesting developments. For example, even as asking rents virtually stagnated across the city between 2024 and 2025 (+0.1 per cent), the situation varied sharply among the districts. While Lichtenberg was still showing the strongest development between 2023 and 2024 (+20 per cent), the district then saw the biggest drop the following year (-11.8 per cent). Asking rents declined significantly in Neukölln as well, by 6.4 per cent. Average asking rents also fell by 0.2 per cent in Charlottenburg-Wilmersdorf and Pankow. Continued strong increases were recorded in Tempelhof-Schöneberg and Treptow-Köpenick (+7.6 per cent each). These districts were followed by Spandau (+4.2 per cent) and Reinickendorf (+3.3 per cent). The 2.2 per cent increase in asking rents in Steglitz-Zehlendorf corresponded exactly to the inflation rate in 2025. The increase in Marzahn-Hellersdorf (+1.6 per cent) was below the figure for Steglitz-Zehlendorf, as were the figures for Friedrichshain-Kreuzberg (+0.4 per cent) and Mitte (+0.1 per cent).

Asking rents in the expensive inner-city districts have thus stabilised for the time being, at €20.01 per square metre and month in Mitte, at €19.47 in Friedrichshain-Kreuzberg and at €19.23 in Charlottenburg-Wilmersdorf. In Pankow, which includes the centrally located subdistrict of Prenzlauer Berg, the average asking rent last year was

Current price development. Purchase price range for apartment buildings, 2025

District	Number of sales offers	Medium market segment <sup>1)</sup> price range in €/m <sup>2</sup>					All market segments		Top and bottom market segment:	
		1k	3k	5k	7k	9k	Median in €/m <sup>2</sup>	Change from 2024 in %		
Charlottenburg-W.	128						2,219–9,130	4,097	4.9	In the apartment building segment, different quality levels and locations have a substantial impact on price development. There were relatively few purchase offers at the district level during the observation period, meaning that in the top and bottom segments, prices and price comparisons with the previous year are not significant. For this reason, they are not represented in this report.
Friedrichshain-K.	120						2,022–5,856	3,075	0.1	
Lichtenberg	56						2,136–4,444	3,139	-0.2	
Marzahn-H.	43						1,859–5,012	2,680	-7.7	
Mitte	154						1,962–6,281	2,923	-6.8	
Neukölln	146						1,218–3,750	2,486	-7.6	
Pankow	142						2,025–5,238	3,034	0.0	
Reinickendorf	137						1,889–4,528	2,696	-5.3	
Spandau	105						1,767–5,071	2,569	7.0	
Steglitz-Zehlendorf	162						2,132–7,318	3,581	-2.7	
Tempelhof-S.	121						1,869–4,083	2,841	-5.7	
Treptow-Köpenick	136						2,017–5,603	3,132	-0.9	
<b>Berlin total</b>	<b>1,450</b>						<b>1,892–5,809</b>	<b>2,967</b>	<b>-2.4</b>	

<sup>1)</sup> Excl. bottom and top tenth percentile of quotes Source: CBRE based on VALUE market database

**Facts**

- Slight declines again in the upper market segment
- Asking prices for condominiums again with positive trend
- Heterogeneous development within the districts
- Price increases again in many districts also in the upper market segment

€16.97 per square metre. With strong momentum continuing in some areas (in Tempelhof-Schöneberg and Treptow-Köpenick), asking rents in the southern districts of Berlin (including Steglitz-Zehlendorf) were between €15 and €15.90. Only Neukölln, with an average of €13.56, was slightly lower. Asking rents in Reinickendorf and Spandau were €12.62 and €12.50, respectively, whereby rents continue to increase in these two districts. With an average asking rent of €11.57 per square metre, Marzahn-Hellersdorf remains the most affordable district, despite recording a slight increase in average asking rents.

the range of asking rents among the districts has narrowed in this segment as well.

**Condominiums: Turnaround and varied development**

After asking prices for condominiums throughout Berlin declined again between 2023 and 2024 (-0.9 per cent), a turnaround occurred between 2024 and 2025, with prices increasing by 2.0 per cent during that period. Developments in the districts vary, however. For example, with an overall price increase of 9.1 per cent, Neukölln is by far the most dynamic

*“Asking prices for condominiums rose again across all segments in 2025 – and are already almost back to their 2022 levels.”*

As was the case in the previous year, the range of rents continues to narrow, not least due to stagnating development in the centre of the capital.

**Bottom rental segment: Both dynamic development and decreases in rents**

In the bottom market segment, the contrast between continued dynamic development on the one hand and sharp declines in asking rents on the other between 2024 and 2025 is particularly noticeable. With an increase of 8.5 per cent in this segment, Mitte stands out here, as does Reinickendorf (+6.1 per cent). Asking rents declined the most in Charlottenburg-Wilmersdorf (-5.4 per cent), where average rents in the lower segment are the second highest (€8.05 per square metre per month). At €8.40, average rents are higher in Mitte, while average rents in Steglitz-Zehlendorf are the third highest in this segment (€7.92, +1.8 per cent) – higher than in centrally located Friedrichshain-Kreuzberg (€7.33, +0.7 per cent). The eastern districts of the capital are still the least expensive in the lower segment. For example, average rents in this segment in Marzahn-Hellersdorf are at €6.21 per square metre (-0.2 per cent), while in Lichtenberg the figure is €6.51 (-1.1 per cent).

district here (which can also be seen in the upper market segment with its increase of 8.7 per cent and in the lower segment with an increase of 9.4 per cent). Steglitz-Zehlendorf (+3.4 per cent) follows. The biggest decline in asking prices for condominiums (-4.9 per cent) was recorded in Spandau, while price developments in other districts ranged between +2.9 per cent (Pankow) and -1.2 per cent (Treptow-Köpenick). The highest prices are to be found in the inner-city districts – in Mitte (€6,736 per square metre), Friedrichshain-Kreuzberg (€6,500) and Charlottenburg-Wilmersdorf (€6,364). The average asking prices in Pankow (€6,399), with its aforementioned subdistrict of Prenzlauer Berg, are slightly higher than in City West. The lowest asking prices are to be found in Spandau (€3,790) and Marzahn-Hellersdorf (€4,129).

Rents in the upper market segment in the expensive inner-city districts have fallen – in Mitte by 5.2 per cent to €32.63, in Charlottenburg-Wilmersdorf by 0.5 per cent to €31.67, in Friedrichshain-Kreuzberg by 4.6 per cent to €31.03. Tempelhof-Schöneberg has caught up here, with rents in this upper segment increasing by 7.1 per cent to €30 per square metre, whereby this dynamic development stands out in the capital. At the other end of the spectrum is Lichtenberg, where rents in the upper market segment decreased by 9.6 per cent to €24.49 between 2024 and 2025 – the biggest decline among all districts in the city. The least expensive rents in the upper segment are to be found in Marzahn-Hellersdorf, with an average of €22.01 following the most recent increase of 4.8 per cent. As a result,

The situation is somewhat different in the upper market segment: prices in this segment in the inner-city districts have fallen across the board – in Charlottenburg-Wilmersdorf somewhat more significantly (-6.5 per cent), with less significant declines in Friedrichshain-Kreuzberg (-1.1 per cent) and Mitte (-0.3 per cent), so that prices in those three districts now average €11,670, €10,843 and €12,105, respectively. Steglitz-Zehlendorf particularly stands out in terms of asking prices for condominiums in the upper market segment, as the district recorded a remarkable increase of 12.4 per cent to €11,800 here, making Steglitz-Zehlendorf the second-most expensive district in Berlin with regard to this segment. Asking prices in Tempelhof-Schöneberg (+2.3 per cent) are also high (an average of €10,483 per square metre). The most dynamic districts in the bottom segment between 2024 and 2025 were Reinickendorf (+12.6 per cent to €2,915), Neukölln (+9.4 per cent to €3,158) and Lichtenberg (+9.3 per cent to €2,988). Prices declined in three districts: in Treptow-Köpenick (-4.6 per cent to €2,805), in Spandau (-4.7 per cent to €2,435) and, by far the most, in Marzahn-Hellersdorf (-12.1 per cent to



**3.5** completions of residential units per 1,000 inhabitants 2024



**91** price increase (median) for condominiums since 2015 in %

€2,316 – now the lowest average asking price in Berlin in the lower market segment).

According to a preliminary analysis by the Gutachterausschuss für Grundstückswerte Berlin (Expert Committee on Property Values in Berlin), the segment for condominiums recorded a 13 per cent increase in the number of purchase transactions in the first three quarters of 2025. Growth in first sales of new apartments was somewhat more moderate: in this segment, 3 per cent more units were sold than during the same period in the previous year. With regard to the development of price levels, the expert committee observed a general stabilisation between January and September 2025, accompanied by slight increases in certain submarkets. The biggest price increase was recorded in the segment for condominiums, where prices rose by 4 per cent. Median purchase prices in connection with first sales of new condominiums increased by 14 per cent, although this big increase was mainly due to a single new construction project with micro-apartments. Without this project, the increase would have amounted to 7 per cent. Median purchase prices in the segment of detached houses and two-family houses remained stable, while the segment of residential and commercial buildings recorded a slight increase of 1 per cent, as did the segment of buildings with rental units only. As in the previous year, the sharpest decline was recorded for newly built detached and two-family houses (completed since 2022): prices here fell by 2 per cent, although this figure is based on a relatively low number of purchase transactions.

**Apartment buildings : Considerable dynamic development in certain areas**

The downward trend with regard to asking prices for apartment buildings has levelled off significantly. Between 2022 and 2023, for example, a decline of 11.7 per cent was recorded throughout Berlin, but in the following year prices fell by only 4.4 per cent, and between 2024 and 2025 they declined by only 2.4 per cent. The median across all districts is therefore now €2,967 per square metre. Prices in the middle market segment range from €1,892 to €5,809 per square metre. Prices declined the most in Marzahn-Hellersdorf (-7.7 per cent), where the average asking price for apartment buildings across all segments was €2,680. A similar trend can be observed in Neukölln (-7.6 per cent), where the average asking price in 2025 was the lowest in Berlin (€2,486 per square metre). Spandau currently displays remarkably dynamic development with its increase of 7 per cent, whereby the average asking price of €2,569 here is the second lowest in Berlin after Neukölln.

Charlottenburg-Wilmersdorf also stands out, as the district recorded the second-biggest increase in asking prices in 2025 (+4.9 per cent to €4,097 per square metre). This asking price was well above the figure for the second-most expensive district, Steglitz-Zehlendorf with €3,581 (-2.7 per cent). Mitte (-6.8 per cent) was only in the middle range in 2025 with an average asking price of €2,923, while Lichtenberg had the third-highest average asking price in Berlin (€3,139), despite prices declining by 0.2 per cent in that district. Different levels of quality and the different locations of properties

**Facts**

Further decline in asking prices for apartment buildings compared to the previous year  
—  
Developments of -7.7 to +7.0 per cent in the districts

have a major impact on price trends in the segment for apartment buildings. There were a relatively small number of purchase offers here at the district level during the period under review, which means that price data and price comparisons with previous years are not significant in the bottom and top segments of the market. They are therefore not shown in this report.

**Institutional investors wait and see – private buyers increasingly active**

The cautious optimism of institutional investors in 2024 has received a slight damper over the past year. According to research by CBRE, portfolio transactions (upward of 50 units) with a volume of around 2 billion euros were traded in Berlin in 2025. In the case of existing portfolios as well as in project developments and property development measures, the institutional transaction volume was around a third lower than in the previous year.

In contrast, private buyers continue to be in the best buying mood when it comes to small-scale purchases – predominantly individual rental residential or apartment buildings with a low proportion of commercial use. According to the Expert Committee on Property Values in Berlin, the purchase price volume rose to 2.9 million euros in the first three quarters of 2025, compared to around 2.3 million euros in the previous year, and the number of transactions from 436 to 590. The positive 4.2 billion euros for 2024 as a whole could therefore still be exceeded in 2025. Local expertise combined with an eye for opportunity, a higher equity investment

and lower return requirements could be some of the reasons for this.

In the existing portfolios, around three-quarters of transactions are in the value-add segment, while core and core-plus products continue to be traded little. A small trend is the purchase of apartment buildings in good locations, but with poor energy efficiency or poor building condition, which are acquired as part of a manage-to-ESG approach.

As in 2024, almost half of the transactions in terms of volume are forward deals – around 0.9 billion euros – mostly associated with forward funding. Joint venture constellations with a regional property developer and an international investor are becoming more and more common. The state-owned housing associations continue to be by far the most important buyers of housing projects.

For 2026, the question remains as to when institutional investors' interest in the crisis-proof and profitable residential real estate asset class will once again materialise more strongly through transactions. ■



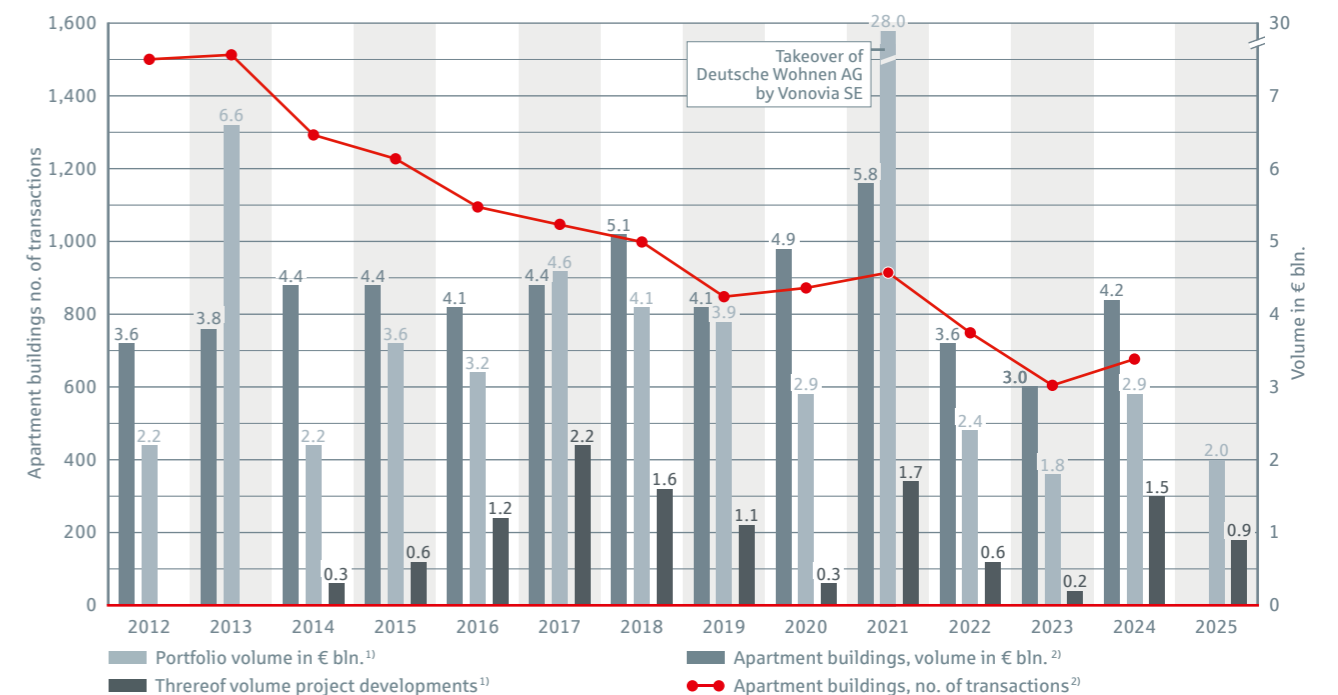
**2.0**  
portfolio transaction volume in 2025 in billion €

Selected residential portfolio sales in Berlin 2025

Buyer	Seller	No. of residential units (approx.)	Purchase price in mill. € (approx.)
in-west Partners GmbH	ZBI	confidential	confidential
<b>Hines</b>	<b>RS Immobilien Verwaltungs GmbH</b>	<b>880</b>	<b>confidential</b>
Wohnungsgenossenschaft Neukölln eG	n/a	400	n/a
LUWIN Real Estate Managers GmbH	confidential (Family Office)	330	confidential
Real I.S.	confidential	290	confidential
Kauri CAB Management GmbH	HT Group GmbH	260	confidential
<b>STADT UND LAND</b>	<b>Inter Stadt- und Wohnungsbau RE AG</b>	<b>230</b>	<b>confidential</b>
<b>GESOBAU</b>	<b>Bonava Deutschland GmbH</b>	<b>140</b>	<b>45</b>
Domicil RE AG; Baywobau	confidential (Family Office)	140	31
<b>WBM</b>	<b>Kondor Wessels Holding GmbH</b>	<b>140</b>	<b>confidential</b>
<b>confidential (Family Office)</b>	<b>Otto Wulff Bauunternehmung GmbH</b>	<b>130</b>	<b>confidential</b>
CDC/LUWIN Real Estate Managers GmbH	Catella Investment Management GmbH	110	48
<b>GESOBAU</b>	<b>ALDI Nord Beteiligungsmanagement GmbH</b>	<b>110</b>	<b>n/a</b>
<b>Berlinovo</b>	<b>Bauwens</b>	<b>100</b>	<b>25</b>
<b>degewo</b>	<b>Bonava Deutschland GmbH</b>	<b>60</b>	<b>22</b>

Transactions written in bold: projects/forward deals Source: CBRE (prices partially estimated; We disclaim any liability for the correctness of the information)

Transaction volume of apartment buildings in Berlin



1) With more than 50 residential units, only Berlin share for supra-regional portfolios 2) Including mixed-use residential and commercial properties; excl. package sales Sources: Local Land Valuation Board, CBRE (We disclaim any liability for the correctness of the information); Edited by: CBRE

# Socialisation of part of the housing stock at large housing companies

The debate surrounding a potential socialisation of large housing portfolios is currently shaping housing policy discussions and is also influencing strategic decision-making in the Berlin real estate market. In the following interview, Dr Christian Schede, Co-Chair Global Real Estate & Founding Chairman Germany of the international law firm Greenberg Traurig, assesses the legal, economic and social consequences of such a measure.

**Dr Schede, the “Expropriate Deutsche Wohnen & Co” initiative, which was established in 2018, achieved initial success by garnering 57% of the votes cast in the referendum of 26 September 2021. In addition, a draft socialisation law was presented on 26 September 2025. How seriously do we need to take this?**

It is not only housing companies and banks that need to take a very serious look at the bill presented by the expropriation initiative; we all need to do this – and not just as taxpayers in Berlin. Politicians on the federal level also need to understand what kind of massive economic damage the adoption of such a law would lead to for Germany as a whole.

If a second referendum should once again have a positive outcome for the initiative, a law would be passed that, as was the case with the referendum on Tempelhofer Feld in 2014, would come into force immediately without going through the legislature. Taking into account the necessary procedural steps, I believe the second referendum is likely to be held at the end of 2027. However, if the majority in the Berlin House of Representatives changes after the election on 20 September this year, there might not be any need to wait for a referendum. Based on the experience of recent years, if a government were to be led by the Left Party, for example, it is very likely that the bill presented by the expropriation initiative could come into force as early as spring 2027 – by parliamentary resolution in this case.

**Do you believe that people in Berlin really understand the effect socialisation would have on the housing market, the economy and the political situation?**

No, and this is also because the bill presented by the expropriation initiative wasn't published until last autumn. The specific effects are still being analysed, for example. Nevertheless, one thing is already clear, namely that the adoption of the bill would lead to

considerable upheaval on the capital markets, after which an ice age, so to speak, would descend on the investment climate in Germany.

Very few people realise that the transfer of around 225,000 apartments to an institution under public law controlled by tenants' councils is not to be carried out at market value. On the contrary, the bill provides for compensation of generally only 40 to 60 per cent of the market value of the housing stock in question. Moreover, this compensation is not to be paid out immediately but instead in the form of a hundred-year bond with an annual interest rate of 3.5 per cent. According to preliminary estimates, the effective compensation would therefore be around one third of the current value of the affected housing stock.

**This would lead to massive economic problems for the companies concerned. What effects might we expect?**

It is obvious that it would lead to financial turbulence for the affected companies. Since the largest ones among them finance their operations on the capital market, such a situation would also have a huge impact on share prices and ratings.

However, the banks that have financed these housing stocks to date with loans will also be affected. For example, implementing the bill's compensation plan in its current form would be tantamount to removing the associated mortgages on real estate property from the land register. This means banks would then only be entitled to a share of the compensation provided to the targets of the socialisation, whereby this compensation itself would already be far below the market value. No one really wants to imagine what type of impact this would have on the banking industry and future interest rate conditions for mortgages – and not just in Berlin.

In addition, the effects will not stop with the housing companies and banks that will be directly impacted. Indeed, anyone who relies on obtaining a

mortgage from a bank will face significantly higher financing costs, and this also includes private buyers of apartments or houses for their own use. The state-owned housing companies will feel the heat as well, as risk premiums will be charged on top of loan interest rates. There is a lot of financing on the capital market, and conditions for refinancing will also become more expensive. In the end, such cost increases can only be offset by rent increases, or by subsidies from the state budget – in other words through additional taxpayers' money. The federal state of Berlin would be better off investing this money in new housing rather than using it to pay for the collateral damage

expropriation initiative. Nevertheless, it is unlikely that a socialisation law like the one the expropriation initiative seeks to implement will stand up before the Constitutional Court of the State of Berlin or the Federal Constitutional Court in Karlsruhe.

**In connection with its demand for socialisation, the expropriation initiative refers to Article 15 of the Basic Law. If socialisation is permissible under the Basic Law, why should the bill presented by the expropriation initiative be unconstitutional? Socialisation is a form of nationalisation that is**

*“In the event of socialisation, anyone who relies on obtaining a mortgage from a bank will face significantly higher financing costs, and this also includes private buyers and the state-owned housing companies.”*

caused by the socialisation of existing apartments, which, with rents averaging €8.50 per square metre, are already making an important contribution to the supply of affordable housing.

**The former coalition of the Social Democratic Party, Left Party and Green Party chartered new legal territory more than five years ago with the Berlin Rent Cap – which was overturned by the Federal Constitutional Court in Karlsruhe. Would a Berlin socialisation law suffer the same fate?**

It is plain to see that the bill presented by the expropriation initiative is unconstitutional. In our experience, however, this will not stop the political advocates of socialising large housing stocks of more than 3,000 apartments from trying anyway.

This was also the case with the Rent Cap: it was actually clear from the outset that the purpose of the Berlin Rent Cap was to replace the social tenancy provisions contained in the German Civil Code with a state law regulating rent levels. However, according to the principle of “conflicting legislation” that applies in the Basic Law with regard to the division of authority between the federal and state governments, there was nothing under constitutional law that would allow for a state law that would override the social tenancy provisions already contained in the German Civil Code. The Federal Constitutional Court in Karlsruhe therefore confirmed our view, which we had held from the beginning, that the federal state of Berlin had no legislative authority to implement a rent cap.

The situation is more complicated and complex with regard to the socialisation of large housing stocks that is now being pursued by the

governed by Article 15 of the Basic Law. It is based on a political compromise that was reached by the constituent assembly in 1949 and was meant to guarantee economic neutrality in the post-war constitution. Article 15 of the Basic Law thus opens up the possibility of transferring “land, natural resources and means of production (...) to public ownership or other forms of public enterprise for the purpose of socialisation by a law that determines the nature and extent of compensation”. This is in fact valid law in Germany.

Unlike the question regarding the legislative powers of the federal and state governments, which was decisive for the ruling that the rent cap was unconstitutional, there are no constitutional court rulings on socialisation under Article 15 of the Basic Law with regard to how this constitutional norm is to be interpreted in specific cases. For this reason, many questions of interpretation are highly controversial among constitutional lawyers and scholars.

For example, in its final report in June 2023, the majority of the members of an expert commission convened by the leader of the state government coalition in Berlin at the time of the referendum, Franziska Giffey, were of the opinion that socialisation in itself in Berlin was permissible under constitutional law. They also stated that this would be the case even if the compensation to be paid were to be significantly below the market value of the housing stock in question. A number of renowned constitutional lawyers and scholars contradicted that view in a very well-informed minority opinion, which also happens to reflect the prevailing opinion in the literature on constitutional law.

In my opinion, the far better arguments here are offered by those who claim that the bill presented by



**Dr Christian Schede** is Founding Chairman Germany of the international law firm Greenberg Traurig. He specialises in advising companies in the real estate and infrastructure sectors and is a proven expert for M&A transactions, joint ventures, financing and restructuring. He is also a recognised expert on public-private partnerships and rent regulation. Dr Schede is a co-author of expert opinions and specialist articles on the unconstitutionality of the “Berlin Rent Cap”, served as an expert witness at parliamentary hearings and was in charge of the two collective constitutional complaints lodged with the Federal Constitutional Court by Berlin housing cooperatives and private landlords. He has written expert opinions and articles on the constitutional limits of socialisation under Article 15 of the Basic Law and he recently contributed to the preparation of an expert opinion for the Berlin Senate on the legal issues associated with a socialisation framework act.

the expropriation initiative is compatible neither with the Constitution of Berlin nor with the Basic Law.

**What is the basis for your opinion? Why would the socialisation law as formulated by the expropriation initiative not be compatible with the Berlin constitution?**

First of all, if you consider the wording and purpose of Article 23 of the Constitution of Berlin, as well as

**But wouldn't the principle apply here as well that "federal law supersedes state law" and the Basic Law takes precedence over the Constitution of Berlin?**

Not in this case: it is generally accepted that state constitutions may prescribe "more" protection of fundamental rights compared to the Basic Law—only prescribing "less" would not be permitted. Given this set of circumstances, there is every indication

*“Even within the framework of its own state constitution, the Berlin state legislature has no legislative authority for expropriation in the form of socialisation in accordance with Article 15 of the Basic Law.”*

the history behind its inclusion in that document, there is every indication that the constitution does not permit socialisation as such. This means that even within the framework of its own state constitution, the Berlin state legislature has no legislative authority for nationalisation in the form of socialisation in accordance with Article 15 of the Basic Law.

Unlike the constitutions of 14 of the 16 federal states, Berlin's constitution does not contain any authorisation to transfer land, natural resources or means of production into public ownership in accordance with Article 15 of the Basic Law. When the first post-war Constitution of Berlin was adopted in 1950, the parties involved deliberately refrained from including an authorisation for socialisation by law. The political parties SPD and LDP agreed on this compromise at the time, and an amendment to include socialisation in the constitutional text despite this was withdrawn.

Even when the constitution was revised after reunification, Berlin deliberately refrained from including a socialisation authorisation. The provisions on property protection enshrined in Article 23 of the Constitution of Berlin since 1950 remained unchanged. Several motions to incorporate the entire catalogue of fundamental rights from the Basic Law, including the power to intervene for the purpose of socialisation under Article 15, into the Constitution of Berlin were rejected with reference to the separate significance of the fundamental rights of the federal states. In reunified Berlin, the constitution was therefore adopted by referendum in 1995 without any authorisation for the state legislature to nationalise through socialisation. This is all very understandable, as both the members of the Enquete Commission in the House of Representatives at the time and the citizens of Berlin who voted on their new constitution in a referendum still had fresh memories of the economic decline of the state-run economy in the GDR.

that the Berlin constitution would prevent the Berlin legislature from passing a socialisation law in Berlin on the basis of Article 15 of the Basic Law.

**For what other reasons is the bill presented by the expropriation initiative incompatible with state or federal constitutional law?**

There are a number of other reasons why the bill is unconstitutional. First and foremost, the socialisation limit set at 3,000 apartments violates the prohibition of arbitrariness and is therefore incompatible with the principle of equality before the law under Article 3 of the Basic Law. The bill from the expropriation initiative calls for the socialisation of part of the housing stock of housing companies that own more than 3,000 apartments. What is new here is that according to the draft from last autumn, the affected companies would be allowed to keep 3,000 apartments, meaning that only the number of apartments above the 3,000 threshold would be transferred to the institution under public law.

This 3,000 threshold is arbitrary. The expropriation initiative argues that companies with more than 3,000 apartments—unlike companies with smaller portfolios—occupy a dominant market position in Berlin. This, they say, justifies the socialisation of housing stocks above the 3,000 threshold. However, this argument is simply not convincing. Around 225,000 apartments in Berlin would be affected by the planned socialisation. Given the total of 1.7 million rental apartments in Berlin, there is clearly no dominant market position here. This is why Germany's Federal Cartel Office approved the takeover of Deutsche Wohnen by Vonovia in 2021 – even given the 100,000 apartments owned by Deutsche Wohnen in Berlin, the agency could not discern any dominant market concentration in the capital. Of course, this lack of dominance applies all the more to the other housing companies concerned, all of which have much smaller portfolios – in other words there can be no question of market dominance here.

**What other violations of the Basic Law do you see?**

With regard to compensation, the bill violates the requirement of adequate compensation. Compensation, which is mandatory under Article 15 of the Basic Law, must in principle be based on the market value of the assets affected by the socialisation—and this means the market value at the time the assets are transferred to public ownership,

State Court of Audit stated in 2024, the payment of constitutionally compliant, in other words adequate, compensation would make the planned freezing and reduction of rents in the socialised housing stock impossible, at least without additionally burdening the state budget with ongoing subsidies.

However, the planned socialisation is also not necessary. In terms of constitutional law, this means that there are milder means of achieving the legislative

*“Against a total of 1.7 million rental apartments in Berlin, the companies to be taken into public ownership, with 225,000 apartments in total, clearly do not occupy a dominant market position.”*

without providing for a hypothetical reduction in value in anticipation of any forthcoming socialisation. The compensation must also be paid in the form of liquid funds that enable the affected party to procure equivalent items again – in principle at the moment the property is seized.

Compensation which, as envisioned by the expropriation initiative, creates a fictitious "socialisation value" that is only 40 to 60 per cent of the real market value, obviously cannot fulfil these requirements, and compensation that is not paid in the form of liquid funds but instead, as demanded by the expropriation initiative, in the form of a hundred-year bond certainly doesn't meet these requirements. In view of the report published a little less than two years ago by the Berlin State Court of Audit, which concluded that the federal state of Berlin would never be able to afford full compensation at market value, one begins to understand why the expropriation initiative chose the hundred-year bond as the form of compensation. However, this does not change the fact that the entire plan is unconstitutional.

**Does the fact that socialisation cannot ease the housing shortage because it does not create a single new apartment also play a role in the constitutional analysis?**

Yes, absolutely! What you're referring to is the issue of proportionality. It is in fact the case that the law planned by the expropriation initiative also violates the constitutional requirement of proportionality—the law is neither suitable nor necessary, nor is it appropriate.

The planned socialisation is not suitable for alleviating the housing shortage in Berlin. It will also not help reduce rents over the long term. This is because the transfer of existing apartments from the private to the public sector will not create a single one of the apartments that are so urgently needed to ease the strain on the market. Moreover, as the Berlin

objectives, which in this case are eliminating the housing shortage and capping or reducing rents. It is quite obvious that the available state funds could be better invested in the construction of new apartments in the lower and mid-range rental segments instead of in compensation for socialisations. According to official estimates, compensation based on market value would amount to €25 billion to €35 billion. By comparison, €10 billion would be enough to create additional housing for some 60,000 people with around 30,000 apartments in the mid-range rental segment. The supply of apartments in the mid-range segment could also be significantly increased by expanding programmes for housing benefits, having state-owned housing companies purchase apartments or speeding up construction plan and building approval processes. The fact that the state doesn't have the money to buy back previously privatised housing stock is not a constitutionally permissible justification for forced socialisation below market value.

Finally, the planned socialisation is also not appropriate when you consider all the circumstances and the severity of the encroachment on fundamental rights associated with it. Indeed, outside of extreme situations, such unprecedented encroachments on fundamental rights are absolutely untenable under the rule of law.

**What legal steps could affected housing companies take against a socialisation law? Would other institutions, such as political parties, also have the option of filing a lawsuit?**

The affected housing companies could in principle lodge a constitutional complaint against the socialisation law, but only after the law has been passed in parliament or approved by referendum. The constitutional complaints would have to be filed with the Constitutional Court of the State of Berlin and

the Federal Constitutional Court in Karlsruhe. The respective proceedings would likely take much longer than the proceedings in connection with the Berlin Rent Cap because—at least with regard to the Federal Constitutional Court – the question of legislative authority would not be the only issue that would have to be clarified. Instead, a complete examination of the content of the socialisation law would have to be carried out as well. It would probably take two to three years for a ruling to be made.

Furthermore, and as an exception here, interim legal protection by the constitutional court in

**financing banks might be a second victim of socialisation. What legal protection options would be available to them?**

With regard to the banks affected by the de facto cancellation of their mortgages, it is likely that the same would apply as is the case with the housing companies: they could lodge a constitutional complaint with the Constitutional Court of the State of Berlin and the Federal Constitutional Court and file an application for suspension of immediate execution of the socialisation law. According to the current bill, the banks are to be involved in the compensation

*“The planned socialisation is not suitable for alleviating the housing shortage in Berlin and it will also not help reduce rents over the long term.”*

the form of a temporary injunction might also be considered. The aim of such a temporary injunction would be to postpone the entry into force of the socialisation law until a ruling is made with regard to the principal proceedings. The application for such an injunction was rejected by the Federal Constitutional Court in the case of the rent cap. In the event of socialisation, however, there is much to suggest that the constitutional courts in Berlin and Karlsruhe would grant a request for interim legal protection. That's because unlike the case with the rent cap, where it was possible to financially compensate the unconstitutional capping and lowering of rents retrospectively through subsequent additional payments, the implementation of socialisation would have irreversible effects. For example, the transfer of part of the housing stock to the institution under public law would inevitably result in the reduction, if not the flight, of the staff responsible for managing that stock. The effects of socialisation as envisioned by the expropriation initiative on the economic situation of the companies concerned would also likely be difficult to reverse at a later date. This would involve financial losses due to the necessary repayment of financing to banks as well as losses on the capital market or even economic difficulties leading to insolvencies.

