Housing Market Report Berlin 2024

BERLIN HYP & CBRE

Berlin's key challenges are clear

Dear readers,

Without a doubt, Berlin is and always has been something special. However, Berlin was not always a strong business location. Still, these days, the city is defying the current challenges better than all German cities on average. Berlin attracts new people and is popular internationally. This is illustrated by the steadily growing influx of new residents to the capital.

As is the case with other conurbations in Germany, Berlin faces a key challenge in that more and more people are now living in an area with far too little housing space. At the same time, new construction activity remains far below the target once set by the German government.

Inflation, rising construction costs and high interest rates have destroyed the dream of home ownership for many people over the past year, and purchase prices have therefore declined. Meanwhile, pressure on the rental housing market is continuously increasing. As a result, rents continue to rise sharply and more and more people are moving into the region surrounding the capital. You will learn more about how all of this is affecting Berlin on the pages that follow.

In this year's special section, we take a closer look at what has become of innovative housing concepts such as serial timber construction during the current market phase, and whether such concepts can help create more affordable housing.

We are pleased to present to you this report, which is now in its tenth year and which once again offers you an interesting and detailed overview of the Berlin housing market. Pleasant reading!

Sascha Klaus
Chair of the Board of Management, Berlin Hyp AG

Michael Schlatterer
Managing Director Residential Valuation, CBRE GmbH

Content

Part A
Market

Part B
Districts

36 Charlottenburg-Wilmersdorf

The centre of this district is a popular residential location. Gap filling is the order of the day in the northern part of Charlottenburg-Wilmersdorf, while an extensive transformation is planned for the western end of the district.

40 Friedrichshain-Kreuzberg

This district reveals a special feature of Berlin – namely that even built-up areas near the centre of the city have spaces suitable for gap filling, whereby the urban structures vary greatly across the district.

44 Lichtenberg

Old village centres, a provincial feel, large neighbourhoods with prefabricated apartment buildings, and estates of detached houses: this multifaceted district is now making use of possibilities for gap filling and new construction.

48 Marzahn-Hellersdorf

Prefabricated apartment buildings, estates of detached houses, commercial and industrial areas, and green oases dominate the scene in Marzahn-Hellersdorf. Higher education is also playing an increasingly important role in the district.

52 Mitte

Historical or modern? This is a fundamental question in the centre of the city when new construction activity is being considered. Upgrades are the order of the day for the existing building stock.

56 Neukölln

Berlin's tallest building is being built in Neukölln, and the district will also be the site of one of the biggest new neighbourhoods in the capital.

Part

A

Market

Ongoing conflict in Ukraine, a new level of interest rates and a decline in new construction activity: How is the real estate market in Berlin performing in this situation?

Popular around the world and economically stable

Even in the midst of the political crises, Berlin remains a strong centre of business. Population growth is mainly being driven by newcomers from abroad, and the number of people living in Berlin has now reached its previous historical high once again as a result.

After some 80 years, one of Berlin's special characteristics no longer applies anymore: as was the case in other major European cities, the German capital's population increased very rapidly up until the eve of the Second World War, when Berlin was the world's third-largest city after London and New York. Whereas other big cities recorded a rapid increase in population after the war, and continued to do so in the decades that followed, the division of Berlin and the construction of the Berlin Wall, as well as West Berlin's isolation from the rest of West Germany, prevented a continuation of dynamic population growth in the post-war period. The result was outward migration instead of growth. Even after the fall of the Wall (Berlin had a population of around 3.4 million in 1990), the city's population initially declined, whereby this was due in part to a large number of people moving from Berlin to the surrounding region in Brandenburg. Today, however, Berlin has once again reached the demographic high point of days gone by: last year, the Berlin-Brandenburg Statistical Office reported that in 2023, the population in the German capital had reached a level higher than at any time since the beginning of the 1940s. More specifically, 3.88 million people with a primary residence in Berlin were recorded by the capital's resident registration office at the end of 2023.

