Housing Market Report Berlin 2023

BERLIN HYP & CBRE

Berlin is facing new challenges once again

Dear readers,

The war in Ukraine has led to the loss of many more things that we normally take for granted than was the case during and after the pandemic – and naturally this is also having an impact on the housing market in Berlin. Dramatic increases in interest rates and construction costs have rendered the calculations of some property developers more or less useless, and have almost put a stop to the new construction activity that is so urgently needed in the capital. At the same time, the sharp increase in energy costs has focused more attention on the topic of sustainability. All of this has made the situation even more difficult for the many people who are searching for an apartment in Berlin. It seems that trying to find an affordable apartment in the capital is like looking for the proverbial needle in the haystack – and actually being able to land an apartment is like winning the lottery. The question is: do suitable funding programmes, accelerated planning and approval processes, an increase in the amount of land designated for development and prefabrication offer a solution to the problem? The outcome of the election for the Berlin House of Representatives that had to be repeated on 12 February 2023 offers an opportunity to refocus Berlin's housing policy, and will hopefully also generate some urgently needed new momentum on the housing market. Indeed, the lack of housing in Berlin has the potential to further the divisions that have already become apparent in the city – and such a development must be prevented at all costs. So, let us all do whatever we can to get the housing market back on track for the benefit of Berlin.

Pleasant reading!

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Part

A

Market

Change of government, expropriation debate,
the war in Ukraine: How are these new background
conditions impacting the residential real estate market
in Berlin and the surrounding region?

Growth despite the challenges

Things are very much looking up again in terms of population growth and economic activity. Berlin is number one in several categories. Still, a lot of work needs to be done in the near future, and structural reforms would also make things easier for the city in this regard.

Berlin has proved itself largely resilient over the last few years in the face of the pandemic and the repeated lockdowns that it led to. The tourism sector, cultural life and night life were hit the hardest here. The previous dynamic demographic and economic development was slowed temporarily by the pandemic and the lockdowns, and migration from abroad more or less stopped for a time. Nevertheless, by the end of 2022, the migration gain from abroad had increased significantly once again, to around 80,200 people. Berlin also recorded a net population gain of around 10,500 vis-à-vis the old federal states of the former West Germany. The fact that Berlin nevertheless has a negative migration balance of approximately 4,200 at the overall national level is mainly due to the large number of people who have left the capital to move to Brandenburg. This migration is mainly directed towards the area just outside Berlin, which makes this development more of an internal migration within the closer interlinked area surrounding the capital. Berlin's population grew by 4.5 per cent between 2015 and 2021. This was the second largest growth in population in Germany, after Leipzig, whose population increased by 7.4 per cent. Hamburg's population grew by 3.7 per cent, and Frankfurt am Main's by 3.6 per cent, during the same period. Berlin, which is the largest city in Germany by far with its more than 3.8 million people, nevertheless recorded the biggest population increase in absolute numbers.

Berlin had nearly 200,000 students in 2020, of which 27 per cent were from abroad. Both of these figures are also number one in Germany, and Berlin is tops in the country when it comes to labour market development as well. The number of jobs overall in Berlin and the number of office jobs in the city increased by more than 20 per cent between 2015 and 2021, which is more than in any other city in Germany. The increase in the number of jobs in the technology sector actually

−1,171
natural net population balance 2022

+76,000
net migration 2022

Berlin Barometer

District	Residents 2022[1]	Population density per km² 2021[1]	Population development 2022 to 2021[1] absolute value
Charlottenburg-Wilmersdorf	341,155	4,904	7,157
Friedrichshain-Kreuzberg	293,231	13,758	4,217
Lichtenberg	308,286	5,624	8,600
Marzahn-Hellersdorf	285,678	4,446	8,039
Mitte	395,599	9,587	9,907
Neukölln	329,476	7,127	2,376
Pankow	420,768	3,922	7,600
Reinickendorf	268,308	2,917	2,536
Spandau	254,175	2,618	6,779
Steglitz-Zehlendorf	311,040	2,850	3,905
Tempelhof-Schöneberg	353,913	6,452	5,390
Treptow-Köpenick	289,180	1,629	8,823
Berlin total / average	**3,850,809**	**4,127**	**75,329**

1) As of: 31.12., based on population register for Berlin **2)** Annual average, all employable citizens amounted to nearly 35 per cent. Only Munich and Stuttgart recorded bigger increases in employment numbers in this sector (40 per cent increase in each case).

Strengths from the pre-pandemic period are re-emerging

Job growth remained high last year as well, as the number of people employed in the capital increased by 71,600 between 2021 and 2022. This development was mainly a result of high job growth in the service sector, where employment numbers increased by 70,300, or by 3.8 per cent. Berlin also recorded the highest job growth rates among all federal states between 2021 and 2022 in the sectors for "retail, transport, hospitality, information and communication" (+6.7 per cent), "financial, insurance, corporate, property and residential services" (+3.5 per cent) and "public and other services, education and health" (+2.0 per cent). This positive development can be attributed on the one hand to the recovery of the labour market following its collapse in the wake of the pandemic. On the other hand, this clear upward trend was also due to the strength of economic sectors that were displaying above-average growth even before the pandemic.

At the same time, just when it appeared that the worst of the pandemic was over, the city was forced to come to grips with another challenge, namely the arrival of more than 360,000 refugees fleeing the war in Ukraine in 2022. Around 100,000 of those new arrivals have remained in Berlin and more than 80,000 of them have applied for and received a residence permit. Then there are those who have come to Berlin seeking asylum – a total of 12,362 during the first 11 months of 2022, with another 918 arriving within the framework of special admission programmes. Berlin expects to see a large number of refugees and asylum seekers in 2023 as well, although it's not clear how many of them will actually end up staying in the capital over the long term.

Resources are tight but requirements are extensive

Berlin's civil register recorded an increase in population of more than 75,000 between the end of 2021 and the end of 2022. The housing market is already tight to begin with in the capital, and not just because of the continued influx of people. For one thing, it hasn't been possible to achieve the goal of building 20,000 new apartments each year on average that the Berlin Senate announced at the end of 2021. By way of example, approximately 14,100 residential units were completed in 2021. Following the local election in February 2023, it remains unclear as to what will happen next with the Alliance for Residential Construction and Affordable Housing, which was launched in 2022 by the Berlin state government, the state-owned housing companies, cooperatives and private real estate companies. In any case, the major housing issues will now have to be addressed. For example, the volume of new construction needs to be increased considerably, despite the shortage of labour and the rising cost of building materials. A lack of personnel and inefficient administrative structures are slowing things down in Berlin, and for property developers, which is why extensive reforms in the districts and in the Senate (up to and including changes to the state constitution) are now being considered. ■

Facts

Population growth through net migration gains

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The general political situation remains uncertain

Unemployment rate[2] average 2022 in %	Population forecast 2021–2040, change in %	Permits for building new apartments 2021	Newly finished apartments 2021
8.4	2.6	308	683
8.9	6.2	352	564
7.8	6.5	3,845	1,241
7.7	5.1	1,260	1,357
10.7	5.9	514	858
13.4	2.0	330	602
7.2	9.0	1,373	1,895
9.5	4.3	636	526
10.2	5.7	2,249	1,524
6.0	0.6	340	205
8.6	2.3	621	1,125
7.2	9.0	3,494	2,302
8.8	**5.0**	**15,322**	**12,882**

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

The gap is growing and prices are rising throughout the capital

Rents are increasing significantly, especially in existing buildings. Asking prices are developing in a somewhat more moderate manner. Dynamic development is being recorded in the top market segment in particular.

Despite ongoing restrictions due to the COVID-19 pandemic, prices in Berlin's housing market had already started to move upward again in 2021. The median asking rent, for example, rose by 3.4 per cent to €10.50 within a year. This trend continued, but much more strongly, in 2022: with an increase of 9.5 per cent across all housing segments, the median rent per square metre and month reached the €11.50 mark. This sharp increase can be attributed to several causes. For one thing, as COVID-19 restrictions were gradually phased out, global mobility quickly returned to the levels seen in the years leading up to 2019. Thus, the influx to Berlin, which had slowed for a time, resumed. This long-term trend was reinforced by refugees who came to Berlin fleeing the war in Ukraine. At the same time, the renewed dynamic development of demand for housing continues to be met by a housing supply that is simply not growing fast enough.

Rents in Berlin in a top 7 comparison: moderate to low prices and dynamic developments

In a comparison of the so-called A-cities, the seven largest in Germany, the latest developments in asking rents show just how strongly Berlin is being impacted by the large gap between growing demand and the sluggish pace of new construction. In 2021, the vacancy rate in multi-storey residential buildings was quite low at 0.8 percent. Still, only in Cologne was it slightly higher, at one

Facts

The number of rental offers has once again declined significantly

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Rents are up more than 20 per cent in the districts in some cases

Current rental development. Rental price range for new lettings, 2022

District	Number of rental offers	Medium market segment[1] price range in €/m²/month	Bottom market segment		Top market segment		All market segments	
			Median in €/m²/month	Change f. 2021 in %	Median in €/m²/month	Change f. 2021 in %	Median in €/m²/month	Change f. 2021 in %
Charlottenburg-W.	2,296	7.91–24.19	6.92	5.2	26.67	13.8	14.92	14.6
Friedrichshain-K.	1,789	6.76–24.00	5.97	−3.6	26.09	15.2	14.50	8.8
Lichtenberg	2,391	6.06–19.26	5.57	1.6	21.99	31.9	10.47	23.6
Marzahn-H.	1,736	5.74–13.67	5.29	−4.3	16.00	18.5	9.27	12.1
Mitte	3,248	7.12–25.00	6.44	−1.4	26.98	7.9	15.19	9.2
Neukölln	1,587	6.70–19.64	6.25	3.3	22.22	11.8	10.43	5.2
Pankow	2,996	6.89–21.50	6.12	1.3	24.29	10.8	12.44	7.3
Reinickendorf	1,719	5.97–16.50	5.57	−3.6	18.50	11.0	9.66	8.3
Spandau	2,621	6.06–15.80	5.49	−2.5	18.00	21.2	8.66	5.4
Steglitz-Zehlendorf	1,563	7.81–19.06	6.99	3.2	21.88	14.4	12.22	11.0
Tempelhof-S.	1,938	6.66–19.69	6.15	1.2	23.00	15.0	11.38	10.6
Treptow-Köpenick	2,552	6.86–18.00	6.43	4.2	20.00	11.1	11.56	5.0
Berlin total	**26,436**	**6.50–20.83**	**5.96**	**−0.2**	**23.91**	**13.9**	**11.50**	**9.5**

1) Excl. bottom and top tenth percentile of quotes **Source:** CBRE based on VALUE market database percent. In Munich, the rate was clearly lower, at 0.2 per cent two years ago. Berlin was the only A-city where the vacancy rate fell in 2021 (by 0.1 percentage points); in the other A-cities, the ratio stagnated or rose slightly. More recent figures on asking rents in Berlin show that they rose by an average of 9.5 per cent between 2021 and 2022. Düsseldorf is far behind in second place, with here, at €11.50 per square metre. The most expensive cities are Munich (€19.40), Frankfurt (€14.71) and Stuttgart (€14.24). In the top market segment, however, the German capital (average of €23.91) ranks second after Munich (€26.74) and ahead of Frankfurt (€22.36). In this segment, prices in Berlin rose the most by far in Germany from 2017 to 2022 – by 49.4 per cent, with Cologne following

0.8
vacancy rate in apartment buildings in %

„Berlin asking rents continue their upward trend unabated after a brief interruption."

48
postcode areas with asking rents below 10 €/m²

an increase of 5.4 per cent. Looking back over the medium term (from 2017 to 2022), the situation was different still: with an increase of 17 per cent, the German capital was only in fifth place behind Cologne (21.4 per cent), Munich (19.5 per cent), Stuttgart (18.5 per cent) and Düsseldorf (18 per cent).

In the most expensive segment, Berlin is near the top for rents and in the middle in terms of asking prices

If one compares the rapid short-term increase with the absolute figures for average asking rents in 2022, it becomes clear that there is still a lot of room for further increases in relation to the comparison of the top 7, as Berlin ranks lowest at 30 per cent. During the same period, average asking prices for condominiums rose by 55.6 per cent to €5,833 per square metre, putting Berlin in the middle of the pack as the fourth most expensive city. Here, too, Munich leads the field with €9,694 per square metre, followed by Frankfurt (€7,028) and Hamburg (€6,515). The situation is very similar in the top market segment: Munich (€16,667), Hamburg (€12,552), Frankfurt (€12,037), Berlin (€10,988).

Significant increase across the board in the districts

With regard to the development of asking rents in the individual districts of Berlin, the picture has changed over the last few years. A clear

2.5
lower asking rents in Berlin than in Düsseldorf in %

Current price development. Purchase price range for condominiums, 2022

District	Number of sales offers	Medium market segment[1] price range in €/m²	Bottom market segment: Median in €/m²	Bottom market segment: Change f. 2021 in %	Top market segment: Median in €/m²	Top market segment: Change f. 2021 in %	All market segments: Median in €/m²	All market segments: Change f. 2021 in %
Charlottenburg-W.	4,178	4,540–10,876	4,032	7.5	13,015	14.4	6,568	8.3
Friedrichshain-K.	2,854	4,500–10,194	4,165	5.6	12,108	19.6	6,647	14.9
Lichtenberg	861	3,500–7,767	3,144	4.0	8,750	10.8	5,138	−6.0
Marzahn-H.	363	2,976–6,109	2,813	11.9	6,794	−2.5	4,537	17.4
Mitte	3,413	4,009–10,997	3,523	1.2	13,043	15.5	6,671	7.3
Neukölln	1,318	3,612–7,371	3,269	6.7	8,400	12.0	4,999	5.5
Pankow	3,557	4,341–9,172	3,800	7.0	10,421	6.7	6,600	12.8
Reinickendorf	1,197	3,356–7,000	3,111	8.0	7,714	1.1	4,444	5.5
Spandau	979	3,045–6,844	2,737	5.6	7,229	3.5	4,222	2.4
Steglitz-Zehlendorf	2,310	3,907–8,459	3,545	6.7	9,900	15.5	5,333	7.7
Tempelhof-S.	2,673	3,598–8,204	3,167	8.0	9,731	15.1	5,257	6.7
Treptow-Köpenick	1,774	3,511–8,200	3,184	13.9	9,142	13.4	5,086	6.6
Berlin total	**25,477**	**3,810–9,450**	**3,383**	**1.9**	**10,988**	**9.9**	**5,833**	**8.3**

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

differentiation was still visible here in 2021: prices in Pankow, for example, rose the most, by 10.4 per cent, while Lichtenberg recorded the largest decline (−6.2 per cent). By contrast, all 12 districts displayed an upward trend between 2021 and 2022. The smallest increase was recorded in Treptow-Köpenick (five per cent). A considerable jump in prices was seen in Lichtenberg, which recovered from its negative trend by recording a 23.6 per cent increase – the biggest in Berlin. Lichtenberg was followed here by Charlottenburg-Wilmersdorf, with an increase of 14.6 per cent, and Marzahn-Hellersdorf (+12.1 per cent). The general upward trend across the city is being driven by price increases in the existing building stock. Average asking rents in the existing building stock throughout Berlin rose by ten per cent to €11.00 between 2021 and 2022. In newly constructed buildings, on the other hand, median asking rents fell by 0.3 per cent to €16.80.

The rate of price increases and the absolute level of asking rents vary from district to district, as do the relationships between the two parameters. Charlottenburg-Wilmersdorf, for example, has the second-highest average asking rents (€14.92) and also recorded the second-highest increase here. By contrast, Mitte – in first place at €15.19 – displayed slightly below-average development with an increase of 9.2 per cent. Marzahn-Hellersdorf ranks second to last in asking rents (€9.27) but was the third most dynamic district in Berlin, recording an increase in asking rents of 12.1 per cent. Only Spandau is less expensive, at €8.66 per square metre, and with an increase of 5.4 per cent it also occupies third to last place among the districts in terms of rental price increases.

The price range of asking rents is diverging significantly

There is a clear spread in rents between the upper ten per cent of the market and the lower ten percent. In the top market segment, double-digit price increases were recorded in 11 of Berlin's 12 districts. The peripheral districts in particular stand out in this regard: Lichtenberg, with an increase of 31.9 per cent to an average of €21.99 per square metre, takes first place here. Lichtenberg is followed by Spandau, with an increase of 21.2 per cent to €18.00 and Marzahn-Hellersdorf (+18.5 per cent to €16.00). The lowest increase (7.9 per cent) was recorded in Mitte, but this district is already at the top, with an average of €26.98 per square metre in the upper-range segment.

The development of asking rents in the bottom market segment stands in sharp contrast to the city-wide dynamic development of rents in the upper-range segment. Average asking rents in the bottom segment throughout Berlin fell by 0.2 per cent between 2021 and 2022, to €5.96. Here, five of the 12 districts recorded a decrease. The biggest decline (−4.3 per cent) was in Marzahn-Hellersdorf, where the spread in rents is therefore now particularly wide. Still, if all segments in this district on the eastern outskirts of the city are taken into account, it all adds up to a total increase of 12.1 per cent to €9.27 per square metre. Asking rents per square metre in the bottom segment range from €5.29 in Marzahn-

Facts

Rents continue to increase significantly in the upper market segment

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Asking prices for condominiums are rising in all three market segments

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Increases of more than 27 per cent in the districts in some cases

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Only one district has prices that are lower than in the previous year

Current price development. Purchase price range for apartment buildings, 2022

District	Number of sales offers	Medium market segment[1] price range in €/m²	All market segments: Median in €/m²	All market segments: Change from 2021 in %
Charlottenburg-W.	74	1,818–9,524	4,304	−0.3
Friedrichshain-K.	91	2,689–7,392	4,345	7.8
Lichtenberg	56	2,500–5,657	3,652	7.1
Marzahn-H.	49	2,000–5,185	3,480	10.1
Mitte	141	1,530–8,917	3,580	2.3
Neukölln	78	2,500–6,444	3,559	0.4
Pankow	124	2,673–6,600	4,108	13.3
Reinickendorf	118	2,405–5,563	3,411	6.0
Spandau	86	2,155–4,921	3,194	7.6
Steglitz-Zehlendorf	106	2,429–8,427	3,867	−5.0
Tempelhof-S.	155	2,081–4,694	3,149	−9.9
Treptow-Köpenick	164	2,172–6,612	3,649	0.8
Berlin total	**1,242**	**2,249–6,592**	**3,600**	**0.1**

Top and bottom segment:

Top and bottom segment: 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.

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

Hellersdorf to €6.99 in Steglitz-Zehlendorf. Only in the latter district and in Charlottenburg-Wilmersdorf (€6.92) are average rents in the bottom segment above €6.50. Over the past few years, this amount was considered the upper limit for basic asking rents (excluding heat and service charges) when social housing was allocated to holders of a subsidised housing permit.

Prices for condominiums are rising more moderately than rents

With an increase of 8.3 per cent to an average of €5,833 per square metre, the rise in purchase prices for condominiums across Berlin has been somewhat more moderate than has been the case with rents. Double-digit growth between 2021 and 2022 was recorded in three districts: Marzahn-Hellersdorf (17.4 per cent), Friedrichshain-Kreuzberg (14.9 per cent) and Pankow (12.8 per cent). The upper-range segment is driving developments in terms of both purchasing and renting. In the upper ten per cent segment of the highest offers, prices rose by 9.9 per cent between 2021 and 2022, to €10,988. In the bottom segment, prices only increased by 1.9 per cent, to €3,383 per square metre.

Double-digit increases in purchasing prices in the top market segment were recorded in eight of Berlin's 12 districts. Friedrichshain-Kreuzberg displays the most dynamic development here with an increase of 19.6 per cent. Friedrichshain-Kreuzberg also has the third-highest prices in this segment (€12,108) after Mitte (+15.5 per cent to €13,043) and Charlottenburg-Wilmersdorf (+14.4 per cent to €13,015). The outskirts of the city present a similar picture in some cases – for example Steglitz-Zehlendorf, which recorded an increase of 15.5 per cent to €9,900, and Treptow-Köpenick (+13.4 per cent to €9,142). As is to be expected, prices and price development in the upper-range segment are significantly lower / less dynamic in the less well established locations at the outskirts of the city. Asking prices in Marzahn-Hellersdorf actually declined by 2.5 per cent to an average of €6,794 per square metre. Reinickendorf recorded an increase of 1.1 per cent to €7,714, while prices in Spandau rose by 3.5 per cent to €7,229.

Apartment buildings: contrasting dynamics, but a narrow price range

After enormous increases in recent years, the price trend for apartment buildings in Berlin is now stagnating for the most part. An increase of only 0.1 per cent to an average of €3,600 per square metre was recorded between 2021 and 2022. The contrasting developments in the individual districts are quite noticeable here. Two districts reported double-digit increases, while three reported a decline. Pankow displayed the greatest momentum with an increase of 13.3 per cent to €4,108 per square metre, followed by Marzahn-Hellersdorf (+10.1 per cent to €3,480). In Steglitz-Zehlendorf, on the other hand, asking prices fell by an average of five per cent to €3,867, while in Tempelhof-Schöneberg they declined by 9.9 per cent to €3,149. The latter district thus now has the lowest prices in Berlin, while the highest prices – €4,345 – are to be found in Friedrichshain-Kreuzberg, which recorded an increase in prices of 7.8 per cent. Unlike the dynamic nature of developments, the range of prices is thus relatively narrow. Different levels of quality and the different locations of properties have a major impact on price trends in the segment for multi-family dwellings. 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 lower and upper-range segments of the market. They are therefore not shown in this report.

„The price spread in Berlin continues to widen due to sharp increases in the upper market segment."

Significant decline in transaction activity

According to preliminary data from the Gutachterausschuss für Grundstückswerte Berlin (Expert Committee on Property Values in Berlin), cash turnover on the Berlin real estate market in 2022 was down 27 per cent from the previous year. An even more significant negative trend (a decline of nearly 50 per cent) was recorded in the residential and commercial building segment. A total of 756 purchase transactions were recorded in this segment, of which 419, or around 55 per cent, were buildings with rental units only. The figure last year was 511 transactions. The segment for condominiums recorded a 24 per cent decline in purchase transactions. With regard to purchase price trends, the experts on the committee observed two types of development in the two halves of the year in 2022: in the first half, prices continued to rise despite overall conditions, but then declined in the second half of the year.

Restraint on the investment market

According to research conducted by CBRE, portfolio transactions (each with 50 residential

3.5
completions of residential units per 1,000 inhabitants 2021

+92
price increase (median) for condominiums since 2015 in %

2.3
portfolio transaction volume in 2022 in billion €

units or more) with a volume of approximately €2.3 billion were traded in Berlin in 2022, whereby forward sales accounted for €600 million of this figure. Berlin remained especially popular among international investors, who accounted for around two-thirds of the aforementioned transactions.

Still, transaction volume in Berlin in 2022 was substantially lower than in the previous year, when it totalled approximately €28 billion.

The transaction market in 2022 was significantly impacted by the interest rate policy changes implemented by the European Central Bank in response to the high inflation in the euro zone. However, the war in Ukraine, the temporary energy supply bottlenecks and the disruptions to global supply chains that continued even after the COVID-19 pandemic also had a major impact on the transaction market. While transaction volume did remain high in the first half of 2022, and bidding processes attracted a great deal of interest, the situation changed in the third quarter after the first interest rate hikes were implemented.

As at the editorial deadline for this publication, the transaction market remained somewhat restrained in the first quarter of 2023, whereby this appears to be mainly due to differing opinions on the part of sellers and buyers regarding

„General global conditions led to significant investor restraint in the Berlin real estate market, particularly in the second half of 2022."

If one removes from the calculation the three exceptional transactions from 2021 (the acquisition of Deutsche Wohnen by Vonovia, in the course of which approximately 14,700 apartments were transferred to public housing companies, and the purchase of the Akelius portfolio by Heimstaden), the decline in transaction volume still amounts to more than 30 per cent as compared to both the previous year and the long-term average.

Facts

Stable development of asking prices for apartment buildings as compared to the previous year

—

Very heterogeneous developments in the districts in some cases

—

The transaction market is quite restrained due to overall economic conditions

Selected Residential Portfolio Sales in Berlin 2022/Q1 2023

Seller	Purchaser	No. of residential units (approx.)	Sales price in mill. € (approx.)
confidential (Family Office)	S Immo AG	1,280	confidential
confidential (Asset Manager)	confidential (Property Fund)	1,000	confidential
confidential (Investment Fund)	confidential (Property Fund)	750	250
Covivio / Foncière des Régions	Nox Capital	640	154
confidential (Asset Manager)	confidential (Family Office)	530	107
IMFARR Beteiligungs GmbH	**Aggregate Holdings S.A.**	**520**	**n/a**
confidential (Investment Fund)	**Aggregate Holdings S.A.**	**420**	**confidential**
DWS Grundbesitz	**Instone/OFB**	**400**	**n/a**
PGIM Real Estate	confidential (Family Office)	340	confidential
WINEGG Realitäten GmbH	n/a	260	85
IMFARR Beteiligungs GmbH	Vivion Investment GmbH	260	n/a
Soravia Group AG	C&A Mode Brenninkmeijer & Co	230	n/a
CBRE Investment Management	AVILA Management & Consulting AG	130	confidential
DWP Management GmbH	**Kondor Wessels Holding GmbH**	**120**	**63**
Roth Holding GmbH	Aermont Capital; pwr Development	90	n/a

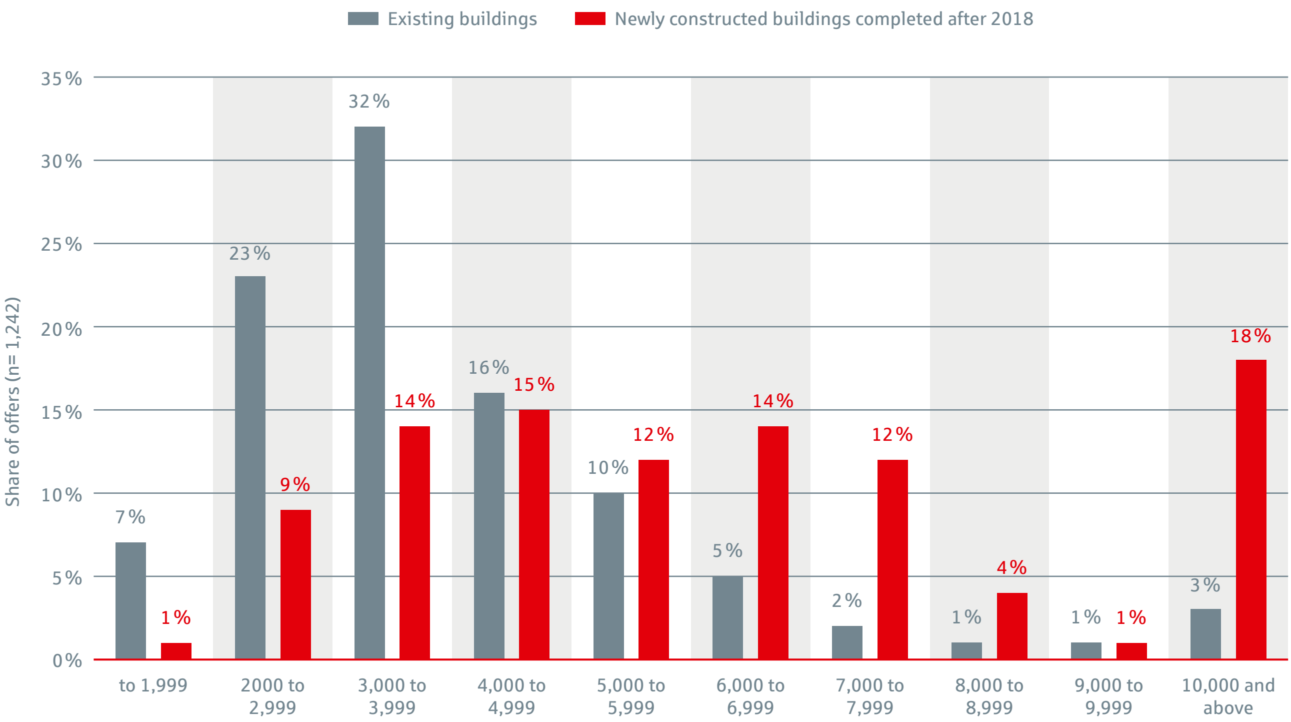
Transactions written in bold: projects/forward deals **Source:** CBRE (We disclaim any liability for the correctness of the information) prices. Sales are only being transacted on a very selective basis, and due to the higher interest rates on borrowing, buyers can only execute transactions at low purchase price factors. This gives an advantage to buyers with extensive equity at their disposal (e.g. family offices). With regard to both existing buildings and new construction, a new and lower price level will have to establish itself before a price differentiation can set in with regard to property-specific ESG criteria – in particular CO_2 emissions.

The shortage of available housing can be expected to continue and worsen due to the declining level of construction completions, the resumption of the regular population influx and an increase in the number of refugees. As a result, liquidity is generally high and interest in investing is extensive at the moment. As we have already seen with the COVID-19 crisis, it also seems that in times of geopolitical and thus economic uncertainty, the residential asset class – as a key component of the basic provision of needs to the population – is clearly standing out from all other asset classes as the most secure capital investment.

Another unprecedented political situation in Berlin

Although the Berlin Rent Cap is no longer an issue, the successful referendum of the "Deutsche Wohnen & Co. enteignen" initiative, which called for the expropriation of the Deutsche Wohnen company and similar companies, has created yet another unprecedented political situation. An expert commission on the socialisation of major housing companies that was convened by the previous Senate coalition of the Social Democratic Party, Green Party and Left Party is now to examine the options and requirements here. The commission has 13 members, but it does not have equal representation in terms of representing the concerns and interests of all parties active in the real estate market. The commission also has no legislative powers and can ultimately only issue recommendations. Legal experts believe that if the Berlin Senate pursues socialisation, the lack of any real precedent in the history of the Federal Republic of Germany will mean that the issue will move up through the courts in the state and the country – a process that will take several years to complete. ■

Percental share of offers for apartment buildings by purchase price per m² in Berlin 2022



Source: CBRE based on VALUE market database

An integral part of the real estate industry: ESG

EU climate path, decarbonisation, EU taxonomy and ESG. Dr. Thorsten Huff, Head of Sustainability, and Pamela Villanueva, Head of ESG Strategic Real Estate Advisory at CBRE Germany, explain the most important terms and policies relating to ESG.

Could you sum up the main points of the Paris Agreement from 2015?

The large number of countries that ratified the Paris Agreement committed themselves to achieving the goal of limiting the increase in global temperature by 2045/2050 to 1.5 to 2.0 degrees Celsius as compared to the pre-industrial era. The approach employed here involves the use of public funding, regulatory measures and economic incentives.

What is the goal of the European Green Deal from 2019/2020?

The European Green Deal is basically a roadmap for sustainably transforming the economy in the EU and safeguarding the future of that economy by reducing greenhouse gas emissions. The target for the real estate industry is to reduce such emissions by at least 55 per cent as compared to 1990 levels by 2030 and to achieve climate neutrality by 2050.

The following plans and regulations are designed to ensure the achievement of these targets: the EU Action Plan for financing sustainable growth, the formulation of a definition of sustainable activities and the provision of information on climate and environmental risks in the form of the Sustainable Finance Disclosure Regulation, or SFDR.

Which steps within the EU climate path are to be considered most important?

We believe the most important steps within the framework of the EU climate path were taken between 2018 and 2021. More specifically, 2018 was the year in which the EU Action Plan for financing sustainable growth was introduced. Just one year later, the Green Deal was initiated as a growth strategy for a climate-neutral economy. The next step was taken in 2021 with the introduction of the EU taxonomy, the SFDR and the "Fit for 55" programme.

What is ESG and what is the framework for ESG compliance?

ESG involves a comprehensive sustainability concept that is geared towards the common good, and to this end it focuses on the aspects of environment (E), social (S) and governance (G). The goal of the ESG approach is to identify all non-financial risks and opportunities that are inherent in the daily activities at a company. The framework for compliance consists of various regulations and directives, such as: the EU Green Deal, the SFDR, the EU taxonomy and the Corporate Sustainability Reporting Directive, or CSRD.

What is the significance of the EU taxonomy and what exactly does it address?

The EU taxonomy regulation was adopted in order to establish a common understanding of sustainable economic activity, and to this end the taxonomy defines a clear standard for environmentally sustainable economic activities.

These environmentally sustainable activities are described in a tiered model consisting of six objectives. According to the taxonomy, in order for an activity to be classified as sustainable, it must make a substantial contribution to at least one of the taxonomy's environmental objectives and also may not have a detrimental effect on any of the other objectives (DNSH principle – Do No Significant Harm). The application of the taxonomy is voluntary if the investments in question are not expressly marketed as being sustainable.