Finally, the filing of a request for an abstract review of standards might also be considered in principle. However, laws can only be submitted to the Federal Constitutional Court for a review of standards by the federal government, the state governments or one quarter of the members of the Bundestag. With regard to the Constitutional Court of the State of Berlin, a request for a review of standards could be submitted to the court by one quarter of the members of the Berlin House of Representatives.

**You pointed out that in addition to the affected housing companies with housing stocks in excess of 3,000 apartments, the**

process as issuers of mortgages, even if they are only entitled to a share of the compensation to be paid to the affected housing companies. The de facto cancellation of mortgages from the land register violates their fundamental rights and they should therefore be entitled to seek legal protection from the constitutional courts.

**If constitutional complaints in connection with interim legal protection lead to the suspension of the law, and if it is to be expected that the constitutional courts will rule that the socialisation law is unconstitutional, would we then be able to say that the whole thing didn't turn out as bad as we thought?**

That would be nice, but unfortunately this is not realistic because even if the constitutional courts were to rule that the socialisation law should not apply until the final ruling is made on the constitutional complaints, the law would still cause tremendous damage in Germany.

Or does anyone seriously believe that investors, whether domestic or foreign, would still invest in housing and other infrastructure-related projects on a large scale?

As long as a question is pending before the constitutional courts as to whether a company's current investments in apartments or other areas of public infrastructure in Germany might be nationalised tomorrow in exchange for compensation of only 40 to 60 per cent of their market value, which is then only to be paid in the form of a 100-year bond, no investment committee at a German or foreign insurance company or pension fund will approve new investments.

We could then bid farewell to the idea that the German government's €500 billion infrastructure fund might be supplemented by a further €100 billion from private investors, thus further stimulating the economy.

However, even in the course of the legislative process or in the weeks before a referendum, the damage to the German economy and thus to the social stability of our country would be immense. Not only the situation on the housing market, but also the general economic situation would deteriorate tremendously once again due to the lack of private investment.

**What role does the Socialisation Framework Act that the CDU and SPD coalition parties recently passed in the House of Representatives play in all of this?**

The purpose of the Socialisation Framework Act is completely different from that of the socialisation law proposed by the expropriation initiative. Unlike the bill from the expropriation initiative, the framework act does not directly trigger socialisation. Instead, it merely defines guidelines for a constitutional framework within which socialisation could be carried out in Berlin—in the event that a political majority in the Berlin House of Representatives should choose the path of socialisation.

This framework is to apply not only to housing but also to all services that are important to the public in general, including the provision of energy and water, for example. Finally, the Socialisation Framework Act is not to come into force for another two years, namely after a review of its constitutionality by the Constitutional Court of the State of Berlin or the Federal Constitutional Court. The determination as to whether or not the Constitution of the State of Berlin allows for socialisation at all will play a key role here. As I said, the wording and purpose of Art. 23 of the Berlin state constitution, as well as the history behind that article's inclusion in that document, suggest that the House of Representatives does not have the authority to pass a socialisation law.

The following two aspects are important in terms of the difference between the Socialisation Framework Act and the bill presented by the expropriation initiative:

First of all, the adoption of the framework act does not trigger socialisation. Secondly, in terms of its content, the Socialisation Framework Act passed by the coalition parties is actually more of a “Socialisation Prevention Act” because it specifies the strict constitutional and budgetary requirements for socialisation that can be derived from the Basic Law—requirements which the bill from the expropriation initiative does not meet. For example, the Socialisation Framework Act passed by the governing parties in Berlin stipulates, among other things, that a socialisation law would only be permissible if it is designed to eliminate an imbalance between the interest of the general public in the supply of a certain good and the reality of such supply. In addition, a socialisation law must meet strict proportionality requirements, i.e. it must be demonstrably suitable for remedying the deficiency or shortage and, in the absence of milder alternatives, it must also be necessary. The framework act also makes it clear that socialisation may not lead to a permanent burden on the state budget. Finally, appropriate compensation based on market value must be guaranteed.

One thing is clear, namely that for the reasons already described above, the bill presented by the expropriation initiative is not compatible with these legal guidelines. However, the framework act does not offer absolute protection against new majorities in parliament. In other words, if a majority led by the Left Party should assume control of the government in September 2026, the Socialisation Framework Act could be abolished by a socialisation law with a direct legal effect, based on the bill presented by the expropriation initiative. While it would then be possible to appeal to the constitutional courts, until a constitutional court declares that the law is null and void in what would be the best-case scenario, the law would cause massive economic damage that would have a major impact on the social stability of our country.

**Dr Schede, thank you very much for your interesting comments about the controversial topic of “socialisation of part of the housing stock at large housing companies”. ■**

# Fewer projects, more apartments

Activities continue to shift towards the outskirts of the city. The rental segment continues to grow and now accounts for around 80 per cent of the project volume for new apartments. The proportion of projects managed solely by private developers has fallen to 60 per cent.

This year's Berlin Housing Market Report analyses 214 new construction projects that are either in the concrete planning stage, will soon be launched or are now being completed. These projects will lead to the completion of 44,890 new apartments. Despite ongoing high demand, the volume of new construction has been declining continuously over the past few years. Whereas the 2022 report identified 282 projects with a total volume of 44,850 units, the 2024 report identified only 220 projects with 34,940 units. At 215, the number of projects was also lower in the 2025 report, although the number of new apartments rose again, to 43,530. Higher project volumes on average are once again leading to an increasing number of apartments despite fewer projects. The turnaround that first became apparent in the previous report therefore continues. A total of 35,850 of the units identified are to be put on the market as rental apartments, which corresponds to 80 per cent of the total volume. The proportions of rental and condominiums have shifted increasingly in favour of the former in recent years: in 2020, for example the ratio of rental apartments to condominiums was just under two thirds to just over one third. The ratio is less noticeable in everyday observations of the housing market, as some of the 9,040 units that were initially earmarked for sale will not be used by their future owners but will instead be rented out.

It is mainly the municipal housing companies that are implementing large-scale projects and even creating entire neighbourhoods—above all with rental apartments. In 2025, such companies accounted for 73 projects, or 34 per cent of the total number of projects. The 128 projects being implemented by private developers together account for 60 per cent of all projects. The share of new housing volume accounted for by private developers has declined in recent years: in 2023, it was still as high as 70 per cent, in 2024 it fell to 66 per cent. This year's report also identified and analysed eleven mixed projects (some of which are among the largest), as well as two that are being implemented by the federal government (Institute for Federal Real Estate).

### Construction costs remain high, hope for quicker approval processes

The volume of new construction is still not sufficient to meet the high demand in Berlin. Berlin's building

supervisory authority reported 15,362 completed apartments in 2024, which was 3.8 per cent fewer than in the previous year. In January 2026, however, the Berlin-Brandenburg Statistical Office announced that the construction of 12,143 apartments had been approved between January and November 2025, which was 31.7 per cent more apartments than in the same period in the previous year. A total of 10,095 of these apartments, or 83.1 per cent, will be built in new buildings. Whether or not this marks a turnaround will be revealed in the coming years. There are various reasons why new construction has lagged behind demand up until now, and only some of these reasons are specific to the region. Throughout Germany, for example, the number of residential housing projects launched plummeted by 77 per cent between the peak at the end of 2022 and the end of 2025. More than 400,000 new apartments would have to be built every year up until 2030 to meet the demand for housing in the country. There is currently a shortage of around 1.4 million apartments nationwide. Among other things, the shortage of skilled workers and higher interest rates are making it more difficult to improve the situation. Lengthy planning and approval processes also don't make things any easier. The new "Bau-Turbo" provision – a special regulation in the form of the new Section 246e of the German Building Code, which came into force at the end of October 2025 – is expected to improve the situation by speeding up these processes.

The cost of constructing new residential buildings (actual building activities at the construction site) remains high for the time being, despite the levelling off of inflation. Figures from the capital region also reflect this state of affairs: following a sharp increase between 2022 and 2023 (in Berlin by 8.8 per cent, in Brandenburg by 9.2 per cent), an increase in costs for construction of 4.1 per cent and 4 per cent, respectively, was recorded between 2023 and 2024. In 2025, construction costs in Berlin were 3.9 per cent higher on average than in the previous year, while in Brandenburg they were 4.7 per cent higher. This means that, at least in Berlin, inflation has weakened somewhat compared to 2024. Costs for building shell construction rose by 2.6 per cent in Berlin from November 2024 to November 2025, and by 4.3 per cent in Brandenburg. In the same period, costs for interior construction rose by 5.1 per cent and 5 per cent, respectively, while costs for



**137.3**

price index for construction work on residential buildings 2025 (2021=100)



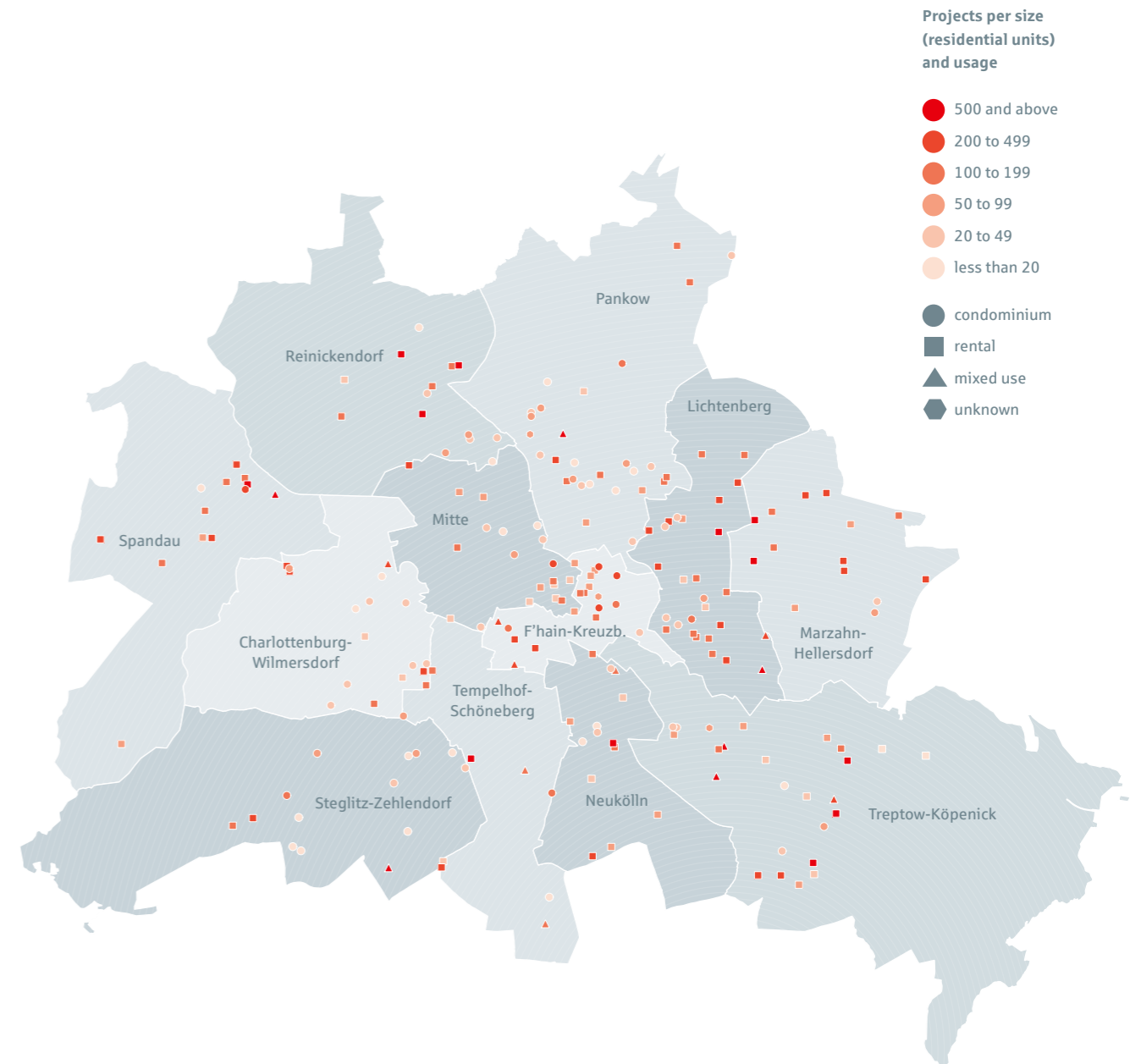
**+1,360**

increase in number of apartments compared to 2025



**12.7**

share of apartments being built within the circular railway



#### Friedrichshain-Kreuzberg

**18**

Projects

**56**

Percentage of rental units in %

**174**

Average no. of residential units

#### Marzahn-Hellersdorf

**14**

Projects

**98**

Percentage of rental units in %

**368**

Average no. of residential units

#### Steglitz-Zehlendorf

**15**

Projects

**51**

Percentage of rental units in %

**223**

Average no. of residential units

#### Treptow-Köpenick

**26**

Projects

**78**

Percentage of rental units in %

**293**

Average no. of residential units

Source: CBRE, own research, as per January 2026

masonry work increased by 0.7 per cent and 4.2 per cent, respectively, and costs for concrete work rose by 0.9 per cent and 2.6 per cent, respectively. The Berlin-Brandenburg Statistical Office also reported cost increases for almost all other types of interior construction services as well. In Berlin, prices for gas, water and drainage systems inside buildings rose by 10.9 per cent, which was well above the average increase. In Brandenburg, the largest cost increase (9.3 per cent) was recorded for electrical, security and information technology systems.

**Potential for large projects not yet being utilised in all locations**

For years now, new construction in Berlin has focused on areas outside the circular S-Bahn train line (S-Bahn ring), whereby the neighbourhoods in these locations account for roughly ten per cent of Berlin's total area. Many of the larger gaps, brownfield sites and undeveloped areas that could still be found just outside the S-Bahn ring after the fall of the Berlin Wall have since been built on. On the other hand, there is significantly more potential for densification or even the construction of completely new neighbourhoods in locations on the outskirts of the city. The number of new construction projects being implemented inside the S-Bahn ring totalled 52 in 2025. With 5,720 residential units, these projects accounted for 12.7 per cent of the total number of new apartments being built in Berlin. Compared to the previous year, this corresponds to a decrease of 2.1 percentage points. However, the number of projects implemented inside the S-Bahn ring also account for just under a quarter (24.3 percent) of all projects, which shows that these projects are significantly smaller on average than those on the outskirts of the city. The 87.3 per

cent of all apartments that were under construction outside the S-Bahn ring in 2025 were spread across 162 projects. As was the case in the previous year, most of these 39,170 apartments are being built in the outlying districts of Treptow-Köpenick (7,620 units), Lichtenberg (6,710) and Spandau (6,640). The 13 projects in Spandau (6 per cent of the city's total) account for 15 per cent of the volume of new apartments being built in Berlin. By way of comparison, the 26 projects (12 per cent of all projects) in Treptow-Köpenick account for 17 per cent of new apartment construction, while 28 projects in Lichtenberg (13 per cent of all projects) account for a share of 15 per cent. The volume of the projects in Spandau (average of just under 511 units per project) is therefore significantly larger on average than in the other two districts (Treptow-Köpenick: around 293 units; Lichtenberg: slightly more than 239 units). The situation was similar in the past two years as well, and this also applies to Pankow, the second-largest district in terms of area after Treptow-Köpenick. This year's report identified 28 projects in Pankow, which is the same number as in Lichtenberg. In total, however, only 2,590 apartments are being built in Pankow, i.e. only 6 per cent of the total volume for Berlin as a whole. With an average of 93 apartments each, the projects in Pankow are correspondingly smaller. Potential for large-scale projects and completely new urban neighbourhoods is available in Pankow and is expected to be exploited over the medium term. In the smaller and more densely built-up inner-city districts of Charlottenburg-Wilmersdorf, Mitte and Friedrichshain-Kreuzberg, the number of new construction projects is below average (Charlottenburg-Wilmersdorf: 7 per cent of all projects; Wilmersdorf and Mitte: 8 per cent each),



**55**  
projects with more than 200 residential units



**210**  
Ø number of apartments per project



**84**  
projects with participation of the state-owned companies

as is the share of the total volume of apartments they account for. The fewest number of apartments are being built in Mitte (1,170 units, or 3 per cent of all apartments), followed by Charlottenburg-Wilmersdorf (1,650 units, 4 per cent). The figures for Friedrichshain-Kreuzberg are significantly higher (3,130 apartments, or 7 per cent of Berlin's total volume of new apartments).

**Marzahn-Hellersdorf: Almost all new housing construction is for rental apartments**

The current share of new construction accounted for by rental units is highest in Marzahn-Hellersdorf (98 per cent), Reinickendorf (93 per cent) and Neukölln (89 per cent). The share of private developers in these districts amounts to 43 per cent, 53 per cent and 50 per cent, respectively, which indicates that

*“New housing construction in Berlin continues to pick up momentum, driven in particular by development projects and acquisitions undertaken by the state-owned housing companies.”*

**Large projects in Spandau and Treptow-Köpenick**

With a share of 89 per cent of new construction volume, private developers are more active in Pankow than in any other district. Pankow is followed here by Steglitz-Zehlendorf (80 per cent) and Charlottenburg-Wilmersdorf (75 per cent). Only two of the 28 projects in Pankow involve more than 200 residential units. One of these is being conducted by a private developer, the other (with more than 500 apartments) has a private developer as a participating partner. A total of six of the seven projects with between 100 and 199 apartments are being implemented by private developers as well. Private developers are also responsible for two of the four largest projects in Charlottenburg-Wilmersdorf, (200 to 499 apartments), while almost half of the projects in that district (7 out of 16) involve only 20 to 49 units. The most significant project in Steglitz-Zehlendorf involves the construction of a new neighbourhood with around 2,500 apartments. This project is headed by a private project developer and is also partly funded by a municipal housing company. One project with 180 apartments is in municipal hands, the other 13 are in private hands.

Private and municipal companies each account for 50 per cent of the volume of new construction in Treptow-Köpenick, which has the most projects in the category of more than 500 apartments: five, of which three are being conducted exclusively by private developers and two are being implemented in cooperation with municipal housing companies. In Spandau, where the largest new construction projects on average are to be found, the share of private developers is 38 per cent. This is the lowest level among all districts. The biggest project, in which 3,700 apartments are being built, is in mixed ownership. This is also the case with regard to a project in the category of 200 to 499 apartments. Two of the four projects in this category are being implemented by private developers.

rental housing construction remains a relevant segment for the private sector as well. The largest apartments, to the extent that information on these is publicly available, are being built in Charlottenburg-Wilmersdorf (up to 305 square metres), Tempelhof-Schöneberg (up to 245 square metres) and Mitte (up to 227 square metres). The smallest units are being constructed in Mitte (starting at 20 square metres), Pankow (21 square metres) and Neukölln (24 square metres). The size ranges in the outlying districts are smaller: Spandau (36 to 108 square metres), Reinickendorf (33 to 146 square metres) and Marzahn-Hellersdorf (48 to 148 square metres). This also applies to asking prices for apartment purchases, which are highest in the inner-city districts, mainly because these locations have the highest asking prices per square metre: Charlottenburg-Wilmersdorf (€7,300 to €24,100), Mitte (€9,400 to €19,100) and Friedrichshain-Kreuzberg (€8,500 to €17,300), and in some cases even higher). Lower price spreads are to be found in Marzahn-Hellersdorf (€6,000 to €6,500), Reinickendorf (€5,100 to €8,300) and Spandau (€6,800 to €8,900).

The overall picture with regard to new construction in Berlin displays similarities with the situation regarding existing buildings. For example, central locations such as Charlottenburg-Wilmersdorf, Mitte, Friedrichshain-Kreuzberg and parts of Pankow are more expensive. Several neighbourhoods in Steglitz-Zehlendorf are also particularly sought-after and therefore more expensive locations on the outskirts of the city. Large residential construction projects and even completely new neighbourhoods are also being built in many peripheral locations, where sufficient space is available. Most of these projects are being implemented by the municipal housing companies, often in cooperation with private developers. The share of social housing being created in these projects is correspondingly high, and this is also having an effect on the price structure. ■

**Facts**

Compared to the previous year, significantly more rental apartments recorded, but fewer condominiums

For the first time, more condominiums than rental apartments are being built in any district

Tempelhof-Schöneberg with the fewest and Lichtenberg with the most projects

Share of projected residential units within the S-Bahn ring continues to decline

New apartment construction: 214 projects in development

District	Projects	Total number of apartments	Total number of condominiums	Total number of rental apartments	Asking sales prices in €/m²	Apartment size in m²
Charlottenburg-W.	16	1,650	500	1,150	7,300–24,100	28–305
Friedrichshain-K.	18	3,130	1,370	1,760	8,500–17,300*	25–137*
Lichtenberg	28	6,710	820	5,890	5,900–10,900	30–176
Marzahn-H.	14	5,150	90	5,060	6,000–6,500	48–148
Mitte	18	1,170	360	810	9,400–19,100	20–227
Neukölln	14	2,100	230	1,870	5,500–10,600	24–131
Pankow	28	2,590	820	1,770	5,900–10,800	21–165
Reinickendorf	15	2,940	210	2,730	5,100–8,300	33–146
Spandau	13	6,640	900	5,740	6,800–8,900	36–108
Steglitz-Zehlendorf	15	3,340	1,630	1,710	7,300–14,700	30–204*
Tempelhof-S.	9	1,850	400	1,450	5,700–15,800	37–245
Treptow-Köpenick	26	7,620	1,710	5,910	6,300–10,600	30–174
<b>Berlin total</b>	<b>214</b>	<b>44,890</b>	<b>9,040</b>	<b>35,850</b>	<b>5,100–24,100</b>	<b>20–305</b>

\* considerably higher in some cases Source: CBRE, own research, as per January 2026

# Wide variations in the gap between prices and purchasing power

Prices vary considerably, especially in the city centre, and sometimes even within a small area. A high ownership rate has lowered average asking rents in more well-off neighbourhoods.

Every district in Berlin has the dimensions of a large city – from Spandau, with just under 260,000 residents, to Pankow, where more than 428,000 people live. Berlin's districts are partly urban and partly characterised by large housing estates and estates of detached houses, and some areas even have a village-like character. Observation at the level of the 97 subdistricts also often reveals a heterogeneous cityscape. This is because Berlin's urban spaces are often marked by small-scale fragmentation. For example, neighbourhoods that are more or less adjacent to one another can display major differences in terms of building types and demographic makeup. In order to depict all of these urban facets in relation to costs, this year's Housing Market Report once again utilises the 190 postcode areas of the German capital as a geographical grid that can be used to categorise the 40,035 rental offers contained in the report.

**Inflation in terms of rents and growth in the purchasing power index are both levelling off**  
Over the last few years, rents in Berlin have increased significantly, and the purchasing power index has also risen, albeit at a lower rate. Both trends levelled off between 2024 and 2025. The purchasing power index for Berlin as a whole is still below the national average (= 100). It stood at 92 in 2022 and then increased to 94.3 in 2024 and 94.5 in 2025.

As rents only increased by an average of 0.1 per cent between 2024 and 2025, the upper levels and spreads for the price categories from last year were also used for the current Housing Market Report. The areas classified as being in the most expensive category are in central locations or else directly adjacent to these. These areas also account for most of the second-most expensive category. In neighbourhoods to the south-west within the S-Bahn ring, net asking monthly rents (excluding heat and service charges) of €20 to €21.99 per square metre are increasingly common – from Hochmeisterplatz (10709) to Schmargendorfer Breitestrasse (14199) and the Schöneberger Insel neighbourhood (10829). Steglitz-Zehlendorf, which is a little further from these areas and closer to the outskirts of the city, boasts a number of upscale neighbourhoods, although only Dahlem (14195) is assigned to the third-most expensive category; all other postcode areas remain below that level. In general, the ownership rate is

higher in solid middle-class neighbourhoods than in the central locations. The demand for housing in such neighbourhoods on the part of more affluent groups of people increasingly focuses on ownership rather than renting. This also applies to Pankow and Treptow-Köpenick, where the highest rents of €18 to €19.99 per square metre are to be found in the neighbourhood around Buschallee (13088), as well as in Niederschöneweide (12439) and Grünau (12527).

With an index value of 106, Steglitz-Zehlendorf has the highest purchasing power of all districts. As was the case in the previous year, purchasing power in the Dahlem subdistrict is the highest in Berlin (average of €7,110 per household per month in 2025). The only other district with a purchasing power index that is also above the national average is Charlottenburg-Wilmersdorf (104.5). This district is home to both sought-after locations in an urban environment, for example the area around Kurfürstendamm, and quieter areas such as Schmargendorf near Grunewald forest.

## High asking rents meet low purchasing power in the city centre

Households in many of the centrally located residential neighbourhoods have low purchasing power on average. This is also partly the case in locations where rents are particularly high. This applies, for example, to Mitte, which has the second-lowest purchasing power index value (91.3), and to the district of Friedrichshain-Kreuzberg (92.9), whose purchasing power is also below the average. In Mitte, high-priced neighbourhoods and neighbourhoods with low purchasing power are close together. Birkenstrasse (10551) has the lowest purchasing power in Mitte (€3,440), while rents are in the fourth-most expensive category. Not far from there, at Central Station / Bellevue (10557), purchasing power is above average for the district (€4,360) and the asking rents are in the most expensive category. Friedrichshain-Kreuzberg is dominated by neighbourhoods with rental offers in the second and third-most expensive categories. In the neighbourhood around Graefestrasse, however, purchasing power is below average for the district (€3,870), while the average asking rent of €22 or more is in the most expensive category.

As was the case in the previous year, the five postcode areas with the lowest purchasing power are

## Facts

10 neighbourhoods above 22.00 €/m<sup>2</sup>

—

Wide price ranges in Tempelhof-Schöneberg

—

Most homogeneous price structure in Reinickendorf

—

22 neighbourhoods below 10.00 €/m<sup>2</sup>

all to be found in the northern part of Neukölln, where purchasing power ranges from €3,129 at Sonnenallee Nord (12045) to €3,314 at Richardplatz (12055). These areas also include Maybachufer (12047), which has a purchasing power of €3,131 and asking rents in the second-most expensive category.

## Rents get cheaper – and apartments smaller – on the outskirts of the capital

The five lowest average asking rents in Berlin are to be found on the western, northern and eastern outskirts of the city. At €7.33 per square metre, the average asking rent at Raoul-Wallenberg-Strasse (12679) remains unchanged from the previous year. The average asking rent at Heerstrasse/Wilhelmstrasse (13593) was €7.62 per square metre, while the figure for the Ahrensfelde neighbourhood was €7.77. Wartenberg (13059) and Märkisches Viertel Ost (13439) are at roughly the

same level at €7.78. The eastern and northern edges of the capital are also where the smallest apartments are to be found. The average size of an apartment in Blankenfelde (13159) is 45 square metres, and the figure for Bitterfelder Strasse (12681) is only slightly higher (45.2 square metres). These postcodes are followed by Alt-Wittenau (13437), Borsigwalde (13509) and Mehrower Allee (12687) with 51.8, 52.5 and 53.7 square metres, respectively.

While there are also certain structural patterns to be found over larger areas, examples such as these show that the Berlin housing market displays very heterogeneous features across small areas in certain locations. In order to obtain a reliable assessment of the overall situation, however, one needs to examine rent levels, purchasing power and apartment sizes across the geographical grid of Berlin's 190 postcode areas. ■

## The biggest apartments

Postcode	District	Neighbourhood	Apartment size <sup>1)</sup> in m <sup>2</sup>
14109	Steglitz-Z.	Wannsee	90.0
14195	Steglitz-Z.	Dahlem	88.9
14193	Charlottenburg-W.	Grunewald	88.8
12165	Steglitz-Z.	Fichtenberg	86.4
14055	Charlottenburg-W.	Eichkamp/Heerstraße	82.1

1) Median of offers

## The highest asking rents

Postcode	District	Neighbourhood	Basic rent <sup>1)</sup> in €/m <sup>2</sup> /month
10781	Tempelhof-S.	Winterfeldtplatz	27.00
10117	Mitte	Unter den Linden	23.88
10719	Charlottenburg-W.	Ludwigkirchplatz	23.61
12159	Tempelhof-S.	Breslauer Platz	23.42
10787	Mitte	Zoo	22.94

1) Median of offers

## The highest purchasing power

Postcode	District	Neighbourhood	Purchasing power <sup>1)</sup> in €
14195	Steglitz-Z.	Dahlem	7,110
13159	Pankow	Blankenfelde	6,930
14089	Spandau	Gatow/Kladow	6,852
13465	Reinickendorf	Frohnau	6,708
13129	Pankow	Blankenburg	6,707

1) per household and month

## The smallest apartments

Postcode	District	Neighbourhood	Apartment size <sup>1)</sup> in m <sup>2</sup>
13159	Pankow	Blankenfelde	45.0
12681	Marzahn-H.	Bitterfelder Straße	45.2
13437	Reinickendorf	Alt-Wittenau	51.8
13509	Reinickendorf	Borsigwalde	52.5
12687	Marzahn-H.	Mehrower Allee	53.7

Source: CBRE based on VALUE market database

## The lowest asking rents

Postcode	District	Neighbourhood	Basic rent <sup>1)</sup> in €/m <sup>2</sup> /month
12679	Marzahn-H.	Raoul-Wallenberg-Straße	7.33
13593	Spandau	Heerstraße/Wilhelmstraße	7.62
12689	Marzahn-H.	Ahrensfelde	7.77
13059	Lichtenberg	Wartenberg	7.78
13439	Reinickendorf	Märkisches Viertel Ost	7.78

Source: CBRE based on VALUE market database

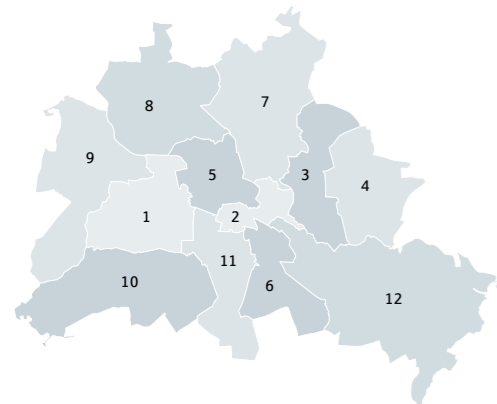
## The lowest purchasing power

Postcode	District	Neighbourhood	Purchasing power <sup>1)</sup> in €
12045	Neukölln	Sonnenallee Nord	3,129
12047	Neukölln	Maybachufer	3,131
12049	Neukölln	Schillerpromenade	3,151
12059	Neukölln	Weigandufer	3,278
12055	Neukölln	Richardplatz	3,314

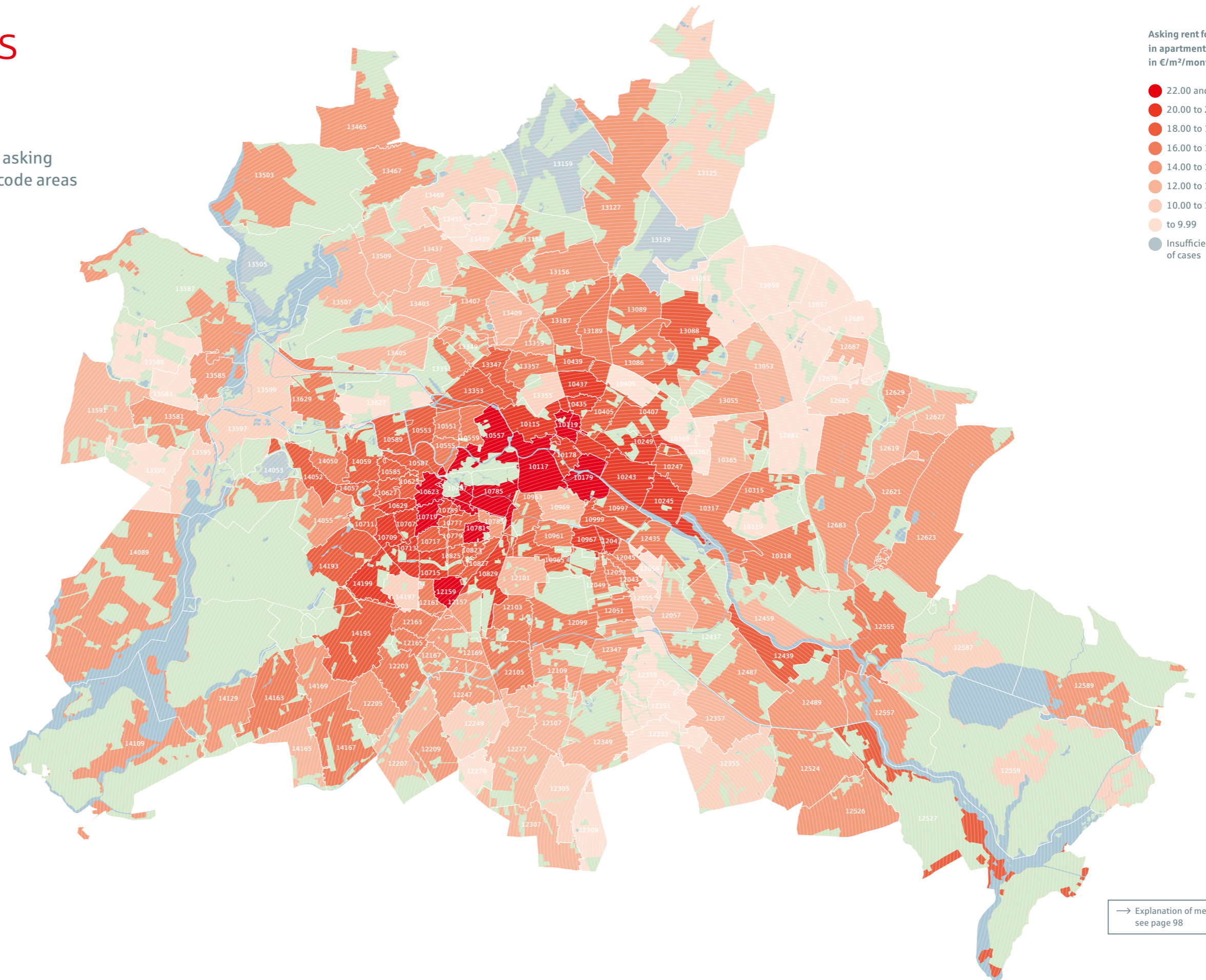
Source: Michael Bauer Research GmbH; Edited by: CBRE

# Rental prices Berlin 2025

The map provides an overview of asking rents (median) in the Berlin postcode areas in 2025.