The current growth in population is a result of a high net migration gain. In the first half of 2023, the negative natural population change (more deaths than births) of 2,805 in Berlin was far outnumbered by a migration gain of 18,308. During the same period, the share of Berlin's population accounted for by German citizens declined by 0.2 per cent as a result of a negative natural population change of 5,201 and the outward migration of 7,682 people. Brandenburg remains the most popular destination for Germans leaving Berlin – in June 2023 alone, a total of 1,101 German residents in Berlin relocated from the capital to the surrounding region.

A popular place to live for people from abroad

The increasing share of residents from abroad marks the continuation of a trend that began in recent years, as the Berlin-Brandenburg

−1,171
natural net population balance 2022

+76,000
net migration 2022

Berlin Barometer

District	Residents 2023[1]	Population density per km² 2022[1]	Population development 2023 to 2022[1] absolute value
Charlottenburg-Wilmersdorf	343,081	4,909	1,926
Friedrichshain-Kreuzberg	293,454	13,904	223
Lichtenberg	311,881	5,818	3,595
Marzahn-Hellersdorf	291,948	4,647	6,270
Mitte	397,134	9,871	1,535
Neukölln	330,017	7,152	541
Pankow	424,307	4,026	3,539
Reinickendorf	268,792	2,940	484
Spandau	257,091	2,705	2,916
Steglitz-Zehlendorf	310,446	2,868	−594
Tempelhof-Schöneberg	355,868	6,537	1,955
Treptow-Köpenick	294,081	1,704	4,901
Berlin total / average	**3,878,100**	**4,214**	**27,291**

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

Statistical Office reports that the increase in Berlin's population is solely due to an increase in the number of non-Germans who have moved to the capital. Such residents accounted for 24.4 per cent of Berlin's population in 2023. The number of newcomers who moved to Berlin from abroad was twice as high as the number of people who moved to the capital from other parts of Germany. People from Ukraine accounted for a large share of the increase in newcomers from abroad. Indeed, the number of Ukrainians living in the capital increased by 5,000 to 62,495 in 2023, making Ukrainians the second-largest group of non-Germans living in the capital. People with Turkish citizenship (107,022) remain the largest group of non-Germans in Berlin, and this group's population increased by 5,697 in 2023.

As is the case in the rest of Germany, the war in Ukraine is being felt in Berlin not just demographically but also in an economic sense, as sharply increasing energy prices have led to noticeable inflation, rising interest rates and less dynamic economic development. Nevertheless, the capital region displays above-average economic performance in a nationwide comparison. Berlin's price-adjusted gross domestic product decreased by only 0.1 per cent over the first six months of last year as compared to the first half of 2022, according to the Berlin-Brandenburg Statistical Office. This means that the decrease in GDP in the capital was less pronounced than the average decrease in Germany as a whole (-0.3 per cent).

The construction industry is having a positive impact on the economy

The price-adjusted decline in output in the manufacturing sector in Berlin was similar to the decline at the national level. The service sector in Berlin recorded only slight growth, whereby the real increase here also corresponded to developments at the national level. On the other hand, the hospitality and financial and insurance sectors especially made an above-average contribution to economic growth in the capital. It's also interesting to note that whereas the construction industry has held back economic growth in Germany as a whole somewhat as of late, it has positively impacted economic development in Berlin.

The positive role of the construction industry is also reflected by the increase in workforce numbers in the capital: in the third quarter of 2023, approximately 4,300 more people were working in the manufacturing sector in Berlin than was the case in the same quarter in 2022. This increase of 1.9 per cent was much higher than the increase for Germany as a whole (+0.4 per cent), whereby the positive development was due to growth in workforce numbers of 1.1 per cent in both the construction industry and the manufacturing sector in Berlin. A comparison between the third quarter of 2022 and the third quarter of 2023 reveals an increase in employment of 1.5 per cent. The ongoing positive development of employment numbers in Berlin since the second quarter of 2021 thus continues, as the Berlin-Brandenburg Statistical Office reports. Although the upward trend is not as strong as it once was (average employment numbers back in 2022 were 3.4 per cent higher than in 2021), Berlin nevertheless recorded the second-highest per cent increase in employment among all German federal states in the third quarter of 2023 (after Hamburg). The number of people employed in Germany as a whole increased by 0.7 per cent on average during the same period. ■