What is the Sustainable Finance Disclosure Regulation?

The Sustainable Finance Disclosure Regulation (SFDR) affects all participants in financial markets. The goal here is to ensure transparency with regard to the sustainability aspects of financial products and in financial consulting and to prevent greenwashing.

The regulation requires the disclosure of both sustainable activities and negative impacts with regard to environmental and social aspects. Here, investment products are divided into three categories. The lowest category is Article 6. Article 6 covers financial products that do not incorporate any sustainability aspects and are not linked to any defined ESG targets or strategies. The next-highest category is Article 8, which is the classification for products that aim to achieve a sustainability effect and which take ESG criteria into account and also communicate such criteria. The highest category – Article 9 – is for financial

Dr Thorsten Huff is Head of Sustainability at CBRE, where he is responsible for, among other things, green building certifications and sustainability consulting. In addition to coordinating and implementing certification processes in accordance with all common certification systems, he is involved in the development of company-specific sustainability assessments and ESG rating procedures. Dr Huff is a member of both the Certification Committee of the German Sustainable Building Council (DGNB) and the Corporate Social Responsibility (CSR) Committee of the German Property Federation (ZIA).

products with environmental and social attributes that also have specific sustainability goals as their objective.

How does the approval procedure for ESG investment funds work?

The disclosure obligation for financial services companies applies to product and company information in pre-contractual documents, on websites and in annual reports. The first step is the creation of an ESG strategy for every investment fund and portfolio. An energy performance analysis of every portfolio is required here as a means of defining the right objectives and targets. The associated strategy must then be submitted to a financial supervisory authority (in Germany the Federal Financial Supervisory Authority, or BaFin) for review and approval. All the key performance indicators defined in the strategy need to be traceable in order to ensure that fund management activities can be documented within the framework of reporting obligations. The first SFDR reports must be prepared by 30 June 2023.

Which ESG drivers can be identified here?

Sustainability aspects are now twice as important as a basis for real estate purchasing decisions as they were two years ago. A total of 63 per cent of occupiers are now willing to pay rent that is higher than the regular market rent for a property certified as sustainable. In addition, it will likely become more difficult in future to market properties that do not meet ESG standards.

Transparent data is needed if sustainability target achievement is to be measured, and such data is also required in order to document greenhouse gas emission reductions and to monitor compliance with the associated measures. The assessment of physical risks is now viewed as a sustainable asset, and additional areas of focus here include life cycle costs, the circular economy, biodiversity and CO_2emissions in the supply chain. The two biggest driver topics are and will remain the more efficient use of energy and the reduction of the carbon footprint.

What is a CRREM analysis?

The Carbon Risk Real Estate Monitor (CRREM) is an EU-funded calculation tool that was developed by various institutes. CREEM is used to compare the CO_2 emissions of a building with the decarbonisation pathway. The latter defines how much the CO_2 emissions that are still permitted need to be reduced in order to achieve the 1.5 / 2-degree Celsius temperature reduction target by 2050. Here, specific CO_2 budgets were developed for different countries and asset classes and individual decarbonisation pathways were then derived from the budget data. If a building's CO_2 emissions exceed the pathway value in a specific year, the building is said to have reached a "stranded" state and is classified as a "stranded asset" from that point in time.

However, the term stranded asset is also sometimes used for buildings that no longer meet energy consumption requirements, and therefore economic requirements, particularly in terms of energy costs, meaning they are no longer or will soon no longer be considered to be in conformity with the market.

CRREM analyses, climate protection road maps and net-zero carbon analyses not only identify the point in time for stranded status; they also define specific measures and a schedule for their implementation to ensure a building's emissions can be kept in line with the respective decarbonisation pathway. The rule of thumb here is that energy efficiency should be improved and emission reductions should be achieved before a change is made in terms of energy sources.

Where and how is CO_2 pricing regulated?

Since 2021, the introduction of a national emissions trading system in Germany has been regulated within the framework of the German Fuel Emissions Trading Act. The emissions trading system covers all fossil energy fuels that are not covered by the EU Emissions Trading System. The German Fuel Emissions Trading Act stipulates that all companies that sell fossil raw materials must purchase emission certificates from the German Emissions Trading Authority (part of the German Environment Agency) for every tonne of CO_2 that will be released though combustion. Emissions from electricity generation, on the other hand, are already covered by the EU Emissions Trading System.

The CO_2 price currently stands at 30 euros per tonne (2023), whereby plans call for this price to be increased to 55 euros by 2025. After that, the plan is to auction off emission rights. The associated additional costs are ultimately passed on by the companies to consumers, which means the cost of certain products can be expected to increase further in future. It should be pointed out that these prices do not contain the actual follow-up costs of CO_2 emissions, which some studies show to be much higher.

Which sustainability certificate is used most often in Germany – and why?

Among the sustainability certificates commonly used in the German real estate sector, the certificate issued by the German Sustainable Building Council (DGNB) is the most frequently used. On the one hand, this has to do with the alignment of the certificate's criteria with German planning and construction processes, while on the other hand it's a result of the fact that the certificate can be applied to nearly any type of use, even for a detached house. This is why it's also used by manufacturers of prefabricated houses, for example. The demand for this certificate system is also being driven by the current situation with regard to funding for new buildings, which requires certification of a sustainability class – and this can be obtained via DGNB certification, among other ways.efficiency. ■

As Head of ESG Germany in the Building Consultancy & Project Management Business line, **Pamela Villanueva** focuses on bundling the various sustainability competences within CBRE. Furthermore, investors, corporates and project developers profit from an integrated ESG Advisory Service starting from the Strategy and moving towards the Impact of EU Regulations at Portfolio level (development of concepts to meet EU Taxonomy Criteria, SFDR, reporting requirement, etc.) up to optimization at building level to assure decarbonization at all levels.

Climate protection in the building sector

Implementation of the climate path, decarbonisation, the EU taxonomy and ESG provisions. Questions for Dr Manfred Norbert Fisch.

In order with the Paris Agreement of 2015 and also with the EU Green Deal from 2019/2020, all newly constructed buildings from 2030 on must be carbon neutral and the entire building stock also needs to be carbon neutral by 2050. Where do we stand in this regard at the moment?
The Climate Change Act (KSG) enacted by the German Federal Government in 2021 stipulates that annual greenhouse gas emissions in the building sector need to be reduced by nearly 50 per cent between 2020 and 2030. This will not be possible in my opinion. Total annual greenhouse gas emissions in Germany have remained virtually unchanged over the last three years. Calculations for the building sector for 2022 in accordance with the so-called source principle show approximately 112 million tonnes of CO_2,eq emissions, which corresponds to around 25 per cent of total emissions. This in turn amounts to a reduction of approx. six million tonnes as compared to 2020. An additional reduction of around 45 million tonnes would need to be achieved by 2030.

The source principle involves a calculation of the energy balance for buildings that only takes into account those greenhouse gas emissions produced by fossil energy sources directly on site. In other words, it doesn't include emissions resulting from the provision of energy for electricity or district heating systems. Emissions here are assigned to the energy sector. Greenhouse gas emissions that result from the production of building materials are assigned to the industrial sector and also indirectly to the energy sector. The existing building stock could immediately be made climate neutral by installing heat pumps or by connecting all buildings to district heating networks.

However, there is also another principle that is applied here – the "polluter pays principle" – and according to this principle, all greenhouse gas emissions associated with buildings are assigned to the building sector and not to any other sectors. If the polluter pays principle is applied, the building sector accounts for around 40 per cent of all greenhouse gas emissions in Germany.

Can the climate protection targets that have been set for the building sector be achieved?
The ambitious target for the building sector is utopian in my opinion, and this has been borne out by the reductions that have been achieved over the first two years of this decade. There are certain factors standing in the way of the achievement of the required substantial acceleration of greenhouse gas emission reductions. These include the shortage of skilled professionals, the dramatic price increases, supply bottlenecks for materials, the variety of building technologies that are utilised and, last but not least, the progressive over-regulation of the construction industry.

What share of total CO_2 emissions in Germany does the building sector account for?
The building sector accounts for around 25 per cent of total CO_2 emissions in Germany if the source principle is applied and approximately 40 per cent if the polluter pays principle is used. So-called grey greenhouse gas emissions are produced in the construction phase. These amount to up to 800 kg of CO_2 per square metre for normal solid construction and around 400 to 500 kg of CO_2 per square meter in the case of wood-concrete hybrid construction. The annual CO_2 emissions for heating and hot water systems in a new residential building that complies with the EH 55 standard and uses an electric heat pump amount to less than 10 kg of CO_2 per square metre. This shows how important it is to increase the share of decarbonised building materials.

Which specific technical solutions and innovations have led to measurable progress in achieving climate protection targets?
Photovoltaic technology, along with water electrolysis, is one of the key technologies for the energy transition. The efficiency rates of monocrystalline photovoltaic modules have been increased to 22 to 25 per cent over the last few years. The use of innovative multi-junction solar cells can lead to efficiency rates up to 30 per cent in the near future. The higher the efficiency rate, the greater the solar power yield of an available roof or facade on a building. The progress that has been made with the development of high-temperature heat pumps (80 to 95 °C) will enable the efficient and forward-looking provision of heat to the building stock. Both aforementioned technologies lead to rapid success in terms of the decarbonisation of the building sector.

Dr **Manfred Norbert Fisch** is a university professor and a mechanical and energy systems engineer. He founded and continues to manage several well-known engineering companies and also Steinbeis transfer and innovation centres that support the technical utilisation of solar energy, sustainable and energy-efficient construction, and rational energy supply systems for buildings and urban neighbourhoods. Dr Fisch is also the founder and co-owner of Green Hydrogen Esslingen GmbH, which is one of the first green-hydrogen production companies in Germany. Dr Fisch has received numerous awards for his work, including the German Construction Physics Award, the German Solar Prize, the German Building Technology Prize, the Sustainability Award of the German Sustainable Building Council (2019), the Löhn Award of the Steinbeis Foundation for Economic Development (2021) and the Innovation Award of the German Federal Ministry for Economic Affairs and Climate Action ("Klimaquartier Neue Weststadt Esslingen" – 2022). Dr Fisch is also a member of the Climate Councils of the cities of Hamburg and Ulm.

How can improvements in the energy balance and energy situation in buildings be centrally documented?

In our German Property Federation (ZIA) report from 2021, we proposed the establishment of a "national building database". The creation of such a national digital building register would make energy consumption and greenhouse gas emissions in the existing building stock transparent and comparable. Once a building database is introduced and maintained, it will also become possible to calculate the human, material and financial resources that will be needed to achieve the targeted reductions. This will also make it possible to quantify the utilisation of materials and resources and apply the resulting data as a controlling instrument.

Should commercial be assessed differently than residential properties with regard to reducing CO_2 emissions?

Office buildings and most non-residential buildings have a much more extensive carbon footprint per square metre than residential buildings. This is due to the higher amount of electricity that is consumed over a comparable area in such buildings for ventilation, cooling and air conditioning, lighting, and work materials. Legislation that would stipulate more stringent energy standards for new non-residential buildings – legislation that the Federal Government plans to introduce in 2024 (EH 40) with regard to the building envelope in particular – will hardly contribute to climate protection targets.

The Federal Government's funding strategy is to focus more on existing buildings in future. Do you think that's a good idea?

In order to achieve the climate protection target for the building sector, it is essential to promote measures that support and encourage the transformation of the existing building stock. Funding for new buildings beyond that which is necessary for compliance with the minimum legal standard (e.g. EG/EH 40) should be reconsidered in terms of the relationship between the costs and benefits. The funding of measures that reduce so-called grey emissions (by using "green" and decarbonised building materials) is much more effective in conjunction with new buildings.

I would also suggest that we provide funding for the energy savings or greenhouse gas reductions that are achieved in actual operations instead of offering funding for calculated theoretical values. In other words, funding amounts should be aligned with the actual volume of emissions avoided throughout the entire life cycle of a building.

What priorities would you set to get the most out of the measures in order to achieve the climate protection targets?

Funding for building modernisation measures and construction with "green" building materials has to be given a high priority, along with maximum utilisation of roof space for solar panels in existing buildings and the simultaneous implementation of regulations governing the payment to investors of cost-neutral feed-in fees for renewable energy.

The quarterly and portfolio approach should also be permitted for emission-balance calculations. This would make it possible for the real estate industry to implement the most efficient measures as quickly as possible. There is a lot of hope at the moment regarding prefabrication and modernisation as climate protection measures that are less expensive and take less time to implement. Whether such hope is justified will be borne out over the next few years as these approaches continue to be utilised.

Are there any plans to take the climate protection targets into account in the Federal Land Utilisation Ordinance and/or in the building codes in the federal states?

The federal states of Baden-Württemberg, Hamburg and Schleswig-Holstein, among others, have defined their own climate protection targets. This has led to chaos in terms of planning and organisation, however. The climate protection targets and the time frames for their achievement are formulated – and continuously amended – by the European Union, the German Federal Government, the federal states and the cities. Investors and planners can't keep up with all the supplements and updates.

Critics often claim that there are too many sustainability certificates out there. Does the use of sustainability certificates even make sense?

I think they make sense, but they should also be simplified. Sustainability certificates support the holistic planning and construction of buildings and entire neighbourhoods. They also ensure comprehensive documentation of the planning process, as well as quality assurance in the construction phase, and are therefore to be recommended for use in conjunction with non-residential buildings.

What role does "green hydrogen" play in the building sector?

Green hydrogen is a key element for achieving the climate targets relating to greenhouse gas neutrality and the decarbonisation of all sectors that consume energy. Decentralised waste heat potential – for example from electrolytic production of hydrogen or the use of surplus electricity from renewable sources in accordance with the "power-to-heat" principle – should be exploited and integrated wherever possible. Green hydrogen, on the other hand, should not be used for heating building over the next two decades, but rather in a holistic context for the energy transition in the industry and transport, which would be more expedient in the board picture. ■

Capacities cannot keep up with the increased growth in demand

Rental housing construction dominates the scene. Activities are continuously shifting further towards the outskirts. Prospects for new projects nevertheless seem questionable at present.

This year's Berlin Housing Market Report covers 253 new construction projects in the city, two-thirds of which have been initiated by private developers and one-third by state-owned housing companies. The projects are either now officially being planned, will soon be launched or are already under way. Compared to the situation a little more than a year ago, the context of the activities analysed here has changed considerably. Internationally – and thus also in Berlin – the real estate market is currently operating in a difficult environment. In the wake of noticeable inflation, interest rates have risen significantly, which increasingly poses new challenges in terms of financing for all those active on the market. One consequence of this in the capital is that project developers are completing current new construction projects, but in most cases are no longer initiating new projects. It was already noticeable last year that new construction activity was slowing down despite growing demand. Berlin's building supervisory authority issued 2,773 building permits for residential and non-residential construction projects between January and November 2022. A total of 15,022 apartments are to be built within the framework of these projects, according to a report issued by the Statistical Office for Berlin-Brandenburg in January 2023. This corresponds to a decrease of seven per cent from the same period in 2022.

New construction is declining, except in certain areas in the centre of the city

A total of 13,351 of the aforementioned apartments are being built in new buildings, which marks a decrease of eight per cent. The largest decline was recorded in the small-scale segment. Here, 1,118 apartments were approved, or 20 per cent fewer than during the same period last year. A total of 12,044 units (−7.0 per cent) are planned for apartment buildings, including dormitories. A further 1,671 apartments are to be made available to the housing market as a result of construction work on existing buildings – for example through attic and loft conversions and other changes in use. This corresponds to a three per cent increase in such activities as compared to the same period in the previous year. The only deviations from this picture are to be found in certain sections of the centre of the city. Contrary to the general downward trend, the building supervisory authorities in the districts of Friedrichshain-Kreuzberg, Mitte and Charlottenburg-Wilmersdorf reported a huge increase in the number of apartments approved between January and November 2022, with increases of 143 per cent and 127 per cent, respectively, in Friedrichshain-Kreuzberg and Mitte, and 86 per cent in Charlottenburg-Wilmersdorf. By contrast, the Statistical Office for Berlin-Brandenburg recorded the sharpest decline for Spandau (−55 per cent). These relations appear in a different light in some cases if one looks at the absolute figures for new construction activity.

A total of around 39,430 apartments are to be built in the 253 projects in Berlin that are covered by the report. Rental housing construction dominates here, with a share of 74 per cent. The trend towards rental housing construction has intensified over the years, but is now slowing down at a high level. However, the share of new construction accounted for by rental apartments only reflects future use to a limited extent. That's because some of the apartments in the condominium category in the analysis will be purchased as investments that will then usually be rented out later.

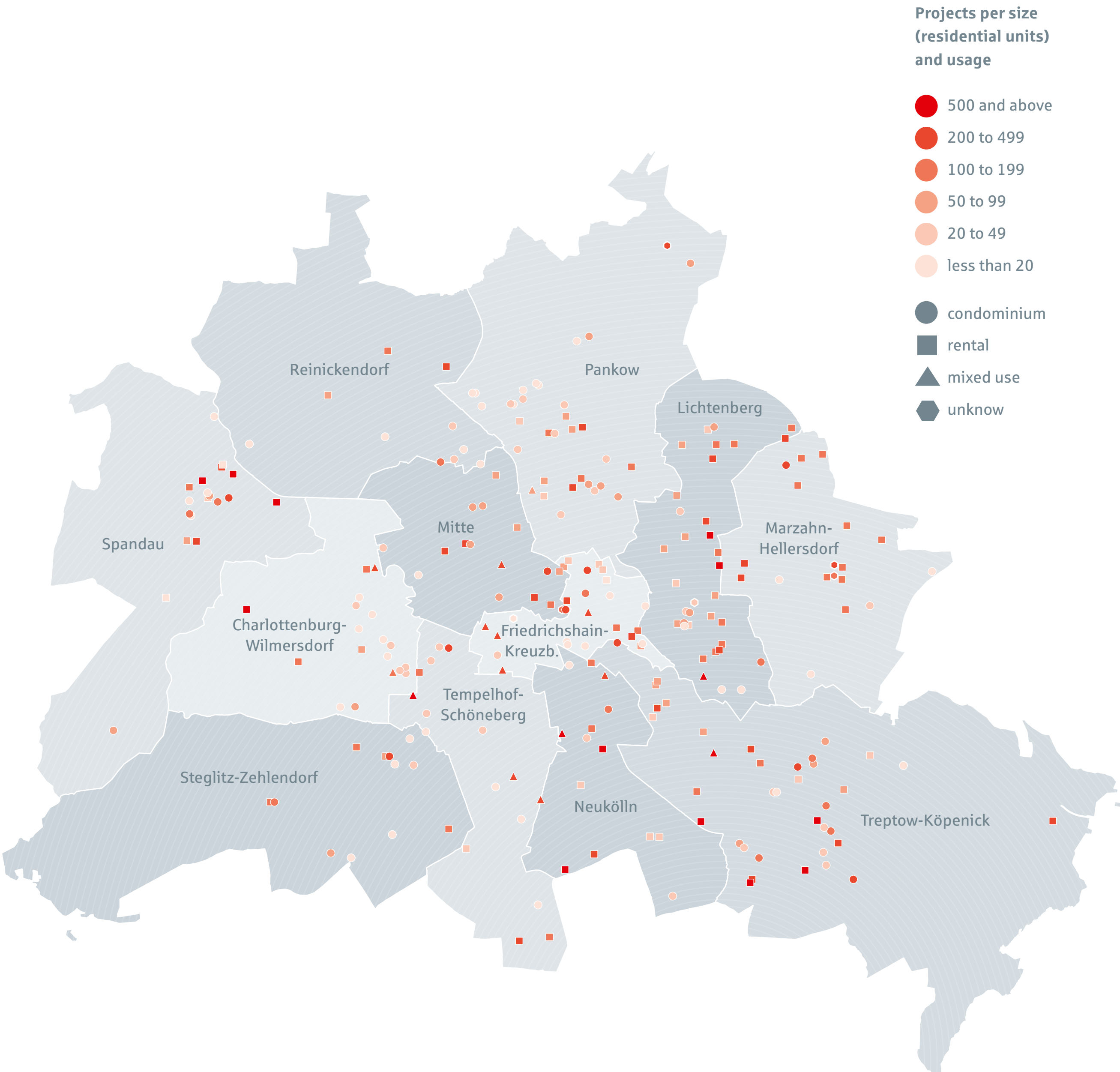
Treptow-Köpenick continues to display the strongest activity

The greater development potential that can generally be observed on the outskirts of the city forms the basis for another trend that has been intensifying for years: 83 per cent of the apartments examined in the current report are being built outside the circular S-Bahn train line, which means that the share of new construction occurring on the outskirts of Berlin is continuously increasing (by just under two percentage points in 2022). More than 32,600 units are set to be built in 193 projects here, as compared to 60 projects in the centre with 6,800 new apartments. Projects in the centre are smaller on average, generally comprising around 113 units, as opposed to an average of about 169 units per project on the outskirts of the city.

+155.8
price index increase for the construction of new residential buildings since 2015 in %

+4,960
increase in number of apartments compared to 2018

17.2
share of apartments being built within the circle railway



Friedrichshain-Kreuzberg

23
Projects

64
Percentage of rental units in %

120
Average no. of residential units

Spandau

19
Projects

88
Percentage of rental units in %

281
Average no. of residential units

Steglitz-Zehlendorf

12
Projects

43
Percentage of rental units in %

93
Average no. of residential units

Treptow-Köpenick

38
Projects

72
Percentage of rental units in %

211
Average no. of residential units

Source: CBRE, own reserach, as per February 2023

The most extensive activity – 38 projects comprising 8,000 apartments – can be observed in Treptow-Köpenick, which is the largest Berlin district in terms of area. The 8,000-unit figure corresponds to one-fifth of all apartments currently being planned throughout Berlin and 15 per cent of all ongoing projects. With a share of 72 per cent, the focus is on the rental segment, whereby 15 of the associated projects are being managed by the state-owned housing companies, which corresponds to a share of 39 per cent. The large number of units being built is due in no small part to a range of large-scale projects. Of the current 16 new construction projects in Berlin that encompass more than 500 apartments, five are located in Treptow-Köpenick. The southeastern part of Berlin is also on top when it comes to projects in the 200 to 499-unit range, as eight projects in this category are to be found there, as compared to 44 throughout the city as a whole.

Developments vary in the east

The Lichtenberg district is another centre of major construction activity, with a total of 6,150 units to be built here in 36 new construction projects. Third place for new construction goes to Spandau on the western edge of the city, where 5,330 new apartments are to be built – but within the framework of only 19 projects. With slightly more than 280 units per project on average, the district on the River Havel is the site of some large-scale construction projects. The picture is different in Pankow on the northeastern edge of the city. Here, the report identified 33 projects in which a total of 2,340 units are to be built. With an average of just under 71 apartments per project, construction activity in Pankow is on a comparatively smaller scale than in several other parts of the city. Pankow – the Berlin district with the largest population and the second-largest area – is expected to experience the strongest population growth in the capital. However, a corresponding number of major new construction projects has yet to materialise, although large-scale plans and concepts do exist for creating more than ten thousand new units at Pankower Tor, in the southern part of the Blankenburg subdistrict, in the area around Am Sandhaus street and at the Elisabeth-Aue meadow, among other places. To illustrate the situation, only six per cent of Berlin's apartments will be built in Pankow this year.

A slowdown in momentum is also noticeable in Marzahn-Hellersdorf, where nearly 5,000 apartments were built last year in 19 projects. While this year's report covered almost as many projects (18), they only encompassed 2,930 new residential units. Rental housing construction in particular has declined, from 4,600 units in the 2022 Housing Market Report to 2,500 units in the current report. Unlike Treptow-Köpenick, where large construction projects are disproportionately represented, Marzahn-Hellersdorf is dominated by medium-sized projects that comprise 100 to 199 units, of which there are ten in Marzahn-Hellersdorf. Lichtenberg has the same number of projects of such size. However, Lichtenberg is also the site of three projects involving 500 or more units. The district has the third-highest concentration of projects of this size after Treptow-Köpenick and Spandau.

99
projects of fewer than 50 residential units

156
Ø number of apartments per project

83
projects of the state-owned companies

New apartment construction: 253 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.	18	1,770	650	1,120	7,700–16,800*	20–184
Friedrichshain-K.	23	2,750	990	1,760	7,200–14,200	35–203
Lichtenberg	36	6,150	680	5,470	4,200–7,800	35–159
Marzahn-H.	18	2,930	430	2,500	4,600–7,300	32–197
Mitte	17	2,300	1,080	1,220	6,300–16,100*	20–330
Neukölln	13	3,300	840	2,460	5,300–10,900	26–148
Pankow	33	2,340	820	1,520	6,300–15,500	32–192
Reinickendorf	10	790	230	560	5,600–10,900*	30–123
Spandau	19	5,330	630	4,700	5,100–10,600	29–212
Steglitz-Z.	12	1,110	630	480	6,200–9,700	32–230
Tempelhof-S.	16	2,660	990	1,670	6,100–14,300	21–168*
Treptow-Köpenick	38	8,000	2,220	5,780	5,100–10,300	17–197
Berlin total	**253**	**39,430**	**10,190**	**29,240**	**4,200–16,800***	**17–330**

* considerably higher in some cases **Source:** CBRE, own reserach, as per February 2023

The closure of Tegel Airport is not yet having an effect in Reinickendorf

Bringing up the rear in two respects is Reinickendorf, where only 790 units are being built in just ten projects. This corresponds to two per cent of the new apartments currently being planned in Berlin. It remains to be seen when stronger momentum will emerge in Reinickendorf. Tegel Airport has closed and the planning for the huge site also involves construction of a new residential neighbourhood. A number of residential areas in Reinickendorf have benefited from the airport closure, as they are now much quieter and thus more attractive locations. So far, however, a lot more is being built even in Steglitz-Zehlendorf (1,110 apartments in 12 projects, accounting for three per cent of the total volume of new construction). The inner-city districts of Charlottenburg-Wilmersdorf, Mitte and Friedrichshain-Kreuzberg also account for only a small to medium share of the apartments planned for Berlin, at four, six and seven per cent, respectively. However, construction activity in these districts varies. A project with 661 apartments is planned for Charlottenburg-Wilmersdorf in an area close to Olympic Stadium, which is well outside the city centre. Other projects in the district are much smaller in scale – only one encompasses more than 200 residential units. A total of seven and six projects of this size are to be found in Friedrichshain-Kreuzberg and Mitte, respectively. These projects partly explain the enormous increase in construction volume recorded by the Statistical Office for Berlin-Brandenburg.

Housing for rentals mainly on the outskirts

In Berlin, as in many other cities, the call for new construction is linked to the demand that more affordable housing be created for less well-off tenants, primarily through the construction of rental housing and the implementation of a social housing quota. The share of new construction accounted for by rental units is highest in Lichtenberg (89 per cent), Spandau (88 per cent) and Marzahn-Hellersdorf (85 per cent). By contrast, Treptow-Köpenick (72 per cent) is closer to the Berlin-wide average of 74 per cent here, while Pankow (65 per cent) comes close to the mix in the inner-city districts: the share of new construction accounted for by rental apartments is 64 per cent in Friedrichshain-Kreuzberg, 63 per cent in Charlottenburg-Wilmersdorf and only 53 per cent in Mitte. The only district in which condominiums dominate is Steglitz-Zehlendorf, where 57 per cent of the units being built will later be sold.

A look at the sizes of new apartments shows that the largest ranges in size are to be found in Mitte (20 to 330 square meters) and Treptow-Köpenick (17 to 197 square meters). Micro-apartments like those offered in those two districts are also being built in Charlottenburg-Wilmersdorf (from 20 square metres) and Tempelhof-Schöneberg (from 21 square metres). Apartments for somewhat larger space requirements can be found both in Steglitz-Zehlendorf (up to 230 square metres) and in Spandau (up to 212 square metres). Apart from Mitte, this segment is served in central locations in Friedrichshain-Kreuzberg in particular (up to 203 square metres). Apartments with slightly less space are offered in Reinickendorf (up to 123 square metres), Neukölln (up to 148 square metres) and Lichtenberg (up to 159 square metres).

> “The focus of new construction is now on the areas outside the circular S-Bahn train line.”

Classic structure for asking purchase prices

As is the case with existing buildings and with rental housing, the asking purchase prices associated with new construction projects structurally reflect the places where demand is particularly high and the neighbourhoods are especially attractive. At the top are the districts that have neighbourhoods close to the city centre: Charlottenburg-Wilmersdorf, with a range of €7,700 to €16,800 per square metre, followed by Mitte (€6,300 to €16,100), Pankow (€6,300 to €15,500), Friedrichshain-Kreuzberg (€7,200 to €14,400) and Tempelhof-Schöneberg (€6,100 to €14,300). In the districts where construction is taking place both in urban neighbourhoods and on the outskirts, the range is correspondingly wider. The lowest prices are to be found in the east – in Lichtenberg (€4,200 to €7,780 per square meter) and in Marzahn-Hellersdorf (€4,600 to €7,300). Asking prices at the lower end of the price range increased significantly in 2022 in all districts as compared to 2021, while prices at the upper end increased significantly in nearly all districts. Here as well, it's clear that current new-construction capacities cannot keep pace with the renewed increase in demand. ■

Facts

Further decline in the number of new residential construction projects

—

Rental housing construction is the dominant form of construction in nearly all districts

—

Reinickendorf once again has the lowest number of residential units and Treptow-Köpenick once again has the highest number of such units

—

Increase in the number of projects outside the circular S-Bahn train line as compared to the previous year

Purchasing power and prices are drifting apart clearly in some cases

Incomes and rents are both high in the centre and the southwestern part of Berlin. Things are less expensive in most areas on the outskirts of the city.

Structurally speaking, each of Berlin's 12 districts corresponds more or less to a large heterogeneous city. A focus on districts is, however, too undifferentiated for conducting an analysis that would lead to reliable conclusions, even on the basis of a broad survey in quantitative terms. For this reason, the 26,436 rental offerings examined for the 2023 Housing Market Report were structured in accordance with Berlin's 190 postcode areas. This allows a precise small-scale view of the situation. The picture is made complete by another dimension, namely the fact that the report also incorporates into the analysis cold housing costs and average household purchasing power in the various postcode areas.

Sharp increases over short distances

Most of the areas with the highest average asking rents are concentrated in the centre of Berlin. Asking rents of €15.00 per square meter or more are not uncommon in the area stretching from the eastern Wilhelmine Ring (Prenzlauer Berg, Friedrichshain and Kreuzberg) to Charlottenburg and Wilmersdorf near Kurfürstendamm. Outside the centre, beyond the circular S-Bahn rail line, this price category is only to be found in the southwestern part of the capital. The centre of west Berlin is not far from here and Grunewald forest and its lakes are right next door, so to speak. Schmargendorf (14199), Grunewald (14193) and Dahlem (14195) belong to the group of traditional quiet and upscale residential areas in the capital.

A typical feature of the centrally located postcode areas inside the circular S-Bahn line is that significant price differences can be found there within a relatively small area. The Bülowbogen area in Schöneberg (10783) and Prinzenstrasse in Kreuzberg (10969) are conspicuously inexpensive, for example, with average asking rents of €7.67 and €9.99, respectively. These areas also include large residential buildings from the 1960s and 1970s, some of which are owned by state-owned housing companies. The fact that housing is located amidst busy streets here also leads to lower prices. At the same time, quiet streets with coveted old building stock are often not too far away. These differences within small areas in the centre of Berlin lead to a situation in which average rents can suddenly rise sharply over short distances – for example in the area near Winterfeldtplatz (10781) southwest of Bülowbogen, where asking rents for new rentals are significantly higher than €13.00 per square metre.

Purchasing power in Neukölln increases towards the outskirts of the city

Three of the five postcode areas with the lowest household purchasing power in Berlin are located in the northern part of Neukölln – i.e. in the centrally located neighbourhoods inside the circular S-Bahn line. The purchasing power index for the entire district is 82.2 per cent of the national average, which is the lowest of the 12 Berlin districts. Purchasing power increases in many postcode areas as one moves towards the outskirts of the city, whereby rents also get lower. Asking rents in some parts of northern Neukölln have been in the mid-range segment for years and are now increasing. Average asking rents at Weigandufer increased from €10.62 to €11.00 within a year, while at nearby Richardplatz they currently stand at €12.74. This example shows that the gap between the purchasing power of local households and the cost of renting continues to increase significantly in areas near the centre of the city.