- 1 Charlottenburg-Wilmersdorf
- 2 Friedrichshain-Kreuzberg
- 3 Lichtenberg
- 4 Marzahn-Hellersdorf
- 5 Mitte
- 6 Neukölln
- 7 Pankow
- 8 Reinickendorf
- 9 Spandau
- 10 Steglitz-Zehlendorf
- 11 Tempelhof-Schöneberg
- 12 Treptow-Köpenick



Asking rent for apartments in apartment buildings in €/m<sup>2</sup>/month

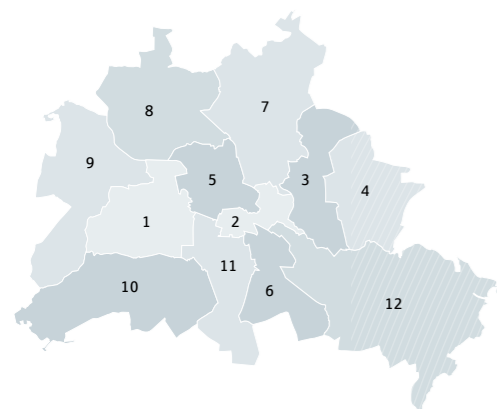
- 22.00 and above
- 20.00 to 21.99
- 18.00 to 19.99
- 16.00 to 17.99
- 14.00 to 15.99
- 12.00 to 13.99
- 10.00 to 11.99
- to 9.99
- Insufficient number of cases

Source: CBRE based on VALUE market database  
© Cartography: Nexiga, 2006–2014 Tom Tom

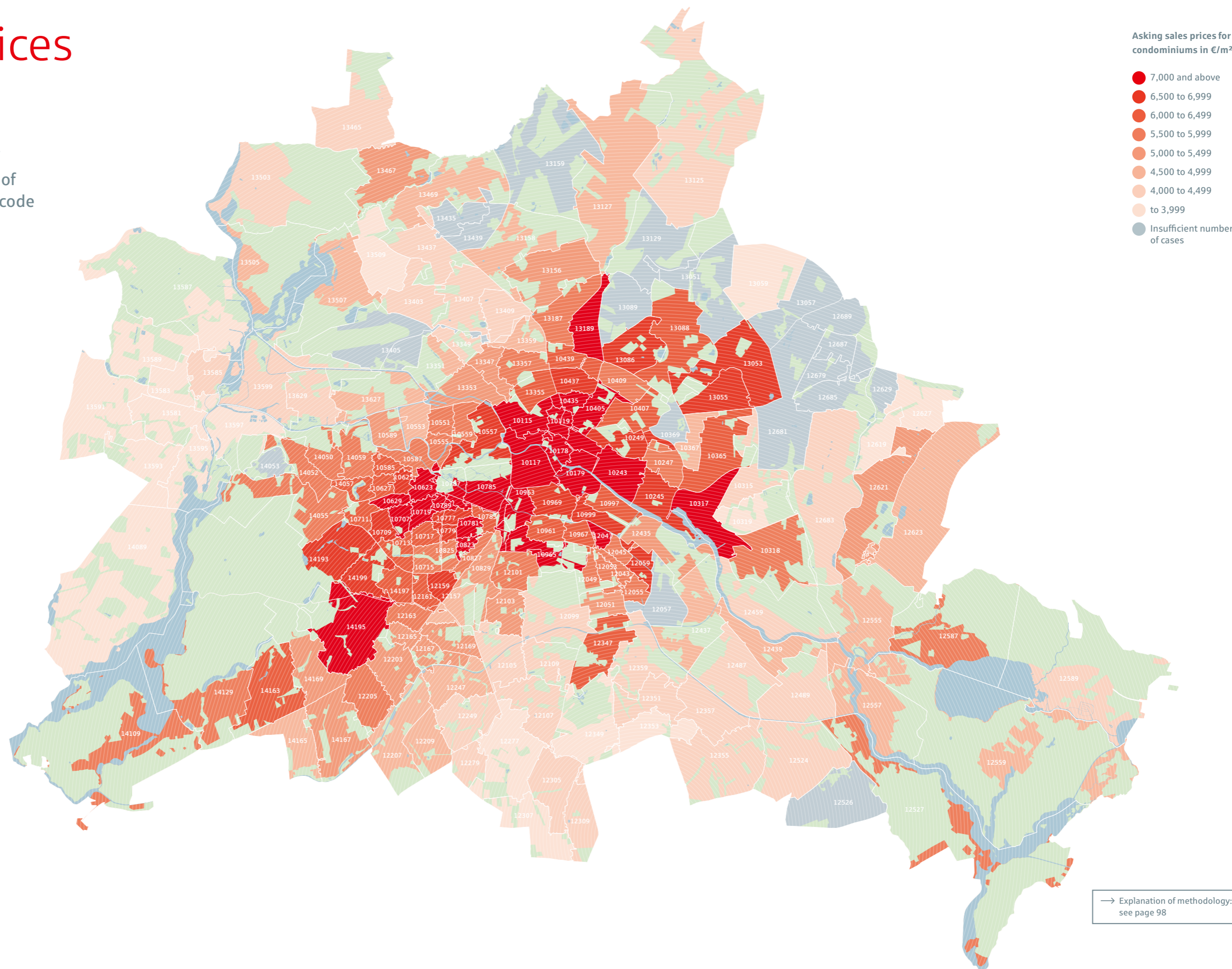
→ Explanation of methodology: see page 98

# Purchase prices Berlin 2025

The map provides an overview of asking purchase prices (median) of condominiums in the Berlin postcode areas in 2025.



- 1 Charlottenburg-Wilmersdorf
- 2 Friedrichshain-Kreuzberg
- 3 Lichtenberg
- 4 Marzahn-Hellersdorf
- 5 Mitte
- 6 Neukölln
- 7 Pankow
- 8 Reinickendorf
- 9 Spandau
- 10 Steglitz-Zehlendorf
- 11 Tempelhof-Schöneberg
- 12 Treptow-Köpenick



Asking sales prices for condominiums in €/m<sup>2</sup>

- 7,000 and above
- 6,500 to 6,999
- 6,000 to 6,499
- 5,500 to 5,999
- 5,000 to 5,499
- 4,500 to 4,999
- 4,000 to 4,499
- to 3,999
- Insufficient number of cases

Source: CBRE based on VALUE market database  
© Cartography: Nexiga, 2006–2014 Tom Tom

→ Explanation of methodology:  
see page 98



Part

B

## Districts

Twelve districts and 97 neighbourhoods:  
Berlin's multi-layered facets presented in their spatial form.



# Charlottenburg-Wilmersdorf

New neighbourhoods, densification and climate-friendly materials such as wood and recycled concrete – projects aimed at different needs are being planned and implemented in the district.



Charlottenburg-Wilmersdorf combines City West, where Kurfürstendamm, the zoo and the trade fair centre are located, with residential neighbourhoods in Wilmersdorf, Grunewald and Schmargendorf. The mixture of Gründerzeit neighbourhoods, post-war architecture, large housing estates and waterfront locations on the River Spree and Landwehr Canal make the district attractive in equal measure as a place to live, work, operate a business or visit as a tourist.

In terms of population, Charlottenburg-Wilmersdorf is the fourth-largest district in Berlin. According to forecasts, however, its population might decrease by 2.5 per cent, or around 8,400 people, between now and 2040, whereby the age structure plays a key role here. Two thirds of the district's residents live in the Charlottenburg and Wilmersdorf

subdistricts. With a share of just three per cent of the total district population, Grunewald is the least densely populated subdistrict, but also the largest in terms of area, whereby 85 per cent of the total area consists of water and Grunewald forest. Originally planned purely as a villa colony, the Westend subdistrict now offers a good mixture of urban living and recreational areas close to nature. Elegant old Gründerzeit buildings, modern multi-family dwellings and a few villas are also to be found in the smallest subdistrict, Halensee. Charlottenburg-Nord is marked by modern residential complexes, post-war housing estates and open green spaces.

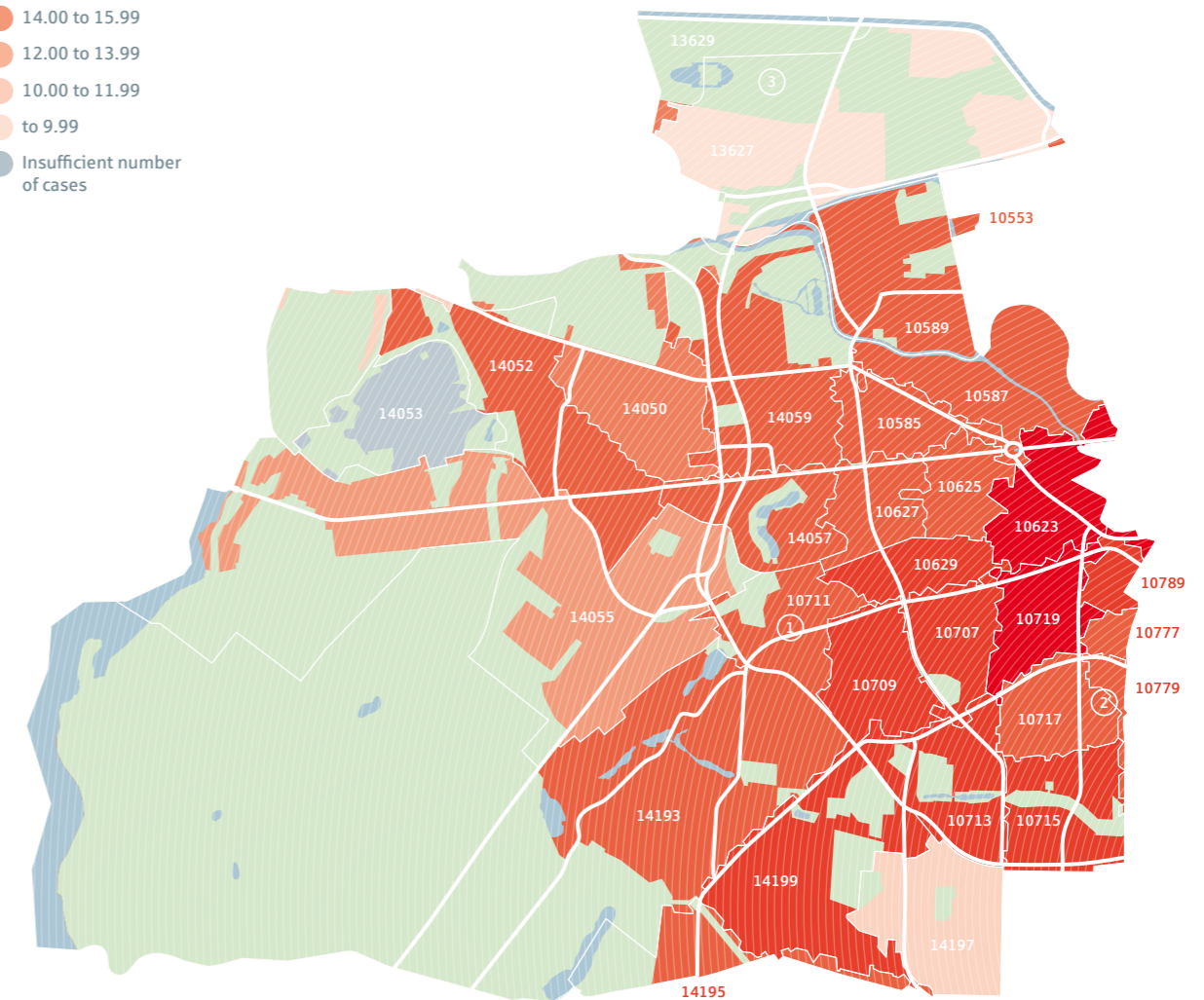
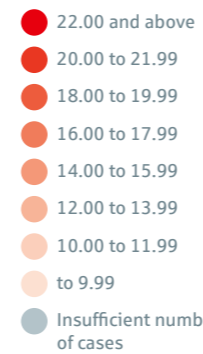
The Charlottenburg-Wilmersdorf district is currently undergoing major structural changes that involve everything from large-scale projects

**91**  
Public sports facilities

**1.2**  
Pharmacies per 1,000 inhabitants aged 65 and older

**38**  
Pedestrian crossings

Asking rent for apartments in apartment buildings in €/m<sup>2</sup>/month



① **Halensee**

Halensee, with its 19th century villas and beautiful townhouses, is the gateway to the Grunewald forest. Especially in the back streets of Kurfürstendamm there are old buildings with generously proportioned apartments. The Westfälische Straße high street, which is popular for its familial atmosphere, runs right through the middle of Halensee.

② **Prager Platz**

A real insider tip for Berliners is the Prager Platz with its beautiful green park. In the 1920s, the square was a hip place in Berlin. Famous artists and intellectuals such as the physicist Albert Einstein, the actress, singer and writer Hildegard Knef or the writer Erich Kästner lived here in the surrounding streets.

③ **Jungfernhöhe**

It's easy to take a little holiday in Berlin. The Jungfernhöhe landscape conservation area near Spandau is only seven stations away from Kurfürstendamm on through public transport. Jungfernhöhe used to be an electoral hunting ground; later it was an enclosed wildlife park containing deer, white deer and wild boar. This park was closed and is now the site of a man-made lake with a beach that is very popular.

Source: CBRE based on VALUE market database © Cartography: Nexiga, 2006–2014 Tom Tom

# Asking rent and housing costs

The district in small-scale analysis

Postcode	Number of rental offers	Basic rent in all market segments <sup>1)</sup> in €/m <sup>2</sup> /month		Basic rent in bottom market segment <sup>1)</sup> in €/m <sup>2</sup> /month		Basic rent in top market segment <sup>1)</sup> in €/m <sup>2</sup> /month	
10585	148	18.33	(52)	7.74	(111)	30.07	(49)
10587	184	19.92	(30)	10.00	(26)	30.00	(50)
10589	176	19.87	(31)	8.48	(74)	38.46	(3)
10623	79	22.16	(10)	12.00	(4)	30.61	(44)
10625	114	19.55	(33)	10.40	(17)	37.62	(4)
10627	132	19.60	(32)	10.39	(18)	36.76	(7)
10629	123	21.46	(14)	11.93	(6)	32.03	(28)
10707	197	21.02	(17)	11.40	(9)	35.00	(10)
10709	125	20.28	(21)	9.74	(33)	32.50	(24)
10711	166	19.46	(34)	11.50	(8)	28.18	(73)
10713	132	20.12	(23)	9.86	(30)	32.00	(29)
10715	150	21.57	(11)	9.74	(33)	33.00	(21)
10717	128	18.45	(50)	10.33	(19)	29.27	(63)
10719	151	23.61	(3)	12.67	(1)	37.10	(6)
10789	57	20.35	(20)	12.31	(3)	34.02	(16)
13627	181	8.24	(180)	6.74	(156)	18.00	(177)
14050	83	16.90	(73)	8.58	(71)	25.86	(98)
14052	130	18.00	(54)	7.00	(143)	26.63	(87)
14053	n/a	n/a	n/a	n/a	n/a	n/a	n/a
14055	108	15.52	(98)	9.17	(50)	30.21	(47)
14057	147	18.62	(47)	11.54	(7)	29.75	(59)
14059	265	19.39	(37)	8.65	(69)	28.57	(68)
14193	204	19.41	(36)	10.49	(14)	29.01	(64)
14197	143	11.75	(155)	7.00	(143)	26.11	(92)
14199	236	21.15	(16)	10.48	(15)	27.77	(77)
<b>District</b>	<b>3,559</b>	<b>19.23</b>		<b>8.05</b>		<b>31.67</b>	
<b>Berlin</b>	<b>40,035</b>	<b>15.80</b>		<b>7.06</b>		<b>28.57</b>	

Apartment size <sup>1)</sup> in m <sup>2</sup>		Total housing cost <sup>2)</sup> , avg. in €/month		Household purchasing power, avg. in €/month	
66.3	(58)	1,215	(44)	4,248	(107)
60.6	(122)	1,207	(47)	4,261	(105)
61.4	(113)	1,220	(43)	3,657	(168)
75.0	(11)	1,662	(6)	4,695	(65)
60.3	(125)	1,178	(51)	3,937	(146)
73.2	(20)	1,434	(17)	4,228	(109)
80.0	(7)	1,717	(3)	4,772	(59)
75.0	(11)	1,577	(7)	4,917	(50)
59.9	(137)	1,215	(45)	4,438	(91)
68.5	(39)	1,333	(28)	4,663	(68)
74.0	(18)	1,489	(10)	4,207	(116)
58.4	(157)	1,259	(41)	4,219	(112)
59.6	(143)	1,100	(71)	4,272	(104)
73.4	(19)	1,733	(1)	5,079	(44)
65.0	(66)	1,323	(31)	4,984	(47)
61.3	(115)	505	(178)	3,641	(171)
69.0	(35)	1,166	(56)	4,638	(71)
66.6	(54)	1,198	(49)	4,882	(51)
n/a	n/a	n/a	n/a	5,945	(21)
82.1	(5)	1,274	(36)	5,935	(22)
74.7	(16)	1,391	(21)	4,561	(74)
70.6	(27)	1,369	(23)	4,090	(129)
88.8	(3)	1,724	(2)	6,045	(17)
59.7	(141)	701	(157)	4,021	(133)
67.9	(45)	1,436	(16)	5,360	(37)
<b>District</b>	<b>67.0</b>	<b>1,288</b>		<b>4,516</b>	
<b>Berlin</b>	<b>63.0</b>	<b>995</b>		<b>4,445</b>	

1) Median 2) Excluding operating costs () Rank among the 186 postcodes with rental data Sources: CBRE based on VALUE market database, Michael Bauer Research GmbH; compiled by: CBRE

“At the end of 2025, interested parties were able to comment on the area development plan for City West. The project focuses on objectives relating to urban and open space planning, environmental compatibility and transportation.”



**1,169**  
housing balance  
2022–2024



**-861**  
natural net  
population  
balance 2024



**46.9**  
living space per  
inhabitant in m<sup>2</sup>



**15.6**  
share of population  
aged 18 to 30 in %

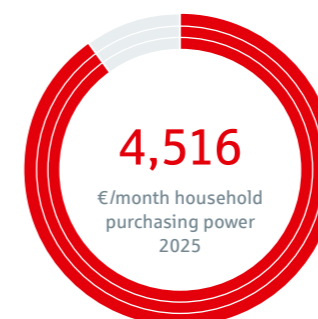
around Ku'damm to new, small-scale residential neighbourhoods in Wilmersdorf and sustainable new locations for the future in Siemensstadt, for example. At the same time, plans and projects are now focusing more strongly on topics such as densification, climate protection and quality of life in neighbourhoods.

For example, a new urban quarter is being developed on the site of the former Kudamm-Karree office building complex. After a one-year standstill, the project is now moving forward again. South of Volkspark Wilmersdorf, on the site of a former block of garages, a sustainable residential building with a total of 27 rental apartments is currently being built using the serial timber construction method. In southern Wilmersdorf, a new residential neighbourhood is to be created in a previously vacant area: a total of up to 220 apartments will be built in ten multi-family dwellings, and the complex will also feature a daycare centre and a green inner courtyard with playground facilities. Public participation in the approval process for the development plan for the neighbourhood's second

and third construction phases began in summer 2025. Meanwhile, in Westend, a topping out ceremony was held in May 2025 for a new building whose shell is made of recycled concrete. Plans call for more than 250 owner-occupied apartments to be built here. ■

## The district in comparison

Where is the district positioned in the urban fabric?



Share of average purchasing power in comparison with the maximum value of the districts (Stegl.-Zehlend.: 5,032 €/month)



Of all completions in Berlin, share of completed apartments in new residential buildings



Asking rent (median) in comparison with the maximum value of the districts (Mitte: 20.01 €/m<sup>2</sup>)

## New construction in the district

Two current project developments in detail



### Wohnen am Ruhwaldpark

Developer: Heimstaden  
Area: Westend  
Street: Spandauer Damm  
Residential units: 85  
Type of use: rent

© studio blomen



### BUWOG Hildegardstraße

Developer: BUWOG  
Area: Wilmersdorf  
Street: Hildegardstraße  
Residential units: 27  
Type of use: rent

© BUWOG



# Friedrichshain-Kreuzberg

The district is characterised by a mixture of old buildings, tall new buildings and large housing estates from the 1960s and 70s, not to mention idyllic waterfront locations.

After 1990, the Oberbaumbrücke bridge became a symbol of reunification, as it connects two formerly separated East and West Berlin districts: Friedrichshain and Kreuzberg. The double-decker red brick structure with two neo-Gothic towers is a landmark that stands for the united district – and has adorned its coat of arms since 2003.

Friedrichshain-Kreuzberg is a district of superlatives: it is the smallest district in terms of area, has the highest population density and the lowest average age. It is also considered Berlin's most creative district, with a vibrant nightlife, lots of street art and an alternative art scene. However, the above primarily relates to the densely built-up neighbourhoods with old buildings, where the high demand for housing and ongoing gentrification are putting pressure on both residents and business owners. On the other hand, new neighbourhoods with expensive rental and owner-occupied apartments are attracting high

earners. In addition, centrally located large post-war modernist housing estates can be found in both the eastern and western parts of the district.

For several years now, more and more small and large companies have been settling in the district – in the newly built office high-rises and commercial areas as well. The district is indeed one of the fastest growing locations for commercial and office space in Berlin. Several major projects are currently being planned or implemented along the Spree in the areas around the Ostbahnhof and Ostkreuz train stations, while a new mixed office and residential neighbourhood is being built at Hallesches Ufer in Kreuzberg. Particularly striking in the latter case is the 23-storey former Postbank office building, the climate-friendly refurbishment of which is scheduled to be completed in summer 2026. A mixed-use development with a public square is currently being built near the Ostbahnhof train



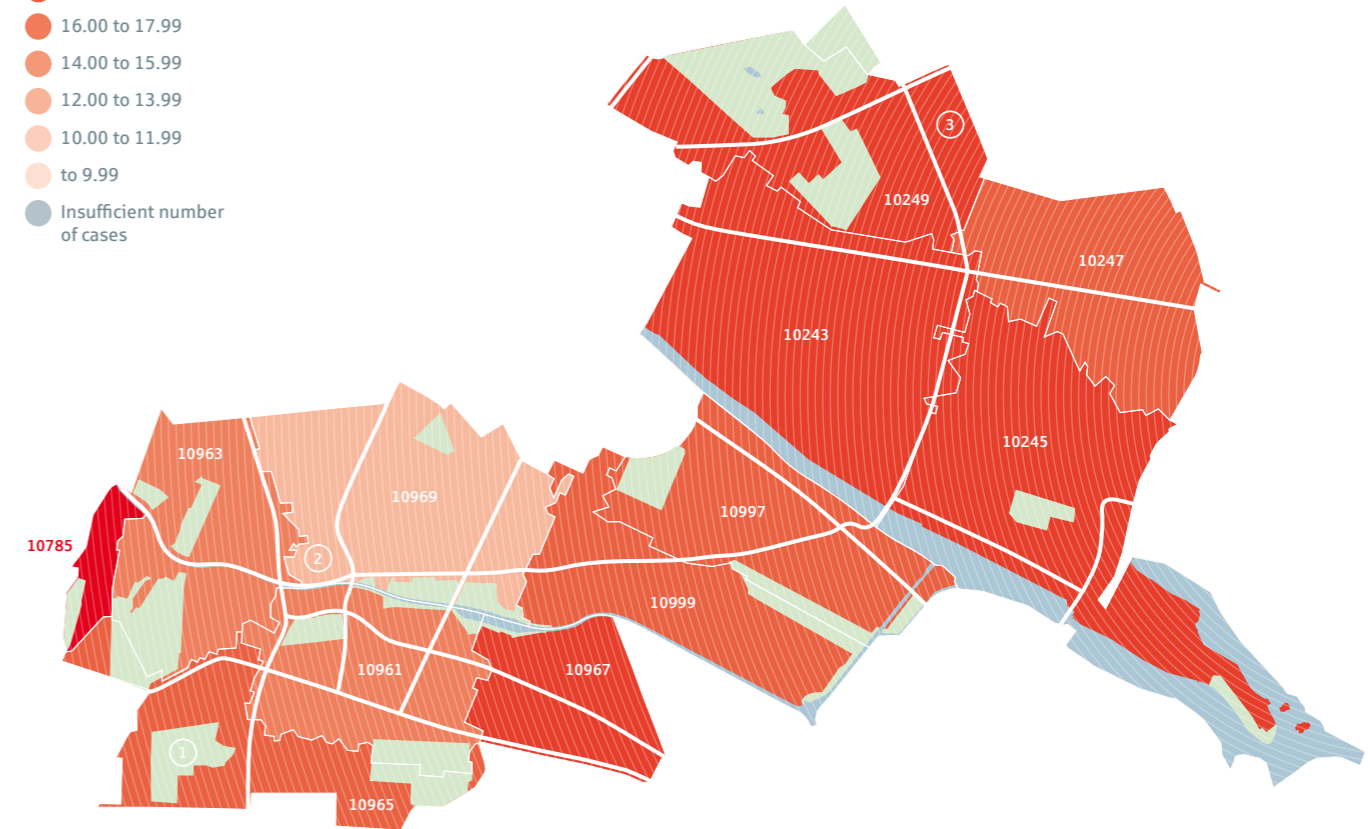
**85**  
Public sports facilities

**1.7**  
Pharmacies per 1,000 inhabitants aged 65 and older

**49**  
Pedestrian crossings

Asking rent for apartments in apartment buildings in €/m<sup>2</sup>/month

- 22.00 and above
- 20.00 to 21.99
- 18.00 to 19.99
- 16.00 to 17.99
- 14.00 to 15.99
- 12.00 to 13.99
- 10.00 to 11.99
- to 9.99
- Insufficient number of cases



① **Viktoriapark**  
Viktoriapark public park is the highest natural elevation in the city centre of Berlin, but anyone can easily reach it. In the surroundings of this wonderfully landscaped park with its beautiful waterfall, you can find the greatest residential estates of the Bergmannkiez neighbourhood. In 1941, Konrad Zuse built the world's first computer at Methfesselstraße 7.

② **Mehringplatz**  
The sophisticated Friedrichstraße comes to an end at the not so sophisticated Mehringplatz, whose unmistakable landmark is the Friedenssäule (Peace Column), which was erected in 1843. Mehringdamm, Kottbusser Tor, Potsdamer Platz and what is probably the most famous former border crossing ever – Checkpoint Charlie on Friedrichstraße – are all around five minutes away from Mehringplatz.

③ **Hausburgviertel**  
The remaining gaps in the Hausburgviertel in the area around Ebertstraße have been filled with beautiful new buildings. The northern part of Friedrichshain has undergone a remarkable transformation over the last few years – from a subdistrict known for its squatted houses to one that has become extremely popular among young families, students and old and new residents of Berlin.

Source: CBRE based on VALUE market database © Cartography: Nexiga, 2006–2014 Tom Tom

# Asking rent and housing costs

The district in small-scale analysis

Postcode	Number of rental offers	Basic rent in all market segments <sup>1)</sup> in €/m <sup>2</sup> /month		Basic rent in bottom market segment <sup>1)</sup> in €/m <sup>2</sup> /month		Basic rent in top market segment <sup>1)</sup> in €/m <sup>2</sup> /month	
10243	435	21.18	(15)	7.76	(105)	31.05	(38)
10245	516	20.78	(19)	11.11	(10)	33.00	(21)
10247	438	19.00	(40)	9.46	(42)	32.00	(29)
10249	406	20.00	(25)	7.00	(143)	30.88	(40)
10961	165	17.57	(63)	8.47	(75)	35.00	(10)
10963	158	16.50	(82)	6.50	(173)	28.45	(71)
10965	122	19.43	(35)	8.00	(93)	30.00	(50)
10967	174	20.26	(22)	7.92	(95)	33.06	(20)
10969	181	12.79	(141)	6.58	(165)	29.40	(62)
10997	165	18.00	(54)	7.62	(118)	30.00	(50)
10999	157	18.95	(41)	7.19	(135)	29.47	(61)
<b>District</b>	<b>2,917</b>	<b>19.47</b>		<b>7.33</b>		<b>31.03</b>	
<b>Berlin</b>	<b>40,035</b>	<b>15.80</b>		<b>7.06</b>		<b>28.57</b>	

Apartment size <sup>1)</sup> in m <sup>2</sup>	Total housing cost <sup>2)</sup> , avg. in €/month	Household purchasing power, avg. in €/month
61.4 (114)	1,300 (33)	4,386 (96)
63.8 (87)	1,325 (29)	4,133 (123)
60.9 (120)	1,158 (58)	3,926 (148)
65.0 (66)	1,300 (34)	4,220 (111)
61.0 (117)	1,072 (78)	3,720 (165)
58.5 (154)	965 (110)	4,784 (57)
65.0 (66)	1,263 (38)	4,214 (115)
67.3 (49)	1,363 (26)	3,870 (152)
59.1 (148)	756 (145)	4,458 (87)
70.0 (29)	1,260 (39)	3,550 (177)
60.0 (126)	1,137 (61)	3,717 (166)
<b>62.9</b>	<b>1,224</b>	<b>4,072</b>
<b>63.0</b>	<b>995</b>	<b>4,445</b>

1) Median 2) Excluding operating costs () Rank among the 186 postcodes with rental data Sources: CBRE based on VALUE market database, Michael Bauer Research GmbH; compiled by: CBRE

*“The banks of the Spree have changed – the new construction projects around Mediaspree strengthen Friedrichshain-Kreuzberg as a creative and urban location.”*



**1,330**  
housing balance  
2022–2024



**+811**  
natural net  
population  
balance 2024



**40.3**  
living space per  
inhabitant in m<sup>2</sup>



**16.6**  
share of population  
aged 18 to 30 in %

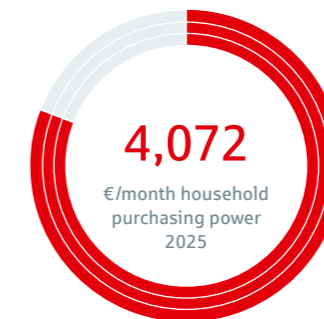
station in Friedrichshain. Along with large office and commercial spaces, 150 rental apartments are to be built here, while 2,500 square metres of solar modules on the roof will cover the development's electricity requirements. Construction also continues on the idyllic Stralau peninsula in the south-eastern

part of the district, where three exclusive multi-family dwellings with direct views of the water from almost all apartments are to be built by 2028. The approximately 3,200 square-metre site also has a jetty with 80 moorings. ■

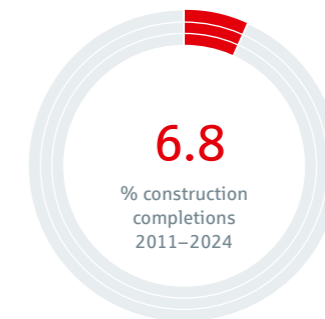
*“After 15 years of construction, Deutsche Bahn completed the comprehensive refurbishment of the two glass halls at the Berlin Ostbahnhof train station at the beginning of December 2025.”*

## The district in comparison

Where is the district positioned in the urban fabric?



Share of average purchasing power in comparison with the maximum value of the districts (Stegl.-Zehlend.: 5,032 €/month)



Of all completions in Berlin, share of completed apartments in new residential buildings



Asking rent (median) in comparison with the maximum value of the districts (Mitte: 20.01 €/m<sup>2</sup>)

## New construction in the district

Two current project developments in detail



### HAINWERK

Developer: **HAMBURG TEAM**  
Area: Friedrichshain  
Street: Revaler Straße  
Residential units: 125  
Type of use: rent

© MIR



### Mollstraße

Developer: **WBM Wohnungsbau-gesellschaft Berlin-Mitte mbH**  
Area: Friedrichshain  
Street: Mollstraße 22  
Residential units: 84  
Type of use: rent

© Barkow Leibinger Gesellschaft von Architekten mbH



# Lichtenberg

Large housing estates from the GDR era, smaller neighbourhoods with old buildings, and modern residential areas on the waterfront: Lichtenberg is diverse, and this, plus its good transport connections, make it attractive for new development.



Lichtenberg tends not to reveal its special charm until it's given a second look, as this charm is often hidden behind sober socialist prefabricated buildings and estates. The latter dominate the subdistricts of Lichtenberg, Fennpfuhl and Friedrichsfelde in particular. Fennpfuhl was in fact the site of East Berlin's first large-scale housing estate, which was built in the 1970s. In between such estates, there are old buildings from the Gründerzeit era, detached houses and small green oases. The Tierpark zoo in the Friedrichsfelde subdistrict and the Herzberge Landscape Park in the Lichtenberg subdistrict are large local recreation areas.

Lichtenberg consists of ten subdistricts, some of which formed the Hohenschönhausen district before the merger of the two districts in 2001. The Neu-Hohenschönhausen subdistrict is the most populous

subdistrict in Lichtenberg. In the neighbouring Alt-Hohenschönhausen subdistrict to the south, the historical village centre and the old village church recall the subdistrict's origins as an Angerdorf village built around a village green in the old Mark Brandenburg region.

Rummelsburg is located close to the city centre and the waterfront, right on the bay of the same name on the River Spree. The mixture of a historical industrial heritage, refurbished old buildings and modern residential neighbourhoods on the water is typical for the subdistrict. The Rummelsburg S-Bahn station is one stop to the east from the important Ostkreuz railway hub.

The quiet, green Karlshorst subdistrict in the southernmost part of Lichtenberg is characterised by expansive streets with villas and country houses

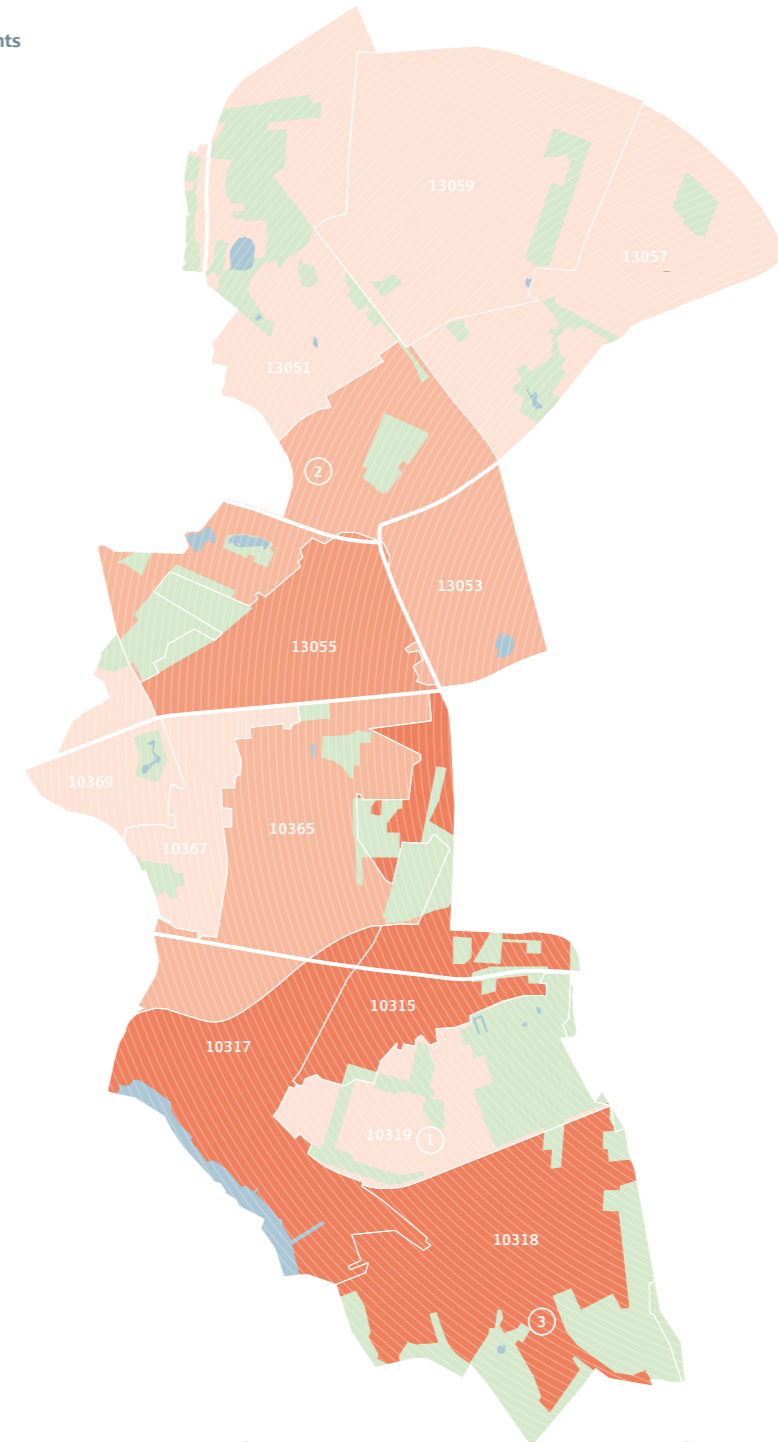
**94**  
Public sports facilities

**0.7**  
Pharmacies per 1,000 inhabitants aged 65 and older

**26**  
Pedestrian crossings

Asking rent for apartments in apartment buildings in €/m<sup>2</sup>/month

- 22.00 and above
- 20.00 to 21.99
- 18.00 to 19.99
- 16.00 to 17.99
- 14.00 to 15.99
- 12.00 to 13.99
- 10.00 to 11.99
- to 9.99
- Insufficient number of cases



① **Sewanstraße**  
The former Hans-Loch quarter was built in the 1960s. Due to the building renovations, the interesting architecture of the many different building types is unfortunately no longer so visible. Splanemann-Siedlung is particularly exciting. As early as the 1920s, two-storey and three-storey houses were assembled from concrete slabs, making them the first prefabricated buildings in Germany.

② **Malchower Weg**  
Formerly known as the "parrot estate" due to its colourful houses, the area north of Malchower Weg today has almost a village-like character with its beautiful semi-detached houses and lovely front gardens. At the beginning of the world economic crisis, the buildings started by architect Otto Kuhlmann were completed by architect Bruno Taut for cost reasons.

③ **Karlshorst Süd**  
Karlshorst Süd is often referred to as the Dahlem of the East because of its urban villas and country houses. The old buildings in the Seenviertel and Prinzenviertel quarters are especially beautiful, but the newly built detached and terraced houses also fit in well in the neighbourhood. The River Spree and the Wuhlheide public park are only a stone's throw away.

Source: CBRE based on VALUE market database © Cartography: Nexiga, 2006–2014 Tom Tom

# Asking rent and housing costs

The district in small-scale analysis

Postcode	Number of rental offers	Basic rent in all market segments <sup>1)</sup> in €/m <sup>2</sup> /month		Basic rent in bottom market segment <sup>1)</sup> in €/m <sup>2</sup> /month		Basic rent in top market segment <sup>1)</sup> in €/m <sup>2</sup> /month	
10315	489	16.00	(90)	7.42	(126)	30.85	(41)
10317	318	16.00	(90)	8.25	(85)	30.00	(50)
10318	419	16.66	(80)	9.17	(50)	23.50	(130)
10319	390	9.25	(170)	6.51	(171)	21.45	(151)
10365	328	12.83	(140)	6.42	(174)	21.00	(155)
10367	155	9.66	(166)	6.57	(169)	23.66	(128)
10369	170	8.64	(176)	6.36	(177)	21.06	(153)
13051	185	8.39	(178)	6.36	(177)	15.64	(183)
13053	180	13.04	(136)	6.51	(171)	22.23	(143)
13055	547	15.25	(104)	7.00	(143)	21.46	(150)
13057	138	8.64	(176)	6.28	(180)	17.79	(180)
13059	195	7.78	(182)	6.28	(180)	15.56	(184)
<b>District</b>	<b>3,514</b>	<b>13.33</b>		<b>6.51</b>		<b>24.49</b>	
<b>Berlin</b>	<b>40,035</b>	<b>15.80</b>		<b>7.06</b>		<b>28.57</b>	

Apartment size <sup>1)</sup> in m <sup>2</sup>	Total housing cost <sup>2)</sup> , avg. in €/month	Household purchasing power, avg. in €/month
55.1 (176)	882 (125)	4,113 (126)
61.7 (111)	986 (103)	3,924 (149)
70.0 (29)	1,166 (55)	5,497 (32)
61.5 (112)	569 (169)	4,124 (124)
55.7 (173)	714 (155)	4,015 (134)
56.0 (170)	541 (174)	3,895 (151)
56.8 (167)	491 (180)	3,797 (159)
56.1 (169)	471 (181)	4,410 (94)
66.0 (63)	861 (130)	5,588 (30)
63.9 (86)	974 (108)	4,527 (78)
66.3 (60)	572 (168)	4,795 (55)
58.2 (158)	453 (183)	4,661 (69)
<b>61.2</b>	<b>815</b>	<b>4,405</b>
<b>63.0</b>	<b>995</b>	<b>4,445</b>

1) Median 2) Excluding operating costs ( ) Rank among the 186 postcodes with rental data Sources: CBRE based on VALUE market database, Michael Bauer Research GmbH; compiled by: CBRE



**4,392**  
housing balance  
2022–2024



**-224**  
natural net  
population  
balance 2024



**36.1**  
living space per  
inhabitant in m<sup>2</sup>



**15.0**  
share of population  
aged 18 to 30 in %

from the imperial era, as well as pleasant and relaxed housing estates, some of which are located near Berlin's famous harness racing track. A new neighbourhood with a total of 321 residential units is currently being built here on a former industrial site; around 30 percent of the units will be subsidised rental apartments. The project also includes construction of a daycare centre with an outdoor area.

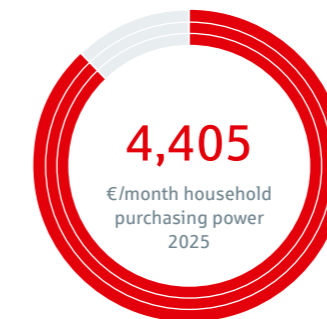
A state-owned housing company is currently implementing the largest modular residential construction project in Germany on Landsberger Allee. A total of 1,548 apartments are planned for the new neighbourhood. Another major project is planned for the Fennpfuhl subdistrict, where around 580 apartments are to be built starting in the fourth quarter of 2026, whereby half of the units will be subsidised within the framework of social housing programmes.

The revitalisation of the large Ring-Center shopping mall on Frankfurter Allee is to provide an important economic boost for the district. The mall has stood largely empty since Galeria Karstadt

Kaufhof moved out in 2024. Now, however, plans call for the facility to house a mixture of retail stores, a fitness centre, shops for local amenities and possibly spaces for other commercial uses. Several new tenants have already been found. ■

## The district in comparison

Where is the district positioned in the urban fabric?



Share of average purchasing power in comparison with the maximum value of the districts (Stegl.-Zehlend.: 5,032 €/month)



Of all completions in Berlin, share of completed apartments in new residential buildings



Asking rent (median) in comparison with the maximum value of the districts (Mitte: 20.01 €/m<sup>2</sup>)

## New construction in the district

Two current project developments in detail



### Rosenfelder Ring 86/88

Developer: **HOWOGE**  
Area: Friedrichsfelde  
Street: Rosenfelder Ring 86/88  
Residential units: 173  
Type of use: rent

© Winking Froh Architekten



### Huronseestraße 28–34

Developer: **Ten Brinke for HOWOGE**  
Area: Friedrichsfelde  
Street: Huronseestraße 28–34  
Residential units: 148  
Type of use: rent

© Ten Brinke Projektentwicklung GmbH & Co. KG

*“With a new timber modular housing project on Schlichtallee, Lichtenberg has been setting a strong example for sustainable, digitally managed residential construction since 2025.”*



# Marzahn-Hellersdorf

Prefabricated building estates can be found here along with village-like structures and plenty of green spaces. At the same time, hardly any other district in Berlin is developing as rapidly as Marzahn-Hellersdorf, with new neighbourhoods emerging and the appearances of streets changing throughout the district.



Marzahn-Hellersdorf, which is located in the easternmost part of the capital, is best known for its large prefabricated building estates in the subdistricts of Marzahn and Hellersdorf that give the district its name. However, Marzahn-Hellersdorf also includes subdistricts with a village-like character, such as Biesdorf, Kaulsdorf and Mahlsdorf, as well as a growing number of newly developed neighbourhoods. The “Gardens of the World”, which are known far beyond the borders of Berlin, as well as Kienbergpark and the extensive green spaces of Wuhletal, make the district one of the greenest in the city. Shopping malls and other commercial/municipal centres such as Eastgate mall at the Marzahn S-Bahn station and the “Helle Mitte” centre in Hellersdorf perform key functions for the district.

The large Marzahn housing estate, which was built around the old village of Marzahn from 1977 onwards, was one of the largest contiguous residential construction projects in the GDR. Many buildings there have been modernised since the 1990s, while others have been dismantled, and the residential quality as a whole has been significantly upgraded. For several years now, the district has been changing as a result of densification and numerous new construction projects that include both subsidised and privately financed apartments. A mixed-use, largely car-free neighbourhood with around 1,600 apartments, including units for students and senior citizens, is being built directly next to the Marzahn S-Bahn station over an area of around 94,000 square metres. In the central part of this neighbourhood, commercial spaces

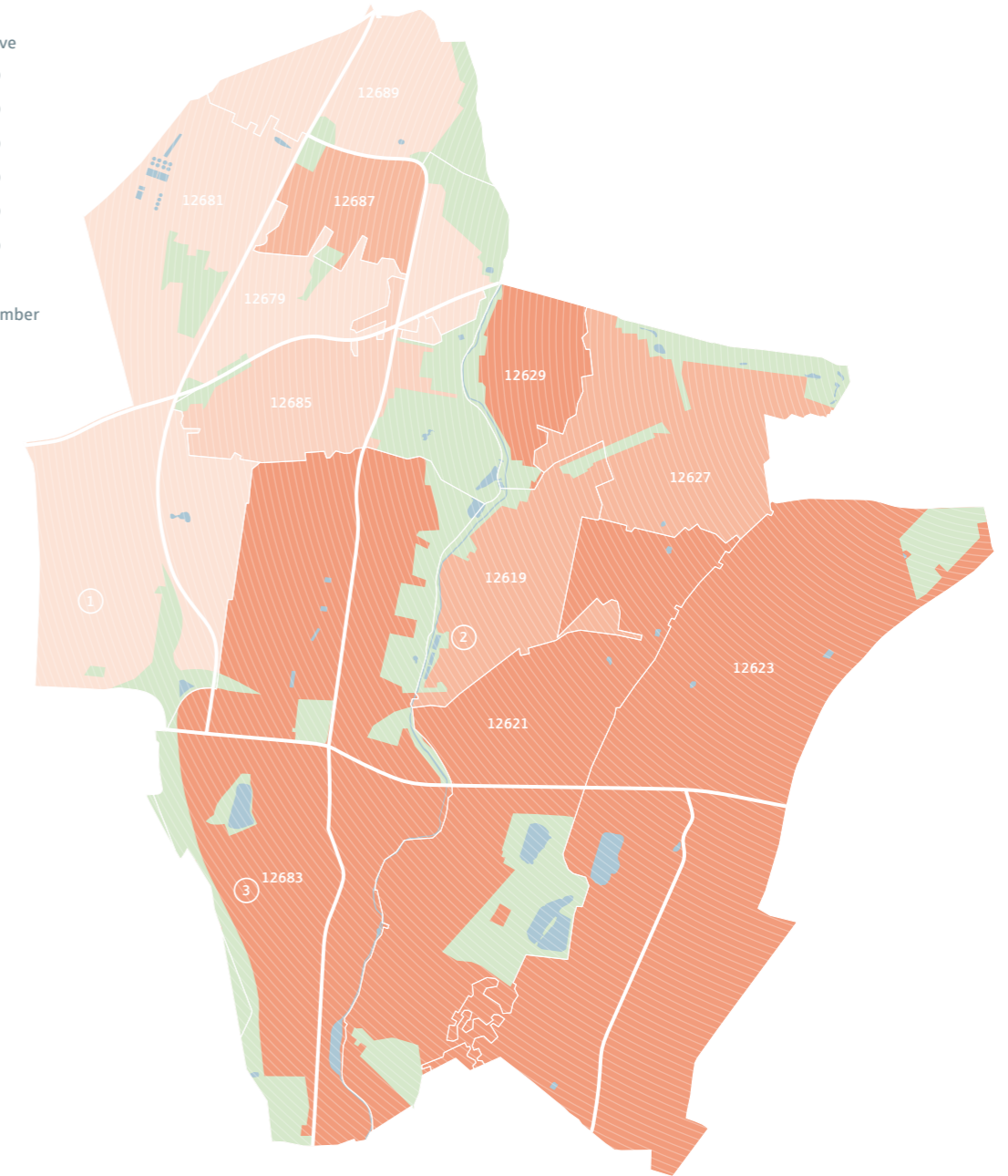
**100**  
Public sports facilities

**0.7**  
Pharmacies per 1,000 inhabitants aged 65 and older

**42**  
Pedestrian crossings

Asking rent for apartments in apartment buildings in €/m<sup>2</sup>/month

- 22.00 and above
- 20.00 to 21.99
- 18.00 to 19.99
- 16.00 to 17.99
- 14.00 to 15.99
- 12.00 to 13.99
- 10.00 to 11.99
- to 9.99
- Insufficient number of cases



① **Marzahner Chaussee**

Around Marzahner Chaussee there are many beautiful detached houses and apartment buildings. In the so-called Weinviertel quarter, new detached houses were built on a former industrial site. At its northern end, Marzahner Chaussee crosses the Allee der Kosmonauten, which begins here. The main road is flanked by prefabricated buildings, which are typical for the Marzahn district.

② **Kaulsdorf Nord I**

Many beautiful green spaces, such as Clara-Zetkin-Platz and Pocket-Park, are integrated into the open prefabricated building estates in Kaulsdorf Nord. This neighbourhood contains many buildings from the 1980s, whereby the flats on the upper floors of these are particularly in demand. The people who live here appreciate the good condition of most of the apartments and buildings.

③ **Biesdorf-Süd**

When you look around Biesdorf-Süd, you clearly see how Biesdorf, Kaulsdorf and Mahlsdorf form the largest continuous area of detached and semi-detached houses in Berlin. Recreation and leisure are big around the Habichtshorst estates, the Grüne Aue neighbourhood and “Gut Champignon” – all of which are located near the Wuhle tributary and the popular Schmetterlingswiesen (butterfly meadows).

Source: CBRE based on VALUE market database © Cartography: Nexiga, 2006–2014 Tom Tom

# Asking rent and housing costs

The district in small-scale analysis

Postcode	Number of rental offers	Basic rent in all market segments <sup>1)</sup> in €/m <sup>2</sup> /month		Basic rent in bottom market segment <sup>1)</sup> in €/m <sup>2</sup> /month		Basic rent in top market segment <sup>1)</sup> in €/m <sup>2</sup> /month	
12619	221	12.50	(143)	6.14	(183)	24.00	(120)
12621	100	14.30	(122)	9.35	(44)	22.15	(146)
12623	121	14.43	(120)	9.82	(32)	23.93	(126)
12627	289	12.22	(146)	6.28	(180)	16.67	(181)
12629	166	14.91	(114)	6.77	(154)	16.46	(182)
12679	263	7.33	(186)	5.97	(186)	14.50	(186)
12681	195	8.32	(179)	6.58	(165)	30.12	(48)
12683	196	15.00	(109)	7.10	(139)	20.83	(157)
12685	130	10.52	(163)	5.98	(185)	26.00	(94)
12687	191	13.65	(132)	6.42	(174)	20.78	(159)
12689	296	7.77	(184)	6.10	(184)	14.51	(185)
<b>District</b>	<b>2,168</b>	<b>11.57</b>		<b>6.21</b>		<b>22.01</b>	
<b>Berlin</b>	<b>40,035</b>	<b>15.80</b>		<b>7.06</b>		<b>28.57</b>	

Apartment size <sup>1)</sup> in m <sup>2</sup>		Total housing cost <sup>2)</sup> , avg. in €/month		Household purchasing power, avg. in €/month	
56.7	(168)	708	(156)	3,756	(164)
72.5	(23)	1,037	(90)	6,229	(13)
69.0	(35)	996	(98)	6,101	(14)
59.8	(138)	731	(152)	4,037	(132)
58.9	(150)	878	(127)	4,144	(122)
54.2	(182)	398	(185)	3,953	(144)
45.2	(186)	376	(186)	4,798	(54)
65.0	(66)	975	(107)	6,008	(18)
62.8	(97)	660	(161)	4,742	(61)
53.7	(183)	732	(151)	4,548	(77)
55.0	(178)	427	(184)	4,061	(130)
<b>57.7</b>		<b>667</b>		<b>4,678</b>	
<b>63.0</b>		<b>995</b>		<b>4,445</b>	

1) Median 2) Excluding operating costs () Rank among the 186 postcodes with rental data Sources: CBRE based on VALUE market database, Michael Bauer Research GmbH; compiled by: CBRE

“With the inclusion of Marzahn South and Marzahn East in Berlin’s urban development funding program, new momentum is being generated for affordable housing and neighborhood development.”



**3,057**  
housing balance  
2022–2024



**-645**  
natural net  
population  
balance 2024



**37.3**  
living space per  
inhabitant in m<sup>2</sup>



**12.9**  
share of population  
aged 18 to 30 in %

are planned for small offices, creative industries and urban services, for example. Social infrastructure is also to be provided in the form of a daycare centre, a youth leisure centre and a neighbourhood centre, among other things. The foundation stone for the project was laid in October 2025.

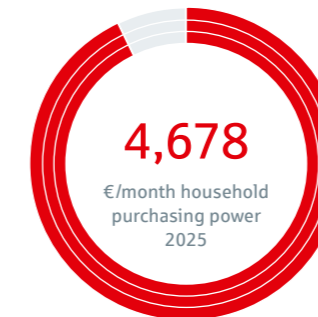
Construction of 444 rental apartments is also scheduled to begin in Marzahn in 2026, while in Kaulsdorf, a seven-storey complex with 154 apartments is due to be ready for occupancy in spring 2026. A new residential and commercial development with 88 apartments and commercial space is also currently under construction in Biesdorf, and a new complex with 167 apartments at Theaterplatz in Hellersdorf is scheduled for completion in the second quarter of 2026.

In order to improve the quality of life in the centre of Hellersdorf, and at the same time better adapt the subdistrict to the effects of climate change, the authorities there plan to begin extensively redesigning Alice-Salomon-Platz at the “Helle

Mitte” centre in 2026, as this square is completely lacking in green spaces. More green spaces and new recreational areas are planned here. After some initial difficulties, financing for the project has now been secured. ■

## The district in comparison

Where is the district positioned in the urban fabric?



Share of average purchasing power in comparison with the maximum value of the districts (Stegl.-Zehlend.: 5,032 €/month)



Of all completions in Berlin, share of completed apartments in new residential buildings



Asking rent (median) in comparison with the maximum value of the districts (Mitte: 20.01 €/m<sup>2</sup>)

## New construction in the district

Two current project developments in detail



### Hohensaatener Straße 18

Developer: Gewobag  
Area: Marzahn  
Street: Hohensaatener Straße 18  
Residential units: 375  
Type of use: rent

© incorporate berlin



### Cecilien-Carré

Developer: Bonava for GESOBAU AG  
Area: Hellersdorf  
Street: Hellersdorfer Straße/Ehm-Welk-Straße/Cecilienstraße  
Residential units: 272  
Type of use: rent  
Rent €/m<sup>2</sup>: from 7.00

© Bonava



# Mitte

This district combines German history, transformation and urban diversity. Mitte is also an important business location: as a home to start-ups and media companies, it offers a combination of big-city life and international flair.



The Mitte subdistrict in particular is the historical and political centre of Berlin. This is where central government buildings such as the Reichstag and Bundesrat (seats of the lower and upper houses of parliament, respectively) are located, as well as numerous embassies, landmarks like the Brandenburg Gate and the Berlin TV tower, and the world-famous museums on Museum Island. The district combines visual and atmospheric contrasts – elegant streets around the boulevard Unter den Linden, creative trendy neighbourhoods near Oranienburger Strasse and vibrant nightlife in parts of Moabit and Wedding. Tiergarten in the south-western part of the district is the greenest and also the most prestigious subdistrict. Tiergarten park forms the “green lung” of Berlin’s inner city area. The neighbouring Hansaviertel subdistrict to the north

was newly planned as part of the Interbau 1957 building exhibition as a prime example of modern residential construction and continues to attract architecture fans from all over the world today.

The River Spree and its canals surround the former industrial and workers’ district of Moabit. The construction of the Europacity neighbourhood north of Berlin Central Station, the conversion of old industrial sites, refurbishment and densification have made this subdistrict a sought-after place to live and work. Wedding and Gesundbrunnen in the northern part of the district are densely built-up and very lively. Both subdistricts have also been particularly popular with students for several years now, as rents are relatively cheap given the subdistricts’ good transport connections and their locations close to the centre of the city. In Gesundbrunnen, a state-owned

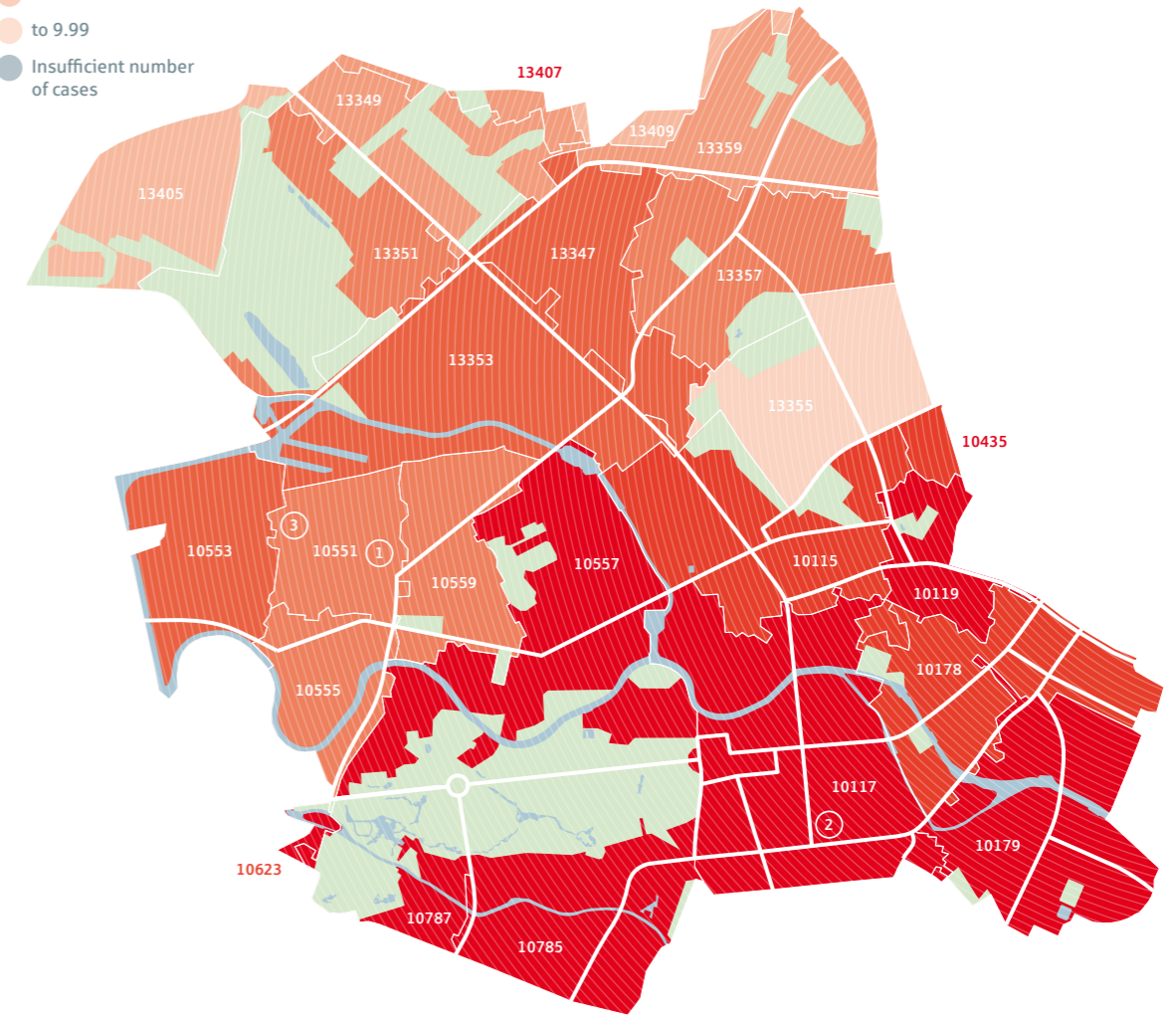
**87**  
Public sports facilities

**1.6**  
Pharmacies per 1,000 inhabitants aged 65 and older

**36**  
Pedestrian crossings

Asking rent for apartments in apartment buildings in €/m<sup>2</sup>/month

- 22.00 and above
- 20.00 to 21.99
- 18.00 to 19.99
- 16.00 to 17.99
- 14.00 to 15.99
- 12.00 to 13.99
- 10.00 to 11.99
- to 9.99
- Insufficient number of cases



① **Beusselkiez**

In the residential area of the Wilhelminian period, there is a well-balanced mix of reformed residential buildings of the 1920s, enclosed residential block densifications of the 1960s and new buildings constructed since the 1990s. Especially pleasant is the variety of cute vegetable and flower shops as well as the many different snack bars.

② **Leipziger Straße**

One of Berlin’s main roads starts with the “Komplex Leipziger Straße” and its eight 23- to 25-storey prefabricated buildings. In passing Spittelmarkt and crossing Friedrichstraße, Leipziger Platz is the highlight with its high-quality retail and office space; it borders directly on Potsdamer Platz.

③ **Huttenkiez**

Here, Moabit is still Moabit. “Multi-culti” is cult in the area bounded by Kaiserin-Augusta-Allee, Beusselstraße, Sickingenstraße, the Spree and the Charlottenburger Verbindungskanal (connection canal). Both young and old meet here in one of the countless corner pubs or at the Dönermann around the corner. The living space is still relatively inexpensive, which is why young people also like to move here.

Source: CBRE based on VALUE market database © Cartography: Nexiga, 2006–2014 Tom Tom

# Asking rent and housing costs

The district in small-scale analysis

Postcode	Number of rental offers	Basic rent in all market segments <sup>1)</sup> in €/m <sup>2</sup> /month		Basic rent in bottom market segment <sup>1)</sup> in €/m <sup>2</sup> /month		Basic rent in top market segment <sup>1)</sup> in €/m <sup>2</sup> /month	
10115	503	21.49	(10)	10.87	(11)	34.00	(14)
10117	415	23.88	(1)	10.28	(19)	39.00	(2)
10119	243	22.21	(7)	8.66	(56)	37.50	(5)
10178	206	20.11	(21)	8.75	(55)	34.38	(11)
10179	362	22.89	(4)	10.00	(24)	34.15	(12)
10551	190	17.39	(56)	7.83	(85)	29.73	(53)
10553	179	18.00	(47)	8.93	(52)	26.91	(84)
10555	132	16.90	(64)	8.57	(60)	28.57	(62)
10557	557	22.50	(5)	12.53	(2)	31.05	(32)
10559	146	17.42	(55)	9.00	(48)	32.38	(21)
10785	281	22.46	(6)	11.98	(5)	32.14	(22)
10787	81	22.94	(3)	7.44	(100)	32.91	(18)
13347	315	18.00	(47)	7.45	(99)	28.80	(59)
13349	139	15.86	(80)	7.38	(104)	27.00	(83)
13351	167	16.86	(66)	8.98	(51)	25.00	(106)
13353	299	18.01	(46)	8.57	(60)	30.00	(44)
13355	150	11.01	(146)	6.67	(146)	26.45	(88)
13357	293	17.35	(57)	7.62	(95)	32.10	(23)
13359	324	15.21	(99)	7.78	(86)	26.02	(92)
<b>District</b>	<b>4,982</b>	<b>20.01</b>		<b>8.40</b>		<b>32.63</b>	
<b>Berlin</b>	<b>40,035</b>	<b>15.80</b>		<b>7.06</b>		<b>28.57</b>	

Apartment size <sup>1)</sup> in m <sup>2</sup>		Total housing cost <sup>2)</sup> , avg. in €/month		Household purchasing power, avg. in €/month	
67.0	(43)	1,440	(13)	4,725	(54)
71.0	(23)	1,695	(4)	5,391	(30)
64.0	(69)	1,421	(17)	4,469	(76)
60.3	(114)	1,213	(43)	4,279	(100)
62.8	(94)	1,437	(14)	4,790	(46)
60.0	(116)	1,043	(72)	3,440	(166)
62.5	(97)	1,124	(58)	3,560	(158)
61.7	(101)	1,042	(74)	3,818	(142)
67.0	(42)	1,508	(8)	4,368	(98)
56.0	(154)	976	(100)	3,758	(146)
65.3	(54)	1,466	(11)	5,373	(31)
63.0	(81)	1,445	(12)	4,761	(50)
58.7	(135)	1,057	(69)	3,588	(157)
54.4	(163)	863	(115)	3,542	(160)
58.5	(138)	986	(98)	3,472	(164)
55.0	(160)	991	(95)	3,454	(165)
63.4	(78)	698	(143)	4,319	(99)
58.0	(145)	1,006	(82)	3,706	(150)
59.6	(130)	906	(109)	3,601	(155)
<b>District</b>	<b>62.5</b>	<b>1,251</b>		<b>4,072</b>	
<b>Berlin</b>	<b>63.0</b>	<b>995</b>		<b>4,445</b>	

1) Median 2) Excluding operating costs () Rank among the 186 postcodes with rental data Sources: CBRE based on VALUE market database, Michael Bauer Research GmbH; compiled by: CBRE

“The development plan for the ‘Quartier Am Humboldthain’ neighbourhood was adopted in November 2025. This establishes the legal foundation for the new commercial and research site.”