The lowest asking rents are to be found on the outskirts of the city especially. At €6.18 per square metre, Märkisches Viertel Ost (13439) has the lowest average basic asking rent (excluding heat and service charges). The western part (13435) of this large housing estate in the Reinickendorf district is also among the five least expensive of the 190 postcode areas, with an average basic asking rent of €6.62 per square metre. A similar average is also to be found in Wartenberg (13059) and on Falkenhagener Feld (13589) – i.e. near the easternmost part of the capital and at the western edge of the city, respectively. The Charlottenburg-Nord subdistrict (13627) is a lot closer to the centre and also has the fifth-lowest average asking rents (€6.80 per square metre).

This illustrates the heterogeneous structure of the 12 Berlin districts. Charlottenburg-

Facts

12 neighbourhoods above €17 per square metre

—

Major price differences within the Mitte district

—

Relatively homogeneous structure in Marzahn-Hellersdorf

—

48 neighbourhoods below €10 per square metre

Wilmersdorf as a whole is one of the more well situated districts in many respects and is therefore also one of the more expensive districts in Berlin. Purchasing power there is 101.5 per cent. Only Steglitz-Zehlendorf's purchasing power is higher (105.5 per cent of the national average). All of the other districts have purchasing power that is below the national average – anywhere from 82.2 per cent (Neukölln) and 86.7 per cent (Spandau) to 95.9 per cent (Treptow-Köpenick). Three of the five postcode areas with the highest purchasing power per household in Berlin are located in Steglitz-Zehlendorf. This district is also home to one of the top five postcode areas in terms of apartment size (second largest apartments among all postcodes), while Charlottenburg-Wilmersdorf has three of the top five postcode areas in this regard.

Highest rents in Mitte; ownership dominates in the west

The situation is different with regard to the highest rents, as the Mitte subdistrict has four postcode areas in this category. The highest rents can be found in the neighbourhood around Jannowitzbrücke (€21.06 per square metre). The area around Hochmeisterplatz in the Halensee subdistrict has the fifth-highest rents (€18.00 per square metre). This subdistrict is close to the densely built-up centre of the city, but many other neighbourhoods in Charlottenburg-Wilmersdorf are located outside this area. The ownership rate is much higher in these places. In other words, the higher purchasing power in these areas is only marginally related to rental payments, especially in neighbourhoods with many detached houses or villas – and the situation is more or less the same in Steglitz-Zehlendorf. ■

The biggest apartments

Postcode	District	Neighbourhood	Apartment size[1] in m²
10629	Charlottenburg-W.	Sybelstrasse	95.0
14163	Steglitz-Z.	Mexikoplatz	94.0
14057	Charlottenburg-W.	Lietzensee	87.0
12589	Treptow-Köpenick	Rahnsdorf	84.3
14055	Charlottenburg-W.	Eichkamp/Heerstrasse	84.0

1) Median of offers

The smallest apartments

Postcode	District	Neighbourhood	Apartment size[1] in m²
13051	Lichtenberg	Malchow	47.8
12681	Marzahn-H.	Bitterfelder Strasse	49.4
10551	Mitte	Birkenstrasse	50.0
10365	Lichtenberg	Siegfriedstrasse	51.0
13349	Mitte	Schillerpark	52.1

Source: CBRE based on VALUE market database

The highest asking rents

Postcode	District	Neighbourhood	Basic rent[1] in €/m²/month
10179	Mitte	Jannowitzbrücke	21.06
10785	Mitte	Potsdamer Platz	19.94
10557	Mitte	Hauptbahnhof/Bellevue	19.58
10117	Mitte	Unter den Linden	19.05
10709	Charlottenburg-W.	Hochmeisterplatz	18.00

1) Median of offers

The lowest asking rents

Postcode	District	Neighbourhood	Basic rent[1] in €/m²/month
13439	Reinickendorf	Märkisches Viertel Ost	6.18
13059	Lichtenberg	Wartenberg	6.38
13435	Reinickendorf	Märkisches Viertel West	6.62
13589	Spandau	Falkenhagener Feld	6.62
13627	Charlottenburg-W.	Charlottenburg-Nord	6.80

Source: CBRE based on VALUE market database

The highest purchasing power

Postcode	District	Neighbourhood	Purchasing power[1] in €
14195	Steglitz-Z.	Dahlem	5,398
14193	Charlottenburg-W.	Grunewald	5,253
14129	Steglitz-Z.	Nikolassee/ Schlachtensee	5,010
14109	Steglitz-Z.	Wannsee	4,971
14055	Charlottenburg-W.	Eichkamp/Heerstrasse	4,894

1) per household and month

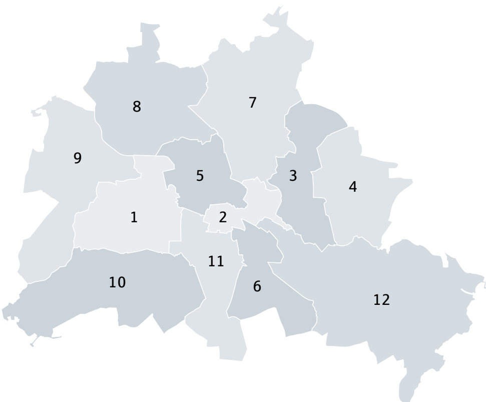
The lowest purchasing power

Postcode	District	Neighbourhood	Purchasing power[1] in €
13359	Mitte	Soldiner Strasse	2,658
12049	Neukölln	Schillerpromenade	2,663
12059	Neukölln	Weigandufer	2,668
13583	Spandau	Zeppelinstrasse	2,677
12055	Neukölln	Richardplatz	2,678

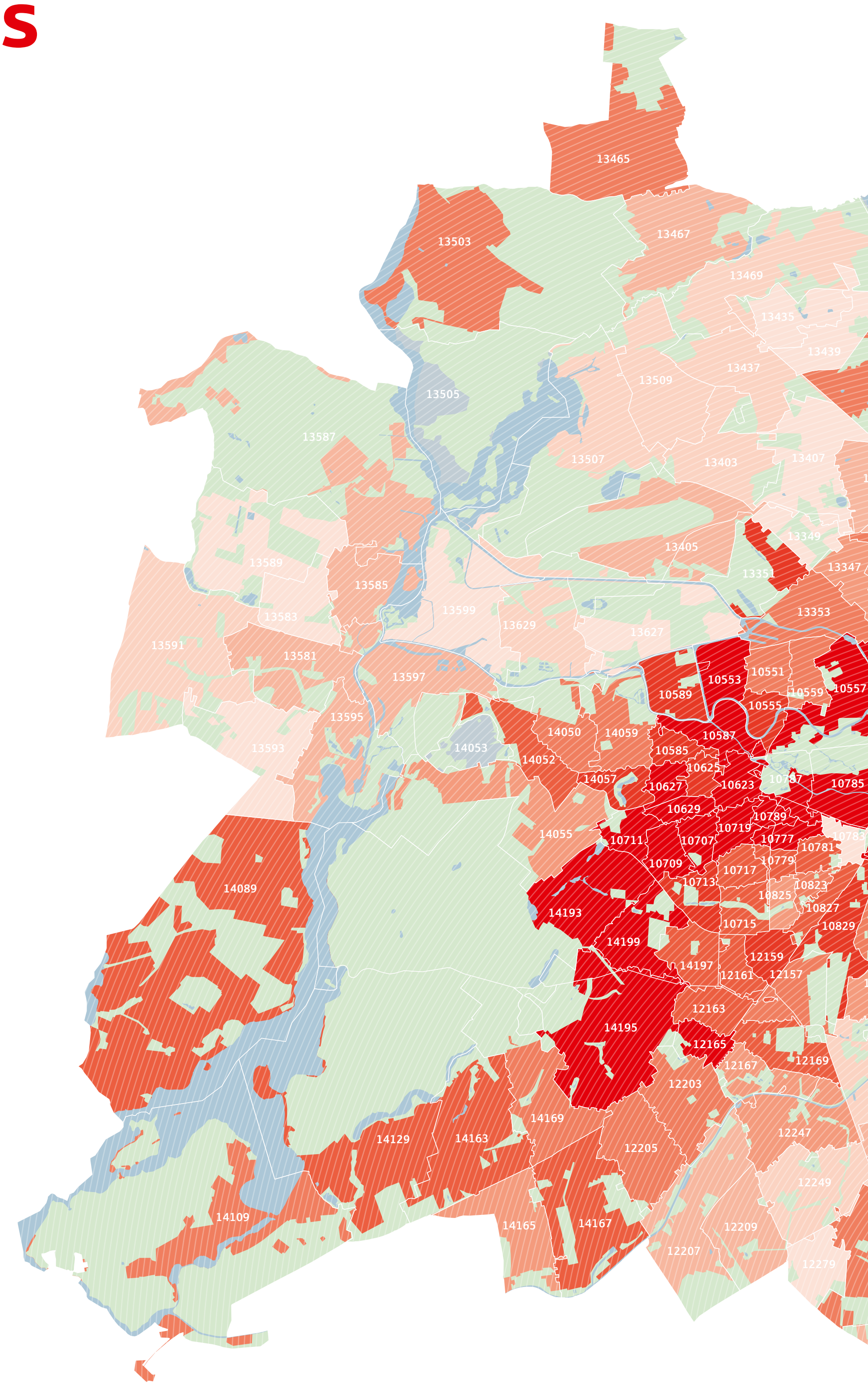
Source: Michael Bauer Research GmbH; Edited by: CBRE

Rental prices Berlin 2022

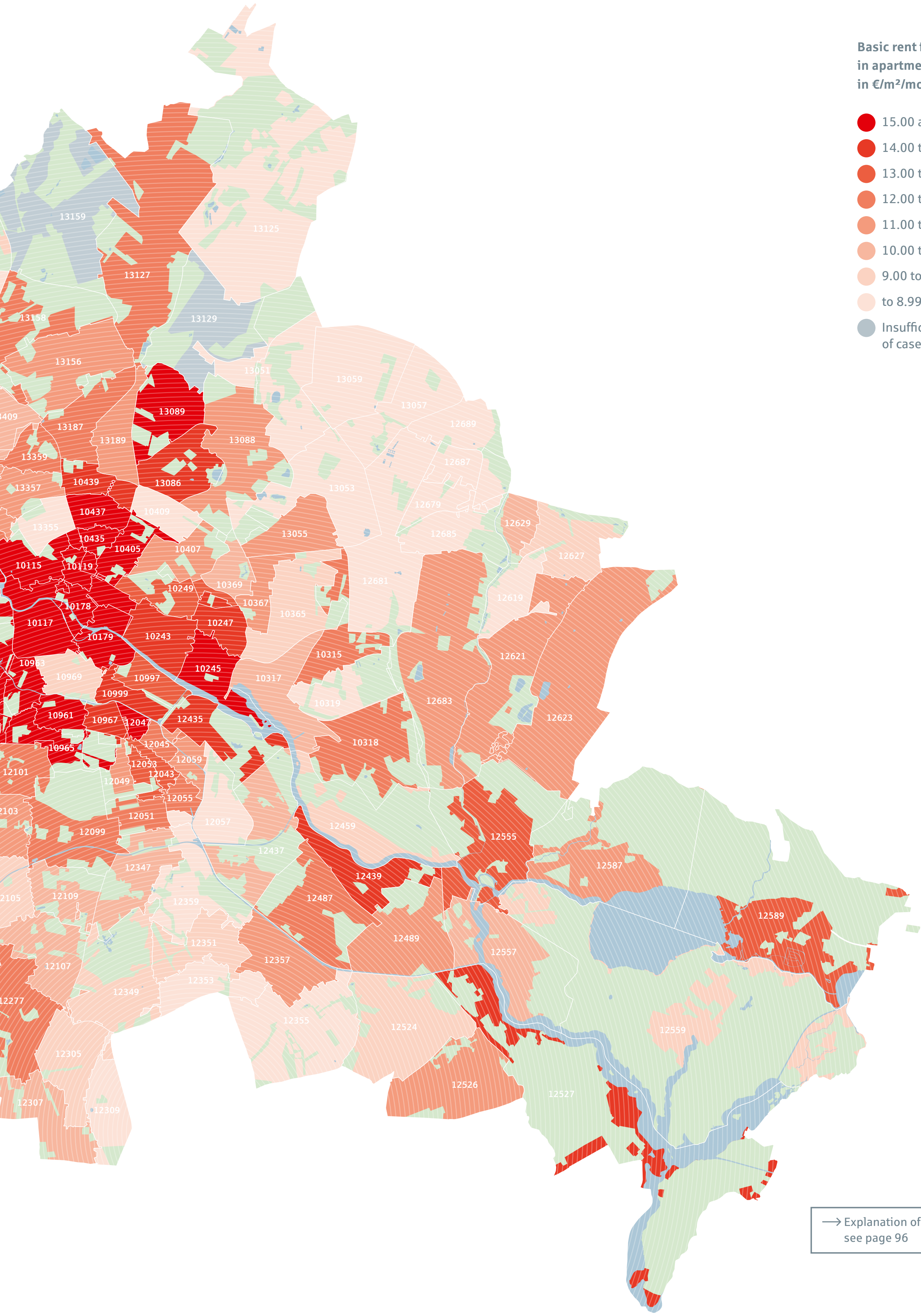
The map provides an overview of asking rents (median) in the Berlin postcode areas in 2022.



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



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



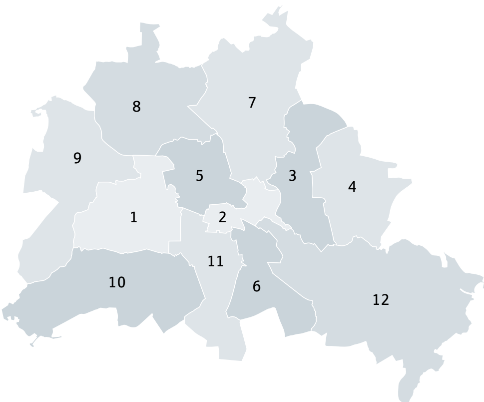
Basic rent for apartments in apartment buildings in €/m²/month

- 15.00 and above
- 14.00 to 14.99
- 13.00 to 13.99
- 12.00 to 12.99
- 11.00 to 11.99
- 10.00 to 10.99
- 9.00 to 9.99
- to 8.99
- Insufficient number of cases

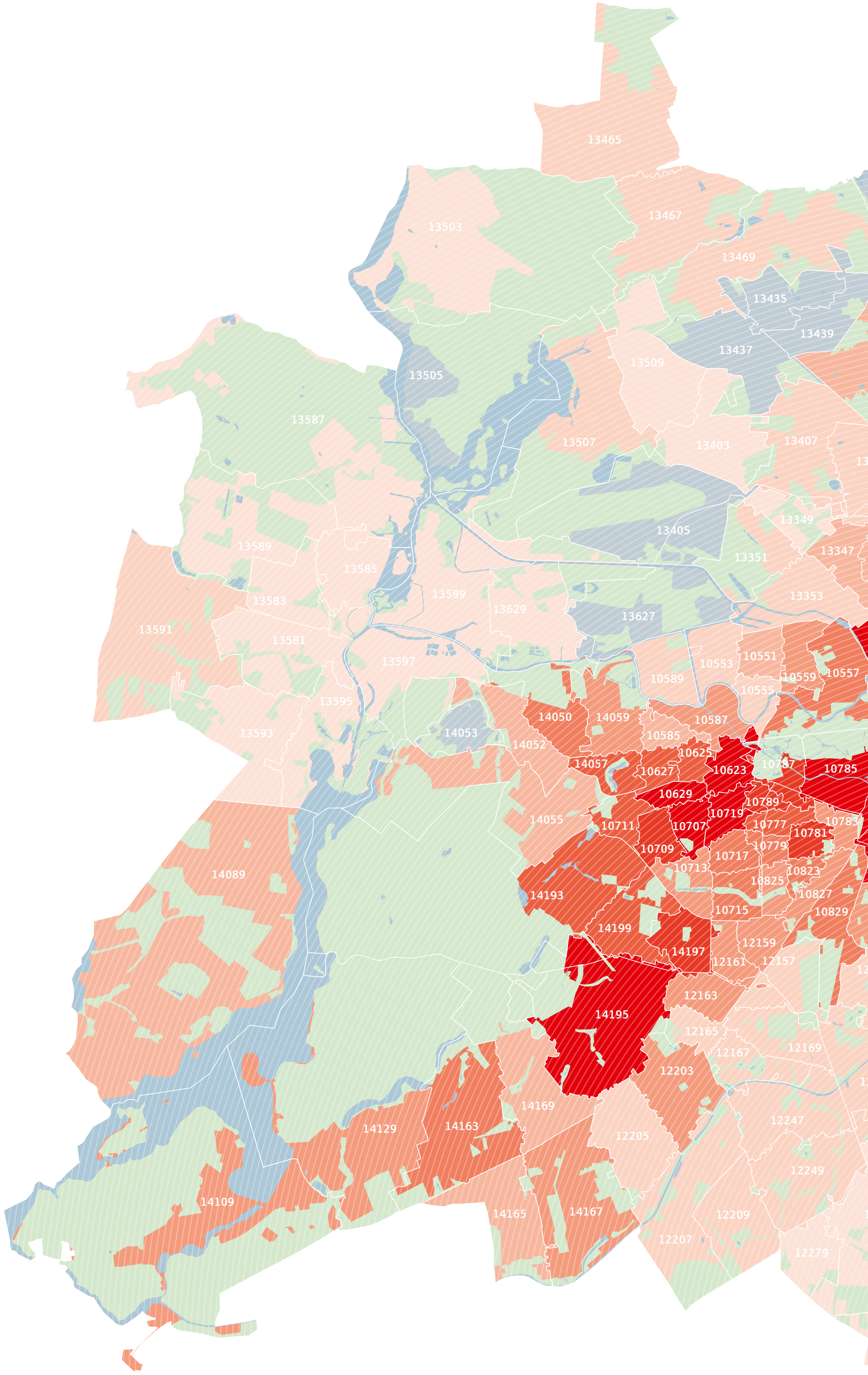
→ Explanation of methodology: see page 96

Sales prices Berlin 2022

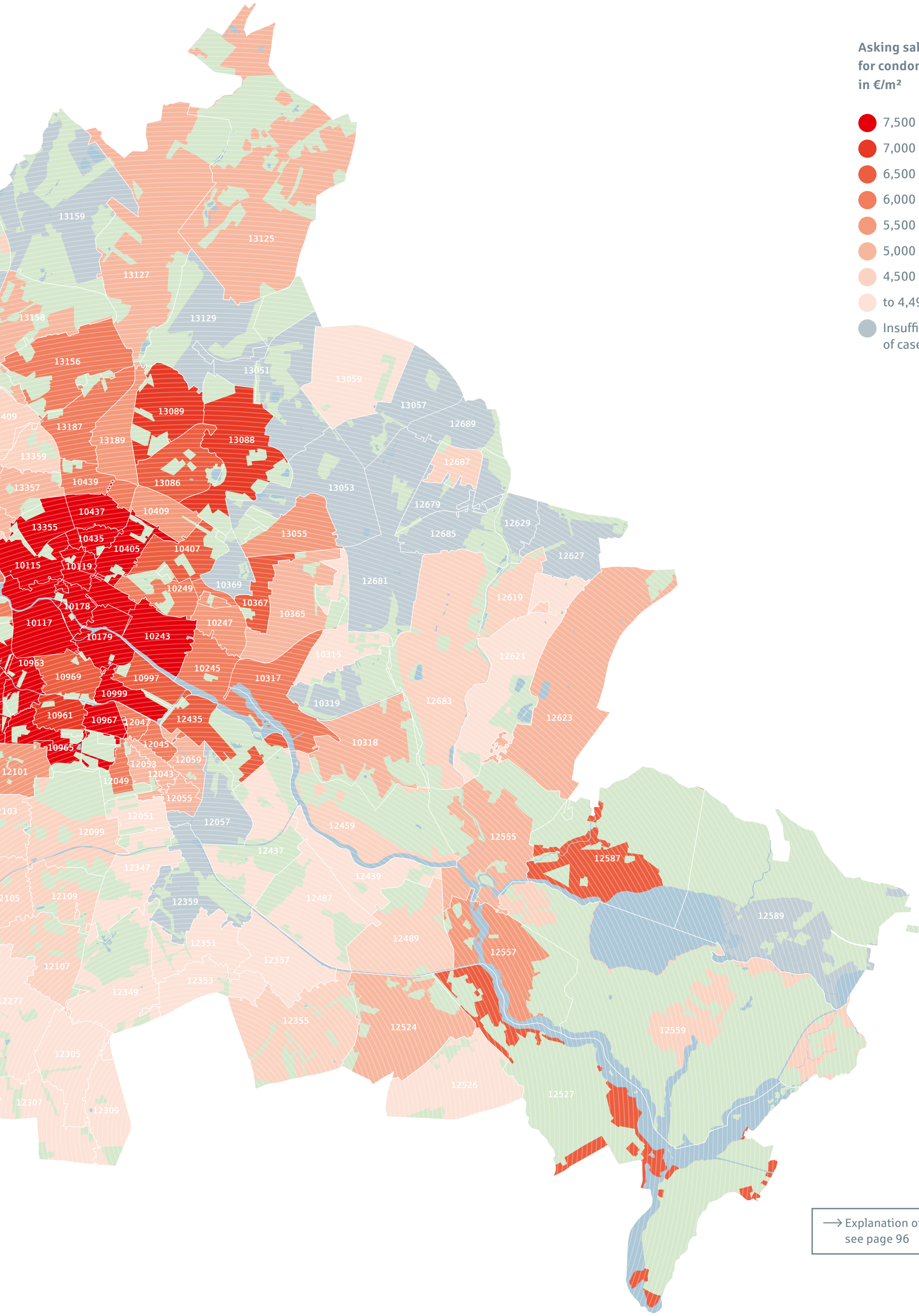
The map provides an overview of asking sales prices (median) of condominiums in the Berlin postcode areas in 2022.



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



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



Asking sales prices for condominiums in €/m²

- 7,500 and above
- 7,000 to 7,499
- 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
- to 4,499
- Insufficient number of cases

→ Explanation of methodology: see page 96

Part

B

Districts

Between 250,000 and more than 400,000 residents: Each of Berlin's districts is like a separate large city, and it makes sense to examine this diversity at the sub-district or even neighbourhood level.

Charlottenburg-Wilmersdorf

The western centre of Berlin remains attractive and dynamic.The area around the Messe Berlin trade fair centre is now pointing the way forward for comprehensive urban development in the city. "Mierendorff Island" is also set to undergo a structural transformation.

The western centre of Berlin remains attractive and dynamic. The area around the Messe Berlin trade fair centre is now pointing the way forward for comprehensive urban development in the city. "Mierendorff Island" is also set to undergo a structural transformation.

When people in Berlin talk about "City West", they usually mean the eastern end of the Charlottenburg-Wilmersdorf district. The business and shopping neighbourhood around the Kaiser Wilhelm Memorial Church and the Bahnhof Zoo railway station underscores this area's claim to be the "top address" in the capital, as a range of impressive new buildings have been constructed here in recent years. Charlottenburg is situated to the north of Kurfürstendamm, which stretches from City West to the Grunewald neighbourhood, while Wilmersdorf is located to the south of the famous boulevard. Both of these subdistricts are very popular due to their attractive mix of residential comfort and urban flair. Opportunities for densification and gap filling, as well as refurbishing and modernisation, are being exploited here on a small scale, too. The structural transformation is also in full swing on Kurfürstendamm itself. The urban space at Adenauerplatz, for example, where the Halensee subdistrict begins, is being extensively

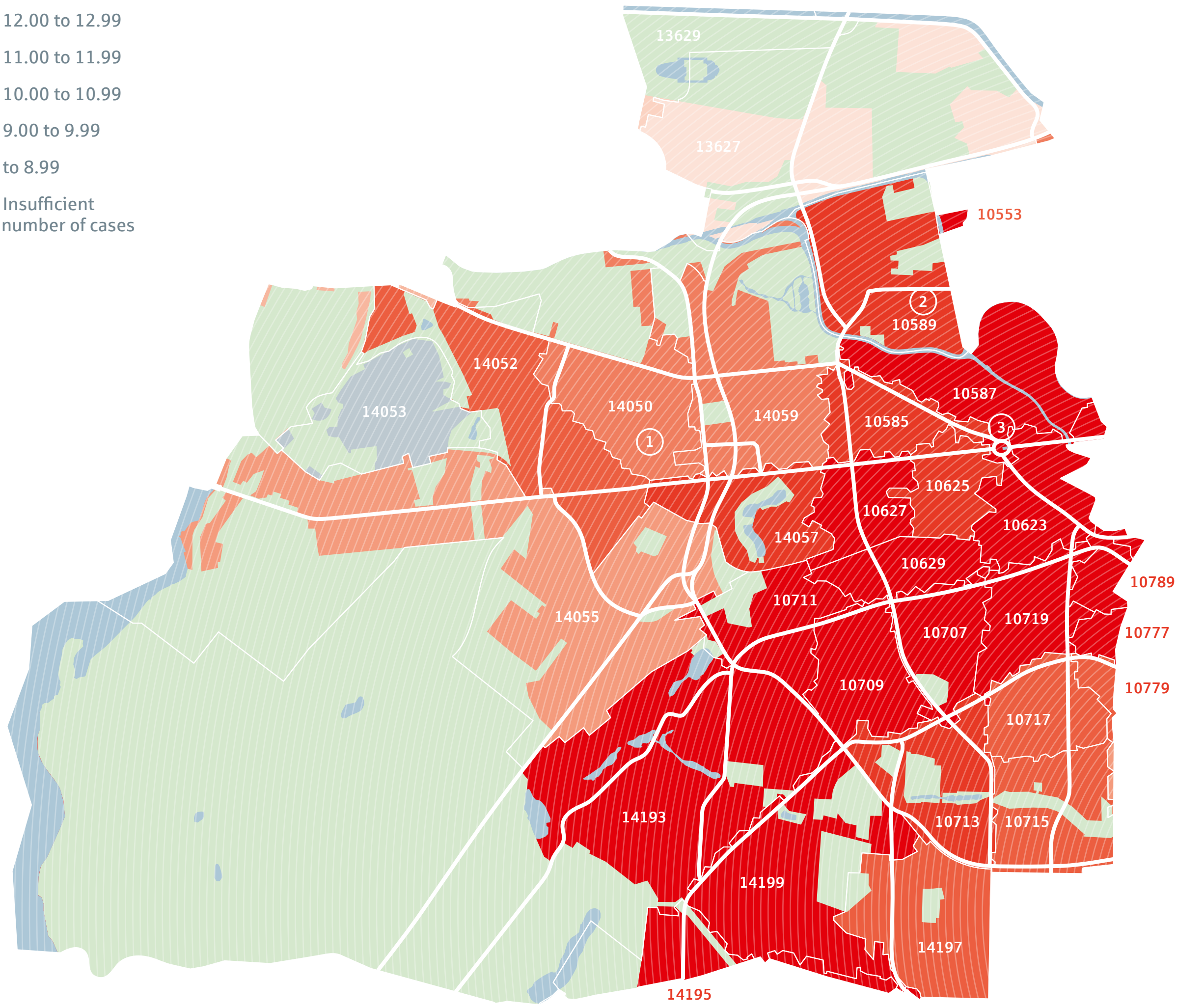
12,949
Places in child care facilities

2,241
Bicycle thefts 2022

284
Water area in ha

Basic rent for apartments in apartment buildings in €/m²/month

- 15.00 and above
- 14.00 to 14.99
- 13.00 to 13.99
- 12.00 to 12.99
- 11.00 to 11.99
- 10.00 to 10.99
- 9.00 to 9.99
- to 8.99
- Insufficient number of cases



①
Branitzer Platz

Branitzer Platz forms the centre of a colony of villas that were built in the 1860s. Along with embassies, consulates and residences of various countries, this area also attracted the likes of Marlene Diedrich, Robert Koch, Erich Mendelsohn and Johannes Heesters, who all moved here to live in one of the magnificent homes. The beautiful surroundings might also be the reason why Charité hospital established its clinic for psychiatry and psychotherapy here back in 1887.

②
Kaiserin-Augusta-Allee

Kaiserin-Augusta-Allee is one of Berlin's internal connecting roads. It runs from Moabit to Charlottenburg and ends on the beautiful "Mierendorff Island" at Mierendorffplatz. The beautiful park at Goslaer Platz, which was laid out in 1909, invites one to stroll and linger. There are plenty of chic and old houses, but without the "Charlottenburg chic" look. Those who like things relaxed, tranquil and quiet will love "Mierendorff Island".

③
Ernst-Reuter-Platz

Now a major traffic junction, Ernst-Reuter-Platz, which is named after a former mayor of Berlin, was considered a showcase project of modern Berlin in the 1960s due to its new tall buildings. The TU and UDK universities have been educating thousands of students here for decades, and the TU's public "SkylineCafé" on the 20th floor of the Telefunken high-rise is considered an insider tip.

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

Rent and housing costs

The district in small-scale analysis

Post-code	Number of rental offers	Basic rent in all market segments[1] in €/m²/month		Basic rent in bottom market segment[1] in €/m²/month		Basic rent in top market segment[1] in €/m²/month		Apartment size[1] in m²		Total housing cost[2] avg. in €/month		Household purchasing power avg. in €/month	
10585	121	14.44	(40)	7.64	(40)	25.51	(42)	62.6	(102)	904	(51)	3,332	(116)
10587	113	15.85	(24)	6.64	(91)	28.00	(6)	62.5	(103)	991	(35)	3,547	(89)
10589	96	14.40	(42)	7.52	(48)	24.56	(56)	70.5	(27)	1,015	(32)	3,198	(138)
10623	67	17.32	(9)	7.63	(41)	27.00	(21)	61.3	(118)	1,062	(25)	4,217	(28)
10625	78	14.96	(34)	7.81	(36)	26.67	(26)	66.1	(59)	989	(36)	3,598	(80)
10627	109	15.24	(31)	7.53	(47)	25.38	(43)	77.0	(10)	1,173	(15)	3,416	(103)
10629	87	16.88	(15)	8.77	(13)	26.92	(25)	95.0	(1)	1,604	(1)	4,237	(26)
10707	107	16.00	(20)	9.89	(2)	28.00	(6)	78.3	(8)	1,253	(11)	4,099	(32)
10709	106	18.00	(5)	8.33	(22)	27.59	(12)	54.7	(177)	985	(37)	3,854	(47)
10711	95	17.00	(12)	9.55	(4)	27.33	(17)	68.0	(43)	1,156	(17)	3,967	(43)
10713	69	14.97	(33)	7.43	(52)	27.27	(19)	61.8	(113)	925	(45)	3,416	(104)
10715	91	13.33	(64)	7.78	(37)	25.00	(51)	64.0	(87)	853	(69)	3,555	(88)
10717	97	13.77	(54)	8.18	(26)	26.11	(34)	64.5	(81)	889	(54)	3,650	(73)
10719	84	16.67	(16)	9.50	(5)	28.57	(3)	78.0	(9)	1,300	(7)	4,050	(36)
10789	49	17.02	(11)	10.18	(1)	25.00	(51)	75.0	(14)	1,277	(9)	3,984	(42)
13627	129	6.80	(182)	5.52	(164)	18.06	(140)	61.3	(118)	417	(178)	2,677	(187)
14050	61	12.83	(74)	7.91	(32)	21.95	(85)	69.1	(39)	886	(56)	3,652	(72)
14052	77	13.92	(51)	8.50	(19)	20.83	(101)	66.6	(55)	927	(44)	4,138	(30)
14053	–	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	3,479	(93)
14055	83	11.32	(113)	8.50	(19)	20.00	(116)	84.0	(5)	951	(39)	4,401	(20)
14057	79	14.56	(38)	8.86	(11)	24.00	(63)	87.0	(3)	1,267	(10)	4,054	(34)
14059	133	12.00	(92)	6.35	(115)	20.83	(101)	56.6	(166)	679	(121)	3,198	(139)
14193	134	16.90	(14)	9.57	(3)	26.42	(30)	76.2	(11)	1,288	(8)	4,868	(6)
14197	79	13.33	(64)	7.13	(66)	29.88	(1)	70.0	(30)	933	(41)	3,523	(90)
14199	152	17.80	(8)	7.73	(38)	24.17	(60)	68.9	(40)	1,226	(13)	4,048	(37)
District	**2,296**	**14.92**		**6.92**		**26.67**		**67.0**		**999**		**3,727**	
Berlin	**26,436**	**11.50**		**5.96**		**23.91**		**62.9**		**723**		**3,508**	

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

"There is still space for new development projects for the construction of several hundred residential units."

+5,222
housing balance
2016–2021

−786
natural net
population balance
2022

46.9
living space per
inhabitant in m²

23.1
share of population
aged 65+ in %

remodelled. The solid middle-class subdistrict of Schmargendorf, which is located at the southern edge of the district, is quieter than the subdistricts that border directly on Kurfürstendamm.