**2,833**  
housing balance  
2022–2024



**+989**  
natural net  
population  
balance 2024



**39.2**  
living space per  
inhabitant in m<sup>2</sup>



**19.2**  
share of population  
aged 18 to 30 in %

housing company is building a new neighbourhood with 943 furnished apartments for students and workers, as well as one to two-room apartments for senior citizens.

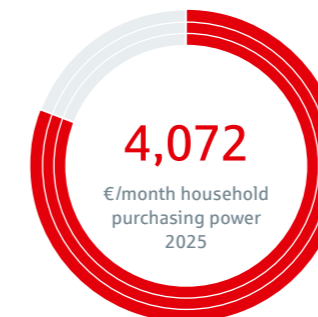
For several years now, Alexanderplatz, the heart of City East, has been developing from what was basically a functional transport hub into a modern high-rise and business centre. Several high-rise buildings have been planned and some are already under construction. These structures will increasingly replace the old eastern cityscape of prefabricated buildings that was created during the GDR era, and they will also permanently change the Berlin skyline.

After years of discussions, plans for the remodelling of Molkenmarkt square to the south of Alexanderplatz are finally beginning to take shape. In a competition in November 2025, four designs for one of a total of three planning areas were awarded prizes. These designs are based on historical layouts, but are not geared towards creating exact replicas. A state-owned housing company plans to build around

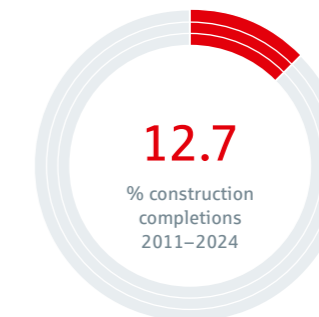
100 apartments here, half of which will be for people with a subsidised housing permit. Various office and commercial spaces are also planned. ■

## The district in comparison

Where is the district positioned in the urban fabric?



Share of average purchasing power in comparison with the maximum value of the districts (Stegl.-Zehlend.: 5,032 €/month)



Of all completions in Berlin, share of completed apartments in new residential buildings



Asking rent (median) in comparison with the maximum value of the districts (Mitte: 20.01 €/m<sup>2</sup>)

## New construction in the district

Two current project developments in detail



### Melchiorstraße

Developer: **WBM Wohnungsbau-gesellschaft Berlin-Mitte mbH**  
Area: **Mitte**  
Street: **Melchiorstraße/Engeldamm**  
Residential units: **54**  
Type of use: **rent**

© roedig . schop architekten + partner mbB



### Neue Jakobstraße

Developer: **WBM Wohnungsbau-gesellschaft Berlin-Mitte mbH**  
Area: **Mitte**  
Street: **Neue Jakobstraße**  
Residential units: **38**  
Type of use: **rent**

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# Neukölln

Neukölln is a district full of contrasts, with everything from densely built-up, multicultural neighbourhoods with old buildings to detached and terraced houses, large housing estates and village-like structures.

People from 157 different countries live here, most of them in the eponymous subdistrict in the northern part of Neukölln. Ever since this subdistrict began developing into a trendy part of the capital, with many cafés, bars and galleries, more and more young people from all over the world have been moving in alongside the Turkish and Arab families that have lived here for decades. Overall, however, Neukölln still has the reputation of being a problematic area—an image which the subdistrict has been working to counteract for years now. Many old buildings have already been renovated and the neighbourhood adjacent to the former Tempelhof Airport in particular has been significantly upgraded.

Developers are also focusing on densification. In September 2025, the cornerstone was laid for a complex with 142 apartments and a separate studio-workshop building near Tempelhofer Feld. The project is to be certified in accordance with

stringent sustainability standards. In addition, the use of prefabricated components should make the complex ready for occupancy within 18 months. On Maybachufer, a municipal housing company is looking to remodel a commercial building from the early 20th century that has been vacant for years. The associated plan calls for 160 apartments and 24 commercial units to be built here by 2029.

The Britz subdistrict combines a village-like character and large housing estates. This is where the Hufeisensiedlung (“Horseshoe Estate”), which is a World Heritage Site, is located, and the subdistrict is also home to the Britzer Garten park, which once hosted Buga (the German national horticultural show). Other highlights include the Britzer Palace and Manor. Several new neighbourhoods are being created in Buckow. For example, the “Buckower Felder” project with around 900 apartments is being completed in stages. An extra storey has been added to some of the



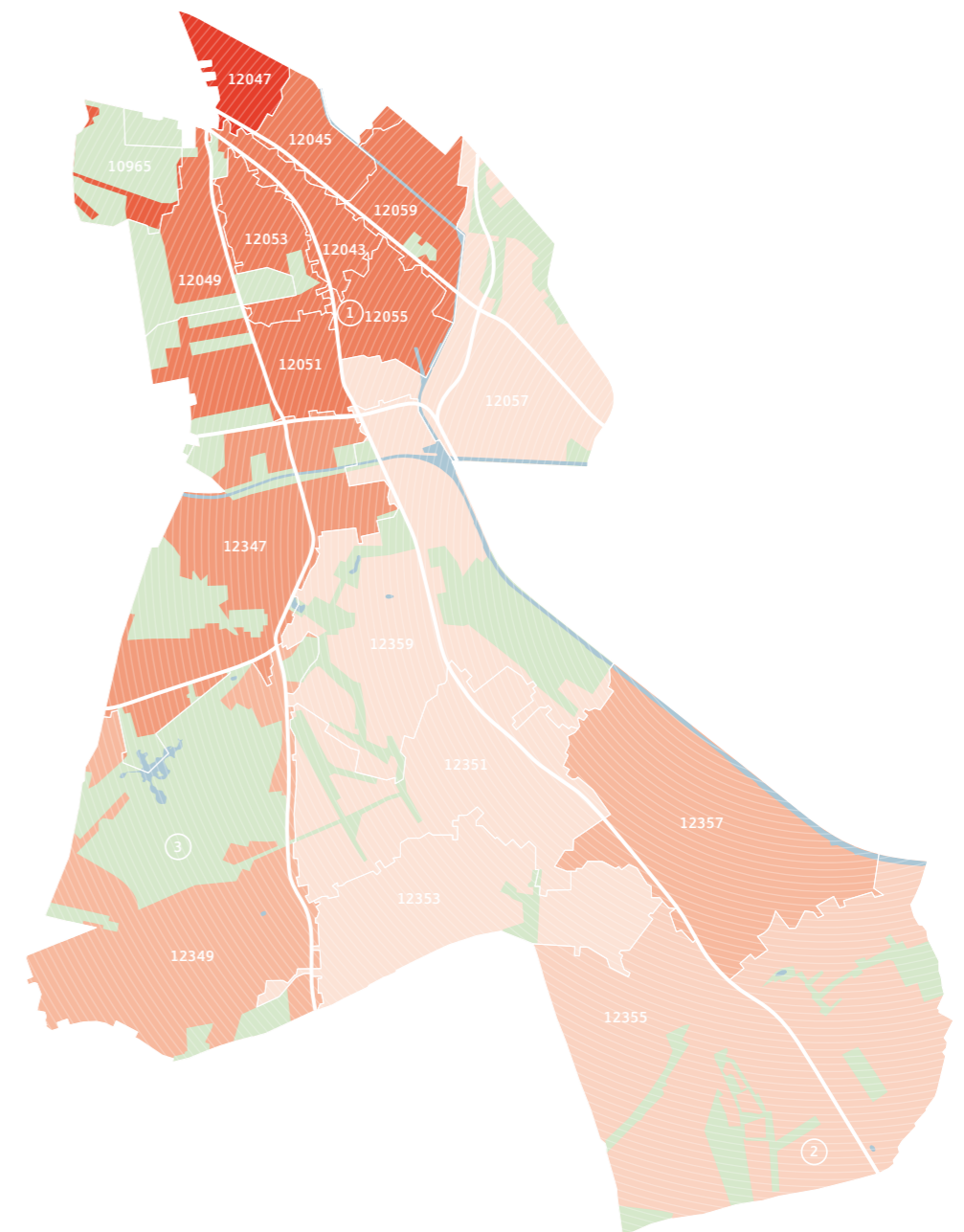
**77**  
Public sports facilities

**1.0**  
Pharmacies per 1,000 inhabitants aged 65 and older

**27**  
Pedestrian crossings

Asking rent for apartments in apartment buildings in €/m<sup>2</sup>/month

- 22.00 and above
- 20.00 to 21.99
- 18.00 to 19.99
- 16.00 to 17.99
- 14.00 to 15.99
- 12.00 to 13.99
- 10.00 to 11.99
- to 9.99
- Insufficient number of cases



① **Rixdorf**  
Originally, Böhmisch-Rixdorf, founded in 1737, was a small village near Berlin. It was only in 1912 that Rixdorf was renamed Neukölln, in an attempt to improve its image. Here, many of the old sights still stand, including the school in Kirchgasse 5 (inaugurated in 1753), the Bohemian Gottesacker and the Bethlehem Church (originally built in 1481).

② **Frauenviertel**  
The “Women’s Quarter” with around 1,700 apartments was completed in 1996. The 20 streets, paths and squares in the nice quarter were named after important women from politics, culture and science. In the adjacent Nordpark with the medieval fairytale village “Sherwood Forest”, you can conquer a castle together with Robin Hood. The little ones can let off steam at the “Hänsel und Gretel” playground.

③ **Britzer Garten**  
Since 1978, an artificial landscape of approximately 100 hectares with lakes, hills, biotopes, forests, gardens and large playgrounds has been created here. In 1985, the public park was opened as part of the national horticultural show. The rose garden and the rhododendron grove are beautiful, and from the panoramic mountain you have a great view of the “love Island”.

Source: CBRE based on VALUE market database © Cartography: Nexiga, 2006–2014 Tom Tom

# Asking rent and housing costs

The district in small-scale analysis

Postcode	Number of rental offers	Basic rent in all market segments <sup>1)</sup> in €/m <sup>2</sup> /month		Basic rent in bottom market segment <sup>1)</sup> in €/m <sup>2</sup> /month		Basic rent in top market segment <sup>1)</sup> in €/m <sup>2</sup> /month	
12043	133	17.06	(69)	8.33	(82)	26.43	(89)
12045	103	17.35	(67)	9.89	(29)	25.71	(100)
12047	146	20.00	(25)	9.25	(48)	39.86	(1)
12049	145	16.50	(82)	7.73	(112)	31.60	(35)
12051	235	16.47	(84)	7.92	(95)	27.78	(76)
12053	113	17.00	(70)	7.44	(123)	28.21	(72)
12055	144	17.83	(58)	8.40	(77)	28.04	(75)
12057	115	8.01	(181)	7.03	(142)	24.98	(114)
12059	120	16.70	(77)	6.90	(149)	27.27	(79)
12347	177	14.22	(126)	8.00	(93)	25.45	(104)
12349	246	12.26	(145)	6.70	(159)	18.92	(172)
12351	162	9.64	(167)	7.04	(141)	21.47	(149)
12353	363	9.36	(168)	6.74	(156)	18.00	(177)
12355	156	11.80	(153)	7.23	(134)	20.87	(156)
12357	94	12.87	(138)	7.43	(125)	21.25	(152)
12359	120	9.16	(171)	7.36	(128)	18.68	(175)
<b>District</b>	<b>2,572</b>	<b>13.56</b>		<b>6.90</b>		<b>26.67</b>	
<b>Berlin</b>	<b>40,035</b>	<b>15.80</b>		<b>7.06</b>		<b>28.57</b>	

Apartment size <sup>1)</sup> in m <sup>2</sup>	Total housing cost <sup>2)</sup> , avg. in €/month	Household purchasing power, avg. in €/month
60.0 (126)	1,024 (92)	3,477 (180)
60.0 (126)	1,041 (89)	3,129 (190)
60.0 (126)	1,200 (48)	3,131 (189)
55.7 (172)	919 (117)	3,151 (188)
60.0 (126)	988 (102)	3,532 (179)
59.3 (146)	1,009 (95)	3,472 (181)
58.7 (151)	1,047 (85)	3,314 (186)
57.7 (163)	462 (182)	4,158 (120)
58.5 (156)	976 (105)	3,278 (187)
58.0 (161)	825 (138)	4,226 (110)
61.1 (116)	748.8 (146)	4,737 (62)
66.2 (61)	638 (164)	4,560 (75)
60.0 (126)	562 (171)	4,455 (89)
70.0 (29)	826 (137)	5,437 (33)
63.0 (91)	811 (141)	5,596 (29)
57.6 (164)	528 (176)	4,097 (128)
<b>60.0</b>	<b>814</b>	<b>3,993</b>
<b>63.0</b>	<b>995</b>	<b>4,445</b>

1) Median 2) Excluding operating costs ( ) Rank among the 186 postcodes with rental data Sources: CBRE based on VALUE market database, Michael Bauer Research GmbH; compiled by: CBRE



**1,325**  
housing balance  
2022–2024



**-154**  
natural net  
population  
balance 2024



**38.3**  
living space per  
inhabitant in m<sup>2</sup>



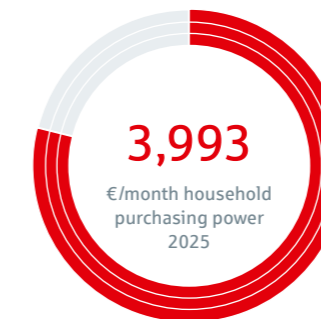
**15.0**  
share of population  
aged 18 to 30 in %

buildings in the “Buckower Höfe” complex, and new buildings have been constructed as well. In addition, the 994 existing apartments here are to be extensively modernised by 2028. The Buckow subdistrict is split into two parts by Gropiusstadt, a large housing estate from the 1960s and 70s that has been the site of social and environmental improvement measures for several years now. Such measures include the redesign of green and open spaces and the creation of new recreational sections, with seating and areas for strolling, exercise and sport.

Rudow is located in the southernmost part of Neukölln, on the border to Brandenburg. Nearby BER Airport has a major impact on the subdistrict in terms of economic, transport and social aspects. The possible extension of the U7 underground line to BER remains a topic of discussion. According to a report from spring 2025, the economic benefits of such an extension would outweigh its estimated cost of up to 890 million euros. ■

## The district in comparison

Where is the district positioned in the urban fabric?



Share of average purchasing power in comparison with the maximum value of the districts (Stegl.-Zehlend.: 5,032 €/month)



Of all completions in Berlin, share of completed apartments in new residential buildings



Asking rent (median) in comparison with the maximum value of the districts (Mitte: 20.01 €/m<sup>2</sup>)

## New construction in the district

Two current project developments in detail



### Sonnenallee 210

Developer: KIMAVI for STADT UND LAND  
Area: Neukölln  
Street: Sonnenallee 210  
Residential units: 43  
Type of use: rent

© KIMAVI



### Alt-Britz 107

Developer: STADT UND LAND  
Area: Britz  
Street: Alt-Britz 107  
Residential units: 36  
Type of use: rent

© Arge ZRS Architekten GvA mbH und Bruno Fioretti Marquez GmbH

“A modern business campus for work, research and manufacturing was completed in Britz at the end of 2025. It is located on the site of a former printing plant.”



# Pankow

Berlin's most populous district features the densely built-up Prenzlauer Berg subdistrict as well as almost village-like areas at the north-eastern edge of the capital.

Although it continues to retain its image as a family-friendly, green residential district, Pankow's development is currently characterised by major housing and infrastructure projects and the expansion of the tram network.

No other place in Berlin has as many Gründerzeit buildings as Prenzlauer Berg. The creation of new housing here focuses primarily on densification and the refurbishment and modernisation of existing buildings. For example, a new residential neighbourhood is to be built on the site of the former Greifswalder Strasse freight yard. After years of disputes, the district and the investor were able to agree on common key points for the first time at the end of 2025.

The subdistrict of Pankow has more of a small-town feel, with Gründerzeit buildings, housing estates from the 1950s and 60s, small-scale shopping streets and green areas such as Schönhausen Palace Park.

Over the next few years, a largely car-free residential neighbourhood with more than 500 apartments and a supermarket will be built in the subdistrict. Most of the buildings are being constructed by a municipal housing company.

The Weissensee subdistrict combines inner-city blocks of flats with historical villas, the eponymous lake as a local recreation area and the remains of old industrial and film locations.

Blankenburg, Heinersdorf, Karow, Französisch Buchholz, Blankenfelde, Rosenthal and Wilhelmsruh are characterised by areas with detached houses, as well as housing estates (some of which are relatively old) and low-density development. Plans call for up to 5,000 residential units as well as daycare centres, a comprehensive school and green infrastructure to be built in the "New Urban Quarter Project Network Karow South". The approximately 100-hectare site is to consist of three sub-sections. The district would



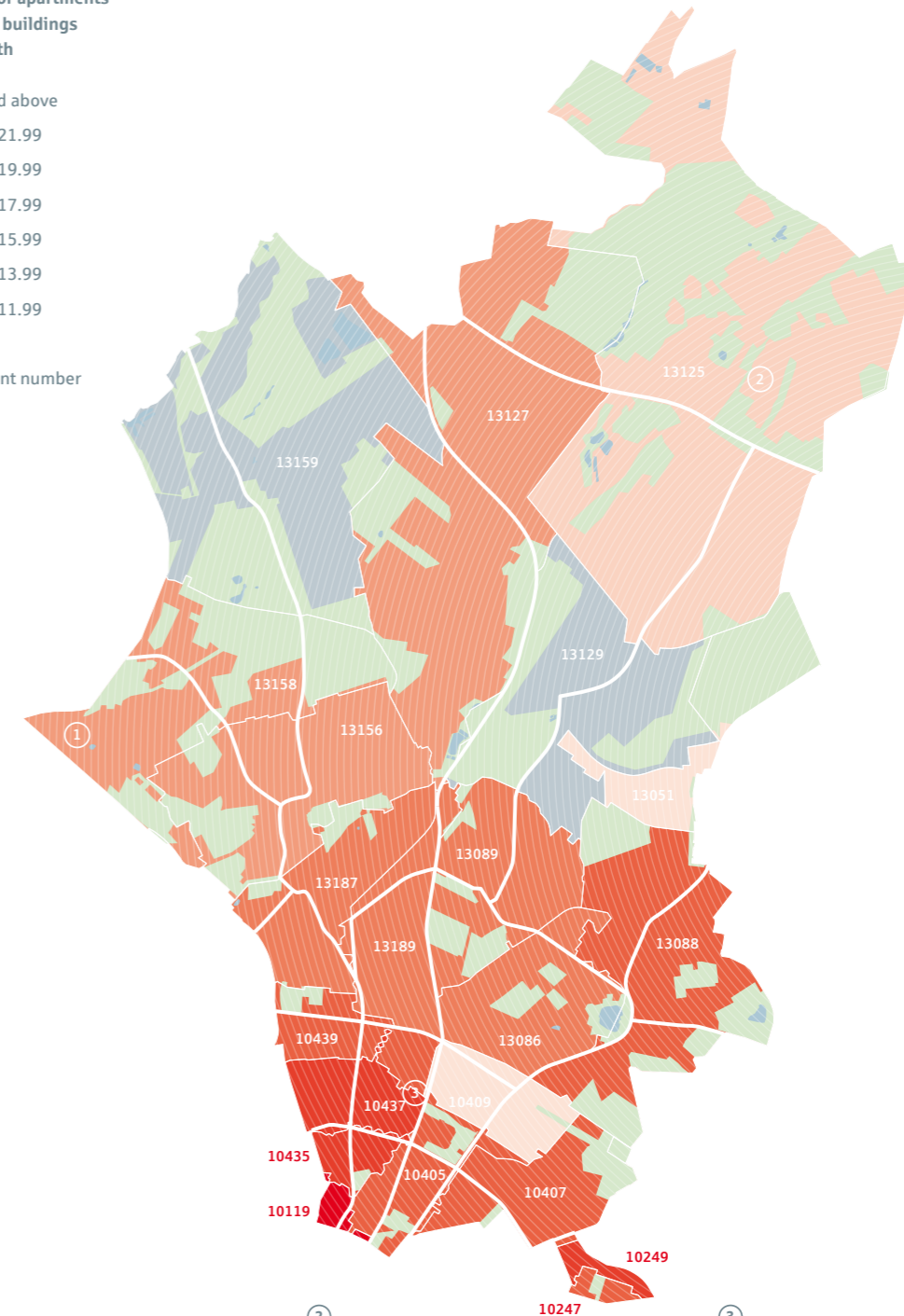
**129**  
Public sports facilities

**1.1**  
Pharmacies per 1,000 inhabitants aged 65 and older

**58**  
Pedestrian crossings

Asking rent for apartments in apartment buildings in €/m<sup>2</sup>/month

- 22.00 and above
- 20.00 to 21.99
- 18.00 to 19.99
- 16.00 to 17.99
- 14.00 to 15.99
- 12.00 to 13.99
- 10.00 to 11.99
- to 9.99
- Insufficient number of cases



① **Wilhelmsruh**

At the end of the 19th century, Wilhelmsruh was one of the Berlin villa suburbs. In addition to the workers' apartments built in the 1950s around the Bergmann Elektrizitätswerke, built in 1908, and the Luther Church, more and more detached houses, apartment buildings and town villas were built in the years after German reunification.

② **Buch**

With its quiet green surroundings, a wonderful old village centre and a beautiful palace church and adjacent palace garden, Buch offers plenty of space for fun, recreation and sports. This idyllic atmosphere is also leading to an increasing amount of new construction. These days, Buch is most well-known for "BBB" – BiotechPark Berlin-Buch, which is one of the largest biotech parks in Germany.

③ **Erich-Weinert-Straße**

In contrast to the neighbourhoods within the S-Bahn ring, this quarter was only constructed between the two world wars. The beautiful "Wohnstadt Carl Legien" estate, planned by architect Bruno Traut and built in 1930, is now a UNESCO World Heritage Site. With large trees, small shops and great gastronomic offerings, Grellstraße and Prenzlauer Allee offer everything your heart desires.

Source: CBRE based on VALUE market database © Cartography: Nexiga, 2006–2014 Tom Tom

# Asking rent and housing costs

The district in small-scale analysis

Postcode	Number of rental offers	Basic rent in all market segments <sup>1)</sup> in €/m <sup>2</sup> /month		Basic rent in bottom market segment <sup>1)</sup> in €/m <sup>2</sup> /month		Basic rent in top market segment <sup>1)</sup> in €/m <sup>2</sup> /month	
10405	376	19.99	(28)	7.18	(137)	30.82	(42)
10407	315	18.57	(48)	7.68	(117)	30.00	(50)
10409	226	9.99	(165)	7.32	(130)	28.57	(68)
10435	193	21.00	(18)	9.53	(40)	30.67	(43)
10437	357	20.00	(25)	10.58	(13)	32.00	(29)
10439	329	19.29	(38)	8.42	(76)	31.68	(33)
13086	396	17.47	(64)	9.00	(54)	25.00	(108)
13088	273	19.03	(39)	8.60	(70)	36.51	(8)
13089	199	16.91	(72)	6.70	(159)	28.67	(66)
13125	387	11.16	(161)	6.58	(165)	19.53	(166)
13127	223	15.53	(97)	10.16	(23)	25.05	(107)
13129	12	n/a	n/a	n/a	n/a	n/a	n/a
13156	286	15.47	(100)	10.07	(25)	26.27	(90)
13158	202	15.83	(93)	9.20	(49)	24.00	(120)
13159	1	n/a	n/a	n/a	n/a	n/a	n/a
13187	271	16.30	(87)	8.25	(85)	26.00	(94)
13189	229	16.68	(78)	7.91	(97)	25.86	(98)
<b>District</b>	<b>4,275</b>	<b>16.97</b>		<b>7.78</b>		<b>28.85</b>	
<b>Berlin</b>	<b>40,035</b>	<b>15.80</b>		<b>7.06</b>		<b>28.57</b>	

Apartment size <sup>1)</sup> in m <sup>2</sup>		Total housing cost <sup>2)</sup> , avg. in €/month		Household purchasing power, avg. in €/month	
70.0	(29)	1,399	(19)	4,612	(73)
55.7	(174)	1,033	(91)	4,370	(97)
58.1	(160)	580	(167)	3,597	(174)
65.0	(66)	1,365	(25)	4,455	(88)
63.0	(92)	1,260	(39)	3,986	(139)
61.0	(117)	1,177	(52)	3,790	(160)
68.0	(42)	1,188	(50)	4,480	(84)
68.0	(42)	1,294	(35)	4,494	(81)
57.0	(165)	964	(111)	6,300	(11)
64.1	(80)	715	(154)	5,648	(28)
65.0	(66)	1,009	(94)	5,910	(23)
n/a	n/a	n/a	n/a	6,707	(5)
70.2	(28)	1,086	(74)	5,288	(39)
66.4	(56)	1,051	(82)	5,711	(27)
n/a	n/a	n/a	n/a	6,930	(2)
64.0	(81)	1,043	(87)	4,636	(72)
65.0	(66)	1,084	(76)	3,992	(137)
<b>63.9</b>		<b>1,085</b>		<b>4,633</b>	
<b>63.0</b>		<b>995</b>		<b>4,445</b>	

1) Median 2) Excluding operating costs ( ) Rank among the 186 postcodes with rental data  
Sources: CBRE based on VALUE market database, Michael Bauer Research GmbH; compiled by: CBRE

“Pankow is one of the fastest growing districts – planned new residential quarters and infrastructure measures are responding to the increasing demand for housing.”



**3,036**  
housing balance  
2022–2024

like to start the participation processes for the development plans in 2026.

To the north of Karow is Buch, with its large housing estates, hospitals and research centres, as well as extensive natural and landscaped areas. Several large residential construction projects are planned or already under way in the subdistrict, whereby some of these involve several hundred or even several thousand apartments.

The subdistrict known as Stadtrandsiedlung Malchow (not to be confused with the Lichtenberg subdistrict of Malchow) is almost as large as the subdistrict of Pankow, but only around 0.25 per cent of the entire district's inhabitants live there. Large natural areas, allotment gardens and land used for agricultural purposes provide for a rural flair here. ■



**+2**  
natural net  
population  
balance 2024

“A new tram link is to connect the subdistricts of Pankow, Heinersdorf and Weissensee. In summer 2025, residents were able to participate in the planning process online.”

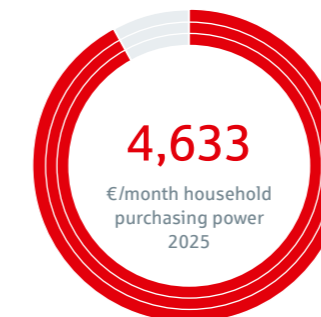


**40.7**  
living space per  
inhabitant in m<sup>2</sup>

The district in comparison  
Where is the district positioned in the urban fabric?



**13.8**  
share of population  
aged 18 to 30 in %



Share of average purchasing power in comparison with the maximum value of the districts (Stegl.-Zehlend.: 5,032 €/month)



Of all completions in Berlin, share of completed apartments in new residential buildings



Asking rent (median) in comparison with the maximum value of the districts (Mitte: 20.01 €/m<sup>2</sup>)

## New construction in the district

Two current project developments in detail



**Liebermannstraße 70**  
Developer: wvm Gruppe Berlin  
Area: Weißensee  
Street: Liebermannstraße 70  
Residential units: 48  
Type of use: condominium  
Prices €/m<sup>2</sup>: approx. 6,280–7,560

© WvM Immobilien



**Indira-Ghandi-Straße 6**  
Developer: HOWOGE  
Area: Weißensee  
Street: Indira-Gandhi-Straße 6  
Residential units: 72  
Type of use: rent

© DMSW



# Reinickendorf

The northern part of this Berlin district is marked by densely developed residential neighbourhoods and large housing estates, historical villa neighbourhoods and large areas of forests and lakes. The more urban neighbourhoods in particular are changing as a result of new construction, conversions and densification.



Tegel is by far the largest subdistrict in terms of area. With the Tegeler Forst forest, Tegeler See lake and the river that flows into it, there are plenty of natural spaces and recreational areas here. The site of the decommissioned airport in particular has become the focus of urban development in the subdistrict. A total of 5,000 apartments are to be built in the "Schumacher Quartier" at the former airport site over the next few years. In December 2025, a state-owned housing company commissioned a general contractor to build the first four to six-storey buildings using a hybrid timber construction method. These structures will house 328 apartments, a daycare centre and commercial space.

The subdistrict of Reinickendorf is dominated by smaller buildings that are more typical of suburbs.

There are only a few old buildings here, but there are several housing estates from the 1920s. The most well known of these is the "Weisse Stadt" estate, which is officially called the Schillerpromenade housing estate and has been a UNESCO World Heritage Site since 2008. A former commercial building complex at Schäfersee lake is to be converted into apartments and refurbished in order to make it more energy efficient.

The extensive Märkisches Viertel housing estate was built in the 1960s. Since 2009, the buildings here have been modernised (for energy efficiency) and outdoor facilities and infrastructure have been expanded. The refurbishment and expansion of the Märkisches Zentrum into the Märkisches Quartier is moving forward: now that the plans for a huge shopping complex have been cancelled, a total of 690 new

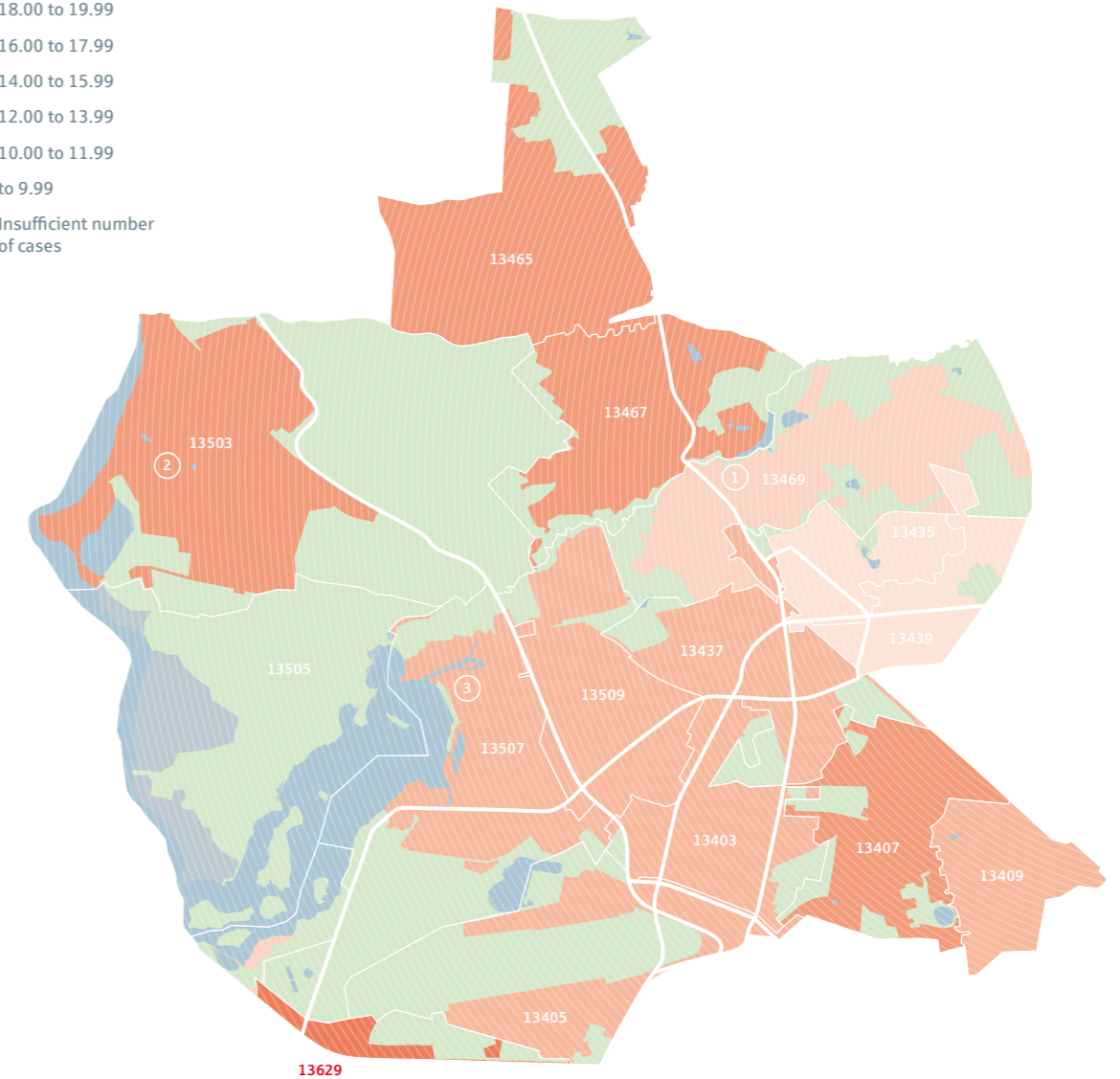
**80**  
Public sports facilities

**0.7**  
Pharmacies per 1,000 inhabitants aged 65 and older

**35**  
Pedestrian crossings

Asking rent for apartments in apartment buildings in €/m<sup>2</sup>/month

- 22.00 and above
- 20.00 to 21.99
- 18.00 to 19.99
- 16.00 to 17.99
- 14.00 to 15.99
- 12.00 to 13.99
- 10.00 to 11.99
- to 9.99
- Insufficient number of cases



① **Rollbergesiedlung**

In contrast to the otherwise cute estates of detached houses, a bold and courageous architectural approach was used to build the Rollbergesiedlung estate along Zabel-Krüger-Damm in the 1960s. This estate is also affectionately called the Schwarzwaldviertel (Black Forest Quarter) due to the names of the streets here.

② **Heiligensee**

Those who are lucky enough to live between Lake Tegeler See and the River Havel, right next to the Tegeler Forst forest, have hit the jackpot. This idyll is characterised by chic farms, green fields where Galloway cattle graze, modern detached houses, cobblestone streets and the sweet-tempered charm of the village centre around the village church.

③ **Alt-Tegel**

Alt-Tegel is full of highlights. With the adjoining park, the palace built by Karl-Friedrich Schinkel for Wilhelm von Humboldt in 1824 is particularly impressive. The shopping mall in the Hallen am Borsigturm is also an architectural beauty. The lake terraces and Greenwich promenade at the magnificent Lake Tegeler See are a popular as well.

Source: CBRE based on VALUE market database © Cartography: Nexiga, 2006–2014 Tom Tom

# Asking rent and housing costs

The district in small-scale analysis

Postcode	Number of rental offers	Basic rent in all market segments <sup>1)</sup> in €/m <sup>2</sup> /month		Basic rent in bottom market segment <sup>1)</sup> in €/m <sup>2</sup> /month		Basic rent in top market segment <sup>1)</sup> in €/m <sup>2</sup> /month	
13403	301	12.06	(151)	7.90	(99)	22.49	(140)
13405	68	13.98	(130)	9.55	(39)	24.04	(119)
13407	353	14.25	(123)	7.73	(112)	23.62	(129)
13409	363	13.33	(134)	8.36	(80)	23.98	(125)
13435	172	8.66	(175)	7.32	(130)	19.18	(168)
13437	98	12.48	(144)	8.76	(62)	23.40	(132)
13439	145	7.78	(182)	7.32	(130)	19.72	(165)
13465	85	14.59	(118)	9.70	(35)	25.31	(105)
13467	101	14.24	(124)	10.00	(26)	22.56	(138)
13469	166	11.44	(159)	6.75	(155)	19.01	(169)
13503	53	14.23	(125)	9.29	(47)	25.90	(97)
13505	29	n/a	n/a	n/a	n/a	n/a	n/a
13507	399	13.61	(133)	8.40	(77)	25.64	(102)
13509	226	12.22	(146)	8.26	(84)	21.56	(148)
<b>District</b>	<b>2,559</b>	<b>12.62</b>		<b>7.33</b>		<b>23.97</b>	
<b>Berlin</b>	<b>40,035</b>	<b>15.80</b>		<b>7.06</b>		<b>28.57</b>	

Apartment size <sup>1)</sup> in m <sup>2</sup>		Total housing cost <sup>2)</sup> , avg. in €/month		Household purchasing power, avg. in €/month	
59.7	(139)	720	(153)	3,647	(170)
64.0	(81)	895	(123)	5,245	(40)
59.3	(147)	845	(132)	3,776	(162)
58.6	(153)	780	(144)	3,632	(172)
63.6	(88)	551	(173)	4,550	(76)
51.8	(185)	646	(162)	4,107	(127)
64.7	(78)	503	(179)	4,811	(53)
75.0	(11)	1,094	(73)	6,708	(4)
79.0	(8)	1,125	(63)	6,062	(15)
73.0	(21)	835	(136)	5,552	(31)
79.0	(8)	1,124	(65)	6,447	(9)
n/a	n/a	n/a	n/a	6,440	(10)
61.7	(109)	840	(134)	4,466	(86)
52.5	(184)	642	(163)	3,832	(155)
<b>61.5</b>		<b>776</b>		<b>4,630</b>	
<b>63.0</b>		<b>995</b>		<b>4,445</b>	

1) Median 2) Excluding operating costs ( ) Rank among the 186 postcodes with rental data  
Sources: CBRE based on VALUE market database, Michael Bauer Research GmbH; compiled by: CBRE

“Marketing of the first spaces in the Urban Tech Republic on the site of the former Tegel Airport began at the end of 2025. Plans call for as many as 1,000 companies to settle here, leading to the creation of around 20,000 jobs.”



**1,187**  
housing balance  
2022–2024



**-1,006**  
natural net  
population  
balance 2024



**39.8**  
living space per  
inhabitant in m<sup>2</sup>



**14.0**  
share of population  
aged 18 to 30 in %

apartments (most of them subsidised), as well as retail and commercial units and playgrounds and recreation areas are to be built here. Planning approval for this was granted in December 2025. In the immediate vicinity, on Wilhelmsruher Damm, a 17-storey high-rise with 176 mostly subsidised apartments as well as commercial space will be built starting in 2026.

Tranquil Wittenau is characterised by housing estates, industry and old farmhouses. In Alt-Wittenau, a state-owned housing company is currently building a new residential area with 105 apartments for students and trainees.

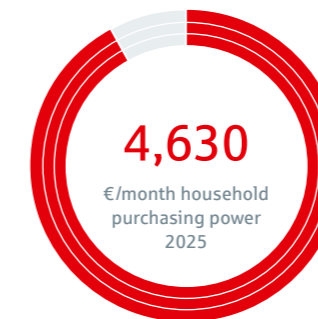
Waidmannslust has a suburban character with its villas and country houses, but there are also a few high-rise buildings from the 1960s in the eastern part of the subdistrict. Frohnau and Hermsdorf are green and rather affluent residential areas with some magnificent villas.

Lübars in particular, but also the subdistricts of Konradshöhe and Heiligensee, with their old town centres, agricultural structures, fields and close

proximity to landscape conservation areas, all have a rural feel. ■

## The district in comparison

Where is the district positioned in the urban fabric?



Share of average purchasing power in comparison with the maximum value of the districts (Stegl.-Zehlend.: 5,032 €/month)



Of all completions in Berlin, share of completed apartments in new residential buildings



Asking rent (median) in comparison with the maximum value of the districts (Mitte: 20.01 €/m<sup>2</sup>)

## New construction in the district

Two current project developments in detail



### Wilhelmsruher Damm

Developer: TREUCON Gruppe Berlin for GESOBAU AG  
Area: Märkisches Viertel  
Street: Wilhelmsruher Damm 150  
Residential units: 176  
Type of use: rent  
Rent €/m<sup>2</sup>: from 7.00

© LS Architekten/TREUCON



### Sterkrader Straße 47

Developer: TEN BRINKE for GESOBAU AG  
Area: Tegel  
Street: Sterkrader Straße 47  
Residential units: 173  
Type of use: rent  
Special feature: apartments for students and trainees

© Ten Brinke/Renderopus



# Spandau

The district combines inner-city density with extensive floodplains along the River Havel and former industrial areas. Major construction and infrastructure projects are changing Spandau in a noticeable way.

The subdistrict of Spandau boasts a picturesque old town with narrow alleys and half-timbered houses. Remains of the old Spandau town wall from the 14th century can still be seen in Kolk, which is the oldest part of the subdistrict. The Spandau Citadel is a cultural centre that is known far beyond Berlin. It is located on an island in the Havel that is part of the Haselhorst subdistrict north of the old town. Wasserstadt Oberhavel, which will be one of Berlin's largest new urban neighbourhoods, is being created in Haselhorst and in the neighbouring subdistrict of Hakenfelde. Plans call for a total of 13,250 apartments to be built in the project.

Hakenfelde is also home to detached and terraced houses, magnificent villas, a high-rise housing estate and the Wasserstadt Spandau new residential development area. Two thirds of Hakenfelde, which is the largest subdistrict in terms of area, consists of the Spandauer Forst woodlands.

Siemensstadt has a strong industrial character. Siemens built its own company housing estates here in the 1920s, whereby their green spaces and gardens were meant to set them apart from inner-city tenements. A smart city neighbourhood for up to 7,400 residents is to be built at the company's former industrial site on Gartenfeld Island by 2027. Commercial areas and a high-rise hotel are also planned here, as are a new main road, a new tram line, a fast bicycle path and a new bridge connection.

The large housing estate Falkenhagener Feld combines terraced buildings, individual high-rise blocks and detached houses and multi-family dwellings with small gardens. The Staaken subdistrict has almost everything – detached houses, the listed neighbourhood of Staaken Garden City, large housing estates built between the 1950s and 1970s and industrial areas. Wilhelmstadt is home to both simple, densely built-up neighbourhoods with old



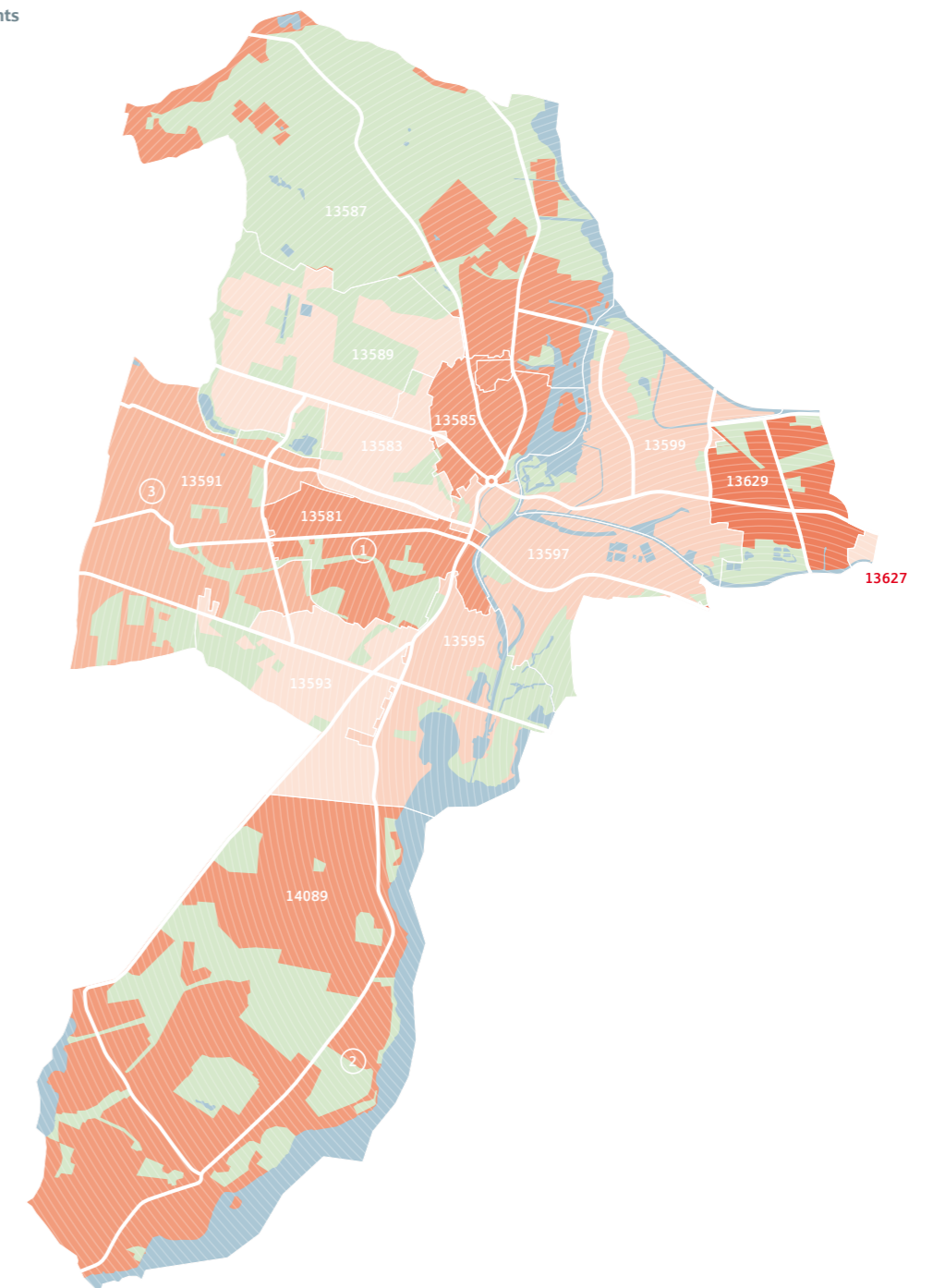
**73**  
Public sports facilities

**0.8**  
Pharmacies per 1,000 inhabitants aged 65 and older

**23**  
Pedestrian crossings

Asking rent for apartments in apartment buildings in €/m<sup>2</sup>/month

- 22.00 and above
- 20.00 to 21.99
- 18.00 to 19.99
- 16.00 to 17.99
- 14.00 to 15.99
- 12.00 to 13.99
- 10.00 to 11.99
- to 9.99
- Insufficient number of cases



① **Gütersloher Weg**  
The Falkenhagener Feld redevelopment area was built directly on the outskirts of the town. Since the beginning of the 1960s, a large housing estate with four to sixteen-storey residential complexes with over 10,000 apartments has been built here. With the two Spektensee lakes and the Spektepark, as well as the detached and terraced house areas, the block structure in the quarter has been noticeably loosened up.

② **Alt-Gatow**  
Alt-Gatow, with its countless sunbathing areas, former irrigation fields and beautiful nature lies directly on the River Havel. The beautiful detached houses blend into the landscape and the 14th century heritage-protected village church reinforces the idyllic setting of this peaceful place, as do the impressive villas.

③ **Isenburger Weg**  
This Siemens housing estate was built in the 1930s. Those who received a plot had to spend three days working at Siemens and were then allowed to work for three days on the construction of the housing estate. With their efficient living space and large gardens, the detached and semi-detached houses are still impressive today.

Source: CBRE based on VALUE market database © Cartography: Nexiga, 2006–2014 Tom Tom

# Asking rent and housing costs

The district in small-scale analysis

Postcode	Number of rental offers	Basic rent in all market segments <sup>1)</sup> in €/m <sup>2</sup> /month		Basic rent in bottom market segment <sup>1)</sup> in €/m <sup>2</sup> /month		Basic rent in top market segment <sup>1)</sup> in €/m <sup>2</sup> /month	
13581	215	14.60	(117)	7.73	(112)	19.97	(164)
13583	263	9.26	(169)	6.61	(164)	18.31	(176)
13585	398	15.00	(109)	8.04	(91)	24.77	(116)
13587	515	14.00	(127)	7.00	(143)	26.00	(94)
13589	138	9.02	(173)	6.74	(156)	22.22	(144)
13591	254	12.18	(149)	7.32	(130)	20.78	(159)
13593	285	7.62	(185)	6.31	(179)	19.00	(170)
13595	308	11.82	(152)	7.19	(135)	20.71	(161)
13597	101	11.45	(158)	7.15	(138)	18.97	(171)
13599	352	10.29	(164)	7.00	(143)	20.04	(163)
13629	312	16.64	(81)	10.28	(20)	21.01	(154)
14089	125	15.38	(102)	9.00	(54)	23.46	(131)
<b>District</b>	<b>3,266</b>	<b>12.50</b>		<b>6.99</b>		<b>22.65</b>	
<b>Berlin</b>	<b>40,035</b>	<b>15.80</b>		<b>7.06</b>		<b>28.57</b>	

Apartment size <sup>1)</sup> in m <sup>2</sup>		Total housing cost <sup>2)</sup> , avg. in €/month		Household purchasing power, avg. in €/month	
68.0	(42)	993	(100)	4,214	(113)
58.1	(159)	538	(175)	3,403	(185)
64.2	(79)	963	(112)	4,001	(136)
69.0	(35)	966	(109)	4,865	(52)
65.0	(66)	586	(166)	4,730	(63)
66.8	(53)	814	(139)	5,322	(38)
67.3	(47)	513	(177)	4,689	(66)
62.2	(104)	735	(149)	3,931	(147)
64.0	(81)	733	(150)	4,164	(119)
54.5	(180)	561	(172)	4,432	(92)
79.0	(8)	1,315	(32)	3,954	(143)
71.7	(24)	1,103	(69)	6,852	(3)
<b>64.8</b>		<b>810</b>		<b>4,535</b>	
<b>63.0</b>		<b>995</b>		<b>4,445</b>	

1) Median 2) Excluding operating costs ( ) Rank among the 186 postcodes with rental data Sources: CBRE based on VALUE market database, Michael Bauer Research GmbH; compiled by: CBRE

“With major residential developments on the waterfront, Spandau is becoming increasingly important as a growing residential and family district.”



**3,185**  
housing balance  
2022–2024

buildings and detached houses and villas. Gatow is the most rural subdistrict of Spandau and features detached houses with gardens, neo-Renaissance villas and housing estates from the 1930s. The banks of the River Havel, the Gatow Heath and the Windmühlenberg nature conservation area are great places for relaxation and recreation.

In addition to traditional detached houses, prestigious villas can be found here, especially in areas close to the banks of the Havel. The Finnenhaussiedlung estate is a location in Spandau with an interesting history: in response to a housing shortage, 377 houses were built here at the end of the 1950s using prefabricated wooden segments from Finland. ■

Kladow, located in the southernmost part of Spandau, also has more of a village-like character. In



**-479**  
natural net  
population  
balance 2024

“With the Hakenfelde subdistrict library, a modern educational, cultural and meeting location is to be created in the Wasserstadt Oberhavel neighbourhood by summer 2026.”

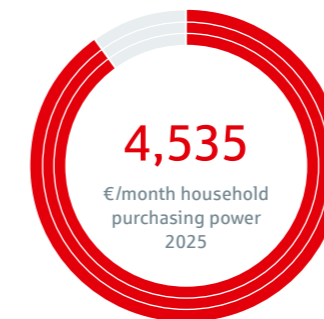


**39.0**  
living space per  
inhabitant in m<sup>2</sup>

The district in comparison  
Where is the district positioned in the urban fabric?



**14.5**  
share of population  
aged 18 to 30 in %



Share of average purchasing power in comparison with the maximum value of the districts (Stegl.-Zehlend.: 5,032 €/month)



Of all completions in Berlin, share of completed apartments in new residential buildings



Asking rent (median) in comparison with the maximum value of the districts (Mitte: 20.01 €/m<sup>2</sup>)

## New construction in the district

Two current project developments in detail



### Bismarckstraße 17–19

Developer: **degewo AG**  
Area: **Spandau**  
Street: **Bismarckstraße 17–19**  
Residential units: **122**  
Type of use: **rent**

© Ten Brinke



### Seeburger Weg

Developer: **degewo AG**  
Area: **Wilhelmstadt**  
Street: **Seeburger Weg 22, 24, 24A, 26/28**  
Residential units: **135**  
Type of use: **rent**  
Rent €/m<sup>2</sup>: **from 9.50**

© CESA-Wohn- und Gewerbebau GmbH



# Steglitz-Zehlendorf

This district in the south-western part of the capital features dense urban sections, upper-class villa neighbourhoods and large areas with forests and lakes. There are also renowned research and educational institutions to be found here.



Steglitz is the most urban subdistrict, with neighbourhoods lined with beautiful old buildings, as well as terraced houses from the post-war period, the occasional high-rise and large housing estates. The economic heart of the subdistrict is Schossstrasse, an avenue that extends for 1.5 kilometres. However, rising rents and online shopping are leading to vacancies here as well. Various projects, such as the remodelling of Hermann-Ehlers-Platz square opposite Steglitz Town Hall, are meant to increase the attractiveness of Schossstrasse as a shopping street. In terms of urban development, Steglitz is primarily focussing on densification in relatively small-scale projects. For example, in 2026, a residential construction project consisting of a new building and a refurbished old building (total of 44 apartments),

plus a new development with 53 condominiums, are to be completed.

Lankwitz is mainly home to small housing wpart of Lichterfelde is characterised by blocks of flats and detached houses, as well as the Thermometersiedlung housing estate with high-rise buildings of up to 22 storeys, while Lichterfelde-Ost and Lichterfelde-West are dominated by extensive neighbourhoods with villas. The Botanical Gardens are located on the border with the Dahlem subdistrict to the northwest. Dahlem itself is internationally renowned as a centre for science and museums. Many embassies are also located here. Dahlem has quiet, upscale residential areas with villas and parks, but also more modest detached houses.

Nikolassee, Schlachtensee and Wannsee were originally established as villa and country house

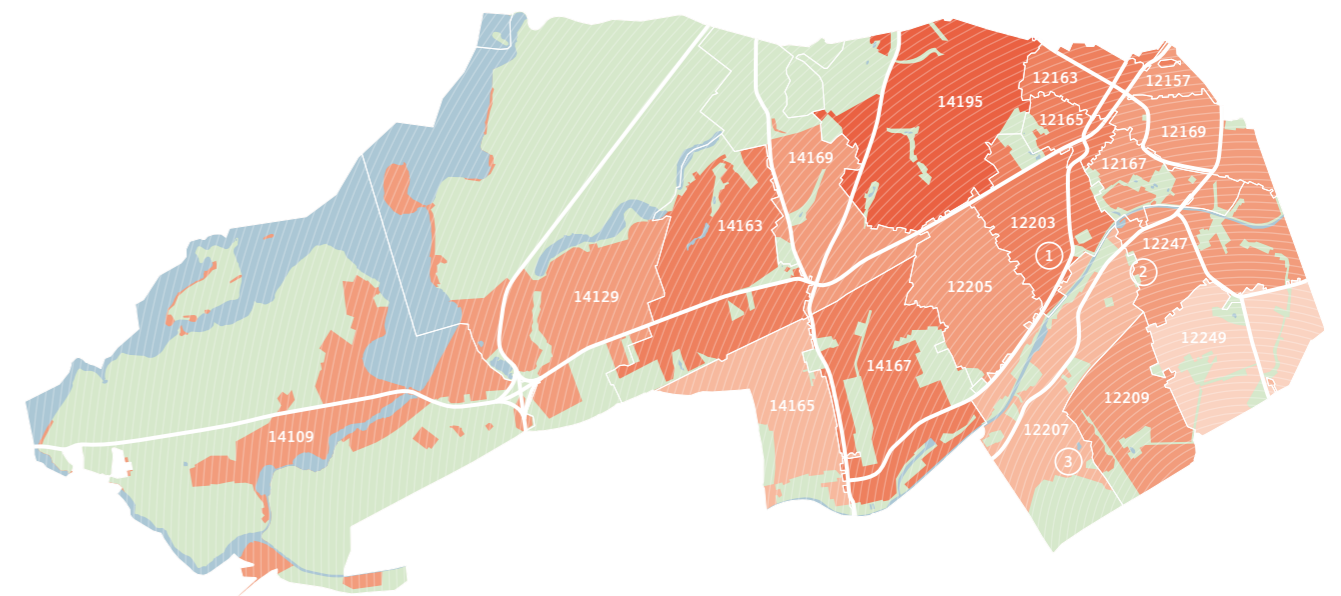
**82**  
Public sports facilities

**0.8**  
Pharmacies per 1,000 inhabitants aged 65 and older

**35**  
Pedestrian crossings

Asking rent for apartments in apartment buildings in €/m<sup>2</sup>/month

- 22.00 and above
- 20.00 to 21.99
- 18.00 to 19.99
- 16.00 to 17.99
- 14.00 to 15.99
- 12.00 to 13.99
- 10.00 to 11.99
- to 9.99
- Insufficient number of cases



① **Hindenburgdamm**  
The Hindenburgdamm captivates with its quiet and clearly arranged apartment buildings. The futuristic campus of Benjamin Franklin University Hospital is the architectural highlight here. The hospital, which specialises in kidney diseases, was made one of Charité hospital's four locations in 2003. The Lichterfelde Manor House (also known as Carstenn Palace) with its park is also a particularly attractive place to visit.

② **Kaiser-Wilhelm-Straße**  
Kaiser-Wilhelm-Straße leads directly to the centre of Lankwitz with the Trinity Church, which looks like a castle from afar. The many apartment buildings, popular for their modest post-war architecture, are supplemented by beautiful new constructions. Here a rather homogeneous mix of single and family households has developed.

③ **Thermometersiedlung**  
The "Thermometersiedlung" is a typical example of West Berlin suburban development during the 1960s and 1970s. In around 60 charismatic high-rise buildings up to 22 storeys with over 2,200 apartments, living space for over 4,500 people was created. Interestingly, the streets there are named after famous physicists, among others.

Source: CBRE based on VALUE market database © Cartography: Nexiga, 2006–2014 Tom Tom

# Asking rent and housing costs

The district in small-scale analysis

Postcode	Number of rental offers	Basic rent in all market segments <sup>1)</sup> in €/m <sup>2</sup> /month		Basic rent in bottom market segment <sup>1)</sup> in €/m <sup>2</sup> /month		Basic rent in top market segment <sup>1)</sup> in €/m <sup>2</sup> /month	
12163	151	16.72	(76)	9.61	(37)	30.00	(50)
12165	57	17.00	(70)	9.17	(50)	25.65	(101)
12167	177	15.28	(103)	9.34	(46)	27.14	(81)
12169	119	15.50	(99)	8.10	(89)	24.99	(113)
12203	171	16.44	(85)	8.81	(59)	26.67	(86)
12205	89	15.71	(94)	9.45	(43)	28.13	(74)
12207	268	12.65	(142)	7.49	(121)	24.07	(118)
12209	111	14.00	(127)	7.60	(120)	24.00	(120)
12247	167	15.00	(109)	8.25	(85)	25.00	(108)
12249	251	11.76	(154)	6.90	(149)	22.49	(140)
14109	105	15.07	(107)	10.11	(24)	30.49	(46)
14129	80	14.39	(121)	7.91	(97)	28.58	(67)
14163	116	16.43	(86)	9.64	(36)	25.15	(106)
14165	149	13.17	(135)	7.76	(105)	24.00	(120)
14167	178	17.64	(62)	9.83	(31)	24.95	(115)
14169	114	14.74	(116)	8.35	(81)	30.00	(50)
14195	115	18.84	(43)	10.48	(15)	31.36	(36)
<b>District</b>	<b>2,418</b>	<b>15.00</b>		<b>7.92</b>		<b>26.53</b>	
<b>Berlin</b>	<b>40,035</b>	<b>15.80</b>		<b>7.06</b>		<b>28.57</b>	

Apartment size <sup>1)</sup> in m <sup>2</sup>		Total housing cost <sup>2)</sup> , avg. in €/month		Household purchasing power, avg. in €/month	
70.0	(29)	1,170	(53)	4,260	(106)
86.4	(4)	1,469	(11)	4,940	(48)
63.0	(92)	963	(113)	3,953	(145)
65.0	(66)	1,008	(96)	3,955	(142)
65.0	(66)	1,069	(79)	4,508	(80)
69.0	(35)	1,084	(77)	5,975	(19)
66.3	(57)	839	(135)	4,684	(67)
61.8	(107)	865	(128)	5,425	(34)
66.3	(59)	994	(99)	4,441	(90)
63.3	(90)	744	(148)	4,387	(95)
90.0	(1)	1,356	(27)	6,514	(7)
80.2	(6)	1,153	(60)	6,506	(8)
71.2	(25)	1,170	(54)	6,059	(16)
64.0	(81)	843	(133)	4,781	(58)
75.0	(11)	1,323	(30)	6,237	(12)
60.0	(126)	884	(124)	4,998	(46)
88.9	(2)	1,674	(5)	7,110	(1)
<b>67.5</b>		<b>1,013</b>		<b>5,032</b>	
<b>63.0</b>		<b>995</b>		<b>4,445</b>	

1) Median 2) Excluding operating costs ( ) Rank among the 186 postcodes with rental data Sources: CBRE based on VALUE market database, Michael Bauer Research GmbH; compiled by: CBRE



**410**  
housing balance  
2022–2024



**-1,657**  
natural net  
population  
balance 2024



**46.7**  
living space per  
inhabitant in m<sup>2</sup>



**13.3**  
share of population  
aged 18 to 30 in %

colonies. Their location, which boasts many forests and lakes, as well as their good S-Bahn connections, make these subdistricts in the western part of Steglitz-Zehlendorf popular destinations for excursions.

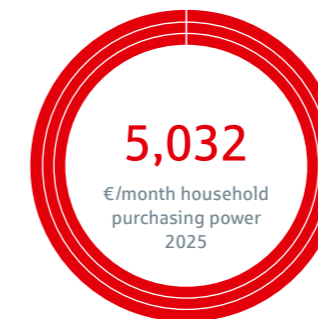
The Zehlendorf subdistrict is a classic middle-class residential area with many detached houses and two-family houses, small apartment buildings and villas. There are only a few larger housing estates here. In September 2025, the Berlin Senate added the Zehlendorf-Mitte section of the subdistrict to the “Vibrant Centres” urban development programme. The goal here is to enhance the area’s attractiveness with more green spaces, additional recreation areas and modern, accessible mobility solutions.

Steglitz-Zehlendorf has the highest average age of any district in the capital (46.6 years; Berlin as a whole: 42.9). The volume of new construction is below average compared to other outlying districts in Berlin. According to Berlin’s population forecast, there could be 2.9 per cent or around 9,000 fewer residents in Steglitz-Zehlendorf by 2040 due to

an ageing population. This is the largest expected decline in population in Berlin. ■

## The district in comparison

Where is the district positioned in the urban fabric?



Share of average purchasing power in comparison with the maximum value of the districts (Stegl.-Zehlend.: 5,032 €/month)



Of all completions in Berlin, share of completed apartments in new residential buildings



Asking rent (median) in comparison with the maximum value of the districts (Mitte: 20.01 €/m<sup>2</sup>)

## New construction in the district

Two current project developments in detail



### Augustas Hof

Developer: Victoria Wohnungsbau GmbH  
Area: Lichterfelde  
Street: Hindenburgdamm 93 A  
Residential units: 32  
Type of use: condominium  
Prices €/m<sup>2</sup>: approx. 8,290–9,040

© Victoria Wohnungsbau GmbH



### Marshall One

Developer: Diamona & Harnisch Berlin Development GmbH  
Area: Dahlem  
Street: Marshallstraße 1  
Residential units: 58  
Type of use: condominium  
Prices €/m<sup>2</sup>: approx. 10,230–14,910

© Diamona & Harnisch Berlin Development GmbH

“The extension of the U3 underground line to the Mexikoplatz S-Bahn station is to begin in 2026 with the aim of improving local public transport connections in the south-western part of Berlin.”



# Tempelhof-Schöneberg

This district extends from the southern part of the city centre to the Brandenburg border. Here you will find urban flair, open green spaces and industrial areas.

The Schöneberg subdistrict in the north-western part of Tempelhof-Schöneberg offers everything from an exclusive atmosphere around the KaDeWe department store, Tauentzienstrasse and Wittenbergplatz square to a large residential complex that was built in the 1970s, partly across the busy Pallasstrasse. The area around Nollendorfplatz, Motzstrasse and Fuggerstrasse is a stronghold of Berlin's LGBTQI+ scene. Neighbourhoods such as Bayerisches Viertel (the Bavarian Quarter) or the Rote Insel (Red Island) feature a diverse population and are characterised by streets lined with old buildings and small businesses. In the Bavarian Quarter, a state-owned housing company is currently adding three new buildings (with a total of 120 apartments) to an existing complex. The important Südkreuz transport hub is located in the southern part of the subdistrict. Since December 2025, it has been possible to travel from here to BER Airport in only 14 minutes with the FEX airport express train.

Friedenau is a relatively quiet, middle-class subdistrict with spacious squares, villas and Gründerzeit buildings, many of which have front gardens. Back in the 20th century, Friedenau was quite popular with artists and writers, including Erich Kästner and Günter Grass.

One of the largest open spaces in an inner-city area in Europe is to be found in Tempelhof: since 2008, the site of the former Tempelhof Airport has been used as a park and recreational area. Development along the edges of Tempelhofer Feld continues to be the subject of an intense debate. In an international competition for the submission of ideas for Tempelhofer Feld, six designs were awarded prizes in June 2025, whereby four of these did not involve any type of development. The so-called Fliegerviertel quarter west of Tempelhofer Feld is the largest non-profit housing estate from the 1920s in Tempelhof.