The most significant development – not just for the district but for the entire city of Berlin – is set to take place in the area between the Messe Berlin trade fair centre, the International Congress Centre (ICC) and the Westkreuz and Grunewald S-Bahn stations. This section of Charlottenburg-Wilmersdorf has an area of 152 hectares and is currently dominated by the Funkturm (radio tower) motorway junction and vacant open spaces. Plans call for the creation of a mixed-use neighbourhood with commercial and residential properties in this section of the district. This extensive project is a long-term undertaking, as indicated by its official name: Stadteingang (City Entrance) West Vision 2040+. A so-called Competition Dialogue for the project is scheduled to be conducted in 2023. This format will bring together the general public, urban development experts and planning teams for a discussion of the prospects for the project and the knowledge needed to transform the urban vision into reality.

The district is also making use of new residential construction potential in a central location in the northern part of Charlottenburg – on “Mierendorff Island”. Plans here call for the creation of a neighbourhood with an urban flair at a three-hectare site that formerly housed a tank depot. Some 600 apartments are to be built here by private developers, along with office buildings, commercial properties, a daycare centre and green spaces. A state-owned housing company is also building 146 new apartments west of this area. These apartments will initially be occupied by refugees, and a daycare centre and a neighbourhood meeting centre will be built on the site as well. The apartments will later be used by students. ■

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.: 4,101 €/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: 15.19 €/m²)

New construction in the district

Two current project developments in detail

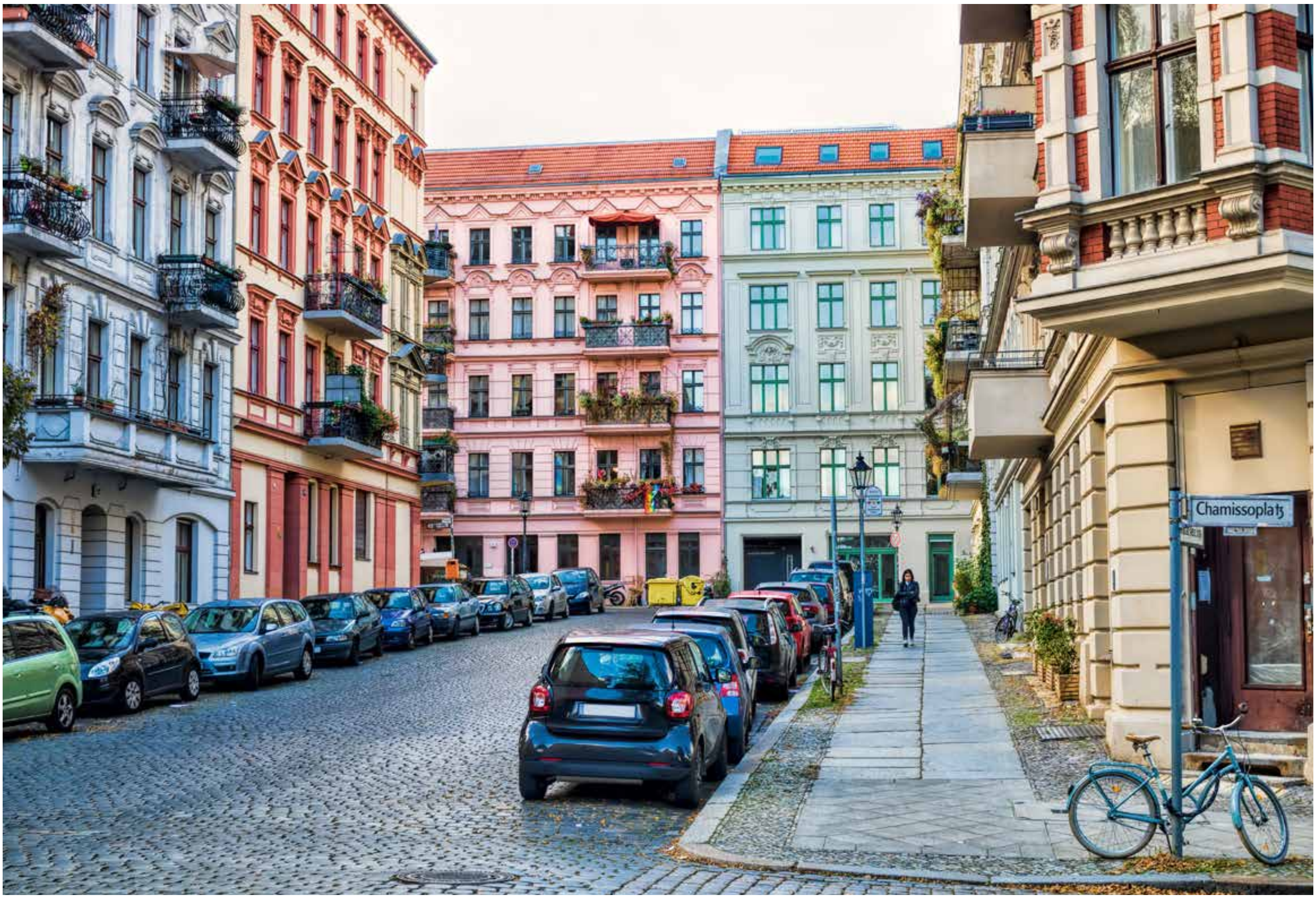
Quedlinburger Strasse 10–12

Developer: **HAMBURG TEAM/ OTTO WULFF**
Area: **Charlottenburg**
Street: **Quedlinburger Strasse 10 and 12**
Residential units: **269**
Type of use: **rent and condominium**
Rent / Prices €/m²: **n/a**
© bloomimages GmbH

Westfälische Strasse

Developer: **BUWOG**
Area: **Wilmersdorf**
Street: **Westfälische Strasse 21–22**
Residential units: **55**
Type of use: **rent**
Rent €/m²: **n/a**

© BUWOG



Friedrichshain-Kreuzberg

It’s not just the nightlife that is exciting in this trendy district: during the day there’s also plenty of action at companies both large and small that have moved in alongside the above-average earners who are able to afford the very high rents and asking prices in Friedrichshain-Kreuzberg.

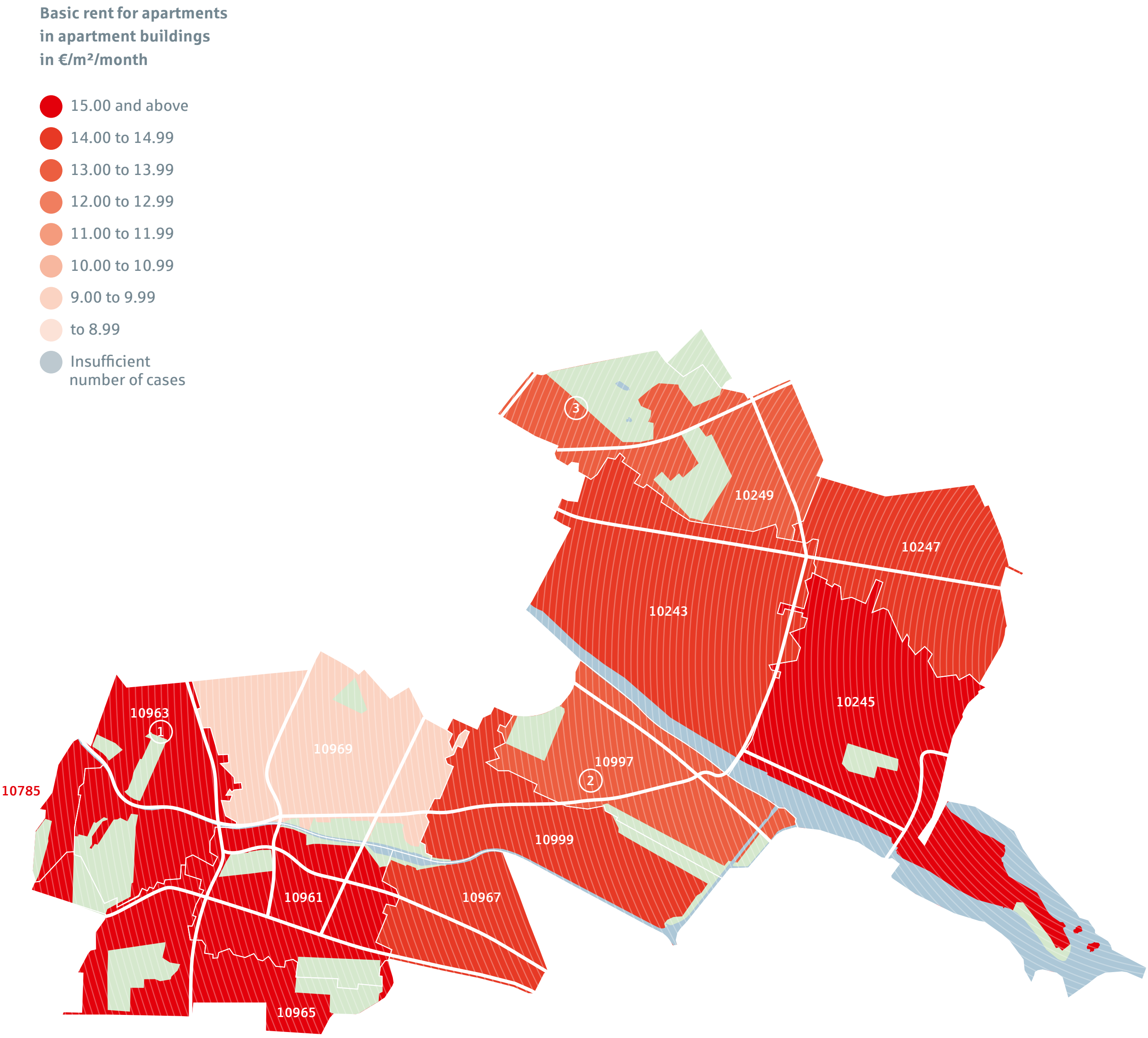
Clubs, restaurants and a lively cultural scene have put the international spotlight on the district’s neighbourhoods on both sides of the River Spree. The demand for housing has remained stable at a high level over the last few years, and prices in the district’s once relatively affordable traditional neighbourhoods have risen as a result. Both Friedrichshain and Kreuzberg are thus experiencing the type of development typically associated with trendy areas and neighbourhoods, as an increasing number of high earners are moving into the densely populated inner district. Large companies are also relocating to Friedrichshain-Kreuzberg. One of the tallest office towers in Berlin is now being built right next to the Warschauer Brücke bridge near the Spree, for example. The large housing estates in the district receive much less attention, on the other hand. However, their central location near the district’s fashionable areas is also leading to an increase in their rents and asking prices.

Meanwhile, developers continue to fill even the smallest gaps in the traditional neighbourhoods with old buildings, and there’s still extensive potential for further development in such neighbourhoods. For example, more than 400

15,883
Places in child care facilities

3,247
Bicycle thefts 2022

133
Water area in ha



①
Askanischer Platz
Askanischer Platz is located on Stresemannstrasse near Anhalter Bahnhof and not far from Potsdamer Platz. One of Berlin's boldest event locations – the Tempodrom – was built there. The venue's striking roof is inspired by the Cathedral of Brasília, which was designed by Oscar Niemeyer. Funding for the venue came from government grants, donations and compensation payments, among other sources.

②
Oranienplatz
Oranienplatz, which is located between Kottbusser Tor, Moritzplatz and Görlitzer Bahnhof, forms the centre of vibrant Kreuzberg. Small pleasant restaurants, clubs, fun bars and pubs, grocery stores and drinks stores as well as interesting shops are situated close together here. One attraction is the 22 × 14-meter "Astronaut Cosmonaut" mural created by Victor Ash at Oranienstrasse 195.

③
Barnimkiez
The heart of the Barnimkiez neighbourhood is Volkspark Friedrichshain, which is the first park ever built in Berlin. Volkspark Friedrichshain was created for recreation in the 19th century in response to tightening housing conditions in the city. The Märchenbrunnen (fountain of fairy tales), with its dreamlike water features and ornaments is perhaps the most beautiful fountain in Berlin. The Barnimkiez is an optimal residential area for sports enthusiasts and families especially. Wohnquartier.

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

Rent and housing costs

The district in small-scale analysis

Post-code	Number of rental offers	Basic rent in all market segments[1] in €/m²/month		Basic rent in bottom market segment[1] in €/m²/month		Basic rent in top market segment[1] in €/m²/month		Apartment size[1] in m²		Total housing cost[2] avg. in €/month		Household purchasing power avg. in €/month	
10243	216	14.77	(35)	5.71	(150)	27.86	(11)	61.3	(120)	905	(49)	3,452	(95)
10245	295	16.00	(20)	7.01	(73)	26.96	(23)	68.0	(43)	1,088	(21)	3,333	(115)
10247	322	14.61	(36)	7.04	(69)	26.00	(37)	61.9	(112)	905	(50)	3,228	(131)
10249	260	13.11	(67)	5.71	(152)	26.25	(31)	65.0	(69)	852	(70)	3,425	(102)
10961	96	15.06	(32)	6.37	(114)	27.41	(16)	57.5	(162)	866	(64)	3,166	(146)
10963	88	16.56	(17)	6.91	(81)	27.27	(19)	61.4	(117)	1,016	(31)	3,658	(69)
10965	90	15.65	(25)	7.58	(44)	25.82	(40)	67.3	(47)	1,053	(27)	3,213	(135)
10967	98	14.18	(43)	8.00	(27)	26.09	(35)	60.0	(134)	851	(73)	3,224	(133)
10969	141	9.99	(139)	5.37	(172)	21.57	(89)	54.2	(179)	541	(155)	3,051	(162)
10997	72	13.47	(60)	7.34	(57)	23.00	(71)	68.5	(41)	922	(47)	2,853	(175)
10999	111	14.12	(46)	5.28	(179)	24.07	(62)	61.4	(115)	868	(63)	3,152	(148)
District	**1,789**	**14.50**		**5.97**		**26.09**		**62.7**		**909**		**3,243**	
Berlin	**26,436**	**11.50**		**5.96**		**23.91**		**62.9**		**723**		**3,508**	

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

> "The Stralau peninsula is one of the quietest places in Friedrichshain-Kreuzberg. A row of office buildings 300 metres long 'shields' the residential and apartment buildings there from the adjacent rail line."

+6,484
housing balance
2016–2021

+1,119
natural net
population balance
2022

apartment units are currently being built near Klinikum Friedrichshain hospital at a former brewery site with an area of approximately 19,000 square metres. In the prefabricated building neighbourhood that is located south of Karl-Marx-Allee in what is still the Mitte district, and which stretches from there to Ostbahnhof station, sites are now being developed that previously only housed car parks and flat supermarkets. One example here is a seven-storey building that will include 160 residential units.

The new Mediaspree neighbourhood, which features residential and office buildings, as well as restaurants and entertainment venues, is nearly finished, and larger projects are now taking shape in Kreuzberg especially. The urban development concept for the "Dragonerareal" on Mehringdamm was completed in the summer of 2022, for example. The "Dragonerareal", which was previously a commercial site, will be a mixed-use neighbourhood that will include around 470 apartments. Just to the northwest, right next to the Landwehr Canal, approval was issued last year for the second of three construction phases that will lead to the creation of a new neighbourhood around the former Postbank office tower, which was built between 1965 and 1971. The building itself will be completely refurbished and modernised in order to create new commercial space. Most of the approximately 400 apartments to be built in the new neighbourhood will be situated on the northern side of the almost 36,000 square meter site. Plans call for the site to also house a daycare centre, a supermarket, other stores and shops, and restaurants. ■

38.5
living space per
inhabitant in m²

10.4
share of population
aged 65+ in %

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.: 4,101 €/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: 15.19 €/m²)

New construction in the district

Two current project developments in detail

The Franz

Developer: **D & H Projektmanagement**
Area: **Friedrichshain**
Street: **Franz-Mehring-Platz 6**
Residential units: **160**
Type of use: **condominium**
Prices €/m²: **e. g. 7,950 – 10,920**

Neue Bockbrauerei

Developer: **BAUWERT Aktiengesellschaft**
Area: **Kreuzberg**
Street: **Fidicinstrasse, Schwiebusser Strasse**
Residential units: **223**
Type of use: **rent, condominium, student apartments**
Rent / Prices €/m²: **n/a**

Lichtenberg

Lichtenberg's 10 subdistricts display great variety: an urban flair at the edge of the city centre and a village-like character at the edge of the city itself, with everything from large housing estates and high-rise buildings to idyllic lakes and riverside areas.

Lichtenberg's proximity to the city centre and Friedrichshain has led to an increase in demand for housing there over the last few years, especially given the comparatively low rents that can still be found in the district. Lichtenberg boasts other attractive qualities as well, such as good U-Bahn and S-Bahn connections. After many years of modernisation work at the Ostkreuz regional rail and S-Bahn hub (located just west of the Rummelsburg subdistrict), the redesign of the station's front entrances has now been completed. The extension of the Berlin inner-city motorway up to Storkower Strasse is being pushed by the Federal Ministry of Transport, but the project is the subject of controversy in Berlin and it is not yet clear whether it will actually go through as planned.

Lichtenberg also has plenty of charming landscapes, however, such as Lake Orankesee, Rummelsburger Bucht bay and the Herzberge landscape park. The Tierpark zoo with Friedrichsfelde Palace also attracts a large number of foreign visitors. Lichtenberg's 10 subdistricts display great differences and offer everything from urban flair to a village-like character at the edge of the city – with large housing estates and exclusive villa neighbourhoods as well.

A prefabricated building estate from the GDR era has been further developed near the Lichtenberg S-Bahn station in the subdistrict that gives the entire district its name. Last year, one of Berlin's state-owned housing companies completed 394 apartments in a new high-rise building here. Current plans call for the creation

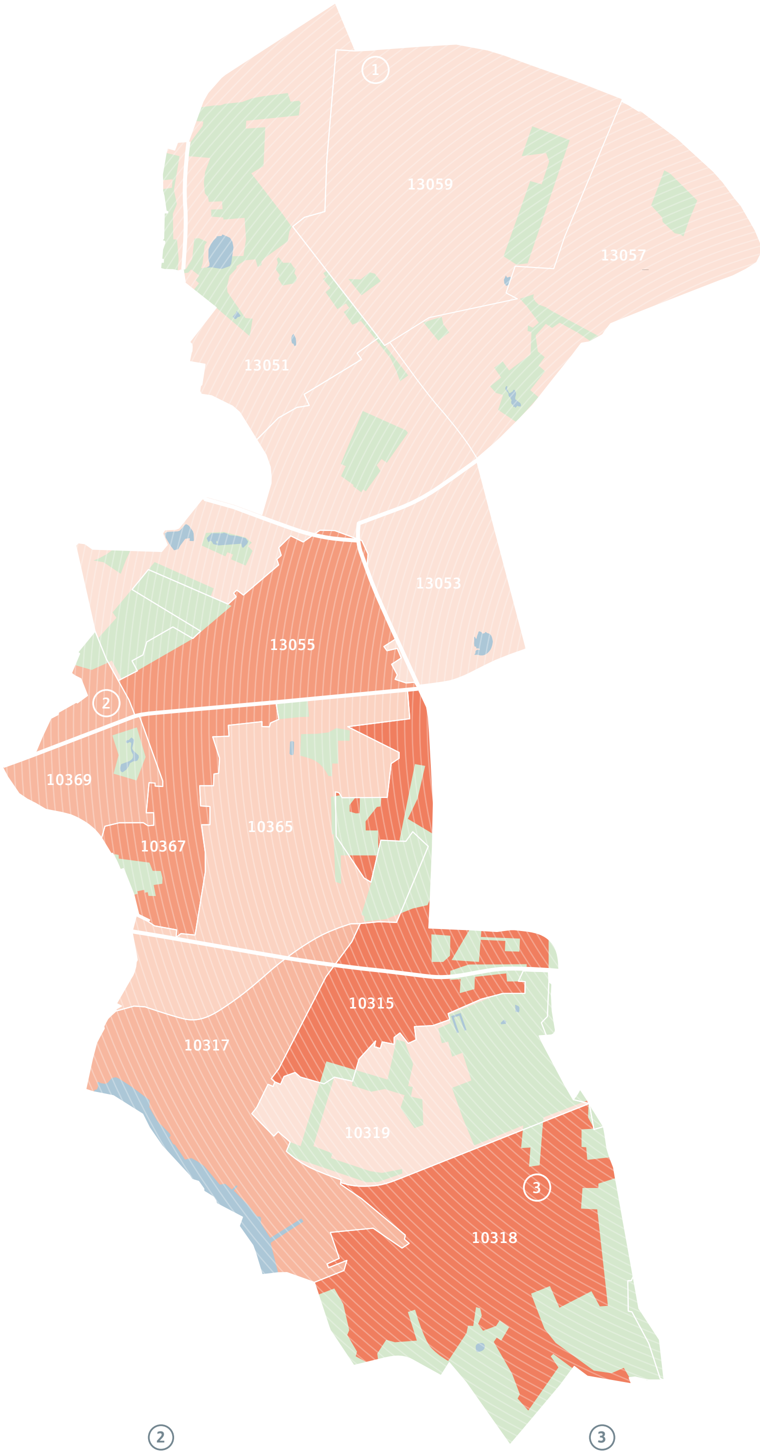
17,140
Places in child care facilities

1,280
Bicycle thefts 2022

109
Water area in ha

Basic rent for apartments in apartment buildings in €/m²/month

- 15.00 and above
- 14.00 to 14.99
- 13.00 to 13.99
- 12.00 to 12.99
- 11.00 to 11.99
- 10.00 to 10.99
- 9.00 to 9.99
- to 8.99
- Insufficient number of cases



1

Dorf Wartenberg

In detached or semi-detached houses on the border to Brandenburg, the nightingale and the penduline tit can often still be heard singing quietly in what seems like a type of competition. The landscape park here can be found north of the housing estates, in the 210-hectare Wartenberger Feldmark. The romantic cherry tree garden, which was laid out after German reunification as a “symbol of peace and the sun”, is particularly beautiful.

2

Hohenschönhausener Strasse

The interesting perimeter block developments between Hohenschönhausener Strasse and Landsberger Allee stand out through their very beautiful green inner courtyards. The apartments dating from the 1980s have since been renovated. The green and open spaces fit perfectly with the adjacent Volkspark Prenzlauer Berg. This 29-hectare former pile of rubble is a great place to jog, stroll or linger.

3

Karlshorst Nord

There are many beautiful old buildings in the northern part of Karlshorst. The unconditional surrender of the German Wehrmacht was signed on 8 May 1945 in what is now the German-Russian Museum on Zwieseler Strasse. The site was then used as the largest Russian intelligence office abroad. Many new detached and terraced houses were later built on the former KGB site.

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

Rent and housing costs

The district in small-scale analysis

Post-code	Number of rental offers	Basic rent in all market segments[1] in €/m²/month		Basic rent in bottom market segment[1] in €/m²/month		Basic rent in top market segment[1] in €/m²/month		Apartment size[1] in m²		Total housing cost[2] avg. in €/month		Household purchasing power avg. in €/month	
10315	526	12.24	(86)	6.30	(119)	26.16	(32)	60.0	(134)	734	(104)	3,361	(112)
10317	205	10.56	(126)	6.12	(128)	22.15	(79)	59.7	(144)	630	(139)	3,087	(156)
10318	263	12.21	(88)	6.50	(94)	19.08	(130)	66.1	(60)	806	(85)	3,787	(58)
10319	245	7.32	(172)	5.67	(155)	22.25	(77)	59.0	(149)	432	(174)	3,442	(99)
10365	242	9.87	(142)	5.47	(166)	16.09	(161)	51.0	(183)	503	(159)	3,227	(132)
10367	88	11.67	(104)	5.63	(158)	22.50	(73)	59.0	(150)	688	(118)	3,108	(155)
10369	84	10.00	(137)	5.67	(155)	15.82	(162)	55.0	(175)	550	(154)	3,716	(64)
13051	168	7.05	(176)	5.24	(181)	13.48	(175)	47.8	(186)	337	(186)	3,624	(78)
13053	135	8.00	(163)	5.38	(171)	14.81	(169)	60.3	(132)	483	(163)	4,048	(38)
13055	271	11.17	(114)	5.86	(141)	16.95	(155)	62.0	(108)	693	(115)	3,798	(57)
13057	91	8.00	(163)	5.41	(169)	12.16	(182)	63.6	(92)	509	(158)	3,238	(128)
13059	73	6.38	(185)	5.37	(172)	15.00	(167)	58.4	(156)	372	(184)	3,438	(101)
District	**2,391**	**10.47**		**5.57**		**21.99**		**59.6**		**624**		**3,485**	
Berlin	**26,436**	**11.50**		**5.96**		**23.91**		**62.9**		**723**		**3,508**	

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

“The spaces along the banks of the river between Rummelsburg and Oberschöneweide are being developed. Plans for a ‘Spreeküste’ (Spree Coast) development concept were announced at the beginning of 2023.”

+10,312
housing balance
2016–2021

−8
natural net
population balance
2022

36.0
living space per
inhabitant in m²

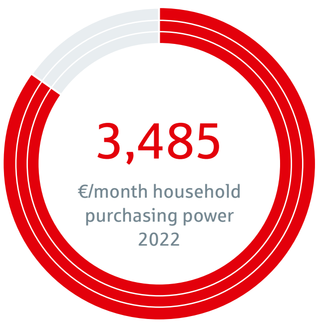
18.9
share of population
aged 65+ in %

of a new neighbourhood with around 700 apartments on Weissenseer Weg. The neighbourhood will be built on a site formerly occupied by a parking lot for buses operated by the BVG transport company. The site is situated near where the Fennpfuhl and Alt-Hohenschönhausen subdistricts border on the Pankow district to the north. A primary school, a daycare centre and sports facilities will also be built at the site.

A new quarter with more than 1,000 apartments is to be built on Gehrenseestrasse in Alt-Hohenschönhausen. This site, which has an area of 6.8 hectares, will have five high-rises, some of which will have as many as 21 floors, although most of the buildings will have five to seven floors. Plans for the site also call for construction of approximately 60,000 square metres of commercial space. The district is also strengthening its business and commercial foundations in other locations. For example, the Herzberg-Campus business and commercial quarter is being successively further developed. Among other things, plans call for new buildings to be constructed outside the current campus area that currently totals just under 24,000 square metres. ■

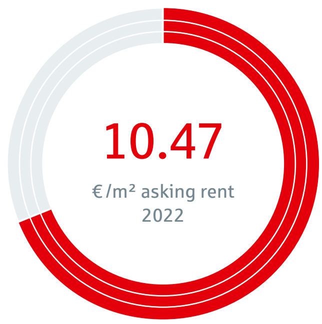
The district in comparison

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.: 4,101 €/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: 15.19 €/m²)

New construction in the district

Two current project developments in detail

Landsberger Allee 341–343

Developer: **Gewobag**
Area: **Alt-Hohenschönhausen**
Street: **Landsberger Allee 341–343**
Residential units: **> 1.400**
Type of use: **rent and student apartments**
Rent €/m²: **from 6.60**
© Raumerfinder GmbH

An der Mole

Developer: **HOWOGE**
Area: **Rummelsburg**
Street: **An der Mole 3–9**
Residential units: **169**
Type of use: **rent**
Rent €/m²: **from 6.50**

© AFF Architekten

Marzahn-Hellersdorf

The eastern outskirts of the city are dominated by two very different types of residential neighbourhoods: those with large housing estates and others that feature mostly single-family houses. Both types are in demand, and an increasing number of families with children in particular are moving to Marzahn-Hellersdorf.

The large housing estates in Marzahn and Hellersdorf from the 1970s and 1980s still stand out in the two subdistricts today. People from outside the former East Berlin criticised the prefabricated buildings there shortly after the fall of the Berlin Wall, but these buildings have become increasingly popular as of late. The apartments in the buildings stand out through their more affordable rents as compared to central locations. The units also feature large balconies, the buildings are surrounded by green spaces and the areas around them are quiet. Many of the older residents here have felt an attachment to their neighbourhoods for quite some time, but more and more young people are also now moving to the eastern part of Berlin again.

In view of the significantly increasing demand for housing in the district, the Marzahn-Hellersdorf district office began moving ahead with the construction of multi-storey apartment buildings during the last legislative period. Plans call for apartments for students to also be built within the framework of this process. District officials are now developing and presenting plans for construction in areas in Marzahn-Hellersdorf where no such plans had previously existed. Whereas just two years ago district policies were still focusing on the ageing population, the influx of families has now become so strong that the lack of places in daycare centres and schools is now delaying residential housing projects.

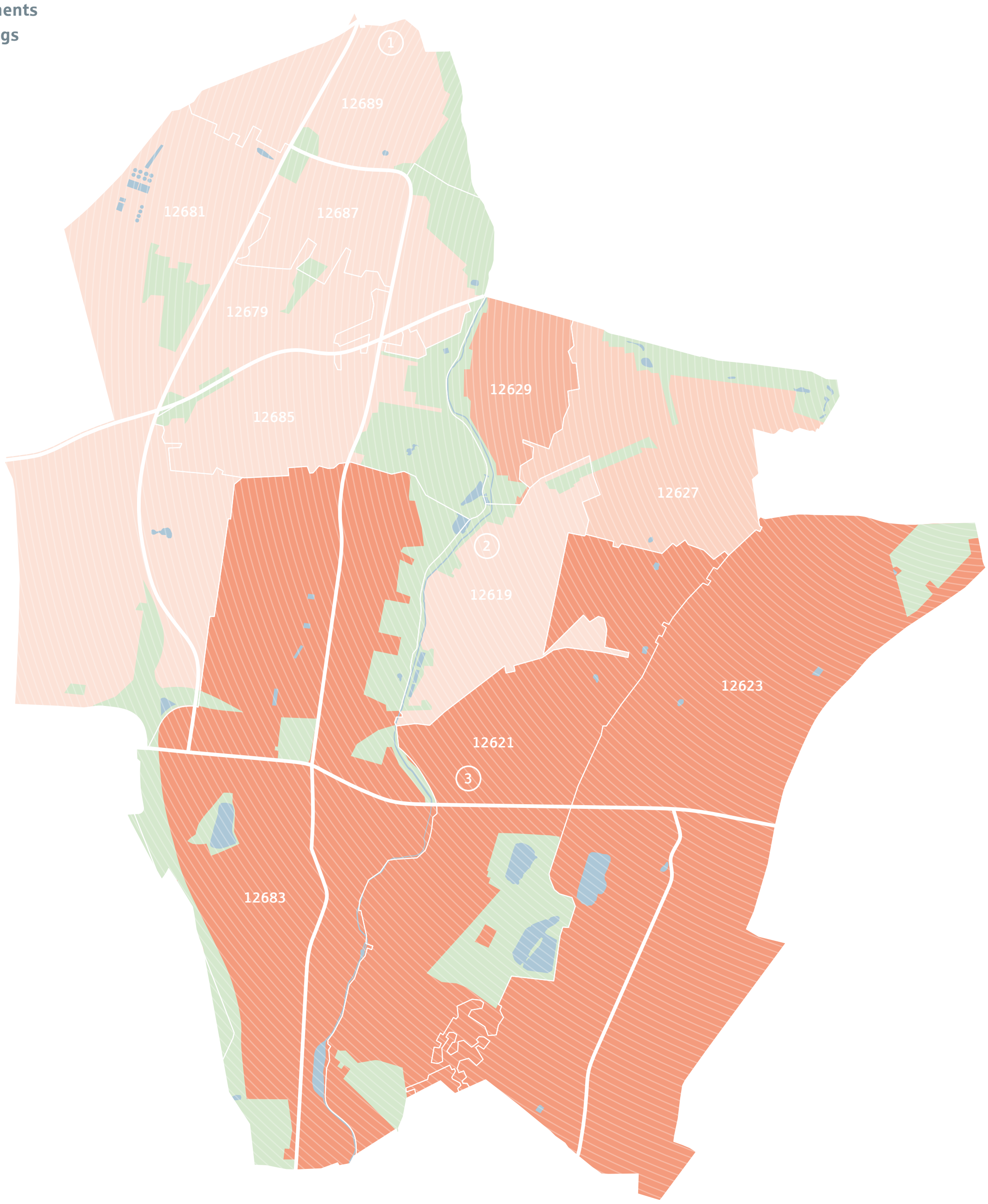
14,558
Places in child care facilities

743
Bicycle thefts 2022

126
Water area in ha

Basic rent for apartments in apartment buildings in €/m²/month

- 15.00 and above
- 14.00 to 14.99
- 13.00 to 13.99
- 12.00 to 12.99
- 11.00 to 11.99
- 10.00 to 10.99
- 9.00 to 9.99
- to 8.99
- Insufficient number of cases



①
Havemannstrasse

In the streets surrounding Havemannstrasse, 11-storey prefabricated buildings were reduced to three to six stories in the 2000s within the framework of the “Ahrensfelder Terrassen” project that was part of the “Stadtumbau Ost” development programme. Following the structural transformation through shrinkage, maintenance and the modernisation of the remaining apartments, the feel-good factor in the neighbourhood was significantly increased.

②
Kaulsdorf Nord II

Kaulsdorf is one of the largest contiguous areas of detached and two-family houses. Things look a bit different around Sonnenkieker street, where there are also apartment buildings, but the grounds of these are beautifully landscaped in keeping with the surroundings. With the Wuhleteich pond, the adjacent parks and the proximity to the Gardens of the World, this area is an idyllic dream for nature lovers.

③
Alt-Kaulsdorf

Gut Kaulsdorf manor is the main attraction in Alt-Kaulsdorf, along with the village green around the historic village church, whose first building was built around 1250. On 3 January 1683, the Elector Frederick William issued a permit to produce alcohol here. However, it was Sergei Shilkin who, starting in 1945, rebuilt the almost completely destroyed factory and transformed it into one of the most important and popular companies in the area today.

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

Rent and housing costs

The district in small-scale analysis

Post-code	Number of rental offers	Basic rent in all market segments[1] in €/m²/month		Basic rent in bottom market segment[1] in €/m²/month		Basic rent in top market segment[1] in €/m²/month		Apartment size[1] in m²		Total housing cost[2] avg. in €/month		Household purchasing power avg. in €/month	
12619	77	7.65	(168)	5.53	(163)	21.51	(91)	60.0	(142)	459	(165)	3,170	(145)
12621	85	11.78	(101)	8.60	(17)	17.86	(147)	70.0	(30)	825	(80)	4,620	(13)
12623	147	11.80	(99)	8.82	(12)	21.04	(98)	70.0	(30)	826	(79)	4,576	(15)
12627	363	9.73	(147)	6.71	(86)	13.64	(174)	59.1	(147)	575	(149)	3,235	(130)
12629	184	10.03	(134)	6.50	(94)	13.37	(177)	64.6	(80)	648	(132)	3,190	(141)
12679	160	6.87	(180)	5.24	(181)	10.51	(185)	54.7	(178)	375	(182)	3,336	(114)
12681	104	6.91	(179)	5.19	(183)	13.42	(176)	49.4	(185)	341	(185)	3,598	(81)
12683	181	11.36	(112)	5.97	(134)	20.63	(108)	64.8	(74)	736	(102)	4,370	(21)
12685	97	7.52	(170)	5.02	(186)	13.08	(178)	65.0	(69)	489	(161)	3,833	(51)
12687	139	8.20	(161)	5.17	(184)	12.57	(181)	58.4	(155)	479	(164)	3,722	(63)
12689	199	6.81	(181)	5.07	(185)	14.50	(170)	54.8	(176)	373	(183)	3,208	(136)
District	**1,736**	**9.27**		**5.29**		**16.00**		**61.0**		**565**		**3,691**	
Berlin	**26,436**	**11.50**		**5.96**		**23.91**		**62.9**		**723**		**3,508**	

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

"Due in no small part to the COVID-19 pandemic and the resulting increased demand for larger affordable residential space close to natural surroundings, Marzahn-Hellersdorf is now the focus of more attention as a popular and pleasant place to live."

+8,349
housing balance
2016–2021

+126
natural net
population balance
2022

37.2
living space per
inhabitant in m²

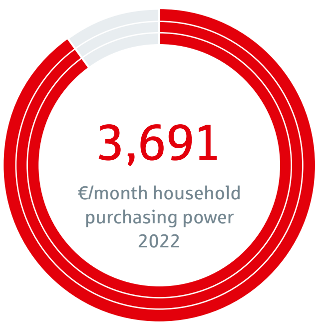
21.5
share of population
aged 65+ in %

Marzahn-Hellersdorf has a different feeling in the Mahlsdorf, Biesdorf and Kaulsdorf subdistricts, which are dominated by single-family houses. Construction has been on the rise in these subdistricts as well for many years now. A large number of green spaces, a solid transport infrastructure, comparatively moderate prices and a continuously expanding social infrastructure have contributed to a situation in which just under 200 single-family houses have been built every year here over the last few years. When properties are sold, the new owners frequently divide the property or add floors to the building or buildings. Many people who previously ran businesses but now no longer use their commercial space are converting their properties to residential use and in many cases constructing multi-storey buildings.

Major potential for large projects also exists in the subdistricts dominated by single-family houses. In Kaulsdorf, for example, a neighbourhood with wood buildings is being created on a site with an area of approximately 14,000 square metres. This neighbourhood will feature 18 terraced and semi-detached houses and seven multi-family dwellings, whereby a total of 166 new rental apartments will be built here. In the end, the standards in large housing estates remain different in the district, even with regard to new construction: in Marzahn, for example, plans call for the development of a new neighbourhood with 500 apartments on the grounds of the Tal-Center shopping and commercial centre – with medical care facilities, a daycare centre, retail outlets and offices as well. ■

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.: 4,101 €/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: 15.19 €/m²)

New construction in the district

Two current project developments in detail

Bodo-Uhse-Strasse

Developer: **STADT UND LAND**
Area: **Hellersdorf**
Street: **Bodo-Uhse-Strasse 8, 10**
Residential units: **approx. 150**
Type of use: **rent**
Rent €/m²: **from 6.60**

© Kondor Wessels

Martin-Riesenburger-Strasse/ Lichtenhainer Strasse

Developer: **GESOBAU**
Area: **Hellersdorf**
Street: **Martin-Riesenburger-Strasse 46, 48 / Lichtenhainer Strasse 13 a–c**
Residential units: **132**
Type of use: **rent**
Rent €/m²: **from 6.50**

© Baumschlager Eberle Architekten

Mitte

In the eastern centre, one new neighbourhood has almost been completed, while a second is taking shape and a third is looking to become part of a UNESCO World Heritage Site. There is some controversy, however, concerning whether the once "lost" Mitte subdistrict should be recreated in a modern or historical style.

Residential housing doesn't play much of a role in the historical Mitte subdistrict, where business, shopping, culture and politics dominate the scene. Those who can afford to move to such a prominent central location will find properties in the upmarket segment. Some of these are new buildings, while others have been refurbished. Nevertheless, the Mitte subdistrict, which is one of six subdistricts in Mitte, also has plenty of other things to offer.

After being more or less destroyed during the Second World War a large part of the old centre was completely redesigned as a low-density, car-friendly section of the capital. The prefabricated buildings from the GDR era have now been refurbished and are also very popular due to their good location. The focus here at the moment is on densification and gap filling nearby – on Alexanderplatz, for example, where several high-rises are now being built. Discussions are also now under way regarding plans for the Molkenmarkt square directly behind City Hall, whereby the debate centres on how historical or modern a new quarter there should be.

The Hansaviertel quarter north of Tiergarten park is also a low-density, car-friendly section of the city. Hansaviertel was developed as a uniform concept in the 1950s, although the individual buildings were designed by different prominent architects. The quarter, which basically can be viewed as a result of the Interbau 1957 building exhibition, is still considered an icon of modern

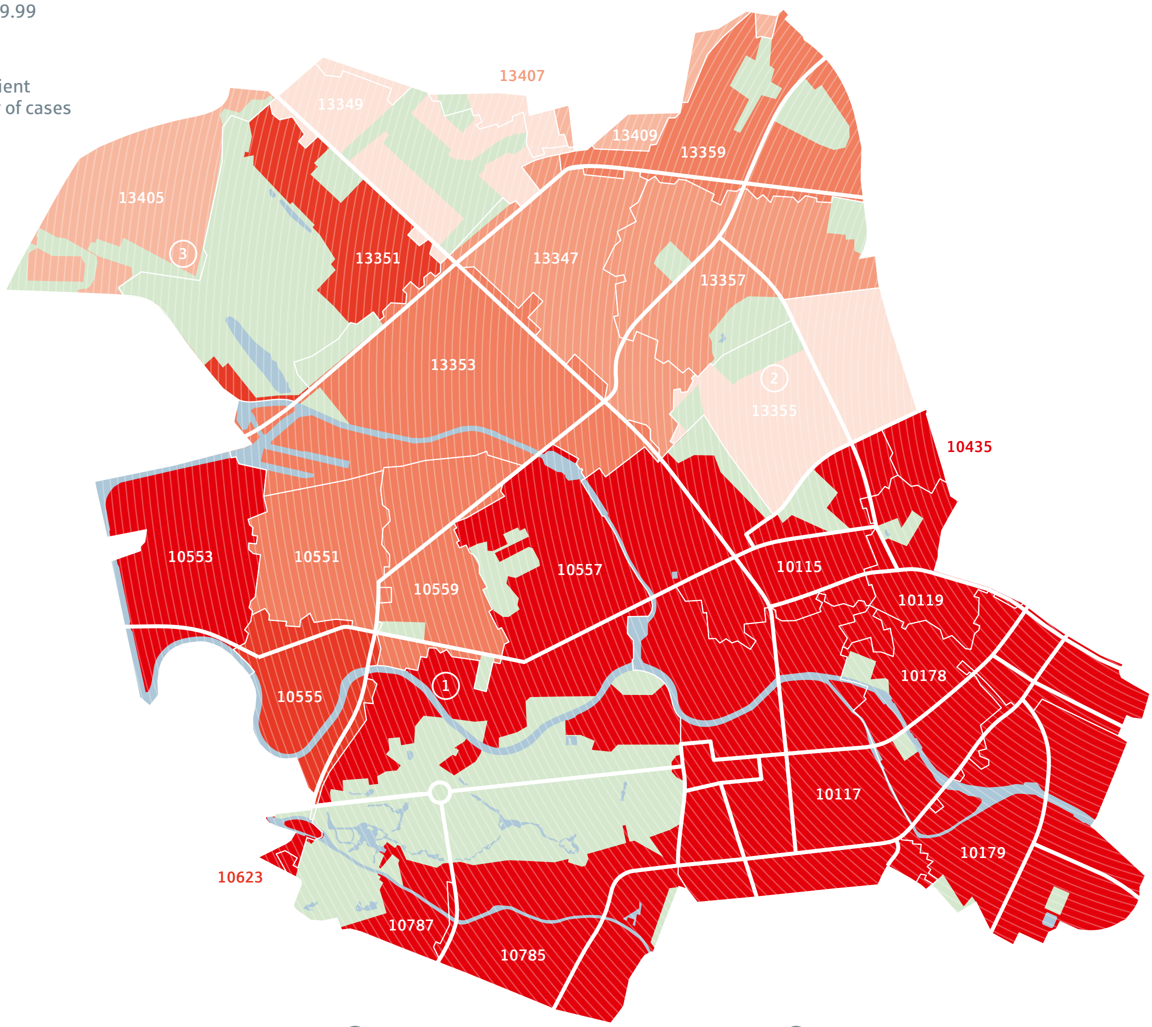
20,990
Places in child care facilities

3,595
Bicycle thefts 2022

143
Water area in ha

Basic rent for apartments in apartment buildings in €/m²/month

- 15.00 and above
- 14.00 to 14.99
- 13.00 to 13.99
- 12.00 to 12.99
- 11.00 to 11.99
- 10.00 to 10.99
- 9.00 to 9.99
- to 8.99
- Insufficient number of cases



① Thomasiusstrasse

Thomasiusstrasse is one of Moabit's quieter streets. The mostly renovated and attractive Art Nouveau buildings near the River Spree offer a special feel-good atmosphere and are particularly popular due to their location on the water. The seven-hectare Kleiner Tiergarten park, Carl von Ossietzky Park and the Presidential Triangle Park as well as the listed Moabit Prison are located in the immediate vicinity.

② Humboldthain Süd

The Brunnenviertel neighbourhood is located between Gartenstrasse, Brunnenstrasse, Bernauer Strasse and Volkspark Humboldthain. The Humboldthain offers everything you would want to do in your free time. If you're not just looking for recreation and relaxation, you can enjoy wonderful jogging paths or climb the small and large bunker hills to the historic flak (anti-aircraft) tower. The winding water slide is the highlight of the park's popular outdoor pool.

③ Rehberge

Some of the housing estates around the approx. 80-hectare Volkspark Rehberge park were built in the "New Objectivity" style, the predecessor of the world-famous Bauhaus architecture. At the Friedrich-Ebert-Siedlung estate in particular, the simple façade and cubist architectures can still be admired today. The practical and sometimes repetitive construction method made it possible to reduce construction costs and keep rents low.

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

Rent and housing costs

The district in small-scale analysis

Post-code	Number of rental offers	Basic rent in all market segments[1] in €/m²/month		Basic rent in bottom market segment[1] in €/m²/month		Basic rent in top market segment[1] in €/m²/month		Apartment size[1] in m²		Total housing cost[2] avg. in €/month		Household purchasing power avg. in €/month	
10115	341	17.07	(10)	8.63	(16)	27.00	(21)	64.0	(88)	1,092	(20)	3,626	(76)
10117	229	19.05	(4)	8.51	(18)	28.00	(6)	75.0	(14)	1,429	(3)	4,278	(25)
10119	146	16.55	(18)	7.40	(55)	27.45	(15)	70.0	(30)	1,158	(16)	3,479	(92)
10178	162	17.97	(6)	6.65	(89)	26.60	(29)	59.1	(148)	1,062	(26)	3,687	(66)
10179	226	21.06	(1)	5.79	(147)	28.54	(4)	62.5	(104)	1,316	(4)	3,850	(49)
10551	137	12.86	(73)	6.38	(113)	22.31	(75)	50.0	(184)	643	(135)	3,116	(154)
10553	156	15.62	(27)	6.50	(94)	22.00	(82)	64.7	(77)	1,011	(33)	2,857	(174)
10555	85	14.00	(48)	7.91	(32)	24.00	(63)	56.0	(169)	784	(91)	3,176	(143)
10557	243	19.58	(3)	6.87	(82)	27.50	(14)	67.0	(51)	1,312	(5)	3,577	(85)
10559	88	12.28	(84)	6.32	(118)	24.10	(61)	60.3	(133)	741	(99)	3,066	(159)
10785	234	19.94	(2)	7.18	(62)	28.00	(6)	73.0	(18)	1,456	(2)	3,807	(56)
10787	52	15.54	(29)	7.35	(56)	28.00	(6)	64.5	(82)	1,002	(34)	3,827	(53)
13347	164	11.53	(108)	6.95	(77)	23.33	(68)	56.0	(173)	645	(133)	2,771	(178)
13349	133	8.68	(159)	6.06	(130)	22.76	(72)	52.1	(182)	452	(167)	2,903	(172)
13351	151	14.50	(39)	7.04	(69)	21.92	(86)	58.5	(154)	848	(74)	2,845	(176)
13353	214	12.50	(78)	7.21	(61)	25.28	(46)	56.0	(169)	700	(110)	2,782	(177)
13355	131	7.58	(169)	6.00	(132)	25.00	(51)	60.5	(129)	459	(166)	3,037	(164)
13357	148	11.04	(116)	6.40	(112)	21.32	(94)	60.0	(142)	662	(128)	2,960	(168)
13359	208	12.55	(77)	5.87	(140)	21.27	(96)	57.7	(160)	725	(105)	2,683	(185)
District	**3,248**	**15.19**		**6.44**		**26.98**		**61.8**		**938**		**3,216**	
Berlin	**26,436**	**11.50**		**5.96**		**23.91**		**62.9**		**723**		**3,508**	

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

"Potsdamer Platz update: One street here is being transformed into a pedestrian zone, which will create more space for green areas and outdoor dining. In addition, a mall will be turned into a 'Food Hub'."

+11,680
housing balance
2016–2021

+1,495
natural net
population balance
2022

36.6
living space per
inhabitant in m²

12.7
share of population
aged 65+ in %

architecture. Together with its "counterpart" – the boulevard Karl-Marx-Allee, which was built in the Soviet style in East Berlin – the Hansaviertel quarter is being promoted by the Berlin Senate as a defining example of Berlin's post-war modernism, with the ultimate goal of obtaining UNESCO World Heritage Site status for Karl-Marx-Allee and Hansaviertel.

Europacity, which is located north of Berlin Central Station, is also based on a uniform concept. The neighbourhood is taking shape nicely but is still not completely finished. Europaplatz forms the connection between the transport hub at Central Station and the new neighbourhood in Europacity, and a design competition for the square was completed in 2022. Mitte's Moabit subdistrict, which is situated west of Central Station, has been significantly upgraded over the past few years. Transformation, refurbishing and densification have led to the creation of new apartments whose prices are generally higher than the prices previously asked for in the subdistrict.

Plans for the Wedding subdistrict in the north call for the construction of a new "Quartier Am Humboldthain" neighbourhood between now and 2030. An urban development competition for the neighbourhood was completed last year, whereby the winning entry calls for the construction of buildings with five to eight floors around a park, as well as smaller buildings slightly further away. ■

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.: 4,101 €/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: 15.19 €/m²)

New construction in the district

Two current project developments in detail

Fischerinsel

Developer: **WBM**
Area: **Mitte**
Street: **Fischerinsel/ Mühlendamm**
Residential units: **210**
Type of use: **rent**
Rent €/m²: **from 6.60**

Köpenicker Strasse

Developer: **WBM**
Area: **Mitte**
Street: **Köpenicker Strasse in front of 104–114**
Residential units: **106**
Type of use: **rent**
Rent €/m²: **from 6.60**

Neukölln

The bustling northern part of Neukölln attracts people from all over the world – and prices in the traditional neighbourhoods with old buildings here are rising as a result. Major new development potential is being exploited in the area south of the circular S-Bahn train line (the "Ring").

The Neukölln subdistrict not only lends the entire district its name; it's also largely responsible for Neukölln's overall popularity, as the neighbourhoods surrounding the Reuterkiez quarter in the northern part of the district have been a magnet for young people in particular over the last few years. In other words, this area, which was already dominated by people with a Turkish or Arab background, has now become even more globalised and culturally diverse. Prices for apartments in older buildings in the more urban and densely populated neighbourhoods of the Neukölln subdistrict have risen sharply. More than 163,000 people – or around half the population of Neukölln – live in the Neukölln subdistrict, which is the northernmost of Neukölln's five subdistricts. As one moves further south, towards the outskirts of the city, both population density and building density decrease, with the exception of Britz, where several housing estates were built in the interwar years and after the Second World War.

The Hufeisensiedlung ("Horseshoe Estate") from the 1920s was one of the first-ever social housing construction projects, for example. The estate is now a UNESCO World Heritage Site that attracts architecture buffs from all over the world. More and more single-family houses are now being built in the Buckow and Rudow subdistricts in the southern part of Neukölln. This is also the area where Gropiusstadt is located. Gropiusstadt is Neukölln's newest subdistrict:

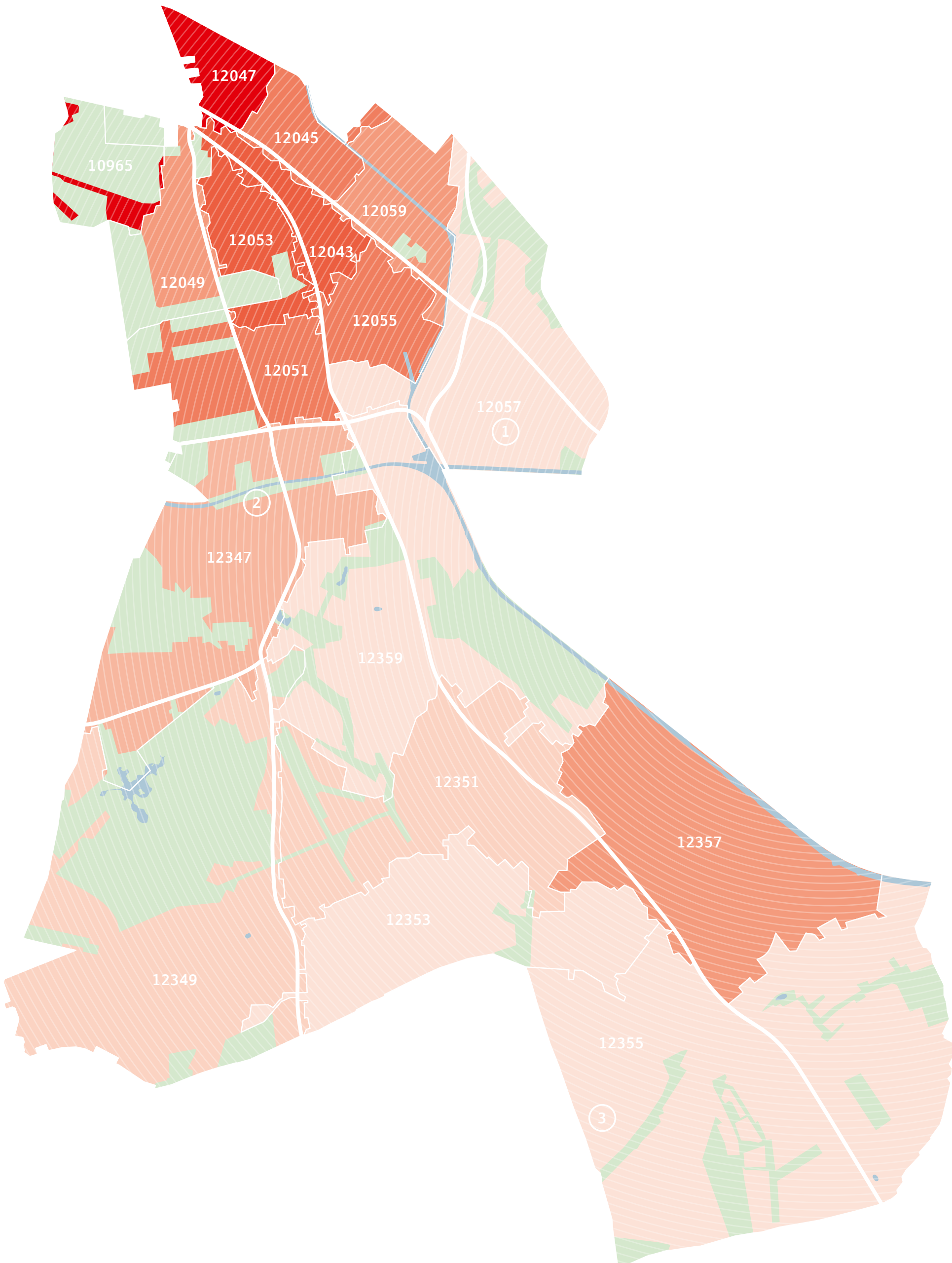
15,043
Places in child care facilities

1,695
Bicycle thefts 2022

85
Water area in ha

Basic rent for apartments in apartment buildings in €/m²/month

- 15.00 and above
- 14.00 to 14.99
- 13.00 to 13.99
- 12.00 to 12.99
- 11.00 to 11.99
- 10.00 to 10.99
- 9.00 to 9.99
- to 8.99
- Insufficient number of cases



①
Weisse Siedlung
From quite a distance it's already possible to see the 18-storey white high-rise buildings in the "Weisse Siedlung" housing estate, which rises like a majestic wave over the surrounding neighbourhood. The buildings that were constructed within the framework of social housing programmes in the 1970s were designed with generous green areas, playgrounds and open spaces. Even today, many young families are happy about the affordable housing and the cultural diversity.

②
Tempelhofer Weg
The old buildings around Tempelhofer Weg that feature beautiful Bauhaus architecture inspire with their elegant, practical and unexaggerated straightforward style. Most of the apartments here, the large majority of which were built in the 1920s and 1930s, have well thought out and practical floor plans, lovingly designed balconies and box-type windows, and very attractive façades.

③
Zittauer Strasse
The allotment garden, with its beautiful plots, isn't the only thing that Zittauer Strasse has to offer, as the pleasant, attractive and in some cases very luxurious detached houses in the quiet and green surrounding neighbourhood are simply captivating. Many wonderful country lanes offer enough space for long walks at the weekend. The Clay School, the music-oriented secondary school that's well known throughout Berlin and which includes upper secondary school classes, is also a lot of fun.

Source: CBRE based on VALUE market database

Rent and housing costs

The district in small-scale analysis

Post-code	Number of rental offers	Basic rent in all market segments[1] in €/m²/month		Basic rent in bottom market segment[1] in €/m²/month		Basic rent in top market segment[1] in €/m²/month		Apartment size[1] in m²		Total housing cost[2] avg. in €/month		Household purchasing power avg. in €/month	
12043	66	13.02	(69)	5.74	(149)	26.15	(33)	64.8	(76)	843	(76)	2,658	(190)
12045	64	12.06	(91)	7.00	(74)	25.37	(44)	58.9	(153)	710	(107)	2,663	(189)
12047	86	15.92	(23)	6.93	(78)	22.09	(80)	65.3	(66)	1,039	(29)	2,696	(184)
12049	118	11.79	(100)	7.04	(69)	25.22	(48)	54.0	(180)	637	(136)	2,697	(183)
12051	164	12.89	(72)	6.93	(78)	23.08	(70)	59.0	(152)	760	(96)	2,742	(181)
12053	81	13.84	(53)	6.35	(115)	27.29	(18)	60.0	(134)	830	(78)	2,731	(182)
12055	82	12.74	(76)	7.09	(67)	22.00	(82)	62.2	(107)	792	(90)	2,761	(179)
12057	87	7.35	(171)	6.50	(94)	19.51	(126)	60.0	(134)	441	(170)	2,678	(186)
12059	93	11.00	(117)	7.04	(69)	21.70	(88)	62.0	(109)	682	(120)	2,668	(188)
12347	143	10.07	(133)	6.25	(120)	22.00	(82)	67.0	(50)	675	(122)	3,142	(150)
12349	120	9.54	(150)	5.81	(144)	17.87	(146)	64.6	(79)	616	(141)	3,663	(68)
12351	83	9.12	(154)	6.47	(105)	20.83	(101)	69.8	(38)	637	(137)	3,442	(100)
12353	151	7.80	(165)	5.70	(153)	16.67	(157)	56.4	(168)	440	(171)	3,452	(94)
12355	133	8.62	(160)	6.44	(110)	17.19	(152)	65.8	(63)	567	(150)	3,910	(46)
12357	59	11.09	(115)	6.20	(123)	20.69	(105)	57.0	(165)	632	(138)	4,319	(24)
12359	57	7.14	(175)	5.76	(148)	15.50	(164)	60.7	(126)	434	(173)	3,065	(160)
District	**1,587**	**10.43**		**6.25**		**22.22**		**61.0**		**636**		**3,098**	
Berlin	**26,436**	**11.50**		**5.96**		**23.91**		**62.9**		**723**		**3,508**	

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

"Inner city neighbourhoods with buildings from the Wilhelminian period in the 19th century, the Horseshoe Estate World Heritage Site, extensive areas with single-family houses and the large housing estate Gropiusstadt represent just a few of the many facets of Neukölln."

+3,604
housing balance
2016–2021

+249
natural net
population balance
2022

36.3
living space per
inhabitant in m²

17.4
share of population
aged 65+ in %

created in the 1960s and 1970s, it is the smallest subdistrict in Neukölln in terms of population (just 37,991 residents), but it's also the most densely populated (14,229 people per square kilometre).

Neukölln has very good transport connections – with two underground lines, the circular S-Bahn train line and a motorway link to BER Airport, which is located just south of the district. For a while it seemed that Berlin was going to extend the U7 underground line to BER, but the Senate recently expressed doubts about such a plan. Plans for the extension of the M10 tram line continue to move ahead, however, whereby the goal here is to extend the line to Hermannplatz square at the northern edge of the district, thereby creating a direct tram link from there to Kreuzberg and Friedrichshain.

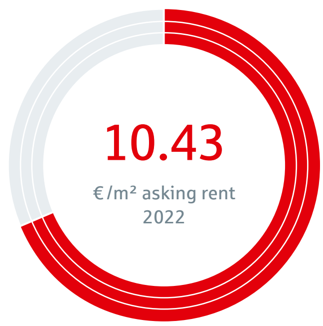
All large-scale potential for new residential housing construction in Neukölln is to be found in the area stretching from south of the circular S-Bahn line to the outskirts of the city. One example here involves a new neighbourhood with 1,000 apartments that is to be built at the former site of the RIAS (Radio in the American Sector) broadcasting service. The project is currently being planned for the subsequent approval process. In addition, 638 residential units are already under construction at the site of the former "Blub" water park. Both of the aforementioned development projects are in the Britz subdistrict. A new neighbourhood with approximately 900 apartments is now being built in Buckow, which is right at the edge of the city. The project's first construction phase is scheduled to be completed in 2024. ■

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.: 4,101 €/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: 15.19 €/m²)

New construction in the district

Two current project developments in detail

Fritz-Erler-Allee/ Käthe-Dorsch-Ring

Developer: **degewo AG**
Area: **Gropiusstadt**
Street: **Fritz-Erler-Allee/ Käthe-Dorsch-Ring**
Residential units: **44**
Type of use: **rent**
Rent €/m²: **from 6.50**

© B&O

Alt-Britz 107

Developer: **STADT UND LAND**
Area: **Britz**
Street: **Alt-Britz 107**
Residential units: **36**
Type of use: **rent**
Rent €/m²: **from 6.60**

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Pankow

The most dynamic demographic development, high rates of economic growth and effective neighbourhood planning with greater density and taller buildings: it's crucial that a substantial increase in housing must be aligned with measures to ensure climate-friendly urban development in Berlin.

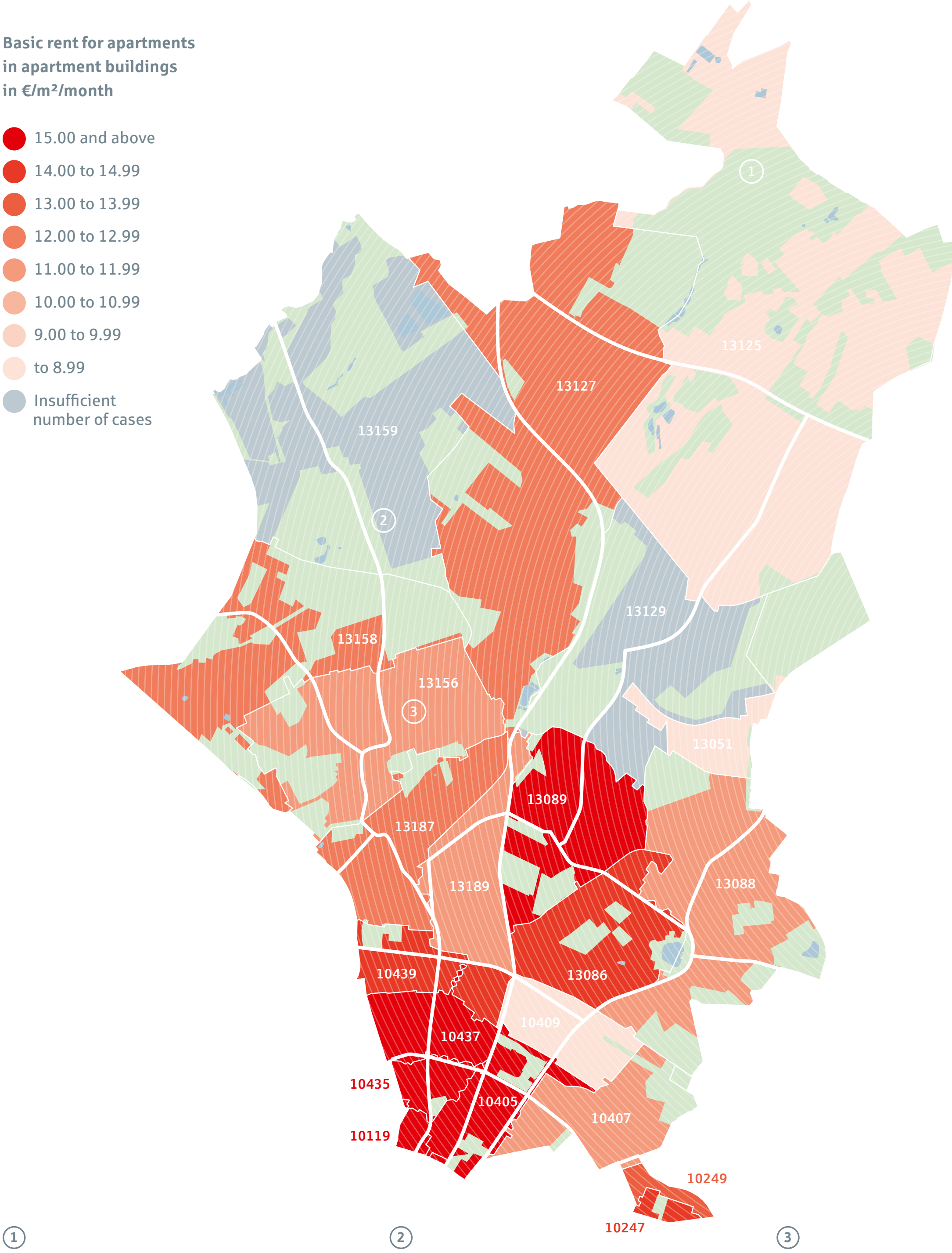
With more than 420,000 residents, Pankow is the most populous district in Berlin. An additional 37,000 people are expected to move to the district in the northeastern part of the capital by 2040, which would also be the biggest increase in population in Berlin over that period of time. Pankow, which is Berlin's second-largest district in terms of area, has been able to exploit potential for the new residential construction that is so urgently needed in the city. Some 25,000 residential units are currently being planned, although these will be distributed unevenly among Pankow's 13 subdistricts.