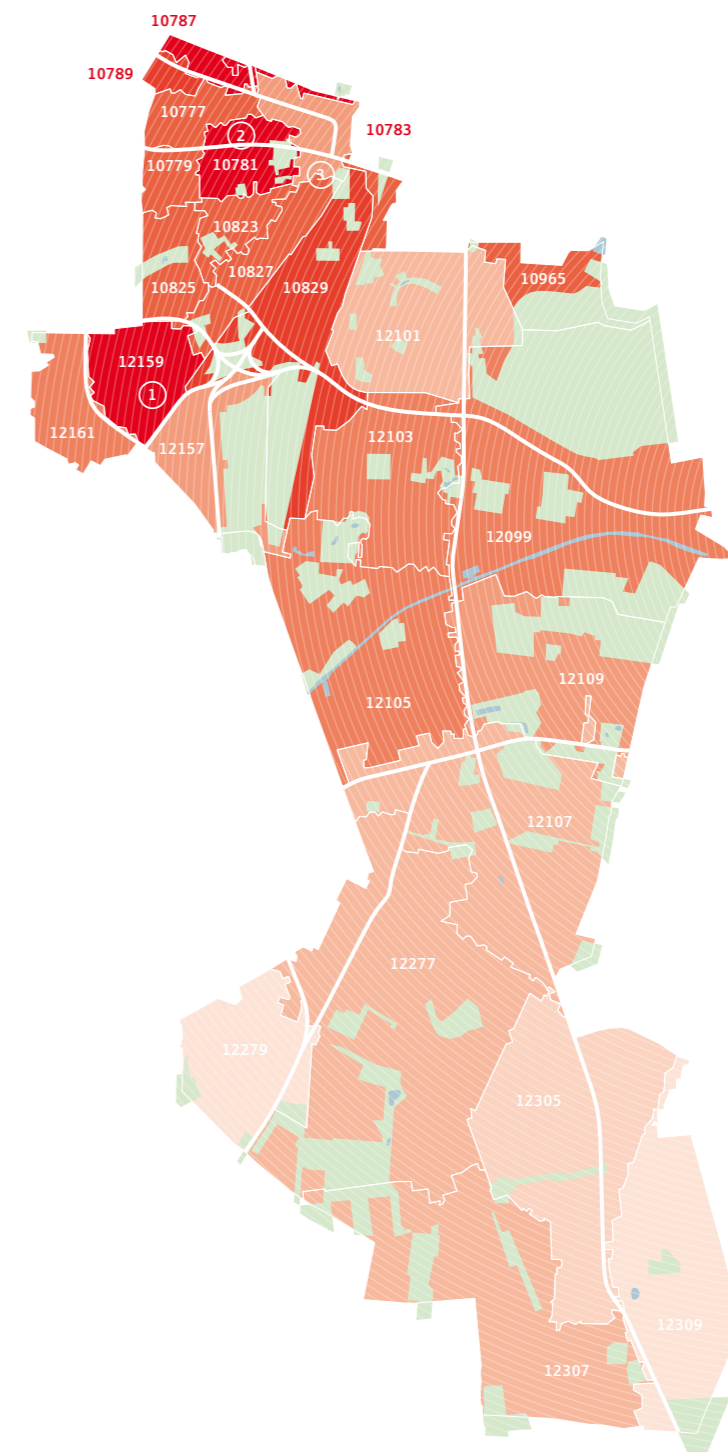
**88**  
Public sports facilities

**1.1**  
Pharmacies per 1,000 inhabitants aged 65 and older

**23**  
Pedestrian crossings

Asking rent for apartments in apartment buildings in €/m<sup>2</sup>/month

- 22.00 and above
- 20.00 to 21.99
- 18.00 to 19.99
- 16.00 to 17.99
- 14.00 to 15.99
- 12.00 to 13.99
- 10.00 to 11.99
- to 9.99
- Insufficient number of cases



① **Friedenau**

The 500 metre long Niedstraße, known as the Literature Mile, is a very interesting part of Friedenau. Günter Grass and Erich Kästner as well as the Communards around Rainer Langhans resided here. And because thinkers and hippies also grow up at some point, the old Friedenau neighbourhood now offers a bourgeois idyll. Stubenrauchstraße is home to the artist cemetery.

② **Nollendorfplatz**

The Nollendorfplatz is the link to the Motzstraße and Winterfeldt districts. For many, Winterfeldtstraße and its side streets is the most beautiful place in Schöneberg. The family friendly Winterfeldt Market on Wednesdays and Saturdays is probably the most famous and most popular weekly market in Berlin. There is a reason why the local children's playground is called "Paradiesgärtchen" (paradise garden).

③ **Dennewitzplatz**

At Dennewitzplatz with the beautiful Luther Church, the world-famous underground railway runs over ground along Bülowstraße. An interesting mix of old, post-war and new buildings has been created here. In the Nelly-Sachs-Park or Gleisdreieckpark, the necessary peace and quiet from the lively Kurfürstenstraße and Bülowstraße is offered.

Source: CBRE based on VALUE market database © Cartography: Nexiga, 2006–2014 Tom Tom

# Asking rent and housing costs

The district in small-scale analysis

Postcode	Number of rental offers	Basic rent in all market segments <sup>1)</sup> in €/m <sup>2</sup> /month		Basic rent in bottom market segment <sup>1)</sup> in €/m <sup>2</sup> /month		Basic rent in top market segment <sup>1)</sup> in €/m <sup>2</sup> /month	
10777	133	18.95	(41)	9.17	(50)	33.33	(19)
10779	111	19.99	(28)	9.59	(38)	31.65	(34)
10781	159	27.00	(1)	8.23	(88)	35.37	(9)
10783	89	15.03	(108)	6.56	(170)	27.27	(79)
10823	60	18.82	(44)	9.35	(44)	33.91	(18)
10825	78	18.35	(51)	8.09	(90)	34.72	(12)
10827	137	18.79	(45)	8.75	(64)	34.64	(13)
10829	147	21.51	(12)	8.81	(59)	31.86	(32)
12099	177	17.82	(59)	8.78	(61)	30.00	(50)
12101	76	12.90	(137)	7.10	(139)	22.55	(139)
12103	179	16.67	(79)	8.66	(67)	27.43	(78)
12105	193	17.75	(61)	7.90	(99)	25.51	(103)
12107	126	12.85	(139)	7.76	(105)	23.32	(135)
12109	120	14.53	(119)	8.31	(83)	24.62	(117)
12157	106	15.43	(101)	7.76	(105)	26.87	(85)
12159	265	23.42	(4)	9.48	(41)	31.28	(37)
12161	122	16.17	(88)	10.99	(11)	27.06	(82)
12277	107	13.94	(131)	7.83	(102)	23.39	(133)
12279	209	9.04	(172)	6.70	(159)	22.77	(136)
12305	147	11.47	(157)	7.69	(116)	20.63	(162)
12307	94	12.15	(150)	7.85	(101)	17.81	(179)
12309	152	8.89	(174)	7.33	(129)	18.75	(173)
<b>District</b>	<b>2,987</b>	<b>15.90</b>		<b>7.61</b>		<b>30.00</b>	
<b>Berlin</b>	<b>40,035</b>	<b>15.80</b>		<b>7.06</b>		<b>28.57</b>	

Apartment size <sup>1)</sup> in m <sup>2</sup>		Total housing cost <sup>2)</sup> , avg. in €/month		Household purchasing power, avg. in €/month	
61.0	(117)	1,156	(59)	4,185	(118)
62.5	(100)	1,249	(42)	3,955	(141)
55.3	(175)	1,494	(9)	4,039	(131)
62.4	(102)	938	(116)	4,157	(121)
72.6	(22)	1,367	(24)	3,836	(154)
60.0	(126)	1,101	(70)	4,119	(125)
60.0	(126)	1,127	(62)	3,966	(140)
59.0	(149)	1,269	(37)	3,649	(169)
60.9	(121)	1,085	(75)	3,812	(158)
62.9	(96)	811	(140)	4,346	(100)
63.0	(92)	1,050	(83)	3,783	(161)
62.3	(103)	1,106	(68)	3,987	(138)
66.5	(55)	855	(131)	5,042	(45)
62.2	(105)	903	(121)	4,246	(108)
57.0	(165)	880	(126)	4,011	(135)
59.6	(143)	1,396	(20)	4,481	(83)
68.5	(39)	1,108	(67)	4,205	(117)
65.0	(66)	906	(119)	5,209	(42)
62.7	(99)	567	(170)	4,322	(101)
65.0	(66)	746	(147)	5,080	(43)
65.1	(65)	791	(143)	5,751	(26)
66.1	(62)	587	(165)	4,932	(49)
<b>62.0</b>		<b>986</b>		<b>4,322</b>	
<b>63.0</b>		<b>995</b>		<b>4,445</b>	

1) Median 2) Excluding operating costs () Rank among the 186 postcodes with rental data Sources: CBRE based on VALUE market database, Michael Bauer Research GmbH; compiled by: CBRE

“With the start of the redevelopment in autumn 2025, ‘Platz der Luftbrücke’ will be transformed from a traffic junction into a green, climate-adapted urban space with a new piazza and a significantly enhanced quality of stay.”



**2,143**  
housing balance  
2022–2024



**-577**  
natural net  
population  
balance 2024



**41.1**  
living space per  
inhabitant in m<sup>2</sup>



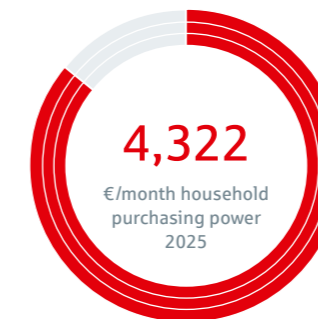
**14.7**  
share of population  
aged 18 to 30 in %

Mariendorf combines urban structures with plenty of green spaces. Here you will find apartment buildings from the Gründerzeit era, the 1930s, the 1950s and the 1960s, as well as open estates of detached houses in the southern part of the subdistrict. Mariendorf is also known for its harness racing track. Marienfelde is located to the south of Mariendorf. Suburban development and an old village centre can be found here, along with villas and farmhouses, a high-rise housing estate and extensive industrial areas.

Lichtenrade also has a more rural character on the one hand, with small detached and two-family houses as well as farmhouses in a historical village centre. On the other hand, there are also large housing estates with high-rise buildings that were built in the 1960s and 70s. In addition, a new residential development with 79 condominium apartments and two commercial units is to be built in the subdistrict between now and 2028. ■

## The district in comparison

Where is the district positioned in the urban fabric?



Share of average purchasing power in comparison with the maximum value of the districts (Stegl.-Zehlend.: 5,032 €/month)



Of all completions in Berlin, share of completed apartments in new residential buildings



Asking rent (median) in comparison with the maximum value of the districts (Mitte: 20.01 €/m<sup>2</sup>)

## New construction in the district

Two current project developments in detail



### Lichtenfelder Ring

Developer: **degewo AG**  
Area: **Marienfelde**  
Street: **Lichtenfelder Ring 115–121 A**  
Residential units: **267**  
Type of use: **rent**  
Special feature: **additional 97 apartments for refugees**

© ANES Bauausführungen



### Lichtenrader Damm 243–253

Developer: **degewo AG**  
Area: **Lichtenrade**  
Street: **Lichtenrader Damm 243–253**  
Residential units: **55**  
Type of use: **rent**  
Rent €/m<sup>2</sup>: **from 7.00**

© Bonava Deutschland GmbH



# Treptow-Köpenick

Berlin's largest district in terms of area combines urban residential neighbourhoods in the north with natural idyllic spaces in the south. Treptow-Köpenick is also a renowned university location.

The Alt-Treptow subdistrict is close to the city centre, yet it also offers a relaxed and pleasant atmosphere. There are old buildings from the imperial era, blocks of flats from the 1920s and new townhouses. Treptower Park, the River Spree and the Insel der Jugend (Island of Youth) offer plenty of recreational and leisure possibilities. Plänterwald is located to the south of Alt-Treptow. Here you can find stately villas as well as multi-family dwellings from the Gründerzeit era and terraced houses from the 1930s and the post-war period.

Baumschulenweg is densely developed in its north-eastern section, while the western part is dominated by four-storey housing estates from the 1950s, terraced houses and stately buildings. Johannisthal has a provincial feel with many detached and two-family houses. New residential construction projects are being implemented primarily in the vicinity of Berlin's first airfield, which is now the

site of Johannisthal/Adlershof Landscape Park. The groundbreaking ceremony for a new climate-friendly urban neighbourhood with 1,800 apartments took place here at the end of September 2025.

Also in 2025, 135 owner-occupied apartments were completed on a former commercial site in Niederschöneweide, which used to be a heavily industrialised area. This project is part of a larger development site where around 175 rental apartments are to be built by 2027. In Altglienicke, a state-owned housing company is developing a new neighbourhood with a total of 583 apartments on the site of a former secondary school. Aside from that, the subdistrict also features detached and terraced houses and large housing estates. Adlershof is an important science, research and technology centre and is also expanding as a place to work and live. Bohnsdorf is a quiet subdistrict that boasts the listed "Paintbox Estate". Buildings from different eras can be



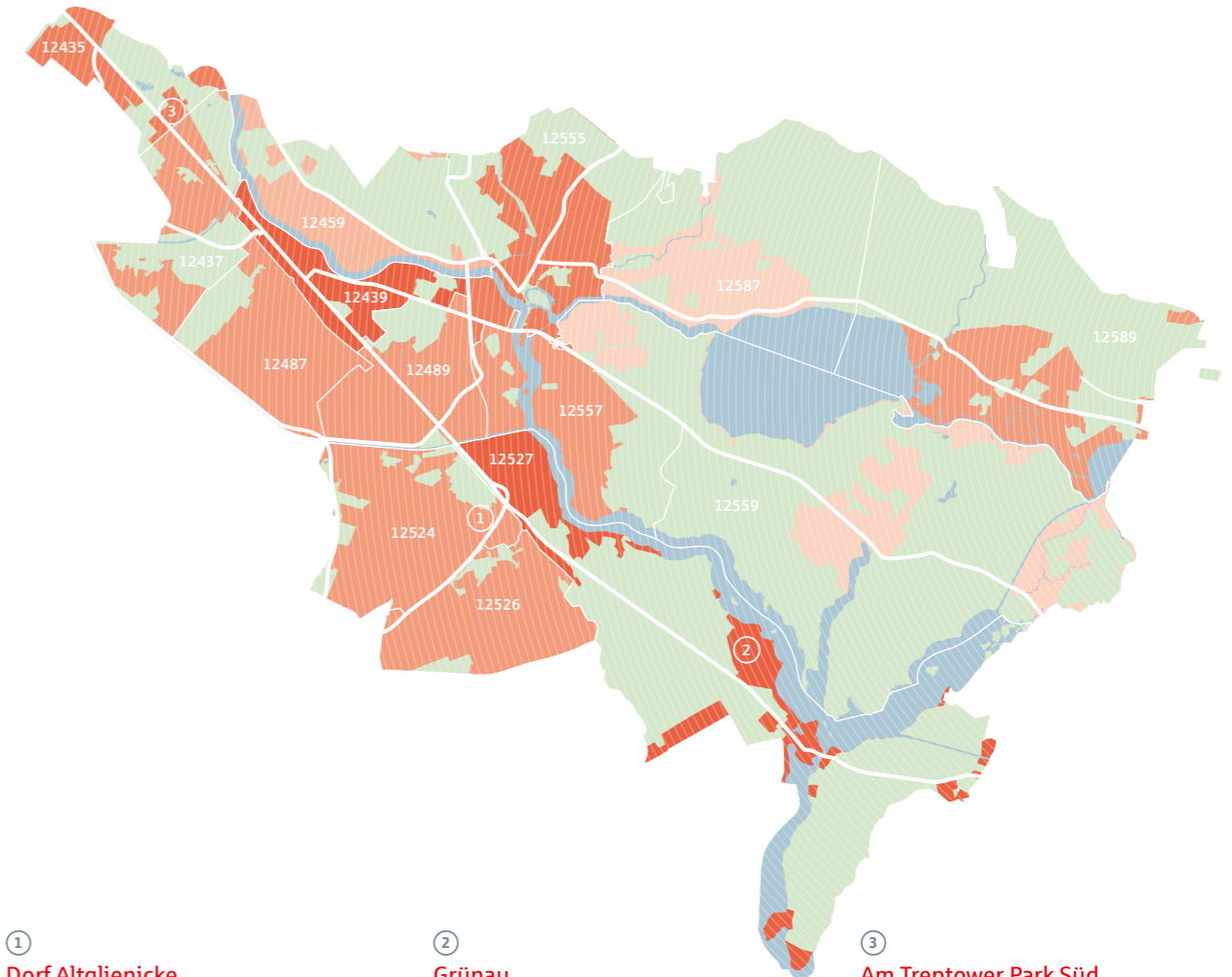
**99**  
Public sports facilities

**0.8**  
Pharmacies per 1,000 inhabitants aged 65 and older

**35**  
Pedestrian crossings

Asking rent for apartments in apartment buildings in €/m<sup>2</sup>/month

- 22.00 and above
- 20.00 to 21.99
- 18.00 to 19.99
- 16.00 to 17.99
- 14.00 to 15.99
- 12.00 to 13.99
- 10.00 to 11.99
- to 9.99
- Insufficient number of cases



① **Dorf Altglienicke**  
The village of Altglienicke was already mentioned in 1375. Around the parish church, which was consecrated in 1895, large parts of the old village are still preserved. The Gagfah estate from the 1930s is particularly beautiful. The espionage incidents during the Cold War offer an exciting touch, as the Americans and the British tried to tap the Soviet embassy's telecommunication lines to the KGB headquarters here.

② **Grünau**  
Grünau is surrounded by the River Dahme and a lot of nature. Above all, the beautiful villas and spacious country houses nestle wonderfully in this picturesque idyll. Around the Regattastraße, many new buildings have been built in recent years. Some of the terraced houses along the River promenade have their own jetty.

③ **Am Treptower Park Süd**  
The many old buildings built around the Wilhelminian area and meanwhile mostly renovated are perfect for everyone who wants to stay central, but also in a quiet green area. Whether you prefer a concert in the Arena concert hall, nice walks or sports activities in Treptower Park public park, those who live here are spoiled for choice.

Source: CBRE based on VALUE market database © Cartography: Nexiga, 2006–2014 Tom Tom

# Asking rent and housing costs

The district in small-scale analysis

Postcode	Number of rental offers	Basic rent in all market segments <sup>1)</sup> in €/m <sup>2</sup> /month		Basic rent in bottom market segment <sup>1)</sup> in €/m <sup>2</sup> /month		Basic rent in top market segment <sup>1)</sup> in €/m <sup>2</sup> /month	
12435	126	16.06	(89)	7.70	(115)	30.56	(45)
12437	148	15.16	(106)	8.76	(62)	23.33	(134)
12439	368	18.70	(46)	8.73	(66)	25.00	(108)
12459	487	12.20	(148)	8.04	(91)	25.00	(108)
12487	314	14.00	(127)	6.90	(149)	22.21	(145)
12489	375	15.00	(109)	8.40	(77)	24.00	(120)
12524	379	15.00	(109)	6.90	(149)	26.17	(91)
12526	87	15.65	(96)	6.70	(159)	20.82	(158)
12527	272	18.55	(49)	10.28	(20)	22.72	(137)
12555	950	17.76	(60)	7.76	(105)	23.73	(127)
12557	737	15.70	(95)	6.58	(165)	22.24	(142)
12559	222	11.56	(156)	6.38	(176)	21.77	(147)
12587	219	11.37	(160)	7.76	(105)	19.32	(167)
12589	134	14.82	(115)	6.90	(149)	18.72	(174)
<b>District</b>	<b>4,818</b>	<b>15.56</b>		<b>7.02</b>		<b>23.93</b>	
<b>Berlin</b>	<b>40,035</b>	<b>15.80</b>		<b>7.06</b>		<b>28.57</b>	

Apartment size <sup>1)</sup> in m <sup>2</sup>	Total housing cost <sup>2)</sup> , avg. in €/month	Household purchasing power, avg. in €/month
59.6 (142)	957 (114)	3,821 (156)
59.7 (140)	905 (120)	3,836 (153)
62.1 (106)	1,161 (57)	4,352 (99)
55.0 (177)	671 (160)	3,897 (150)
68.2 (41)	954 (115)	4,412 (93)
60.0 (126)	900 (122)	4,214 (114)
67.3 (48)	1,010 (93)	5,890 (24)
67.4 (46)	1,055 (81)	5,948 (20)
74.3 (17)	1,378 (22)	5,793 (25)
61.7 (108)	1,097 (72)	4,514 (79)
66.9 (52)	1,050 (84)	4,487 (82)
69.3 (34)	801 (142)	5,238 (41)
60.6 (123)	689 (159)	4,645 (70)
74.8 (15)	1,109 (66)	6,545 (6)
<b>63.3</b>	<b>986</b>	<b>4,658</b>
<b>63.0</b>	<b>995</b>	<b>4,445</b>

1) Median 2) Excluding operating costs ( ) Rank among the 186 postcodes with rental data  
Sources: CBRE based on VALUE market database, Michael Bauer Research GmbH; compiled by: CBRE

“The population of Treptow-Köpenick could increase by around 9.6 per cent between now and 2040. No other district is expected to see such a high percentage increase, which will mainly be driven by immigration and the available space for new construction.”



**6,132**  
housing balance  
2022–2024



**-863**  
natural net  
population  
balance 2024



**39.9**  
living space per  
inhabitant in m<sup>2</sup>



**14.0**  
share of population  
aged 18 to 30 in %

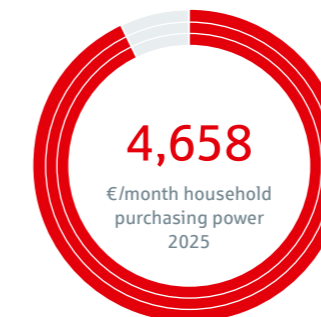
found in the Oberschöneeweide subdistrict, which has an industrial character.

Köpenick is a green subdistrict with a lot of water that is best known for its picturesque old town, complete with a palace and town hall. There are provincial-like housing estates here, as well as magnificent old Gründerzeit buildings, neighbourhoods of villas, fishermen's cottages – and also a prefabricated building estate. In October 2025, a state-owned housing company completed an eight-storey building with 112 apartments not too far from that estate. Friedrichshagen, which used to be a villa colony, is located on the northern shore of Müggelsee lake. An elegant promenade runs through Friedrichshagen's historical town centre. The former fishing village of Rahnsdorf is dominated by villas, detached houses and listed structures. The “Neu-Venedig” (New Venice) neighbourhood here can be admired from the water. Grünau is home to villas, country houses and multi-family dwellings, as well as a famous regatta course on the River

Dahme. Müggelheim has an almost village-like character. Like the idyllic Schmöckwitz subdistrict in the southernmost part of Treptow-Köpenick, it is surrounded by woods and water. ■

## The district in comparison

Where is the district positioned in the urban fabric?



Share of average purchasing power in comparison with the maximum value of the districts (Stegl.-Zehlend.: 5,032 €/month)



Of all completions in Berlin, share of completed apartments in new residential buildings



Asking rent (median) in comparison with the maximum value of the districts (Mitte: 20.01 €/m<sup>2</sup>)

## New construction in the district

Two current project developments in detail



### An der Wuhlheide

Developer: degewo AG  
Area: Oberschöneeweide  
Street: An der Wuhlheide 82, 84  
Residential units: 92  
Type of use: rent

© Nokera AG



### Am Bahndamm 31

Developer: degewo AG  
Area: Köpenick  
Street: Am Bahndamm 31  
Residential units: 96  
Type of use: rent  
Rent €/m<sup>2</sup>: from 7.00

© Bollinger und Fehlig Architekten GmbH



Part

C

## Metropolitan area

The surrounding Berlin region continues to attract strong attention. How are residential property markets in the area currently positioned?

# Prices are rising again

The tight market in the Berlin metropolitan area is characterised by restrained residential construction and ongoing net migration gains. Berlin's catchment area is also expanding.

Net migration gains from Berlin (+15,413 people) and from abroad (+10,184) ensured that the state of Brandenburg was once again able to record a migration gain in 2024. Brandenburg's migration balance to almost all other federal states, on the other hand, was negative. The total migration gain of 22,629 people was lower than in previous years, and momentum here continues to slow. From 2023 (+29,786) to 2024, the migration gain decreased by almost 24 per cent. The most recent influx was led by families from Berlin – adults aged 30 to 44 (+6,631) and children under 18 (+4,393). It is only the group of 18 to 29-year-olds that tends to move away from Brandenburg (-612), with the majority of this group changing their location in order to pursue education and career opportunities.

## Closer interlinking with the extended Berlin metropolitan region as well

In a development that was already evident last year and is now continuing, the extended Berlin metropolitan region is recording a higher net migration gain than the immediate region around Berlin (10,135 for the immediate region around Berlin and 12,494 for the extended Berlin metropolitan region). More specifically, the immediate region around Berlin recorded an influx of 60,388 people and an outflow of 50,253, while the figures for the extended Berlin metropolitan region were 90,847 and 78,353, respectively. These figures reflect the economic and demographic growth of the capital region, which is leading to an increasing interlinking between Berlin and the metropolitan area. In the catchment area of the S-Bahn commuter rail network and the Berlin orbital motorway, high demand in recent years had already led to a significant increase in property prices, meaning that interest in housing is now also growing beyond that area as well.

The increasing interlinking is also reflected in commuter numbers, which have been rising steadily for years. In 2024, 843,572 people living in Brandenburg (65.5 per cent) travelled to a job outside their municipality, including 290,435 people who commuted to Berlin. Conversely, 262,514 Berliners (13.6 per cent) commuted to work beyond the city limits, 116,597 of them to Brandenburg and 145,917 to another German federal state or abroad, as the catchment area of the German capital extends beyond Brandenburg. In 2024, a total of 477,448 people commuted to work in Berlin. Only Munich (529,834) recorded more commuters, while Frankfurt am Main (472,643), Hamburg (465,948) and Cologne (373,902) recorded fewer. Like Berlin, the larger and economically more dynamic municipalities in the

metropolitan area also attract many commuters: the state capital, Potsdam (61,641), leads the way here, followed by Schönefeld (21,251), Grünheide (15,931) and Oranienburg (14,203).

## Residential construction is up slightly

Residential construction in the metropolitan area lags behind the region's demographic and economic growth. At the end of 2024, there were around 1.39 million apartments in the state of Brandenburg, or 0.6 per cent more than in the previous year, as the Berlin-Brandenburg Statistical Office reported in mid-2025. Just under half of all the apartments in Brandenburg were located in apartment buildings (49.1 per cent), while 48.3 per cent were to be found in detached and semi-detached houses, and the remainder in dormitories or rooming houses and non-residential buildings. A total of 87 per cent of the 709,712 residential buildings were detached and semi-detached houses. Of the new apartments, 63.2 per cent were added in the immediate region around Berlin, including 2,022 in detached and semi-detached houses and 3,603 in apartment buildings. In the extended Berlin metropolitan region, a total of 1,851 new apartments were built in detached and semi-detached houses and 1,359 apartments were built in apartment buildings. Between 2021 and 2024, the housing stock in the state of Brandenburg increased by 2 per cent (26,694 apartments).

Supply and demand continue to diverge, as can be seen in the development of asking prices in the municipalities surrounding the capital. Here, prices rose between 2012 and 2025 by an average of 156.6 per cent in the case of detached and semi-detached houses, while asking rents increased by 105.6 per cent during the same period. After a period of strong dynamic development over a decade, asking prices declined almost throughout the entire region in the short term (from 2022 to 2023). Then, between 2023 and 2024, eleven locations saw an upward trend, and from 2024 to 2025, 24 of the 55 locations covered by the report recorded higher prices. The sharpest rise in asking prices, (+26.8 per cent), was recorded in Ketzin/Havel (Havelland). The price differences in the area around the capital remain constant. At €4,250 and more per square metre for detached and semi-detached houses, average asking prices are highest to the west and south-west of Berlin. Kleinmachnow, which has the highest average asking price here (€6,478), is significantly more expensive than Potsdam (€5,216) and Teltow (€5,000). ■



**+14.8**

population development in the metropolitan area since 2011 in %



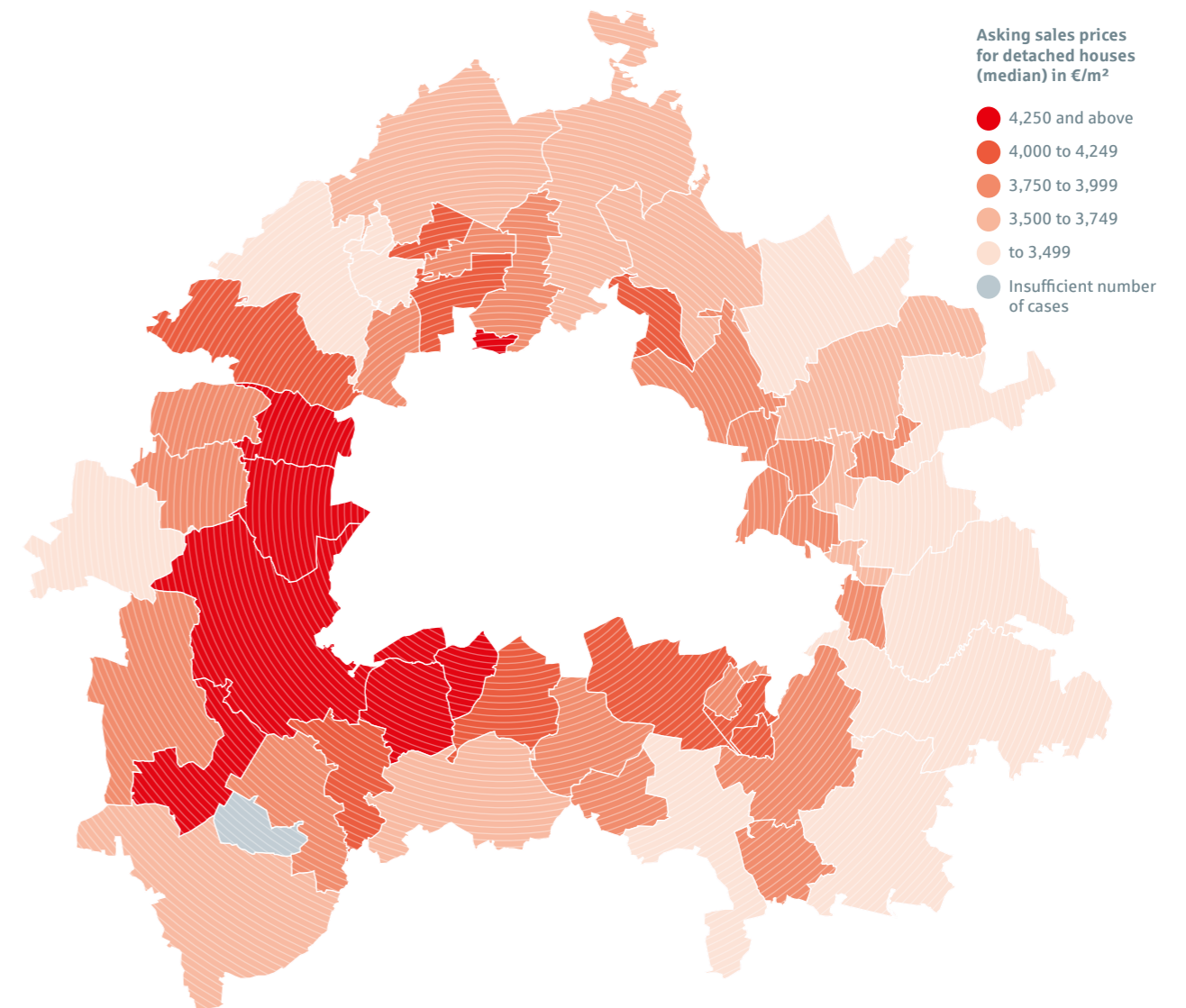
**6,321**

completed apartments in the metropolitan area 2024



**12**

municipalities in the metropolitan area with commuter surplus 2025



Asking sales prices for detached houses (median) in €/m²

- 4,250 and above
- 4,000 to 4,249
- 3,750 to 3,999
- 3,500 to 3,749
- to 3,499
- Insufficient number of cases

## Ahrensfelde (District Barnim)

**+1,696** (ranked 27th)

Population development 2011–2024<sup>1)</sup>

**-460** (ranked 16th)

Commuter balance 2025<sup>3)</sup>

## Teltow (District Potsdam-Mittelmark)

**2,438** (ranked 7th)

Completed apartments 2012–2024<sup>2)</sup>

**+117.1** (ranked 11th)

Rental price trend 2012–2025<sup>4)</sup> in %

**943** (ranked 27th)

Completed apartments 2012–2024<sup>2)</sup>

**+169.1** (ranked 13th)

Detached houses sales price trend 2012–2025<sup>4)</sup> in %

**+4,966** (ranked 10th)

Population development 2011–2024<sup>1)</sup>

**32,486** (ranked 29th)

Purchasing power per capita 2025 in €

## Hoppegarten (District Märkisch-Oderland)

**+146.3** (ranked 34th)

Detached houses sales price trend 2012–2025<sup>4)</sup> in %

**1,094** (ranked 22nd)

Completed apartments 2012–2024<sup>2)</sup>

## Erkner (District Oder-Spree)

**+132.2** (ranked 8th)

Rental price trend 2012–2025<sup>4)</sup> in %

**458** (ranked 46th)

Completed apartments 2012–2024<sup>2)</sup>

**35,524** (ranked 7th)

Purchasing power per capita 2025 in €

**+2,795** (ranked 6th)

Commuter balance 2025<sup>3)</sup>

**+236** (ranked 52nd)

Population development 2011–2024<sup>1)</sup>

**+178.6** (ranked 9th)

Detached houses sales price trend 2012–2025<sup>4)</sup> in %

Rank out of 55 municipalities 1) Current population estimation 2) New residential units in residential buildings 3) Employees subject to social insurance requirements as of 30.06.2025 4) Median of offers Sources: CBRE based on VALUE market database, Michael Bauer Research (purchasing power), Federal Employment Office (commuter balance), Berlin-Brandenburg Statistics Office; Edited by: CBRE

# Barnim

There are no large companies located in the district, so many people commute from there to Berlin. The district's largest town, Bernau, has a population of more than 44,000 and a good connection to Berlin via the S-Bahn commuter rail system.

Eberswalde, which has a population of more than 41,000, is located around 40 kilometres outside Berlin's city limits. It is home to two universities. Commuting from here to Berlin Central Station takes a little over half an hour on the regional railway. The most important economic sectors in the district are

tourism, health care, energy and metalworking. With the help of a special funding project, over 4,900 households and business locations, as well as 68 schools, vocational schools and other educational institutions, had received a fibre optic connection by the beginning of 2025. ■



## The district in numbers

**+17,788**

Population development  
2011–2024<sup>a)</sup>

**-18,713**

Commuter balance  
2025<sup>b)</sup>

**8,646**

Completed apartments  
2012–2024<sup>c)</sup>

**36,900**

Ahrensfelde – Highest purchasing  
power, in € per capita 2025

**+155.7**

Detached houses purchase  
price trend 2012–2025<sup>d)</sup> in %

**+98.3**

Rental price trend  
2012–2025<sup>d)</sup> in %

### Rental market

Municipality	Number of rental offers	Basic rent, all market segments <sup>1)</sup> in €/m <sup>2</sup> /month	Basic rent, bottom market segment <sup>1)</sup> in €/m <sup>2</sup> /month	Basic rent, top market segment <sup>1)</sup> in €/m <sup>2</sup> /month
Ahrensfelde	43	13.33	9.08	19.03
Bernau bei Berlin	355	12.33	8.44	16.64
Panketal	97	13.02	9.50	19.53
Wandlitz	179	13.50	7.90	18.63
Werneuchen	86	10.87	7.39	14.75
<b>District (metrop. area)<sup>2)</sup></b>	<b>760</b>	<b>12.63</b>	<b>8.21</b>	<b>17.89</b>
<b>District (total)</b>	<b>1,900</b>	<b>10.54</b>	<b>6.61</b>	<b>16.03</b>

### Detached and semi-detached houses

Number of sales offers	Asking sales prices, all market segments <sup>1)</sup> in €/m <sup>2</sup>	Asking sales prices, bottom market segment <sup>1)</sup> in €/m <sup>2</sup>	Asking sales prices, top market segment <sup>1)</sup> in €/m <sup>2</sup>
187	3,972	2,100	5,249
231	3,644	1,922	5,304
210	4,000	2,200	5,230
264	3,739	2,065	5,641
120	3,448	1,857	4,681
<b>1,012</b>	<b>3,767</b>	<b>2,041</b>	<b>5,272</b>
<b>1,442</b>	<b>3,576</b>	<b>1,469</b>	<b>5,208</b>

1) Median 2) Municipalities belonging to the Berlin metropolitan area a) Current population estimation b) Employees subject to social insurance requirements as of 30.06.2025 c) New residential units in residential buildings d) Median of offers Sources: CBRE based on VALUE market database, Michael Bauer Research (purchasing power), Federal Employment Office (commuter balance), Berlin-Brandenburg Statistics Office; Edited by: CBRE

# Dahme-Spreewald

The district is home to the German capital's BER Airport, around which more than 100 companies that employ some 17,000 people have come together to create the third-largest aviation location in Germany.

This economic and job engine dominates the scene in the northern part of Dahme-Spreewald near Berlin's city limits, where around 110,000 of the district's nearly 162,000 residents live. With good motorway and rail connections to Berlin, the area attracts not only businesses but also those who are able to find work locally. Wildau, where around 11,000 people live, stands out as a location with its own Aerospace

Technology Centre and its Technical University of Applied Sciences. Schönefeld (population of more than 19,000) also benefits from its close proximity to the airport, while Königs Wusterhausen, with just under 40,000 residents, is the largest town in the district. ■



## The district in numbers

**+19,773**

Population development  
2011–2024<sup>a)</sup>

**-3,806**

Commuter balance  
2025<sup>b)</sup>

**11,991**

Completed apartments  
2012–2024<sup>c)</sup>

**35,854**

Zeuthen – Highest purchasing  
power, in € per capita 2025

**+145.5**

Detached houses purchase  
price trend 2012–2025<sup>d)</sup> in %

**+124.2**

Rental price trend  
2012–2025<sup>d)</sup> in %

### Rental market

Municipality	Number of rental offers	Basic rent, all market segments <sup>1)</sup> in €/m <sup>2</sup> /month	Basic rent, bottom market segment <sup>1)</sup> in €/m <sup>2</sup> /month	Basic rent, top market segment <sup>1)</sup> in €/m <sup>2</sup> /month
Bestensee	92	14.01	8.18	16.46
Eichwalde	51	13.46	10.45	17.74
Heidensee	38	12.61	6.78	15.00
Königs Wusterhausen	385	14.33	8.75	18.41
Mittenwalde	66	13.37	9.68	17.50
Schönefeld	394	15.97	10.50	21.72
Schulzendorf	19	n/a	n/a	n/a
Wildau	139	14.51	10.00	18.02
Zeuthen	56	14.28	10.25	24.99
<b>District (metrop. area)<sup>2)</sup></b>	<b>1,240</b>	<b>14.57</b>	<b>9.67</b>	<b>20.00</b>
<b>District (total)</b>	<b>1,586</b>	<b>13.95</b>	<b>6.89</b>	<b>19.73</b>

### Detached and semi-detached houses

Number of sales offers	Asking sales prices, all market segments <sup>1)</sup> in €/m <sup>2</sup>	Asking sales prices, bottom market segment <sup>1)</sup> in €/m <sup>2</sup>	Asking sales prices, top market segment <sup>1)</sup> in €/m <sup>2</sup>
118	3,757	1,764	5,372
76	3,895	1,973	6,064
124	3,319	1,748	6,169
385	3,919	2,071	5,707
117	3,173	1,818	5,220
90	4,152	1,268	6,400
170	3,865	1,962	5,454
52	4,025	1,973	5,865
118	4,080	1,895	5,987
<b>1,250</b>	<b>3,864</b>	<b>1,896</b>	<b>5,736</b>
<b>1,742</b>	<b>3,450</b>	<b>1,369</b>	<b>5,637</b>

1) Median 2) Municipalities belonging to the Berlin metropolitan area a) Current population estimation b) Employees subject to social insurance requirements as of 30.06.2025 c) New residential units in residential buildings d) Median of offers Sources: CBRE based on VALUE market database, Michael Bauer Research (purchasing power), Federal Employment Office (commuter balance), Berlin-Brandenburg Statistics Office; Edited by: CBRE

# Havelland

A motorway connection, an inland port and a rail container terminal: the Berlin-West freight transport centre in Wustermark is the catalyst for business activity just outside the city limits of the German capital.



The surrounding residential areas also benefit from the local logistics system and the district's proximity to Berlin. A master plan for Wustermark calls for the district's population to increase from roughly 11,000 residents today to 15,000 by 2035. Around 400 apartments have already been built in the first construction phase for the plan, and 300 new apartments are currently being added. Falkensee,

with just under 46,000 residents the largest town in the district, is also growing. In addition, a study has found that around 9,700 additional apartments in retirement homes will be needed in the Havelland district by 2045. ■

## The district in numbers

**+14,849**

Population development 2011–2024<sup>a)</sup>

**-19,150**

Commuter balance 2025<sup>b)</sup>

**8,921**

Completed apartments 2012–2024<sup>c)</sup>

**33,432**

Dallgow-D. – Highest purchasing power, in € per capita 2025

**+163.8**

Detached houses purchase price trend 2012–2025<sup>d)</sup> in %

**+92.5**

Rental price trend 2012–2025<sup>d)</sup> in %

### Rental market

Municipality	Number of rental offers	Basic rent, all market segments <sup>1)</sup> in €/m <sup>2</sup> /month	Basic rent, bottom market segment <sup>1)</sup> in €/m <sup>2</sup> /month	Basic rent, top market segment <sup>1)</sup> in €/m <sup>2</sup> /month
Brieselang	28	n/a	n/a	n/a
Dallgow-Döberitz	74	13.16	8.88	18.49
Falkensee	392	13.98	10.00	20.17
Ketzin/Havel	48	11.67	6.95	15.50
Schönwalde-Glien	33	12.55	8.07	22.64
Wustermark	157	12.51	8.01	15.41
<b>District (metrop. area)<sup>2)</sup></b>	<b>732</b>	<b>13.14</b>	<b>8.80</b>	<b>18.75</b>
<b>District (total)</b>	<b>1,416</b>	<b>11.86</b>	<b>6.00</b>	<b>17.82</b>

### Detached and semi-detached houses

Number of sales offers	Asking sales prices, all market segments <sup>1)</sup> in €/m <sup>2</sup>	Asking sales prices, bottom market segment <sup>1)</sup> in €/m <sup>2</sup>	Asking sales prices, top market segment <sup>1)</sup> in €/m <sup>2</sup>
189	3,893	1,834	5,626
115	4,474	2,028	6,486
519	4,519	2,636	6,970
53	3,447	1,462	4,957
274	4,010	2,200	6,316
118	3,897	2,010	5,824
<b>1,268</b>	<b>4,197</b>	<b>2,185</b>	<b>6,495</b>
<b>1,894</b>	<b>3,763</b>	<b>1,496</b>	<b>6,115</b>

1) Median 2) Municipalities belonging to the Berlin metropolitan area a) Current population estimation b) Employees subject to social insurance requirements as of 30.06.2025 c) New residential units in residential buildings d) Median of offers Sources: CBRE based on VALUE market database, Michael Bauer Research (purchasing power), Federal Employment Office (commuter balance), Berlin-Brandenburg Statistics Office; Edited by: CBRE

# Märkisch-Oderland

Lakes, forests, and the Spree and Oder rivers make this district a tourist attraction. Dynamic demographic development is evident here just outside Berlin's city limits.



The most populous municipalities in the district are all located near the eastern section of Berlin's orbital motorway. The largest town, which also has an S-Bahn connection, is Strausberg, where around 28,000 people live. The biggest employer there is the German armed forces (Bundeswehr). In 2017, a forecast was made indicating that around 1,600 additional apartments would be needed

in Strausberg by 2030. This is reflected by the volume of new construction there. For example, the construction plan for one residential development initially calls for 79 apartments, with a maximum development framework for up to roughly 188 units. At another location, a topping out ceremony for 400 furnished apartments was held in autumn 2025. ■

## The district in numbers

**+11,541**

Population development 2011–2024<sup>a)</sup>

**-12,360**

Commuter balance 2025<sup>b)</sup>

**7,491**

Completed apartments 2012–2024<sup>c)</sup>

**35,524**

Hoppegarten – Highest purchasing power, in € per capita 2025

**+142.8**

Detached houses purchase price trend 2012–2025<sup>d)</sup> in %

**+100.2**

Rental price trend 2012–2025<sup>d)</sup> in %

### Rental market

Municipality	Number of rental offers	Basic rent, all market segments <sup>1)</sup> in €/m <sup>2</sup> /month	Basic rent, bottom market segment <sup>1)</sup> in €/m <sup>2</sup> /month	Basic rent, top market segment <sup>1)</sup> in €/m <sup>2</sup> /month
Altlandsberg	41	12.75	8.45	16.58
Fredersdorf-Vogelsdorf	65	13.76	6.98	18.86
Hoppegarten	113	13.59	6.90	19.63
Neuenhagen bei Berlin	60	12.39	8.89	18.63
Petershagen/Eggersdorf	74	12.98	9.17	19.00
Rüdersdorf bei Berlin	136	11.08	9.00	19.00
Strausberg	231	11.68	8.13	16.48
<b>District (metrop. area)<sup>2)</sup></b>	<b>720</b>	<b>12.15</b>	<b>8.26</b>	<b>18.54</b>
<b>District (total)</b>	<b>1,294</b>	<b>10.05</b>	<b>5.85</b>	<b>17.18</b>

### Detached and semi-detached houses

Number of sales offers	Asking sales prices, all market segments <sup>1)</sup> in €/m <sup>2</sup>	Asking sales prices, bottom market segment <sup>1)</sup> in €/m <sup>2</sup>	Asking sales prices, top market segment <sup>1)</sup> in €/m <sup>2</sup>
100	3,589	1,861	5,521
188	3,657	1,973	5,209
194	3,961	1,804	5,743
174	3,853	2,098	5,543
194	3,753	1,922	5,349
118	2,947	1,627	5,383
147	3,409	1,626	4,698
<b>1,115</b>	<b>3,662</b>	<b>1,804</b>	<b>5,402</b>
<b>1,703</b>	<b>3,202</b>	<b>1,140</b>	<b>5,279</b>

1) Median 2) Municipalities belonging to the Berlin metropolitan area a) Current population estimation b) Employees subject to social insurance requirements as of 30.06.2025 c) New residential units in residential buildings d) Median of offers Sources: CBRE based on VALUE market database, Michael Bauer Research (purchasing power), Federal Employment Office (commuter balance), Berlin-Brandenburg Statistics Office; Edited by: CBRE

# Oberhavel

The cluster of the towns of Oranienburg, Hennigsdorf and Velten is home to companies from the transportation technology, steel, chemical and pharmaceutical industries. The district displays a nearly equal balance of inbound and outbound commuters.



In the so-called closer interlinked area outside Berlin, not only is the population continuously increasing; dynamic economic development is also generating demand for housing. The regional development strategy for the Oberhavel district in Brandenburg is based on the assumption that there will be a shift to

the north as regards both commercial and residential areas, both in the immediate future and in the forecast up to 2030, whereby this shift will be due to the increasing scarcity of building land and rising real estate prices in the municipalities close to Berlin. ■

## The district in numbers

**+16,546**

Population development  
2011–2024<sup>a)</sup>

**-21,734**

Commuter balance  
2025<sup>b)</sup>

**8,539**

Completed apartments  
2012–2024<sup>c)</sup>

**40,148**

Glienicke-Nordb. – Highest purchasing  
power, in € per capita 2025

**+145.4**

Detached houses purchase  
price trend 2012–2025<sup>d)</sup> in %

**+105.4**

Rental price trend  
2012–2025<sup>d)</sup> in %

### Rental market

Municipality	Number of rental offers	Basic rent, all market segments <sup>1)</sup> in €/m <sup>2</sup> /month	Basic rent, bottom market segment <sup>1)</sup> in €/m <sup>2</sup> /month	Basic rent, top market segment <sup>1)</sup> in €/m <sup>2</sup> /month
Birkenwerder	53	14.00	11.50	19.23
Glienicke/Nordbahn	63	12.13	9.80	18.51
Hennigsdorf	174	12.55	10.00	18.00
Hohen Neuendorf	198	13.64	9.55	18.30
Leegebruch	15	n/a	n/a	n/a
Mühlenbecker Land	40	13.32	7.31	18.53
Oberkrämer	36	10.50	6.68	18.00
Oranienburg	550	13.82	9.15	18.50
Velten	115	11.98	9.00	16.00
<b>District (metrop. area)<sup>2)</sup></b>	<b>1,244</b>	<b>13.24</b>	<b>9.20</b>	<b>18.22</b>
<b>District (total)</b>	<b>1,557</b>	<b>12.49</b>	<b>7.15</b>	<b>18.00</b>

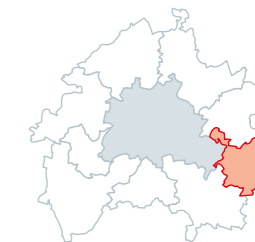
### Detached and semi-detached houses

Municipality	Number of sales offers	Asking sales prices, all market segments <sup>1)</sup> in €/m <sup>2</sup>	Asking sales prices, bottom market segment <sup>1)</sup> in €/m <sup>2</sup>	Asking sales prices, top market segment <sup>1)</sup> in €/m <sup>2</sup>
Birkenwerder	89	3,992	2,098	5,625
Glienicke/Nordbahn	90	4,843	3,265	6,556
Hennigsdorf	78	3,886	1,800	5,766
Hohen Neuendorf	280	4,043	2,495	5,685
Leegebruch	44	3,353	1,798	4,389
Mühlenbecker Land	172	3,866	1,922	5,757
Oberkrämer	142	3,432	1,805	5,076
Oranienburg	316	3,500	2,065	5,471
Velten	49	3,491	2,257	4,654
<b>District (metrop. area)<sup>2)</sup></b>	<b>1,260</b>	<b>3,771</b>	<b>2,089</b>	<b>5,762</b>
<b>District (total)</b>	<b>1,676</b>	<b>3,520</b>	<b>1,418</b>	<b>5,676</b>

1) Median 2) Municipalities belonging to the Berlin metropolitan area a) Current population estimation b) Employees subject to social insurance requirements as of 30.06.2025 c) New residential units in residential buildings d) Median of offers Sources: CBRE based on VALUE market database, Michael Bauer Research (purchasing power), Federal Employment Office (commuter balance), Berlin-Brandenburg Statistics Office; Edited by: CBRE

# Oder-Spree

A factory for electric cars went into operation in Grünheide in 2022. The site continues to grow, and it is now also providing the small community of around 9,000 residents with a better transport connection to Berlin.



The goal at the plant is to double vehicle production and also begin manufacturing battery cells there in 2027. Since January 2026, a shuttle train has been running from the Berlin Ostbahnhof station to Grünheide six times a day. The shuttle can be used free of charge not only by the factory's 10,000

or so employees, but also by other passengers. Fürstenwalde/Spree, with more than 32,000 residents the largest town in the district, is not located in the so-called closer interlinked area outside Berlin – but thanks to good motorway and rail connections, many people commute from there to the capital. ■

## The district in numbers

**+3,091**

Population development  
2011–2024<sup>a)</sup>

**+2,907**

Commuter balance  
2025<sup>b)</sup>

**2,790**

Completed apartments  
2012–2024<sup>c)</sup>

**34,909**

Schöneiche – Highest purchasing  
power, in € per capita 2025

**+148.8**

Detached houses purchase  
price trend 2012–2025<sup>d)</sup> in %

**+100.6**

Rental price trend  
2012–2025<sup>d)</sup> in %

### Rental market

Municipality	Number of rental offers	Basic rent, all market segments <sup>1)</sup> in €/m <sup>2</sup> /month	Basic rent, bottom market segment <sup>1)</sup> in €/m <sup>2</sup> /month	Basic rent, top market segment <sup>1)</sup> in €/m <sup>2</sup> /month
Erkner	108	15.09	9.86	19.69
Grünheide (Mark)	95	15.13	8.51	19.20
Schöneiche bei Berlin	118	13.86	9.35	20.00
Amt Spreeenhagen	35	12.00	9.02	15.00
Woltersdorf	45	12.95	10.35	18.00
<b>District (metrop. area)<sup>2)</sup></b>	<b>401</b>	<b>14.00</b>	<b>9.26</b>	<b>19.49</b>
<b>District (total)</b>	<b>1,528</b>	<b>10.00</b>	<b>6.31</b>	<b>17.49</b>

### Detached and semi-detached houses

Municipality	Number of sales offers	Asking sales prices, all market segments <sup>1)</sup> in €/m <sup>2</sup>	Asking sales prices, bottom market segment <sup>1)</sup> in €/m <sup>2</sup>	Asking sales prices, top market segment <sup>1)</sup> in €/m <sup>2</sup>
Erkner	73	3,932	2,088	7,143
Grünheide (Mark)	124	3,360	1,667	5,209
Schöneiche bei Berlin	147	3,813	2,098	5,421
Amt Spreeenhagen	73	3,118	1,806	4,312
Woltersdorf	83	3,745	1,909	5,829
<b>District (metrop. area)<sup>2)</sup></b>	<b>500</b>	<b>3,566</b>	<b>1,927</b>	<b>5,607</b>
<b>District (total)</b>	<b>1,335</b>	<b>2,908</b>	<b>1,187</b>	<b>5,243</b>

1) Median 2) Municipalities belonging to the Berlin metropolitan area a) Current population estimation b) Employees subject to social insurance requirements as of 30.06.2025 c) New residential units in residential buildings d) Median of offers Sources: CBRE based on VALUE market database, Michael Bauer Research (purchasing power), Federal Employment Office (commuter balance), Berlin-Brandenburg Statistics Office; Edited by: CBRE

# Potsdam

The Brandenburg state capital, with its population of 185,000, stands out not only demographically in the immediate region around Berlin, as it is also a centre for business, science and culture.



Potsdam is known nationwide for its historical buildings from its time as a Prussian royal family residence, and for its exclusive villas on the banks of the River Havel. Everyday life here is more diverse, however, with universities and scientific and research institutes playing a major role in the city, for example. Then of course there are the students, who make the state capital the location with the youngest average age in Brandenburg (43.4 years; Brandenburg state average: 47.5). In the latest city ranking from IW Consult, WirtschaftsWoche and ImmoScout24, the Brandenburg state capital took first place in the infrastructure index, which was used for the first time. The ranking covers 71 major German cities and analyses their development with regard to the labour market, quality of life as well as economy and infrastructure. Growth and rising prices are having a noticeable impact on the housing market in Potsdam. For this reason, the ProPotsdam municipal housing company also defines social housing construction as one of its central tasks. Indeed, it set itself the goal years ago to build a total of 2,500 new apartments by 2027, and more than 1,800 have already been completed.

and will provide housing, schools, daycare centres and commercial space for around 10,000 people. The planned connection with a tram line has been delayed, however. A new neighbourhood has also been built in the Bornstedter Feld area, with a mixture of subsidised and privately financed housing. The large housing estate Am Stern, which was built between 1970 and 1980 as a housing complex, is bringing together measures for climate adaptation, the sustainable mobility transition and the creation of affordable housing. The first projects are due to start over the next few years. ■

The new Krampnitz urban quarter in the northern part of Potsdam officially opened in August 2025. The city's largest project extends across 140 hectares

## Rental market

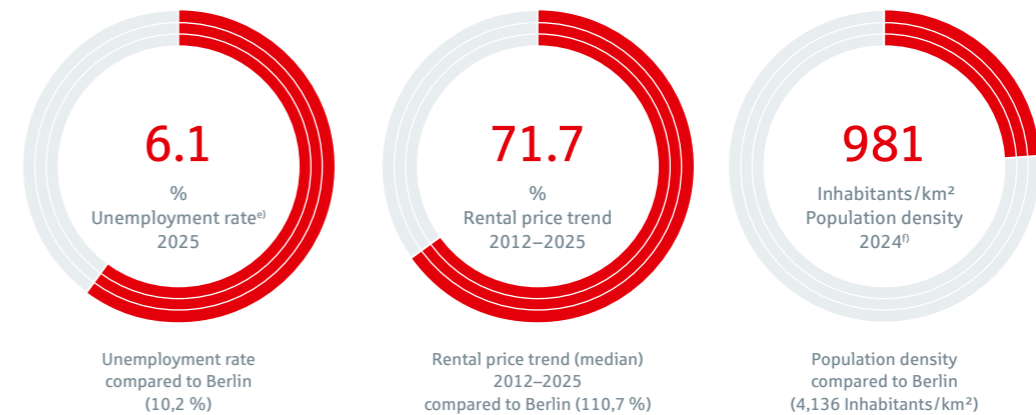
Postcode	Number of rental offers	Basic rent, all market segments <sup>1)</sup> in €/m <sup>2</sup> /month	Basic rent, bottom market segment <sup>1)</sup> in €/m <sup>2</sup> /month	Basic rent, top market segment <sup>1)</sup> in €/m <sup>2</sup> /month	Apartment size <sup>1)</sup> in m <sup>2</sup>
14467	179	15.25	10.04	25.00	72.3
14469	290	15.61	10.30	23.21	74.0
14471	76	12.97	8.40	22.00	68.1
14473	113	15.59	6.78	22.50	65.0
14476	119	12.43	8.57	21.49	60.1
14478	153	10.00	7.46	18.50	55.3
14480	265	12.79	9.09	19.71	62.4
14482	156	15.48	9.65	23.21	67.0
<b>Potsdam</b>	<b>1,351</b>	<b>14.06</b>	<b>8.37</b>	<b>22.50</b>	<b>65.6</b>

1) Median Source: CBRE based on VALUE market database

## The city in numbers

<b>+27,151</b> Population development 2011–2024 <sup>a)</sup>	<b>+13,337</b> Commuter balance 2025 <sup>b)</sup>	<b>15,899</b> Permitted apartments 2012–2024 <sup>c)</sup>
<b>31,025</b> purchasing power in € per capita 2025	<b>+171.5</b> Condominium purchase price trend 2012–2025 <sup>d)</sup> in %	<b>14,650</b> Completed apartments 2012–2024 <sup>e)</sup>

## The city compared to Berlin



## Condominiums

Postcode	Number of sales offers	Asking sales prices, all market segments <sup>1)</sup> in €/m <sup>2</sup> /month	Asking sales prices, bottom market segment <sup>1)</sup> in €/m <sup>2</sup> /month	Asking sales prices, top market segment <sup>1)</sup> in €/m <sup>2</sup> /month	Apartment size <sup>1)</sup> in m <sup>2</sup>
14467	178	6,559	3,855	11,727	93.6
14469	397	6,886	3,557	9,952	81.9
14471	152	7,010	3,915	8,833	89.0
14473	46	6,736	4,390	10,476	82.4
14476	230	8,187	2,732	8,260	83.0
14478	27	n/a	n/a	n/a	n/a
14480	95	4,212	3,155	5,600	65.0
14482	189	5,000	3,751	8,124	73.2
<b>Potsdam</b>	<b>1,314</b>	<b>6,381</b>	<b>3,310</b>	<b>9,836</b>	<b>80.0</b>

a) Current population estimation b) Employees subject to social insurance requirements as of 30.06.2025 c) New residential units in residential buildings d) Median of offers e) Annual average, all employable citizens f) As of 31.12.2024 Sources: CBRE based on VALUE market database, Michael Bauer Research (purchasing power), Federal Employment Office (commuter balance), Berlin-Brandenburg Statistics Office; Edited by: CBRE

# Potsdam-Mittelmark

This district is most densely populated in its north-eastern section, directly next to the Berlin orbital motorway. Things become more rural once you get outside of Potsdam.



Three of the four largest towns here form an agglomeration that borders directly on both Berlin and Potsdam: Teltow (more than 27,000 residents), Kleinmachnow (more than 19,000) and Stahnsdorf (approximately 16,000). Werder, the second-largest municipality with around 27,000 inhabitants, is well connected to Berlin by train via Potsdam and is also close to the motorway. According to a study by

the Pestel Institute, there is currently a shortage of around 3,100 apartments in the Potsdam-Mittelmark district. Given current statistics on the demand for labour, as well as births and deaths, around 1,220 new apartments would have to be built in the district each year over the next five years. ■

## The district in numbers

**+16,352**

Population development 2011–2024<sup>a)</sup>

**-11,557**

Commuter balance 2025<sup>b)</sup>

**9,517**

Completed apartments 2012–2024<sup>c)</sup>

**47,088**

Kleinmachnow – Highest purchasing power, in € per capita 2025

**+154.9**

Detached houses purchase price trend 2012–2025<sup>d)</sup> in %

**+100.0**

Rental price trend 2012–2025<sup>d)</sup> in %

### Rental market

Municipality	Number of rental offers	Basic rent, all market segments <sup>1)</sup> in €/m <sup>2</sup> /month	Basic rent, bottom market segment <sup>1)</sup> in €/m <sup>2</sup> /month	Basic rent, top market segment <sup>1)</sup> in €/m <sup>2</sup> /month
Beelitz	93	13.00	8.31	15.01
Kleinmachnow	79	16.26	10.55	23.08
Michendorf	46	12.29	10.00	18.18
Nuthetal	64	14.01	8.97	19.35
Schwielowsee	89	14.08	10.00	20.00
Seddiner See	38	13.82	9.00	17.44
Stahnsdorf	100	17.37	7.62	24.05
Teltow	201	14.76	6.36	20.00
Werder (Havel)	224	13.34	9.89	18.83
<b>District (metrop. area)<sup>2)</sup></b>	<b>934</b>	<b>14.00</b>	<b>8.80</b>	<b>20.21</b>
<b>District (total)</b>	<b>1,373</b>	<b>12.25</b>	<b>7.01</b>	<b>19.25</b>

### Detached and semi-detached houses

Number of sales offers	Asking sales prices, all market segments <sup>1)</sup> in €/m <sup>2</sup>	Asking sales prices, bottom market segment <sup>1)</sup> in €/m <sup>2</sup>	Asking sales prices, top market segment <sup>1)</sup> in €/m <sup>2</sup>
180	3,728	1,725	5,253
226	6,478	4,027	9,849
184	3,891	1,794	6,064
49	4,112	2,633	5,804
120	4,919	2,256	7,025
23	n/a	n/a	n/a
171	4,934	2,327	6,862
153	5,000	2,415	7,314
175	3,930	1,795	6,705
<b>1,281</b>	<b>4,565</b>	<b>2,072</b>	<b>7,704</b>
<b>2,109</b>	<b>3,800</b>	<b>1,184</b>	<b>7,143</b>

1) Median 2) Municipalities belonging to the Berlin metropolitan area a) Current population estimation b) Employees subject to social insurance requirements as of 30.06.2025 c) New residential units in residential buildings d) Median of offers Sources: CBRE based on VALUE market database, Michael Bauer Research (purchasing power), Federal Employment Office (commuter balance), Berlin-Brandenburg Statistics Office; Edited by: CBRE

# Teltow-Fläming

Located between Potsdam and BER Airport, the so-called closer interlinked area outside Berlin near the southern section of the orbital motorway is developing dynamically in both economic and demographic terms.



Ludwigsfelde, with just under 30,000 residents the largest town in the district, has four large commercial and industrial areas. The municipality reports 15,000 jobs. The town's population is growing, which is leading to new housing construction on an ongoing basis. Among other things, the new Rousseau Park

neighbourhood will have its own centre with rental space for retail outlets, restaurants and businesses, as well as additional apartments. The municipality of Blankenfelde-Mahlow (population: slightly more than 29,000) is located directly outside Berlin's city limits and has an S-Bahn connection. ■

## The district in numbers

**+12,258**

Population development 2011–2024<sup>a)</sup>

**+3,995**

Commuter balance 2025<sup>b)</sup>

**5,496**

Completed apartments 2012–2024<sup>c)</sup>

**34,214**

Rangsdorf – Highest purchasing power, in € per capita 2025

**+155.6**

Detached houses purchase price trend 2012–2025<sup>d)</sup> in %

**+110.4**

Rental price trend 2012–2025<sup>d)</sup> in %

### Rental market

Municipality	Number of rental offers	Basic rent, all market segments <sup>1)</sup> in €/m <sup>2</sup> /month	Basic rent, bottom market segment <sup>1)</sup> in €/m <sup>2</sup> /month	Basic rent, top market segment <sup>1)</sup> in €/m <sup>2</sup> /month
Blankenfelde-Mahlow	169	14.00	9.13	21.33
Großbeeren	29	n/a	n/a	n/a
Ludwigsfelde	159	13.90	8.50	16.98
Rangsdorf	47	13.89	10.00	19.75
<b>District (metrop. area)<sup>2)</sup></b>	<b>235</b>	<b>13.80</b>	<b>8.57</b>	<b>17.24</b>
<b>District (total)</b>	<b>1,387</b>	<b>10.00</b>	<b>6.23</b>	<b>16.50</b>

### Detached and semi-detached houses

Number of sales offers	Asking sales prices, all market segments <sup>1)</sup> in €/m <sup>2</sup>	Asking sales prices, bottom market segment <sup>1)</sup> in €/m <sup>2</sup>	Asking sales prices, top market segment <sup>1)</sup> in €/m <sup>2</sup>
332	3,877	2,098	5,743
66	4,183	2,325	6,048
136	3,699	1,965	5,840
134	3,770	2,098	5,950
<b>336</b>	<b>3,871</b>	<b>2,098</b>	<b>6,021</b>
<b>1,529</b>	<b>3,263</b>	<b>1,198</b>	<b>5,396</b>

1) Median 2) Municipalities belonging to the Berlin metropolitan area a) Current population estimation b) Employees subject to social insurance requirements as of 30.06.2025 c) New residential units in residential buildings d) Median of offers Sources: CBRE based on VALUE market database, Michael Bauer Research (purchasing power), Federal Employment Office (commuter balance), Berlin-Brandenburg Statistics Office; Edited by: CBRE

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## → Methodology rental properties on offer, condominiums, investments and metropolitan area

The analyses take into account the net asking rents of apartments and asking sales prices of condominiums, respectively, as well as the asking sales prices of apartment buildings in Berlin. For the period of 2024 and 2025, a total of 72,151 rental offers, 62,424 purchase offers for condominiums and 2,868 purchase offers for apartment buildings were evaluated. For both years, the medians, separating the higher half from the lower half of all offers, were determined. In order to also present extreme values, the cheapest and most expensive ten per cent of the rental apartments and condominiums are also analysed separately. They represent the top or bottom market segment. Here, too, the medians are given within the respective segments.

A total of 40,035 apartment offers from 2025 with living space and rent data were assigned to the 190 Berlin postcode areas. For all areas except the postcode areas 13129 (Blankenburg), 13159 (Blankenfelde), 13505 (Konradshöhe) and 14053 (Olympic Stadium), a statistically

sufficient number of offers was found. For each area, the tables show the medians of all asking rents per square meter (excl. operating costs), as well as the medians for the most expensive and cheapest ten percent of the advertisements, respectively. The latter are used to represent the local upper and lower market segment. Michael Bauer Research GmbH annually calculates the average purchasing power per capita and household at postcode level.

The analyses for the area surrounding Berlin only take into account those municipalities in the administrative districts that are defined as the metropolitan area of Berlin by CBRE on the basis of the Bundesinstitut für Bau-, Stadt- und Raumforschung (Federal Institute for Research on Building, Urban Affairs and Spatial Development). Aggregated, these municipalities make up the 'district (metropolitan area)', which represents only part of the respective administrative district.

### Additional sources to those already mentioned on the previous pages

CBRE based on Berlin-Brandenburg Statistics Office, CBRE based on VALUE market database, Federal Employment Agency, Expert Committee on Property Values in Berlin, Michael Bauer Research GmbH 2026 based on the Federal Statistical Office, Senate Department for Urban Mobility, Transport, Climate Action and the Environment Berlin, Senate Department for Urban Development, Building and Housing Berlin.

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