With more than 15,000 residents per square kilometre, Prenzlauer Berg is Pankow's most densely populated subdistrict. Most of its streets were laid in the 19th century within the framework of Berlin's expansion, and the so-called Gründerzeit houses from that period continue to dominate the landscape in Prenzlauer Berg. Even after its incorporation into Berlin in 1920, today's Pankow subdistrict, where the population density is slightly more than 11,600 residents per square kilometre, was able to retain its independent and provincial feel – and still does to this very day. "Pankower Tor" – a project that will create a mixed-use neighbourhood at the former Pankow freight and marshalling yard – is currently in development. Plans here call for the construction of approximately 193,000 square metres of floor space for new apartments. As things stand now, the public should be able to once again view and

25,060
Places in child care facilities

3,164
Bicycle thefts 2022

198
Water area in ha



①
Bucher Forst
Bucher Forst (Buch Forest) is at the very edge of Berlin, as Buch, where it's located, is the northernmost part of the capital. Around 600 of the forest's 1,100 hectares belong to Berlin and around 500 are part of Brandenburg. Buch is surrounded by classic high forest with an area of approximately 250 hectares. The landscape of the nature park is dominated by the extensive forests and woods there – but there are also numerous lakes, bogs and practically untouched small valleys with streams.

②
Blankenfelde
Blankenfelde is the last village in Berlin's city limits that is completely surrounded by fields, and it's becoming increasingly popular among people seeking to escape the hustle and bustle of the city. The village centre and the village church, which was built in 1406, invite one to take some time to rest and relax. Blankenfelde is truly a little paradise for young families and nature lovers especially.

③
Herthaplatz
New beautiful apartments have been built at Herthaplatz and on Wackenbergstrasse and Grumbkowstrasse, thus making it possible for young families in particular to find a pleasant new home in the area. The quality of life is particularly high here – local residents are within walking distance of the baroque Schönhausen Palace as well as Schönholzer Heide park and Brosepark. Sooner or later, everyone who lives here will find their own favourite spot in one of these beautifully landscaped parks.

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

Rent and housing costs

The district in small-scale analysis

Post-code	Number of rental offers	Basic rent in all market segments 1) in €/m²/month		Basic rent in bottom market segment 1) in €/m²/month		Basic rent in top market segment 1) in €/m²/month		Apartment size 1) in m²		Total housing cost 2) avg. in €/month		Household purchasing power avg. in €/month	
10405	261	16.46	(19)	6.23	(122)	26.65	(28)	66.0	(62)	1,086	(22)	3,827	(54)
10407	204	11.60	(105)	5.90	(138)	26.05	(36)	60.7	(128)	704	(108)	3,367	(110)
10409	130	7.02	(177)	5.33	(176)	20.47	(112)	56.0	(169)	393	(180)	3,084	(157)
10435	133	17.88	(7)	6.45	(109)	27.55	(13)	67.7	(45)	1,210	(14)	3,566	(86)
10437	223	16.00	(20)	7.85	(35)	25.80	(41)	64.0	(88)	1,024	(30)	3,199	(137)
10439	227	14.15	(45)	6.55	(93)	25.88	(38)	62.0	(109)	877	(58)	3,163	(147)
13086	241	14.00	(48)	7.50	(50)	22.01	(81)	63.4	(95)	888	(55)	3,324	(119)
13088	156	11.86	(98)	7.52	(48)	20.00	(116)	71.3	(23)	845	(75)	3,450	(96)
13089	84	15.42	(30)	8.20	(25)	20.06	(114)	58.1	(158)	895	(53)	4,051	(35)
13125	353	8.72	(158)	5.50	(165)	14.50	(170)	60.8	(125)	530	(157)	4,126	(31)
13127	209	12.00	(92)	8.32	(24)	20.85	(100)	70.9	(26)	851	(72)	4,079	(33)
13129	7	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	4,351	(23)
13156	255	11.56	(106)	6.96	(76)	19.89	(123)	71.0	(24)	821	(81)	3,997	(40)
13158	120	12.16	(89)	7.33	(58)	20.02	(115)	70.3	(28)	855	(68)	3,989	(41)
13159	2	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	3,600	(79)
13187	241	12.25	(85)	6.33	(117)	25.03	(49)	67.0	(51)	821	(82)	3,375	(109)
13189	150	11.68	(102)	5.80	(145)	23.48	(67)	63.0	(98)	736	(103)	3,147	(149)
District	**2,996**	**12.44**		**6.12**		**24.29**		**65.0**		**808**		**3,553**	
Berlin	**26,436**	**11.50**		**5.96**		**23.91**		**62.9**		**723**		**3,508**	

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

> “Ambitious plans for new construction – and the mobility transition: two new tram lines are to be built in Pankow in order to ensure good transport connections to other parts of the city. ”

+9,787
housing balance
2016–2021

+314
natural net
population balance
2022

40.5
living space per
inhabitant in m²

14.8
share of population
aged 65+ in %

express opinions on a revised construction plan draft for the neighbourhood in the second half of 2023. The Weissensee subdistrict has a provincial feel and charm as well, whereby this also has to do with its lower population density of less than 7,100 residents per square kilometre.

The subdistricts located at the outskirts of the city are much less densely populated than the rest of Pankow and still feature many green areas and open spaces. Large-scale projects, including major neighbourhood developments, are now being planned for these subdistricts. Berlin's Senate administration is currently responsible for five areas that have been set aside for residential housing and commercial space, while the district itself is responsible for seven areas earmarked for housing construction. The density of construction and the height of the buildings to be built is currently the subject of debate in some cases.

For example, the Senate has taken over from the Pankow district the planning and approval procedure for a neighbourhood to be built in the Karow subdistrict and has also announced a new goal – namely to build up to 4,800 new apartments instead of the originally planned 3,200 units. This goal is to be achieved with higher-density construction and taller buildings. There is some disagreement and controversy regarding how the two goals of constructing new housing and making Berlin more resilient in terms of climate change can be reconciled 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.: 4,101 €/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: 15.19 €/m²)

New construction in the district

Two current project developments in detail

Idunastrasse / Neukirchstrasse

Developer: **GESOBAU**
Area: **Heinersdorf**
Street: **Idunastrasse 11 / Neukirchstrasse 63**
Residential units: **424**
Type of use: **rent**
Rent €/m²: **from 6.60**
© wiechers beck Gesellschaft von Architekten mbH

Pank Side

Developer: **Ten Brinke**
Area: **Pankow**
Street: **Schlossallee 9–10**
Residential units: **45**
Type of use: **condominium**
Prices €/m²: **Ø 6,652**

© Ten Brinke

Reinickendorf

Reinickendorf's subdistricts at the outskirts of the city have a village-like atmosphere. New large residential neighbourhoods are to be created through transformation in the Tegel and Wittenau subdistricts, and new infrastructure is to be built in the Märkisches Viertel quarter.

The district's biggest urban development project has been a hot topic for years now and is likely to remain so for quite a while, as work has now begun on the complete transformation of the site of the former Tegel Airport. The closure of the airport in 2020 has had a positive effect on the residential neighbourhoods in the surrounding area. This involves more than just the end of noise pollution, as scientists at Humboldt University published a study on ultra-fine particles at the end of 2022 that shows that the volume of such particles in the air has also decreased significantly. The airport complex in Tegel was built between 1965 and 1975 in accordance with a uniform architectural design, and the conversion plan for the site calls for the complex to remain more or less intact in future.

The airport's old main building will house a research campus, next to which a commercial and industrial park as well as a residential neighbourhood will be built. Plans call for the construction of more than 5,000 apartments for over 10,000 people – as well as schools, daycare centres, sports facilities, restaurants, shops and larger stores. Development plans are somewhat less ambitious in the Ziekowkiez quarter, which is located on the border between the Tegel and Borsigwalde subdistricts. Following protests by local residents, a total of only 450 apartments will now be built instead of the 600 originally planned.

Another new residential neighbourhood is being planned for the coming years on the grounds of the former Karl-Bonhoeffer-Nervenklinik

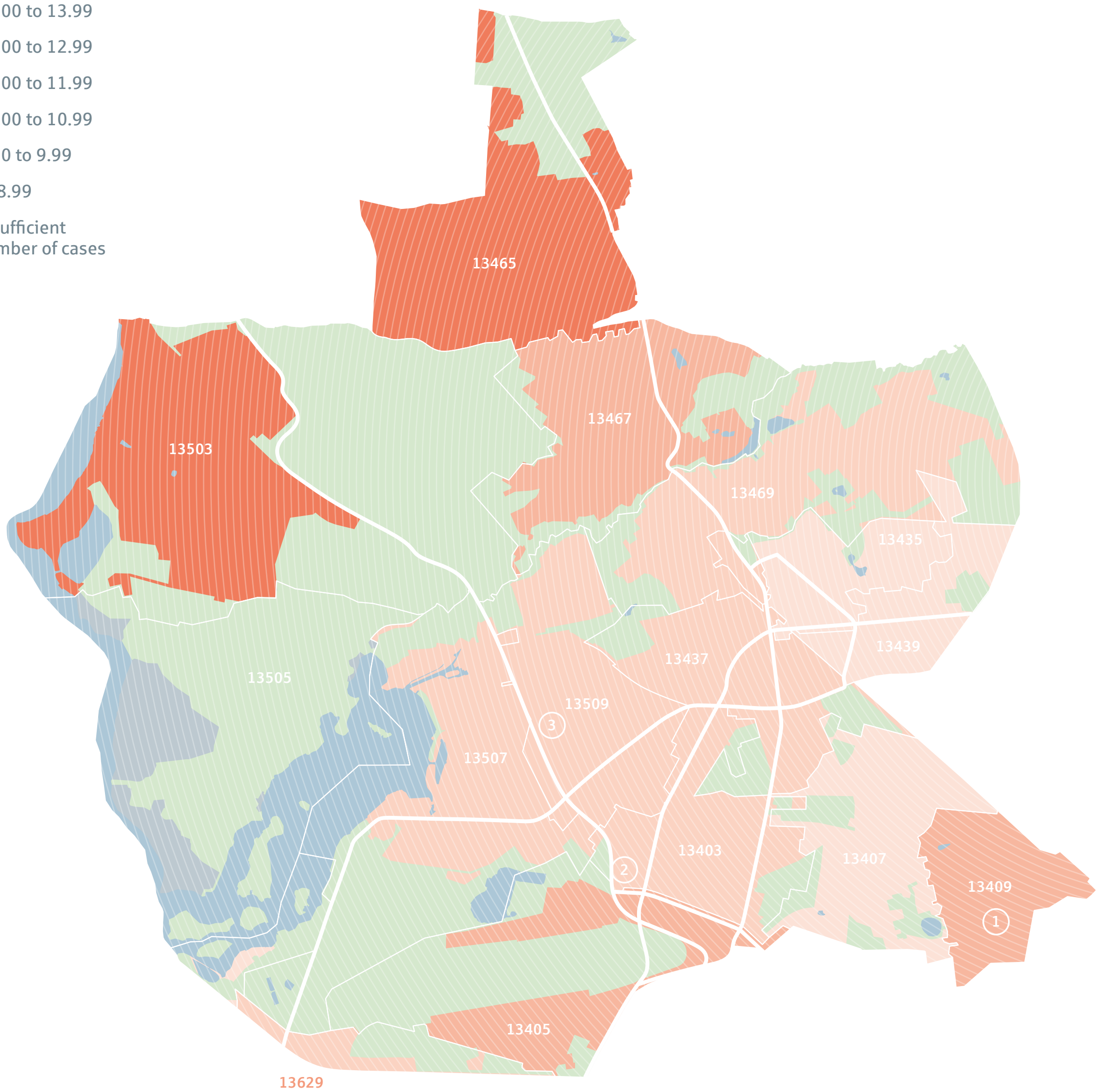
11,454
Places in child care facilities

818
Bicycle thefts 2022

700
Water area in ha

Basic rent for apartments in apartment buildings in €/m²/month

- 15.00 and above
- 14.00 to 14.99
- 13.00 to 13.99
- 12.00 to 12.99
- 11.00 to 11.99
- 10.00 to 10.99
- 9.00 to 9.99
- to 8.99
- Insufficient number of cases



①
Hausotterplatz

Particularly beautiful here is the primary school on Hausotterplatz, which was built in 1897 in the "Märkische Backsteingothik" (Brick Gothic from the region of Mark Brandenburg) style with an adjoining teacher's residence and a school gym on Hoppestrasse. Gaps between buildings have been filled beautifully and the estate stands out with a colourful mix of architecture and spacious inner courtyards. Particularly impressive here are the round and angular balconies, beautiful roof terraces and massive bay windows.

②
Klixstrasse

The area around Klixstrasse features many beautiful old apartments from the Wilhelminian period in the 19th century, as well as buildings from the 1920s. The open and very green courtyards are a nice addition to the green surroundings. Children in the neighbourhood can let off steam at the "Klixarena" on the fenced-in football pitch. Many interesting new buildings with very colourful façades have been built on Antonienstrasse since the 1990s.

③
Borsigwalde

Borsigwalde was built at the end of the 19th century for the employees and workers of the Borsig industrial company. Mainly two to three-storey residential houses in Gothic-Baroque style were built in the quaint factory housing estate between Schubartstrasse, Conradstrasse and Räuschstrasse. Each house had a small garden. Especially beautiful here are the red brick façades and the wonderful half-timbered gables.

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

Rent and housing costs

The district in small-scale analysis

Post-code	Number of rental offers	Basic rent in all market segments[1] in €/m²/month		Basic rent in bottom market segment[1] in €/m²/month		Basic rent in top market segment[1] in €/m²/month		Apartment size[1] in m²		Total housing cost[2] avg. in €/month		Household purchasing power avg. in €/month	
13403	199	9.82	(143)	5.54	(162)	19.60	(125)	60.7	(127)	596	(145)	2,941	(170)
13405	34	10.98	(121)	5.34	(175)	20.00	(116)	61.4	(116)	674	(123)	3,179	(142)
13407	167	8.82	(157)	5.97	(134)	18.01	(141)	56.4	(167)	497	(160)	2,955	(169)
13409	281	10.02	(135)	7.14	(65)	18.42	(137)	59.6	(145)	597	(144)	2,977	(167)
13435	120	6.62	(184)	5.42	(168)	12.12	(183)	57.3	(164)	379	(181)	3,398	(108)
13437	70	9.78	(145)	6.50	(94)	15.29	(165)	57.9	(159)	567	(151)	3,317	(120)
13439	73	6.18	(186)	5.33	(176)	9.27	(186)	64.3	(85)	398	(179)	3,444	(98)
13465	64	12.00	(92)	8.75	(14)	15.80	(163)	73.0	(19)	876	(59)	5,010	(3)
13467	89	10.88	(122)	7.41	(54)	17.95	(145)	74.0	(17)	805	(86)	4,714	(11)
13469	171	9.18	(153)	5.44	(167)	19.00	(132)	71.5	(22)	657	(129)	3,834	(50)
13503	48	12.34	(83)	7.60	(43)	20.63	(108)	75.2	(13)	928	(42)	4,641	(12)
13505	23	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	4,865	(7)
13507	266	9.90	(141)	5.66	(157)	21.36	(93)	59.1	(146)	585	(148)	3,624	(77)
13509	114	9.06	(156)	5.88	(139)	16.80	(156)	53.9	(181)	488	(162)	3,127	(153)
District	**1,719**	**9.66**		**5.57**		**18.50**		**61.2**		**591**		**3,566**	
Berlin	**26,436**	**11.50**		**5.96**		**23.91**		**62.9**		**723**		**3,508**	

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

"New plans from the Berlin Senate: It would be possible to link the Märkisches Viertel quarter to the centre of Berlin in Mitte via Prenzlauer Berg by extending the M1 tram line."

+2,670
housing balance
2016–2021

−809
natural net
population balance
2022

39.5
living space per
inhabitant in m²

23.1
share of population
aged 65+ in %

psychiatric hospital in the Wittenau subdistrict. An urban planning workshop procedure for the project was launched at the end of 2022. The project concept calls for the creation of a car-free residential development over an area of 45 hectares and construction of 600 apartments for approximately 1,200 people. Former military sites also offer potential for new construction. Reinickendorf was located in the French sector of West Berlin after the Second World War. Its Wittenau subdistrict was also the site of French military barracks, and plans here call for the construction of 140 new apartments by 2024. The cornerstone for this project was laid in mid-October.

With a population density of more than 12,600 residents per square kilometre, the Märkisches Viertel quarter is by far the most densely populated subdistrict in Reinickendorf. Not surprisingly, rather than focusing on new residential construction, planning in this large estate built between 1963 and 1974 is geared toward infrastructure development. The centre of Märkisches Viertel is currently being modernised, whereby plans here include the construction of a new shopping arcade, as well as other facilities. The arcade is scheduled to open in 2023. This project also involves the construction of 330 new apartments, including units specially designed for seniors under home care. ■

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.: 4,101 €/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: 15.19 €/m²)

New construction in the district

Two current project developments in detail

Cité Foch Nord

Developer: **Bundesanstalt für Immobilienaufgaben**
Area: **Wittenau**
Street: **Rue Montesquieu**
Residential units: **approx. 320 (1st stage)**
Type of use: **rent (federal employees)**
Rent €/m²: **max. 10.00**
© GOLDBECK

Neue Holländerhöfe

Developer: **Hanseatische Immobilien Treuhand**
Area: **Reinickendorf**
Street: **Holländerstrasse 36**
Residential units: **110**
Type of use: **condominium**
Prices €/m²: **e. g. 6,440–7,740**
© hit.

Spandau

The subdistricts in the southern part of Spandau in particular have a village-like character, with plenty of green spaces and riverside areas. Extensive construction activity is currently under way in the northern and western parts of the district.

The River Havel, which runs from north to south in Spandau, separates most of the district from the other western parts of Berlin. This geographical barrier is likely one of the reasons why the residents of Spandau still have a reputation for feeling strongly independent from the rest of the German capital on the other side of the river. At the same time, the structures to be found in Spandau are very similar to those in other areas located at the outskirts of Berlin. The old town in the Spandau subdistrict, for example, displays the same historical urban character as the old sections of Köpenick and Pankow. The Spandau district is also home to large housing estates from the postwar period – just like in the Märkisches Viertel, Gropiusstadt and Marzahn. Industry and commerce dominate the northern side of the Havel, near where it meets the Spree, as well as areas further west of there. On the other hand, large parts of the nine subdistricts of Spandau are rather quiet and very green.

The biggest residential construction projects are to be found in the more densely populated and urban-like sections of the district – and in some cases former industrial sites are being used for residential development. The "Wasserstadt Oberhavel" development site is located on both sides of the Havel, north of the old town and the Spandau Citadel. The site, which stretches across the two subdistricts Hakenfelde and Haselhorst and will house nearly 13,000 apartments, has an area of around 206 hectares.

Two of Berlin's state-owned housing companies will build a completely new residential

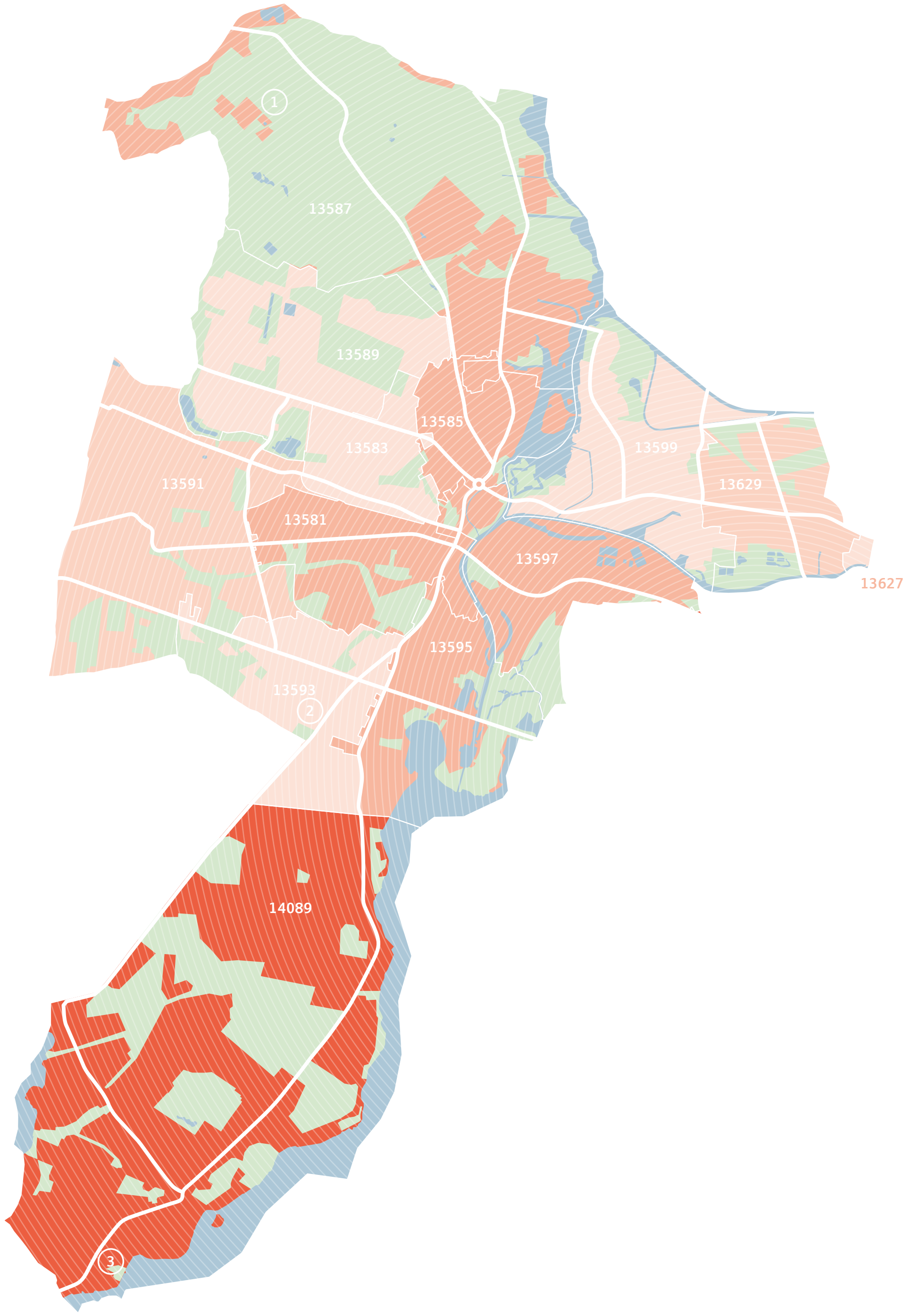
11,662
Places in child care facilities

676
Bicycle thefts 2022

859
Water area in ha

Basic rent for apartments in apartment buildings in €/m²/month

- 15.00 and above
- 14.00 to 14.99
- 13.00 to 13.99
- 12.00 to 12.99
- 11.00 to 11.99
- 10.00 to 10.99
- 9.00 to 9.99
- to 8.99
- Insufficient number of cases



①
Hakenfelde Nord

Hakenfelde is home to the beautiful Spandauer Forst, one of Berlin's largest forest areas. The local "Eiskeller" (ice cellar) is the coldest place in Berlin, up to ten degrees colder than anywhere else in the city. New and inexpensive housing has been built directly on the River Havel over the last few decades in the "Wasserstadt Spandau" development area. Hakenfelde Prison, where, among others, GDR politician Egon Krenz and boxer Graciano Rocchigiani were imprisoned, is well-known here.

②
Maulbeerallee

Maulbeerallee, which branches out from Magistratsweg, forms the beginning of the former development area of Heerstrasse North. Inexpensive housing for all was created here in colourful high-rise buildings. Unlike other parts of the city, where rents are skyrocketing in some cases, housing prices here have remained very moderate. It may not be the hippest district in Berlin, but it's very open and direct.

③
Kafkastrasse

The street named after the famous writer Franz Kafka is not far from the River Havel and offers a fantastic view of the beautiful Pfaueninsel (Peacock Island). Situated in an outstanding location on the border to Brandenburg, the quality of life here is a dream, especially for young families due to the proximity of nature and water. Away from the hustle and bustle of the capital, it's peace and seclusion that make this neighbourhood stand out.

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

Rent and housing costs

The district in small-scale analysis

Post-code	Number of rental offers	Basic rent in all market segments 1) in €/m²/month		Basic rent in bottom market segment 1) in €/m²/month		Basic rent in top market segment 1) in €/m²/month		Apartment size 1) in m²		Total housing cost 2) avg. in €/month		Household purchasing power avg. in €/month	
13581	131	10.33	(129)	6.25	(120)	18.00	(142)	64.1	(86)	662	(127)	3,330	(117)
13583	231	7.28	(173)	5.35	(174)	12.99	(180)	60.0	(134)	437	(172)	2,939	(171)
13585	343	10.69	(124)	6.82	(84)	19.99	(122)	65.3	(67)	698	(113)	2,897	(173)
13587	299	10.85	(123)	6.50	(94)	18.40	(138)	64.5	(82)	700	(111)	3,222	(134)
13589	161	6.62	(183)	5.32	(178)	13.00	(179)	63.5	(93)	421	(177)	3,412	(105)
13591	181	9.55	(149)	5.69	(154)	16.67	(157)	62.8	(100)	600	(143)	3,852	(48)
13593	393	6.92	(178)	5.25	(180)	11.00	(184)	64.7	(78)	448	(169)	3,410	(106)
13595	245	10.46	(127)	5.85	(142)	19.37	(129)	62.3	(106)	651	(130)	3,238	(129)
13597	96	10.00	(137)	6.18	(124)	16.99	(154)	64.4	(84)	644	(134)	3,173	(144)
13599	363	7.69	(166)	6.50	(94)	14.90	(168)	55.3	(174)	425	(176)	3,076	(158)
13629	128	9.12	(155)	6.93	(78)	22.24	(78)	61.7	(114)	563	(153)	2,744	(180)
14089	50	13.57	(56)	7.15	(64)	20.67	(107)	71.9	(21)	976	(38)	4,971	(4)
District	**2,621**	**8.66**		**5.49**		**18.00**		**63.0**		**545**		**3,367**	
Berlin	**26,436**	**11.50**		**5.96**		**23.91**		**62.9**		**723**		**3,508**	

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

“‘Gartenfeld Island’: This 59-hectare brownfield site offers major potential for residential development, but it first needs to be more extensively connected to the transport and road infrastructure on the other side of the canals that surround it.“

+4,759
housing balance
2016–2021

−574
natural net
population balance
2022

38.1
living space per
inhabitant in m²

21.0
share of population
aged 65+ in %

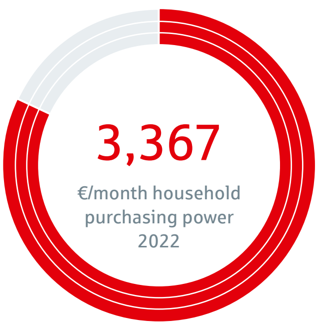
neighbourhood in Haselhorst on the eastern side of the river. Plans also call for the creation of commercial and retail space and the construction of a daycare centre here. Around 2,500 apartments that will house approximately 6,000 residents are to be built in this neighbourhood over the next few years. A primary school with four classes for each grade will be needed for the residential development planned for Hakenfelde. This school will open in the 2023/24 school year.

Since 2016, the historical warehouses in the southern part of the Wasserstadt Oberhavel development have been undergoing renovations so that they can be used as residential buildings. Plans also call for the construction of more than 600 apartments over the next few years in other new buildings that will be built in the Parkstrasse Nord neighbourhood.

“Siemensstadt Square” will be one of Berlin’s biggest development projects over the next few years. Siemensstadt Square will be a place to live and work – and also conduct research. This new neighbourhood will be built over an area of 70 hectares on a site in the eastern part of Spandau. An old S-Bahn line and an old S-Bahn station will be reactivated and reopened for this purpose. A total of 958 apartments are currently being built on Saatwinkler Damm, and plans here call for the construction of commercial buildings and a daycare centre as well. ■

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.: 4,101 €/month)

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

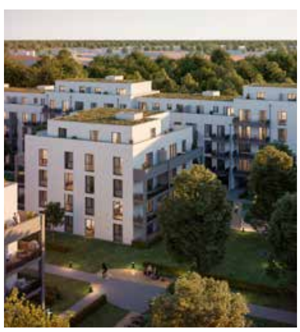
Asking rent (median) in comparison with the maximum value of the districts (Mitte: 15.19 €/m²)

New construction in the district

Two current project developments in detail

Parkstrasse

Developer: **WBM**
Area: **Spandau**
Street: **Parkstrasse 44–46**
Residential units: **40**
Type of use: **rent**
Rent €/m²: **from 6.60**



Halske Sonnengärten

Developer: **BUWOG**
Area: **Siemensstadt**
Street: **Saatwinkler Damm 185–235**
Residential units: **approx. 1,000**
Type of use: **rent**
Rent €/m²: **n/a**

Steglitz-Zehlendorf

The pleasant middle-class neighbourhoods in the southwestern part of Berlin also stand out through the opportunities they offer for recreation. Steglitz-Zehlendorf's population is ageing – and growing only at a slow pace. Most new construction is occurring in the eastern subdistricts.

It doesn't take long to get from the urban flair and the shops and stores along Schlossstrasse to idyllic locations on the shores of lakes and the River Havel. Nature, culture and leisure activities – everything is relatively close together in this part of Berlin. Places like Wannsee lake, Grunewald forest, Pfaueninsel (Peacock Island) and the botanical gardens make the district a popular destination for excursions. In addition, Freie Universität Berlin attracts students and researchers alike. At the same time, Steglitz-Zehlendorf is considered to be a middle class if not affluent district, and this is reflected in its demographics: the age cohort with the most members is the group of people between the ages of 40 and 60, followed by those 65 and older. This demographic situation, combined with the relatively high rents and real estate prices as compared to the rest of Berlin, could explain why according to the small-scale population forecast for Berlin and its districts for the period 2021 to 2040, Steglitz-Zehlendorf will record the lowest absolute and relative increase – more specifically a net influx of 1,900 people, which would correspond to population growth of 0.6 per cent.

This also explains why the picture with regard to major construction and neighbourhood projects in Steglitz-Zehlendorf is much less complex than in other districts. Still, even the southwestern part of Berlin can't ignore the huge demand for housing in the capital. Lichterfelde Süd is the site of one of the largest projects in the

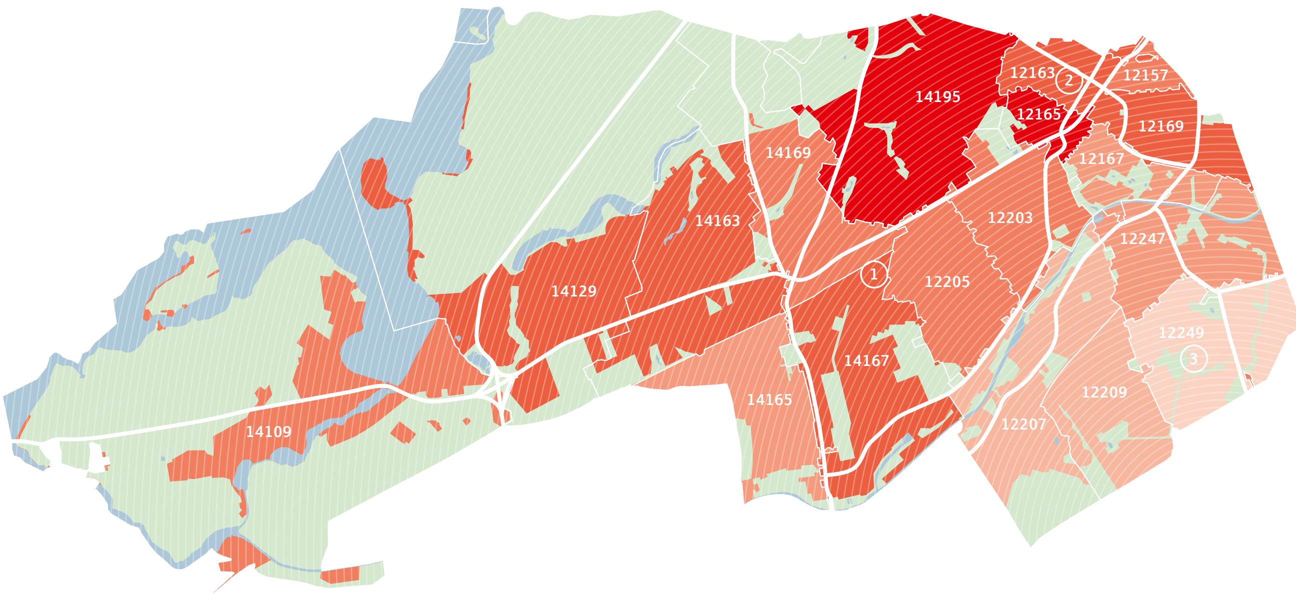
13,291
Places in child care facilities

1,409
Bicycle thefts 2022

1,119
Water area in ha

Basic rent for apartments in apartment buildings in €/m²/month

- 15.00 and above
- 14.00 to 14.99
- 13.00 to 13.99
- 12.00 to 12.99
- 11.00 to 11.99
- 10.00 to 10.99
- 9.00 to 9.99
- to 8.99
- Insufficient number of cases



1

Mittelstrasse

Mittelstrasse runs from Klingsorstrasse directly to the Rathaus Steglitz S-Bahn and U-Bahn station. Mittelstrasse offers the typical mix of detached houses and multi-family dwellings. Beautiful new buildings have been built on Breite Strasse especially. Here one resides in the right place – between the very beautiful Stadtpark Steglitz, where everyone can find their personal oasis, and the exciting Schlossstrasse, which leaves nothing to be desired.

2

Feuerbachstrasse

Feuerbachstrasse, along with Lauenburgerstrasse and Bismarckstrasse, is a major thoroughfare in Berlin. The absolute highlight of this very densely populated part of Steglitz around Feuerbachstrasse is the garden monument at Lauenburger Platz. Lauenburger Platz is a park that was created at the beginning of the 20th century. It has a very beautiful pond and a wonderful pond promenade, both of which invite one to linger and relax.

3

Lankwitz South

The architectural development in this area, which is characterized by beautiful semi-detached and detached houses and wonderful green surroundings, make the middle-class quarter of Lankwitz South a lovable neighbourhood. The Cross cemetery and Luther cemetery, both of which are listed Protestant cemeteries, feature beautiful entrance gates that have a fitting soothing effect. Lankwitz South is a place where one can live in a particularly relaxed and laid-back atmosphere.

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

Rent and housing costs

The district in small-scale analysis

Post-code	Number of rental offers	Basic rent in all market segments[1] in €/m²/month		Basic rent in bottom market segment[1] in €/m²/month		Basic rent in top market segment[1] in €/m²/month		Apartment size[1] in m²		Total housing cost[2] avg. in €/month		Household purchasing power avg. in €/month	
12163	131	13.01	(70)	8.33	(22)	20.00	(116)	70.2	(29)	913	(48)	3,579	(84)
12165	43	16.91	(13)	9.06	(9)	24.55	(57)	63.3	(96)	1,071	(24)	3,830	(52)
12167	103	11.45	(111)	7.58	(44)	17.00	(153)	60.0	(134)	687	(119)	3,343	(113)
12169	66	13.39	(62)	8.00	(27)	21.32	(94)	60.5	(130)	810	(84)	3,362	(111)
12203	127	12.00	(92)	7.25	(60)	22.31	(75)	67.0	(51)	804	(87)	3,759	(60)
12205	63	12.37	(82)	8.67	(15)	21.74	(87)	75.0	(14)	928	(43)	4,739	(9)
12207	186	10.33	(130)	5.97	(134)	19.00	(132)	67.1	(49)	693	(116)	3,652	(71)
12209	80	10.66	(125)	6.50	(94)	18.21	(139)	64.8	(75)	691	(117)	4,365	(22)
12247	110	11.51	(109)	7.07	(68)	20.00	(116)	60.9	(123)	701	(109)	3,655	(70)
12249	109	9.50	(151)	5.98	(133)	20.00	(116)	65.0	(69)	618	(140)	3,647	(74)
14109	58	12.80	(75)	5.96	(137)	20.50	(111)	67.5	(46)	864	(66)	4,894	(5)
14129	67	13.50	(57)	6.99	(75)	23.21	(69)	81.3	(6)	1,098	(19)	5,253	(2)
14163	63	13.85	(52)	9.50	(5)	24.55	(57)	94.0	(2)	1,302	(6)	4,722	(10)
14165	77	11.50	(110)	7.62	(42)	18.75	(134)	65.0	(69)	748	(97)	4,046	(39)
14167	116	13.20	(66)	8.00	(27)	20.69	(105)	70.0	(30)	924	(46)	4,842	(8)
14169	73	12.50	(78)	7.27	(59)	23.75	(66)	61.0	(121)	763	(94)	4,226	(27)
14195	91	15.64	(26)	9.13	(8)	24.58	(55)	80.0	(7)	1,251	(12)	5,398	(1)
District	**1,563**	**12.22**		**6.99**		**21.88**		**67.5**		**825**		**4,101**	
Berlin	**26,436**	**11.50**		**5.96**		**23.91**		**62.9**		**723**		**3,508**	

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

“Linking a new neighbourhood: The nearest S-Bahn station is around two kilometres from Lichterfelder Ring. Several bus lines will provide the necessary connections to the S-Bahn.”

+2,532
housing balance
2016–2021

−1,397
natural net
population balance
2022

46.5
living space per
inhabitant in m²

25.4
share of population
aged 65+ in %

district, with plans here calling for construction of more than 2,500 apartments to begin this year. This new neighbourhood will have up to 6,000 residents and will also feature low-emission mobility services and a local climate-neutral energy supply. A state-owned housing company also plans to build 350 rental apartments on Lichterfelder Ring at the southern border to Brandenburg, adjacent to the Tempelhof-Schöneberg district. Construction here is expected to begin this year or in 2024, as several phases of the development and land-use planning process still need to be completed.

Lessingstrasse is the site of a project that stands out by the technical solution it uses, which some other districts and neighbourhoods might want to copy. Here, a building cooperative is building upwards on its existing stock in order to create 110 new apartments. This type of vertical densification is possible in many parts in Berlin, which is a relatively "flat" city as a whole. The good thing about this approach is that it doesn't require the development of additional land area. Similar projects are in fact under way in other districts, although these will not lead to the creation of so many new apartments in one fell swoop. ■

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.: 4,101 €/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: 15.19 €/m²)

New construction in the district

Two current project developments in detail

Fischerhüttenstrasse

Developer: **HOWOGE**
Area: **Zehlendorf**
Street: **Fischerhüttenstrasse/ Sven-Hedin-Strasse 72–78**
Residential units: **130**
Type of use: **rent**
Rent €/m²: **from 6.50**
© BRH Generalplaner GmbH, Allgemeine Bauträgergesellschaft (ABG)

Mudrastrasse

Developer: **degewo AG**
Area: **Lankwitz**
Street: **Mudrastr. 7–11, Malteserstr. 60–64, Emmichstr. 2–4A**
Residential units: **182**
Type of use: **rent**
Rent €/m²: **from 6.50**
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Tempelhof-Schöneberg

The centrally located sections of the Tempelhof-Schöneberg district offer everything from densely built-up urban areas to huge open spaces. New development potential is being exploited between existing neighbourhoods located on the sites of former railway stations.

Like several other districts in Berlin, Tempelhof-Schöneberg stretches from the centre of the capital all the way out to the border to Brandenburg. The variety of urban spaces in the district's more central areas is often surprising. The northern part of the Schöneberg subdistrict is home to the world famous KaDeWe department store on Wittenbergplatz square, for example, while the streets around nearby Nollendorfplatz are a centre of the LGBTQ+ community and also very well known for their nightlife. These two Schöneberg neighbourhoods are integral and prominent parts of City West and also very much reflect the various facets of the German capital. Meanwhile, the northern part of the Tempelhof subdistrict is dominated by the wide-open spaces at Tempelhofer Feld, which extends over 55 hectares and borders on the Kreuzberg and Neukölln districts.

Those who go for a walk here quickly start to feel as if they are far outside the city. The result of a referendum held in Berlin in 2014 prohibits any development on Tempelhofer Feld. New ideas have been repeatedly brought up since then regarding how large-scale residential housing, among other things, might be built at the edge of the field at least. This will take time, however, and potential for residential construction can also be found in other parts of the district, where things are already under way in some cases.

For example, plans now call for the development of a "Neue Mitte Tempelhof" neighbourhood by 2035. This neighbourhood, which is to be built around Tempelhof Town Hall, will have

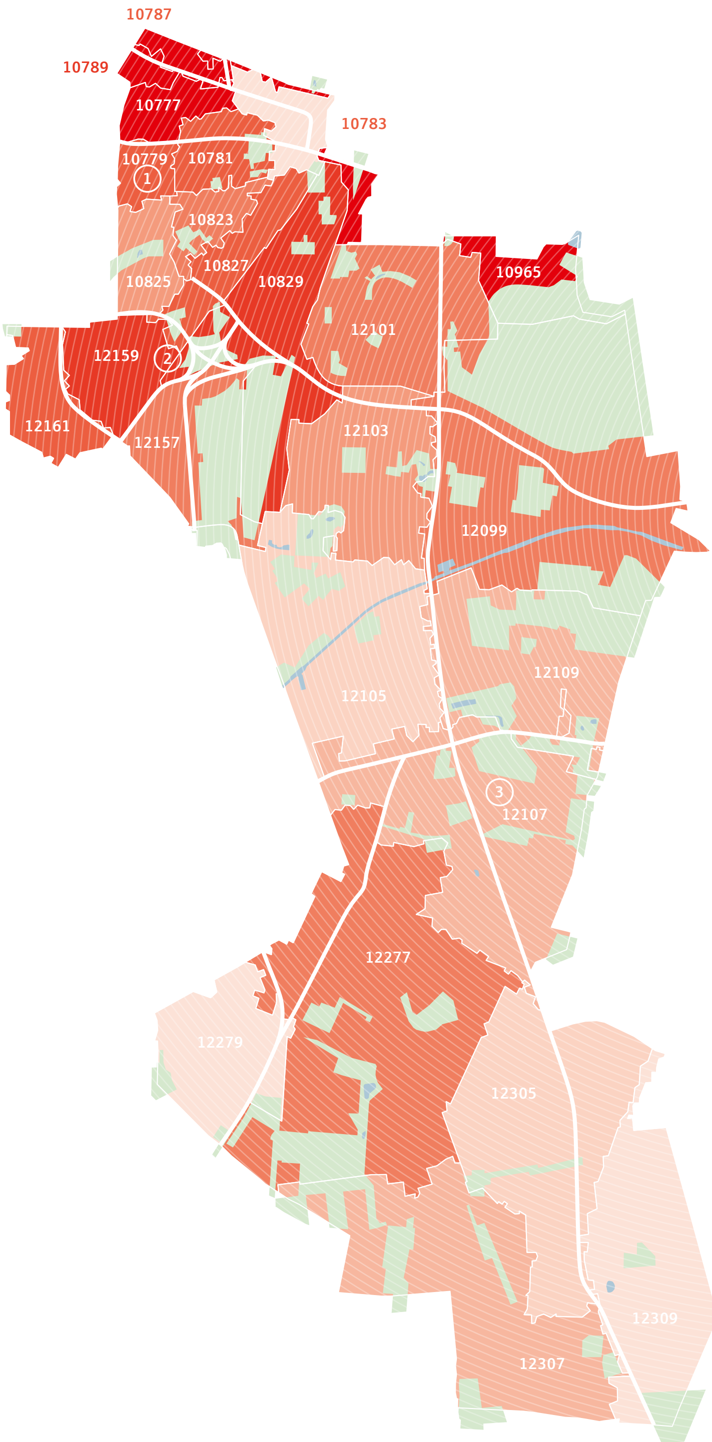
16,549
Places in child care facilities

2,011
Bicycle thefts 2022

45
Water area in ha

Basic rent for apartments in apartment buildings in €/m²/month

- 15.00 and above
- 14.00 to 14.99
- 13.00 to 13.99
- 12.00 to 12.99
- 11.00 to 11.99
- 10.00 to 10.99
- 9.00 to 9.99
- to 8.99
- Insufficient number of cases



1
Bayerischer Platz

Bayerischer Platz forms the centre of the quarter of the same name. This quarter, which was created between 1900 and 1914 for wealthy citizens such as lawyers, civil servants and doctors, features elegant multi-family dwellings in the South German Renaissance style. At one time it was also called "Jewish Switzerland" due to the high proportion of Jewish residents there. The charming neighbourhood around Bayerischer Platz remains popular to this day.

2
Ceciliengärten

This listed housing estate was built in the 1920s in the Art Nouveau style, among other designs, and features very beautiful ornaments, staggered arrangements, playful façades and pitched roofs that invite one to dream. The special highlight in this beautiful quarter is the wonderfully designed garden area with a striking studio tower and what are in some cases quite impressive inner courtyard gardens.

3
Hundsteinweg

Families in particular feel very much at home in the many beautiful detached houses and multi-family dwellings in the lovely neighbourhood around Hundsteinweg. Surrounded by the Heidefriedhof and Christuskirchhof cemeteries, and close to the Grosser Karpfenpfuhl (carp lake) natural monument, nature lovers will find the ideal retreat here from the stress of everyday life – a place where they can relax and unwind during a leisurely walk.

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

Rent and housing costs

The district in small-scale analysis

Post-code	Number of rental offers	Basic rent in all market segments[1] in €/m²/month		Basic rent in bottom market segment[1] in €/m²/month		Basic rent in top market segment[1] in €/m²/month		Apartment size[1] in m²		Total housing cost[2] avg. in €/month		Household purchasing power avg. in €/month	
10777	100	15.55	(28)	7.58	(46)	26.67	(26)	67.3	(48)	1,046	(28)	3,809	(55)
10779	39	13.50	(57)	6.17	(125)	25.29	(45)	70.0	(30)	945	(40)	3,559	(87)
10781	60	13.72	(55)	6.06	(131)	28.75	(2)	63.7	(91)	874	(60)	3,295	(123)
10783	89	7.67	(167)	6.14	(127)	25.28	(46)	56.0	(169)	430	(175)	3,055	(161)
10823	34	12.97	(71)	7.86	(34)	19.45	(127)	66.5	(57)	862	(67)	3,139	(151)
10825	59	11.91	(97)	5.63	(158)	25.88	(38)	73.0	(19)	869	(61)	3,272	(125)
10827	101	13.45	(61)	6.84	(83)	24.83	(54)	63.3	(97)	852	(71)	3,302	(122)
10829	88	14.58	(37)	7.50	(50)	28.08	(5)	60.5	(130)	882	(57)	3,028	(165)
12099	104	12.00	(92)	7.18	(62)	18.67	(136)	70.0	(30)	840	(77)	3,002	(166)
12101	43	12.40	(81)	6.67	(87)	20.83	(101)	60.0	(134)	744	(98)	3,275	(124)
12103	114	11.67	(103)	6.58	(92)	19.81	(124)	65.2	(68)	761	(95)	3,266	(126)
12105	190	9.70	(148)	5.85	(142)	17.86	(147)	62.3	(105)	604	(142)	3,313	(121)
12107	100	10.01	(136)	6.67	(87)	21.54	(90)	69.9	(37)	700	(112)	3,771	(59)
12109	88	10.17	(132)	6.46	(107)	17.64	(149)	58.1	(157)	591	(146)	3,328	(118)
12157	106	12.12	(90)	6.80	(85)	20.60	(110)	57.3	(163)	695	(114)	3,259	(127)
12159	65	14.00	(48)	8.00	(27)	25.03	(49)	62.0	(109)	868	(62)	3,580	(83)
12161	96	13.09	(68)	8.41	(21)	22.32	(74)	61.0	(121)	798	(88)	3,663	(67)
12277	93	12.23	(87)	6.11	(129)	24.47	(59)	63.0	(98)	770	(92)	3,953	(44)
12279	116	7.19	(174)	5.57	(160)	15.26	(166)	62.7	(101)	451	(168)	3,645	(75)
12305	96	9.98	(140)	5.71	(150)	21.08	(97)	65.0	(69)	648	(131)	4,166	(29)
12307	51	10.40	(128)	6.17	(125)	16.28	(160)	71.0	(25)	738	(100)	4,459	(17)
12309	106	8.08	(162)	5.80	(145)	14.24	(172)	66.2	(58)	535	(156)	3,703	(65)
District	**1,938**	**11.38**		**6.15**		**23.00**		**63.6**		**723**		**3,496**	
Berlin	**26,436**	**11.50**		**5.96**		**23.91**		**62.9**		**723**		**3,508**	

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

“Four new buildings that will house 202 apartments are being built around a former malthouse in the rural-like subdistrict of Lichtenrade – an old Angerdorf built around a village green, located at the outskirts of the city.”

+4,236
housing balance
2016–2021

−190
natural net
population balance
2022

40.6
living space per
inhabitant in m²

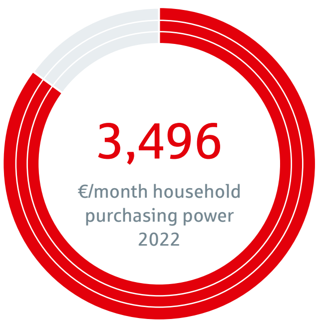
21.0
share of population
aged 65+ in %

500 residential units, a cultural and education centre, a new swimming pool, a new police station and various social facilities. The project involves expansion of the existing Town Hall as well. The Tempelhof subdistrict will also be the site of another new neighbourhood on the grounds of the former Mariendorf freight yard, directly on the border to the subdistrict of the same name. Plans here call for, among other things, construction of 800 new apartments as well as commercial space and green areas. Conversion work is also planned for the former Wilmersdorf freight yard in the Friedenau subdistrict, where a new neighbourhood with around 1,400 apartments and spaces for other use will be created.

The Tempelhof-Schöneberg district is now preparing eight investment plans for schools in order to be able to accommodate new residential development and the growing population in the district. Two such investment plans are already being implemented, and ten other school buildings are to be refurbished or rebuilt with the support of the Berlin Senate. ■

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.: 4,101 €/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: 15.19 €/m²)

New construction in the district

Two current project developments in detail

Bornhagenweg 43

Developer: **degewo AG**
Area: **Lichtenrade**
Street: **Bornhagenweg 43**
Residential units: **158**
Type of use: **rent**
Rent €/m²: **from 6.50**

Am Mühlenberg

Developer: **Gewobag**
Area: **Schöneberg**
Street: **Meraner Strasse / Am Mühlenberg**
Residential units: **120**
Type of use: **rent**
Rent €/m²: **from 6.60**

Treptow-Köpenick

The interesting thing about Treptow-Köpenick is that although it's quite urban and even industrial on the one hand, it also features large forests and lakes – and the Rivers Spree and Dahme cut right through it as well. Conversion, gap filling and densification offer the greatest potential for new construction in the district.

Treptow-Köpenick is the largest of Berlin's 12 districts in terms of area, accounting for 18.9 per cent of the total area of the city. Nearly 35 per cent of the district in the southeastern part of the city consists of water in the form of the Spree and Dahme rivers and several lakes, including Müggelsee, which is the largest lake in Berlin. Treptow-Köpenick is also home to 41 per cent of the total forest area in the capital. Its centrally located subdistricts have an urban atmosphere. One example here is Alt-Treptow, which borders Neukölln and Kreuzberg and is almost as densely built up as these. At the same time, large industrial sites can be found along the Spree – for example in Niederschöneweide. Many of these sites have been converted to alternative forms of use, while others are set to undergo a transformation in the near future. As is the case in Lichtenberg, which is situated on the other side of the Spree to the north, the "Spreeküste" (Spree Coast) concept calls for extensive development in Treptow-Köpenick as well.

Considerable potential for new residential housing construction has been identified in the district for the medium and long term, whereby the sites currently being examined could accommodate up to 10,000 residential units. The biggest project in the district at the moment is the "Ehemaliger Güterbahnhof Köpenick" project at the former Köpenick freight yard, which received the go-ahead in 2020 for planning the construction of 1,800 new apartments. Brownfield sites,

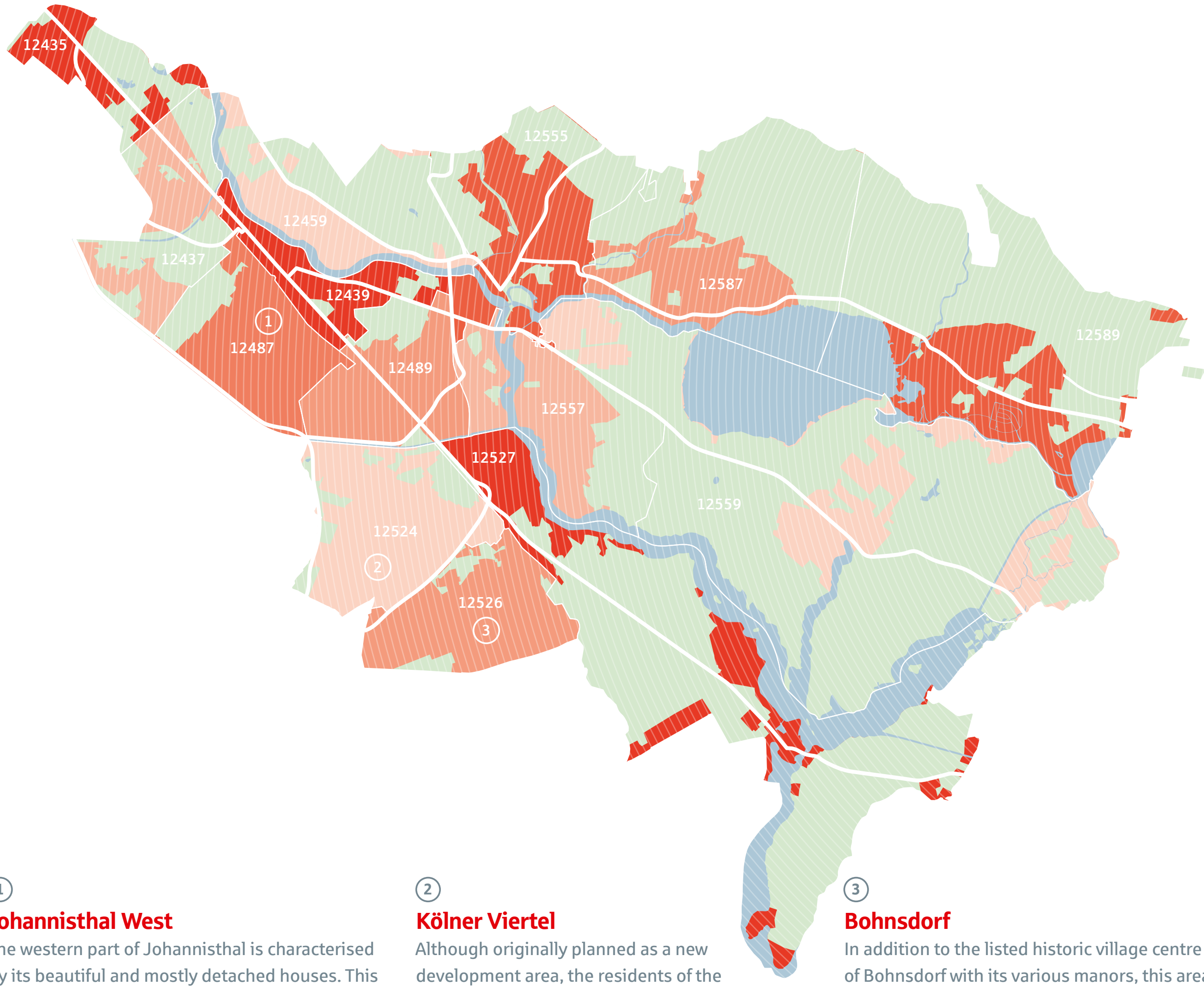
13,976
Places in child care facilities

1,573
Bicycle thefts 2022

2,047
Water area in ha

Basic rent for apartments in apartment buildings in €/m²/month

- 15.00 and above
- 14.00 to 14.99
- 13.00 to 13.99
- 12.00 to 12.99
- 11.00 to 11.99
- 10.00 to 10.99
- 9.00 to 9.99
- to 8.99
- Insufficient number of cases



(1)
Johannisthal West

The western part of Johannisthal is characterised by its beautiful and mostly detached houses. This area is especially appreciated by people who love peace and quiet and nature. The 110-hectare Königsheide forest park is right on the door step of this neighbourhood. This wonderful and important recreational park is a popular place for families in particular to stroll and explore nature.

(2)
Kölner Viertel

Although originally planned as a new development area, the residents of the Cologne Quarter and the Ärztinnenviertel succeeded by means of loud protests in keeping the neighbourhood, which is characterised by detached houses, largely as it is. After the fall of the Berlin Wall in 1989, the prefabricated construction method no longer complied with the new building regulations, and many building shell structures on which work had already begun were torn down.

(3)
Bohnsdorf

In addition to the listed historic village centre of Bohnsdorf with its various manors, this area mainly features beautiful detached and terraced houses. The garden city of Falkenberg, built by Bruno Taut in 1913, is the oldest of the six estate UNESCO World Heritage sites in Berlin. Because of the predominant bright colours here, Falkenberg is also affectionately called the "Paintbox Estate".

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

Rent and housing costs

The district in small-scale analysis

Post-code	Number of rental offers	Basic rent in all market segments[1] in €/m²/month		Basic rent in bottom market segment[1] in €/m²/month		Basic rent in top market segment[1] in €/m²/month		Apartment size[1] in m²		Total housing cost[2] avg. in €/month		Household purchasing power avg. in €/month	
12435	77	14.42	(41)	6.44	(110)	26.93	(24)	60.0	(134)	865	(65)	3,195	(140)
12437	105	10.99	(120)	7.66	(39)	20.25	(113)	60.8	(124)	668	(125)	3,047	(163)
12439	179	14.06	(47)	7.43	(52)	21.00	(99)	63.8	(90)	897	(52)	3,449	(97)
12459	310	9.79	(144)	6.46	(107)	18.00	(142)	57.5	(161)	563	(152)	3,133	(152)
12487	133	12.50	(78)	7.95	(31)	18.75	(134)	65.4	(65)	817	(83)	3,407	(107)
12489	261	11.00	(117)	6.50	(94)	17.47	(150)	67.0	(51)	737	(101)	3,595	(82)
12524	146	9.78	(145)	6.50	(94)	17.33	(151)	68.1	(42)	666	(126)	4,426	(18)
12526	99	11.54	(107)	6.50	(94)	19.40	(128)	66.6	(56)	768	(93)	4,425	(19)
12527	155	14.16	(44)	8.90	(10)	23.80	(65)	76.0	(12)	1,076	(23)	4,493	(16)
12555	487	13.49	(59)	6.47	(105)	21.43	(92)	59.0	(150)	796	(89)	3,500	(91)
12557	240	10.21	(131)	5.40	(170)	16.60	(159)	66.0	(61)	674	(124)	3,755	(61)
12559	129	9.27	(152)	5.57	(160)	14.01	(173)	63.5	(94)	588	(147)	3,950	(45)
12587	144	11.00	(117)	6.65	(89)	19.06	(131)	65.5	(64)	720	(106)	3,735	(62)
12589	87	13.36	(63)	9.42	(7)	18.00	(142)	84.3	(4)	1,126	(18)	4,583	(14)
District	**2,552**	**11.56**		**6.43**		**20.00**		**63.7**		**736**		**3,670**	
Berlin	**26,436**	**11.50**		**5.96**		**23.91**		**62.9**		**723**		**3,508**	

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

“Wendenschlossstrasse in Köpenick is currently the site of several projects that will result in the construction of more than 1,500 residential units in locations close to the water. In addition, even more apartments are expected to be built in a new neighbourhood on the site of a former freight yard.”

+12,003
housing balance
2016–2021

−710
natural net
population balance
2022

40.2
living space per
inhabitant in m²

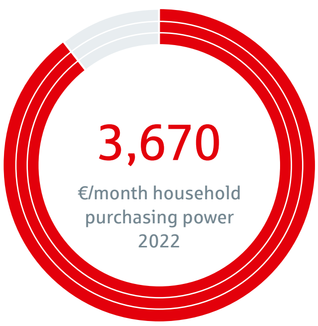
20.7
share of population
aged 65+ in %

such as the former Funkwerk Köpenick telecommunications factory, a former cable factory on Friedrichshagener Strasse and a former cooling equipment plant in Johannisthal, also offer long-term potential for development. In addition, developers are focusing on gap filling and densification, as Berlin's state-owned housing companies are planning new construction projects in the sections of housing estates built after the Second World War where available space has not been used up until now. Examples here include Salvador-Allende-Strasse and Kietzer Feld in Köpenick and the Johanna-Tesch-Strasse in Niederschöneweide.

The Berlin Senate expects population growth (in terms of percentage increases) in Treptow-Köpenick to be higher than in any other district except Pankow in the period up to 2040. More specifically the district's population is expected to increase by around nine per cent, which would correspond to an influx of around 25,300 people into the southeastern part of the city. As it identifies sites for new housing construction, the district is also focusing on expanding the social infrastructure that will be needed to accommodate these new residents. As a result, the district is refurbishing schools and building new ones, will open a new neighbourhood club in the Salvador-Allende quarter and is getting ready to implement several transport infrastructure projects. For example, Treptow-Köpenick has the most bridges in Berlin (140 in total), and several of them need renovation work, with new construction also being part of the overall programme. ■

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.: 4,101 €/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: 15.19 €/m²)

New construction in the district

Two current project developments in detail

Anne-Frank-Strasse

Developer: **HOWOGE**
Area: **Altglienicke**
Street: **Anne-Frank-Strasse 2–26, Mohnweg 7–23**
Residential units: **583**
Type of use: **rent**
Rent €/m²: **from 6,70**

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Fürstenwalder Allee 324/ 326

Developer: **degewo AG**
Area: **Hessenwinkel**
Street: **Fürstenwalder Allee 324/ 326**
Residential units: **386**
Type of use: **rent**
Rent €/m²: **from 6,50**

© ioo Architekten

Part

C

Metropolitan area

The capital is bursting at the seams – so what effect is this having on the residential real estate market in the region surrounding Berlin?

High demand and dynamic development

The highest prices for detached and semi-detached houses are to be found in Potsdam and areas adjacent to it, as well as in towns that are closely linked to Berlin. Even outside such hotspots, double-digit price increases are by no means uncommon.

The population of the state of Brandenburg increased for the eighth consecutive year in 2021, according to a report issued by the Statistical Office for Berlin-Brandenburg in summer 2022. This upward demographic trend is the result of net migration gains that have more than offset the low birth rates in the state's various districts. Berlin is actually one of the main drivers of this growth, as a large segment of Brandenburg's new residents are people who have relocated from the capital, where prices are rising and housing is in short supply. Families in particular are focusing on the immediate surrounding area outside Berlin. The second largest group of new Brandenburg residents comes from abroad, and they too prefer to settle in the closer interlinked area outside of Berlin because of their interest in the capital and everything it has to offer.

Influx from Berlin and abroad

The districts that border Berlin, as well as the city of Potsdam, are therefore gaining in population, while population numbers in the peripheral districts are decreasing. According to the Statistical Office for Berlin-Brandenburg, the biggest net migration gain by far was recorded by the Dahme-Spreewald district, which also recorded the biggest increase in population. This also has to do with the fact that BER Airport is located in the district, as many jobs have been created at the airport and at companies that have settled around it.

The influx into the region around Berlin and the continued increase in demand for housing there was slowed for a short time by the COVID-19 pandemic and the lockdowns that accompanied it. However, the same pandemic and the lockdowns also created a situation in which it appears that working from home will play a much greater role in the working world for some time to come, if not permanently. Given the space needed for a home office, it can be expected that people will be looking to rent or buy larger residential spaces. Working people also don't mind living further away from their office if they know they don't have to commute there every day. As a result of these developments, asking prices throughout the closer interlinked area outside the capital are rising sharply, whereby this is also reflected in the price categories used in the current housing market report. The most expensive of the five categories of asking prices for detached and semi-detached houses last year had an asking price of €4,300 per square metre or more – but this year the category for the €4,300 to €4,599 range is only the third most expensive.

Supplementary area to the core city is particularly expensive

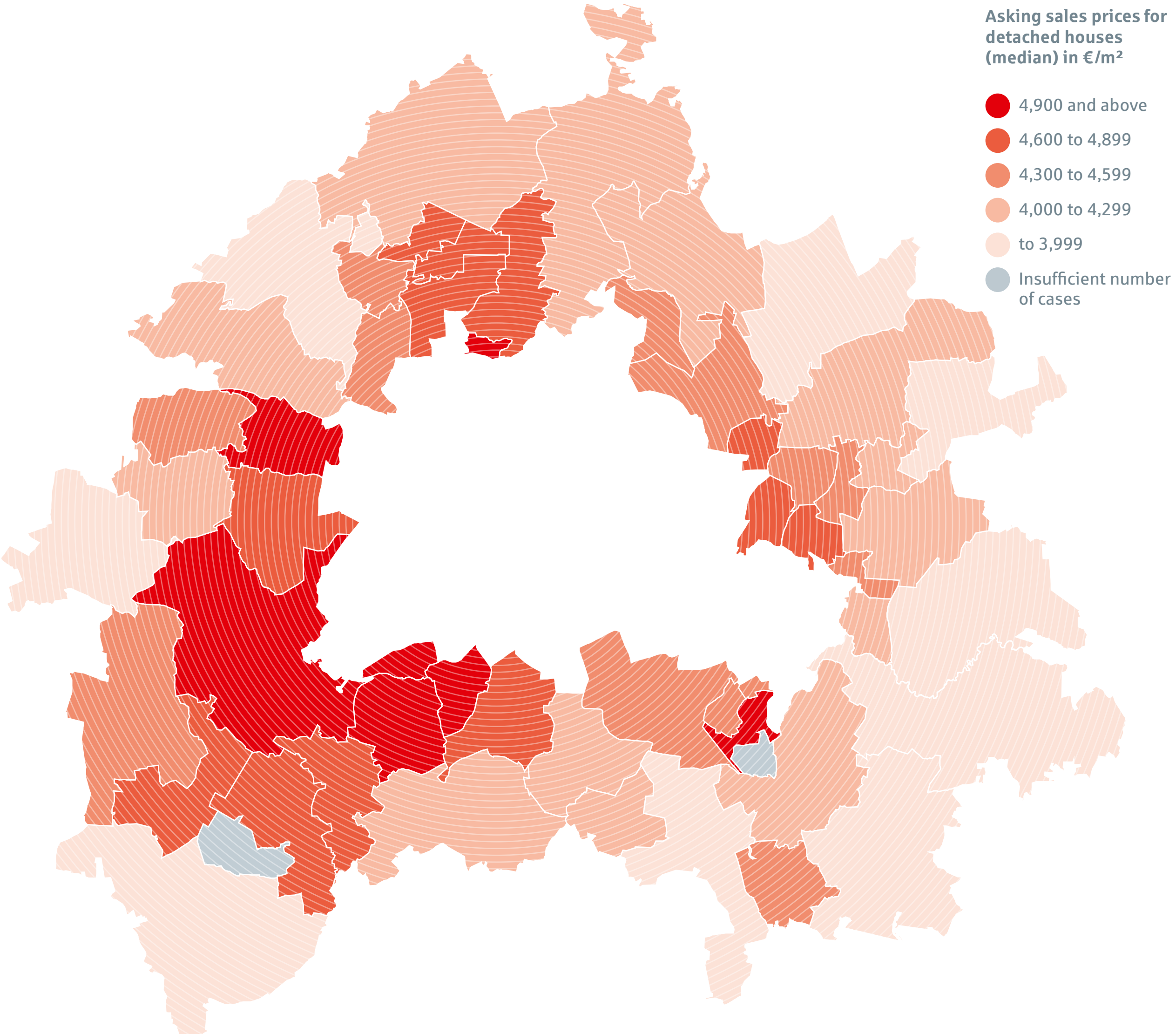
The highest asking prices for detached and semi-detached houses in the current housing report – €4,900 per square metre or more – are to be found in the region southwest of Berlin in particular. This is the area where Potsdam, the prosperous capital of Brandenburg, is located, with Kleinmachnow and Teltow situated further west. Both of these towns are so closely linked to neighbouring Berlin that they are considered to be part of the supplementary area to the core city. Stahnsdorf is adjacent to Kleinmachnow, Teltow and Berlin and is part of the closely interwoven commuter area for both Berlin and Potsdam. Falkensee, Glienicke/Nordbahn and Zeuthen, which are located west, north and southeast of Berlin, respectively, are also considered part of the supplementary area to the core city. Asking prices continue to rise in these towns, in the case of Falkensee by 8.1 per cent between 2021 and 2022.

The biggest increase between 2021 and 2022 – 27.9 per cent – was recorded in Werneuchen, although the average asking price here is still only €3,948 per square metre (Category 1). The situation is different in Hoppegarten and Grossbeeren, where prices rose by 23.0 per cent and 22.3 per cent, respectively, between 2021 and 2022. Average asking prices in those towns now stand at €4,763 and €4,697, respectively, which corresponds to the second most expensive category. There are no indications that the dynamic developments here will end any time soon. ■

+8.9
population development in the metropolitan area since 2011 in %

7,620
completed apartments in the metropolitan area 2021

12
municipalities in the metropolitan area with commuter surplus



Bernau bei Berlin (District Barnim)

+5,430 (ranked 2nd)
Population development 2011–2021 [1]

2,762 (ranked 2nd)
Completed apartments 2012–2021 [2]

23,731 (ranked 44th)
Purchasing power per capita 2022 in €

−6,389 (ranked 54th)
Commuter balance 2022 [3]

Hoppegarten (District Märkisch-Oderland)

194.4 (ranked 17th)
Detached houses purchase price trend 2012–2022 [4] in %

28,754 (ranked 10th)
Purchasing power per capita 2022 in €

901 (ranked 20th)
Completed apartments 2012–2021 [2]

+1,514 (ranked 23rd)
Population development 2011–2021 [1]

Erkner (District Oder-Spree)

402 (ranked 44th)
Completed apartments 2012–2021 [2]

+227 (ranked 52nd)
Population development 2011–2021 [1]

92.5 (ranked 3rd)
Rental price trend 2012–2022 [4] in %

23,671 (ranked 45th)
Purchasing power per capita 2022 in €

Kleinmachnow (District Potsdam-Mittelmark)

57.4 (ranked 34th)
Rental price trend 2012–2022 [4] in %

−45 (ranked 55th)
Population development 2011–2021 [1]

424 (ranked 42nd)
Completed apartments 2012–2021 [2]

175.8 (ranked 35th)
Detached houses purchase price trend 2012–2022 [4] 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 30.06.2022 **4)** Median of offers **Source:** CBRE based on VALUE market database, Michael Bauer Research (purchasing power), Federal Employment Office (commuter balance), Berlin-Brandenburg Statistics Office; Edited by: CBRE

Barnim

HOWOGE acquired its first project development contract outside of Berlin in Panketal, which directly borders Berlin. A total of 221 new rental apartments are currently being built here.

The Barnim district has a population of just under 190,000. The biggest town in Barnim is Bernau (more than 40,000 residents). Bernau is situated near the Berlin orbital motorway and is also the terminus of an S-Bahn line from the capital. Wandlitz, which has more than 23,000 residents (making it the third-largest town in Barnim), borders on the Berlin district of Pankow. Its nine constituent villages extend over an area of slightly more than 163 square kilometres. Barnim's population continues to increase, which is why the district authorities plan to build five new schools and expand existing ones by 2027. ■

The district in numbers

+11,047
Population development 2011–2021[a]

−19,090
Commuter balance 2022[b]

6,744
Completed apartments 2012–2021[c]

30,298
Ahrensfelde – Highest purchasing power, in € per capita 2022

+192.1
Detached houses purchase price trend 2012–2022[d] in %

+68.1
Rental price trend 2012–2022[d] in %

Rental market

Municipality	Number of rental offers	Basic rent, all market segments[1] in €/m²/month	Basic rent, bottom market segment[1] in €/m²/month	Basic rent, top market segment[1] in €/m²/month
Ahrensfelde	35	11.31	8.52	13.77
Bernau bei Berlin	376	10.70	7.50	13.61
Panketal	66	11.56	7.60	19.62
Wandlitz	99	11.54	7.55	17.48
Werneuchen	57	9.29	6.37	12.25
District (metrop. area)[2]	**633**	**10.71**	**7.41**	**15.38**
District (total)	**1,587**	**9.00**	**5.80**	**13.54**

Detached and semi-detached houses

Municipality	Number of sales offers	Asking sales prices, all market segments[1] in €/m²	Asking sales prices, bottom market segment[1] in €/m²	Asking sales prices, top market segment[1] in €/m²
Ahrensfelde	180	4,334	2,876	6,190
Bernau bei Berlin	199	4,285	2,245	5,938
Panketal	195	4,429	2,532	5,926
Wandlitz	226	4,209	2,077	6,305
Werneuchen	108	3,948	2,174	6,198
District (metrop. area)[2]	**908**	**4,303**	**2,438**	**6,139**
District (total)	**1,308**	**3,960**	**1,863**	**5,950**

1) Median **2)** municipalities belonging to the Berlin metropolitan region **a)** Current population estimation **b)** Employees subject to social insurance requirements as of 30.06.2022 **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

Operations at BER Airport are really picking up now that the COVID-19 pandemic has subsided. In 2021, Dahme-Spreewald recorded a significant year-on-year increase in the number of employees.

A total of 17 aviation-related companies have set up operations just outside BER Airport. The logistics sector, the food industry and the tourism sector also play a key role here. More than 178,000 people live in Dahme-Spreewald; the biggest town in the district is Königs Wusterhausen, with a population of more than 38,000. A site with an area of around 56 hectares in Königs Wusterhausen is currently being developed into a mixed-use neighbourhood with commercial and residential properties. The municipality of Schönefeld, which is directly adjacent to BER Airport, is the second-largest municipality in the district and has a population of approximately 19,000. ■

The district in numbers

+15,785
Population development 2011–2021[a)]

–5,098
Commuter balance 2022[b)]

9,137
Completed apartments 2012–2021[c)]

29,451
Zeuthen – Highest purchasing power, in € per capita 2022

+169.2
Detached houses purchase price trend 2012–2022[d)] in %

+87.5
Rental price trend 2012–2022[d)] in %

Rental market

Municipality	Number of rental offers	Basic rent, all market segments[1)] in €/m²/month	Basic rent, bottom market segment[1)] in €/m²/month	Basic rent, top market segment[1)] in €/m²/month
Bestensee	47	11.02	6.25	14.00
Eichwalde	59	10.91	7.29	16.38
Heidesee	20	n/a	n/a	n/a
Königs Wusterhausen	220	13.49	8.42	18.52
Mittenwalde	90	10.66	8.33	15.00
Schönefeld	302	12.49	9.00	17.19
Schulzendorf	22	n/a	n/a	n/a
Wildau	136	12.27	8.47	15.75
Zeuthen	90	12.42	8.85	18.06
District (metrop. area)[2)]	**986**	**12.19**	**8.47**	**17.68**
District (total)	**1,252**	**11.62**	**5.98**	**17.19**

Detached and semi-detached houses

Municipality	Number of sales offers	Asking sales prices, all market segments[1)] in €/m²	Asking sales prices, bottom market segment[1)] in €/m²	Asking sales prices, top market segment[1)] in €/m²
Bestensee	91	4,464	2,400	8,453
Eichwalde	59	4,313	2,298	6,045
Heidesee	78	3,693	2,107	8,292
Königs Wusterhausen	272	4,206	2,208	6,419
Mittenwalde	72	3,498	2,119	4,642
Schönefeld	92	4,511	2,494	8,766
Schulzendorf	115	4,356	2,664	6,190
Wildau	25	n/a	n/a	n/a
Zeuthen	90	4,935	2,852	8,210
District (metrop. area)[2)]	**894**	**4,236**	**2,267**	**6,726**
District (total)	**1,258**	**3,797**	**1,435**	**6,408**

1) Median **2)** municipalities belonging to the Berlin metropolitan region **a)** Current population estimation **b)** Employees subject to social insurance requirements as of 30.06.2022 **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

With approximately 45,000 residents, Falkensee is the largest town in the Havelland district. Falkensee's population has nearly doubled since 1990 as a result of its proximity to Berlin. It takes only around ten minutes to get to the old town in Berlin-Spandau by car, for example.

The journey to Berlin Central Station on a regional train from Falkensee takes 15 minutes, while the trip to BER Airport, straight through the capital, takes about an hour. Within the framework of an economic development programme managed by the states of Berlin and Brandenburg, the district is home to five cross-state business clusters: Energy Technology, Health Care Industries, ICT/Media and Creative Industries, Optics and Transport/ Mobility/Logistics. With regard to the latter, the River Havel and a dense network of rail lines and roads form the infrastructural backbone in the region – for transports to and from Berlin and outside the region as well. ■

The district in numbers

+10,581
Population development 2011–2021[a]

−16,476
Commuter balance 2022[b]

5,805
Completed apartments 2012–2021[c]

27,809
Dallgow-Döberitz – Highest purchasing power, in € per capita 2022

+196.2
Detached houses purchase price trend 2012–2022[d] in %

+61.2
Rental price trend 2012–2022[d] in %

Rental market

Municipality	Number of rental offers	Basic rent, all market segments[1] in €/m²/month	Basic rent, bottom market segment[1] in €/m²/month	Basic rent, top market segment[1] in €/m²/month
Brieselang	23	n/a	n/a	n/a
Dallgow-Döberitz	48	11.24	6.98	16.00
Falkensee	238	11.90	8.24	16.67
Ketzin/Havel	57	9.05	6.52	14.59
Schönwalde-Glien	42	10.90	7.21	16.99
Wustermark	160	10.96	7.73	14.00
District (metrop. area)[2]	**568**	**11.00**	**7.33**	**15.65**
District (total)	**1,197**	**9.13**	**5.26**	**14.42**

Detached and semi-detached houses

Municipality	Number of sales offers	Asking sales prices, all market segments[1] in €/m²	Asking sales prices, bottom market segment[1] in €/m²	Asking sales prices, top market segment[1] in €/m²
Brieselang	104	4,396	2,481	5,494
Dallgow-Döberitz	69	4,860	3,336	7,212
Falkensee	379	5,131	2,913	7,800
Ketzin/Havel	31	3,300	1,273	5,816
Schönwalde-Glien	121	4,179	2,574	6,759
Wustermark	82	4,264	2,217	6,341
District (metrop. area)[2]	**786**	**4,712**	**2,438**	**7,258**
District (total)	**1,124**	**4,177**	**1,500**	**6,846**

1) Median **2)** municipalities belonging to the Berlin metropolitan region **a)** Current population estimation **b)** Employees subject to social insurance requirements as of 30.06.2022 **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

More and more people continue to move to Märkisch-Oderland, and especially to areas near the capital. Residential construction is increasing as a result – for example in Neuenhagen, which currently has more than 19,000 residents.

The district, which extends all the way to the Polish border, has a total population of approximately 198,000. More than half of these residents live in the direct catchment area outside Berlin, where an S-Bahn line and other rail and road connections make it easy to reach the capital. The district's largest town is Strausberg, which has more than 27,000 residents as well as a regional railway station. Population growth in Strausberg is being addressed through new residential construction by private companies and municipal authorities, as well as by the construction of a second secondary school (Gymnasium) in the town. ■

The district in numbers

+9,194
Population development 2011 – 2021 [a)]

–12,673
Commuter balance 2022 [b)]

5,953
Completed apartments 2012 – 2021 [c)]

28,754
Hoppegarten – Highest purchasing power, in € per capita 2022

+177.8
Detached houses purchase price trend 2012–2022 [d)] in %

+79.7
Rental price trend 2012–2022 [d)] in %

Rental market

Municipality	Number of rental offers	Basic rent, all market segments [1)] in €/m²/month	Basic rent, bottom market segment [1)] in €/m²/month	Basic rent, top market segment [1)] in €/m²/month
Altlandsberg	55	10.00	7.12	15.76
Fredersdorf-Vogelsdorf	52	11.84	6.10	16.68
Hoppegarten	88	11.49	8.49	19.23
Neuenhagen bei Berlin	73	11.00	8.18	15.92
Petershagen/Eggersdorf	57	12.08	6.93	15.83
Rüdersdorf bei Berlin	94	9.82	7.02	12.22
Strausberg	205	10.47	7.20	14.52
District (metrop. area) [2)]	**624**	**10.91**	**7.25**	**15.80**
District (total)	**1,035**	**9.00**	**5.02**	**15.05**

Detached and semi-detached houses

Municipality	Number of sales offers	Asking sales prices, all market segments [1)] in €/m²	Asking sales prices, bottom market segment [1)] in €/m²	Asking sales prices, top market segment [1)] in €/m²
Altlandsberg	81	4,075	2,421	6,194
Fredersdorf-Vogelsdorf	133	4,352	2,752	5,843
Hoppegarten	136	4,736	2,935	6,732
Neuenhagen bei Berlin	152	4,402	2,088	6,453
Petershagen/Eggersdorf	150	4,142	2,506	7,166
Rüdersdorf bei Berlin	96	4,000	1,848	5,871
Strausberg	119	3,677	1,750	5,089
District (metrop. area) [2)]	**867**	**4,189**	**2,479**	**6,304**
District (total)	**1,312**	**3,717**	**1,278**	**6,083**

1) Median **2)** municipalities belonging to the Berlin metropolitan region **a)** Current population estimation **b)** Employees subject to social insurance requirements as of 30.06.2022 **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 Oberhavel district has a population of approximately 216,000. The district's economic centre, which is located adjacent to the border to Berlin, is benefiting from the expansion of the orbital motorway to six lanes in the area.

More than 700 companies call the triangle between the towns of Oranienburg, Hennigsdorf and Velten home. A total of 10,000 of the 84,000 people who live in this triangle also work in the region. The district displays a nearly equal balance of inbound (21,500) and outbound (22,000) commuters. Good transport connections between Oberhavel and the capital mean a lot of Berliners also work in the district. Plans call for the main rail and S-Bahn line to Berlin to be further expanded and then made fully operational in its expanded version by the end of 2024. ■

The district in numbers

+12,003
Population development 2011–2021[a]

−17,357
Commuter balance 2022[b]

6,277
Completed apartments 2012–2021[c]

32,162
Glienicke-Nordb. – Highest purchasing power, in € per capita 2022

+189.5
Detached houses purchase price trend 2012–2022[d] in %

+68.3
Rental price trend 2012–2022[d] in %

Rental market

Municipality	Number of rental offers	Basic rent, all market segments[1] in €/m²/month	Basic rent, bottom market segment[1] in €/m²/month	Basic rent, top market segment[1] in €/m²/month
Birkenwerder	48	11.50	8.00	15.00
Glienicke/Nordbahn	49	10.81	8.89	16.49
Hennigsdorf	151	9.92	7.35	14.86
Hohen Neuendorf	171	11.88	9.00	14.91
Leegebruch	36	10.58	8.00	14.44
Mühlenbecker Land	31	10.00	6.27	19.92
Oberkrämer	15	n/a	n/a	n/a
Oranienburg	391	10.93	6.95	14.50
Velten	103	10.87	7.30	12.95
District (metrop. area)[2]	**995**	**10.85**	**7.35**	**14.77**
District (total)	**1,241**	**10.13**	**6.00**	**14.46**

Detached and semi-detached houses

Municipality	Number of sales offers	Asking sales prices, all market segments[1] in €/m²	Asking sales prices, bottom market segment[1] in €/m²	Asking sales prices, top market segment[1] in €/m²
Birkenwerder	52	4,724	3,061	7,050
Glienicke/Nordbahn	111	5,513	3,382	9,184
Hennigsdorf	42	4,419	2,520	7,182
Hohen Neuendorf	203	4,829	3,221	6,330
Leegebruch	45	3,960	2,445	5,035
Mühlenbecker Land	148	4,671	2,605	6,659
Oberkrämer	115	3,615	2,092	5,745
Oranienburg	280	4,109	2,025	6,441
Velten	45	4,446	2,056	7,529
District (metrop. area)[2]	**1,041**	**4,448**	**2,400**	**7,075**
District (total)	**1,342**	**4,110**	**1,928**	**6,842**

1) Median **2)** municipalities belonging to the Berlin metropolitan region **a)** Current population estimation **b)** Employees subject to social insurance requirements as of 30.06.2022 **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

The third- and fourth-largest municipalities in the Oder-Spree district – Schöneiche bei Berlin (approx. 13,000 residents) and Erkner (around 12,000 residents) – are both located inside the Berlin orbital motorway.

Erkner can be reached easily from Berlin by regional rail and an S-Bahn line. A tram line extending for 5.6 kilometres connects Schöneiche with the Friedrichshagen S-Bahn station in Berlin's Treptow-Köpenick district. Grünheide is located nearby, on the other side of the Berlin orbital motorway. Grünheide has approximately 9,000 residents and has made headlines over the last few years as the site for Tesla's "gigafactory". The facility is expected to generate economic momentum in the surrounding region and is likely to have an impact on demand for housing throughout the area. ■

The district in numbers

+2,995
Population development 2011 – 2021[a]

−2,721
Commuter balance 2022[b]

2,269
Completed apartments 2012 – 2021[c]

28,544
Schöneiche – Highest purchasing power, in € per capita 2022

+195.2
Detached houses purchase price trend 2012–2022[d] in %

+63.8
Rental price trend 2012–2022[d] in %

Rental market

Municipality	Number of rental offers	Basic rent, all market segments[1] in €/m²/month	Basic rent, bottom market segment[1] in €/m²/month	Basic rent, top market segment[1] in €/m²/month
Erkner	59	12.51	7.51	18.13
Grünheide (Mark)	56	10.68	7.14	16.04
Schöneiche bei Berlin	77	10.91	8.13	15.48
Amt Spreenhagen	28	n/a	n/a	n/a
Woltersdorf	40	11.94	8.57	18.39
District (metrop. area)[2]	**260**	**11.43**	**7.81**	**17.04**
District (total)	**1,341**	**8.39**	**5.49**	**14.35**

Detached and semi-detached houses

Municipality	Number of sales offers	Asking sales prices, all market segments[1] in €/m²	Asking sales prices, bottom market segment[1] in €/m²	Asking sales prices, top market segment[1] in €/m²
Erkner	70	4,277	2,745	8,209
Grünheide (Mark)	83	3,878	2,338	6,190
Schöneiche bei Berlin	116	4,849	2,926	7,658
Amt Spreenhagen	48	3,475	1,941	4,814
Woltersdorf	74	4,300	2,687	6,881
District (metrop. area)[2]	**391**	**4,231**	**2,410**	**6,881**
District (total)	**915**	**3,350**	**1,445**	**6,392**

1) Median **2)** municipalities belonging to the Berlin metropolitan region **a)** Current population estimation **b)** Employees subject to social insurance requirements as of 30.06.2022 **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 dynamic population growth the capital of Brandenburg is undergoing is in no small part due to its strength as a centre for science and technology. Potsdam has ambitious goals for new residential housing construction.

The city is the second hotspot in the metropolitan region after Berlin in terms of political influence, business, culture and demographic development. Potsdam is home to several universities as well as other scientific and research institutions, all of which attract highly qualified specialists to the Brandenburg capital. A large number of people also commute to Potsdam from outside the city, which is growing at a dynamic pace. In 2003, for example, after the last incorporations of outlying districts, Potsdam had a population of 143,811. The city now has more than 180,000 residents and this number is expected to increase to more than 210,000 by 2035. Potsdam is thus growing in population more rapidly than any other city in Germany.

Given this dynamic demographic growth, it's not surprising that the city of Potsdam is focusing on housing construction. Indeed, the city's authorities describe the housing market as "very tight". Efforts to alleviate this situation are being led by ProPotsdam – an association of businesses in the city that owns approximately 20 per cent of Potsdam's housing stock. At the beginning of 2023, ProPotsdam announced its intention to build 2,500 new apartments by 2027. One programme calls for the provision of affordable housing for lower-income households, whereby plans call for the construction of some 450 apartments in modular design at eight locations starting in 2023.

Potsdam's nationwide image in Germany is heavily influenced by the city's Prussian palaces, historical centre and villa district. Potsdam's various other neighbourhoods also have plenty to offer, however. The Brandenburger Vorstadt quarter, for example, is dominated by stately old buildings, while the Teltower Vorstadt neighbourhood features multi-family dwellings from all eras, as well as numerous allotments. One of the most diverse areas in Potsdam is Schlaatz, which boasts plenty of green spaces and is home to people of various nationalities, and a large number of young people and families in particular. In this estate from the 1980s, rents are relatively low. ■

Rental market

Postcode	Number of rental offers	Basic rent, all market segments[1] in €/m²/month	Basic rent, bottom market segment[1] in €/m²/month	Basic rent, top market segment[1] in €/m²/month	Apartment size in m², average
14467	210	12.94	8.24	23.45	78.2
14469	341	12.50	9.00	19.59	80.1
14471	91	12.00	7.41	15.77	66.3
14473	125	14.49	8.94	17.50	67.9
14476	127	9.87	7.53	16.00	65.2
14478	123	11.04	6.12	14.57	59.8
14480	274	9.74	7.90	12.63	64.0
14482	216	13.00	8.92	18.32	73.9
Potsdam	**1,507**	**11.92**	**7.66**	**18.65**	**71.3**

1) Median **Source:** CBRE based on VALUE market database

The city in numbers

+24,252
Population development 2011–2021 [a]

+13,552
Commuter balance 2022 [b]

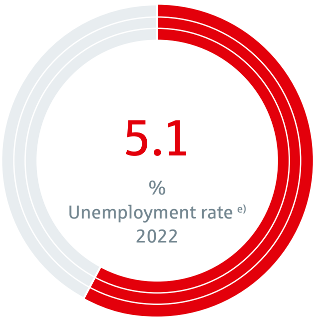
12,831
Permitted apartments 2012–2021 [c]

25,313
purchasing power in € per capita 2022

+152.6
Condominium purchase price trend 2012–2022 [d] in %

12,274
Completed apartments 2012–2021 [c]

The city compared to Berlin



Unemployment rate compared to Berlin (8.8 %)

Rental price trend compared to Berlin (53 %)

Population density compared to Berlin (4,127 inhabitants/km²)

Condominiums

Postcode	Number of sales offers	Asking sales price, all market segments [1] in €/m²	Asking sales price, bottom market segment [1] in €/m²	Asking sales price, top market segment [1] in €/m²	Apartment size in m², average
14467	160	7,518	3,657	11,037	105.4
14469	348	6,291	3,651	8,744	85.6
14471	140	7,441	4,093	9,988	94.7
14473	80	7,352	4,098	8,733	91.3
14476	78	3,744	2,302	9,118	76.4
14478	38	3,811	2,949	7,452	69.1
14480	52	4,025	2,561	5,585	65.4
14482	142	5,055	3,500	6,995	75.4
Potsdam	**1,038**	**5,936**	**3,083**	**9,516**	**86.6**

1) Median **a)** Current population estimation **b)** Employees subject to social insurance requirements as of 30.06.2022 **c)** New residential units in residential buildings **d)** Median of offers **e)** Annual average, all employable citizens **f)** As of 31.12.2021 **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

The local economy in the Potsdam-Mittelmark district is dominated by small and medium-sized enterprises; there are very few industrial companies located here. The northeastern part of the district.

Most of the district is situated west and southwest of Potsdam. The city of Werder is located further downriver on the River Havel. Werder is a small city with just under 27,000 residents, but it's the second-largest city in the Potsdam-Mittelmark district and has good rail connections to Berlin. Teltow (more than 27,000 residents), Kleinmachnow (slightly more than 20,000 residents) and Stahnsdorf (approx. 16,000 residents) are the next-largest towns after Werder. Each of these towns is situated directly adjacent to the border to the Zehlendorf district of Berlin. ■

The district in numbers

+13,366
Population development 2011–2021 [a)]

−11,931
Commuter balance 2022 [b)]

7,557
Completed apartments 2012–2021 [c)]

37,560
Kleinmachnow – Highest purchasing power, in € per capita 2022

+181.5
Detached houses purchase price trend 2012–2022 [d)] in %

+57.1
Rental price trend 2012–2022 [d)] in %

	Rental market				Detached and semi-detached houses			
Municipality	**Number of rental offers**	**Basic rent, all market segments [1)] in €/m²/month**	**Basic rent, bottom market segment [1)] in €/m²/month**	**Basic rent, top market segment [1)] in €/m²/month**	**Number of sales offers**	**Asking sales prices, all market segments [1)] in €/m²**	**Asking sales prices, bottom market segment [1)] in €/m²**	**Asking sales prices, top market segment [1)] in €/m²**
Beelitz	105	10.00	7.92	14.81	86	3,912	1,417	5,254
Kleinmachnow	35	13.00	9.12	18.75	131	7,304	5,000	10,278
Michendorf	31	10.50	8.00	14.00	137	4,729	2,752	7,333
Nuthetal	49	12.05	8.50	14.96	39	4,640	2,490	7,889
Schwielowsee	43	10.50	8.00	15.96	61	4,839	2,722	6,931
Seddiner See	16	n/a	n/a	n/a	18	n/a	n/a	n/a
Stahnsdorf	47	12.50	8.97	16.63	132	5,396	3,325	8,250
Teltow	102	12.33	7.11	15.40	101	5,615	4,330	7,667
Werder (Havel)	197	10.87	7.11	16.07	141	4,370	1,923	6,957
District (metrop. area) [2)]	**625**	**11.00**	**7.50**	**16.07**	**846**	**5,042**	**2,725**	**8,278**
District (total)	**963**	**9.75**	**6.22**	**15.40**	**1,375**	**4,141**	**1,235**	**7,829**

1) Median **2)** municipalities belonging to the Berlin metropolitan region **a)** Current population estimation **b)** Employees subject to social insurance requirements as of 30.06.2022 **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

As officials in Teltow-Fläming have proudly proclaimed, approximately 20,000 people have moved into the district over the last ten years, giving Teltow-Fläming a population of more than 170,000 today. This trend is the result of dynamic economic development.

Companies from the aerospace, biotechnology and automotive industries, among other sectors, have settled in the "closer interlinked area" just south of Berlin, near BER Airport and directly adjacent to the orbital motorway. Some 800 companies with approximately 23,000 employees have offices or facilities in the district's 53 industrial and commercial parks. Plans call for bus service to be improved in 2023 in the northern part of the district, where the large municipalities of Blankenfelde-Mahlow and Ludwigsfelde are located. ■

The district in numbers

+8,592
Population development 2011 – 2021 [a]

+4,914
Commuter balance 2022 [b]

4,118
Completed apartments 2012 – 2021 [c]

28,099
Rangsdorf – Highest purchasing power, in € per capita 2022

+183.1
Detached houses purchase price trend 2012–2022 [d] in %

+75.3
Rental price trend 2012–2022 [d] in %

Rental market

Municipality	Number of sales offers	Basic rent, all market segments [1] in €/m²/month	Basic rent, bottom market segment [1] in €/m²/month	Basic rent, top market segment [1] in €/m²/month
Blankenfelde-Mahlow	149	12.04	8.18	16.64
Großbeeren	21	n/a	n/a	n/a
Ludwigsfelde	85	10.78	6.67	14.60
Rangsdorf	43	10.99	8.70	14.00
District (metrop. area) [2]	**298**	**11.50**	**7.99**	**15.00**
District (total)	**1,062**	**8.50**	**5.49**	**14.00**

Detached and semi-detached houses

Municipality	Number of sales offers	Asking sales prices, all market segments [1] in €/m²	Asking sales prices, bottom market segment [1] in €/m²	Asking sales prices, top market segment [1] in €/m²
Blankenfelde-Mahlow	308	4,289	2,749	5,913
Großbeeren	50	4,697	3,436	5,871
Ludwigsfelde	148	4,092	2,389	5,923
Rangsdorf	121	4,273	2,850	5,792
District (metrop. area) [2]	**627**	**4,286**	**2,604**	**5,913**
District (total)	**1,267**	**3,750**	**1,415**	**5,667**

1) Median **2)** municipalities belonging to the Berlin metropolitan region **a)** Current population estimation **b)** Employees subject to social insurance requirements as of 30.06.2022 **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 2021 and 2022, a total of 61,534 rental offers, 51,840 purchase offers for condominiums and 2,274 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 upper or lower market segment. Here, too, the medians are given within the respective segments.

A total of 26,436 apartment offers from 2022 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 metre (excl. operating costs), as well as the medians for the most expensive and cheapest 10% 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, Federal Employment Agency, Expert Committee on Property Values in Berlin, CBRE based on VALUE market database, Michael Bauer Research GmbH 2023 based on the Federal Statistical Office, OSM, Berlin Police, Federal Statistical Office.

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