Facts

Ongoing positive trend in population development

—

Berlin's economic performance remained comparatively stable

Unemployment rate[2)] average 2023 in %	Population forecast 2021–2040, change in %	Permits for building new apartments 2022	Newly finished apartments 2022
8.6	2.6	591	1,137
9.2	6.2	800	582
8.4	6.5	2,107	1,475
8.0	5.1	1,405	2,437
10.8	5.9	1,633	1,219
13.7	2.0	270	302
7.7	9.0	1,599	1,340
9.5	4.3	643	903
9.7	5.7	989	947
6.5	0.6	222	549
9.1	2.3	533	467
7.6	9.0	2,840	3,035
9.1	**5.0**	**13,632**	**14,393**

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

Rents continue to increase sharply, but asking prices for real estate are declining

Berlin is displaying particularly dynamic development in terms of rent levels in a comparison of the A-cities, while asking prices for apartments have decreased only slightly. Interesting developments can be observed in the eastern part of the capital in particular – in both central locations and on the outskirts.

In general, rents on Berlin's housing market have been continuously on the rise for years now, and median asking rents have been increasing at an ever-faster pace since 2020: in 2021 they increased by 3.5 per cent, in 2022 by 9.5 per cent and in 2023 by 18.3 per cent, to €13.60 per square metre. This development is due to the renewed influx of new residents into the capital after the end of the COVID-19 pandemic. In addition, a large number of Ukrainians fled to Berlin after the Russian invasion, and many of these people have remained in the capital. This high demand for housing, which also continues to increase, is occurring in a situation marked by a low level of new construction activity. In other words, not enough housing can be provided to meet the demand.

A similar set of negative circumstances can be observed in all of the so-called A-cities – the seven biggest cities in Germany. Given this situation, vacancies are obviously not an issue. Berlin's vacancy rate amounted to 0.3 per cent in 2022, putting the capital in third place behind Frankfurt am Main (0.2 per cent) and Munich (0.1 per cent). If one looks at developments between 2017 and 2022, it becomes clear that vacancy rates declined more sharply in Berlin (by 0.6 percentage points) than in the other two cities, where vacancy rates decreased by 0.1 and 0.2 percentage points, respectively. This period of

Facts

The number of rental offers continues to decrease

—

Double-digit rent increases in almost all districts

Current rental development. Rental price range for new lettings, 2023

District	Number of rental offers	Medium market segment[1] price range in €/m²/month (6 11 16 21 26)	Bottom market segment		Top market segment		All market segments	
			Median in €/m²/month	Change from 2022 in %	Median in €/m²/month	Change from 2022 in %	Median in €/m²/month	Change from 2022 in %
Charlottenburg-W.	2,271	7.91–26.00	7.13	3.0	28.00	5.0	16.93	13.5
Friedrichshain-K.	1,676	6.76–26.00	6.51	9.0	27.59	5.7	17.86	23.2
Lichtenberg	1,900	6.06–22.97	5.76	3.3	26.60	21.0	12.45	18.9
Marzahn-H.	1,300	5.74–16.03	5.42	2.5	19.06	19.1	10.81	16.6
Mitte	2,948	7.12–26.37	6.99	8.5	27.80	3.0	18.00	18.5
Neukölln	1,440	6.70–22.75	6.38	2.0	24.72	11.2	12.89	23.5
Pankow	2,539	6.89–24.29	6.50	6.2	26.00	7.0	14.74	18.5
Reinickendorf	1,574	5.97–18.63	5.65	1.4	20.63	11.5	10.63	10.0
Spandau	1,924	6.06–18.49	5.89	7.3	20.00	11.1	10.31	19.1
Steglitz-Zehlendorf	1,514	7.81–21.47	7.18	2.7	24.29	11.0	13.38	9.5
Tempelhof-S.	1,757	6.66–23.50	6.35	3.3	25.81	12.2	13.13	15.4
Treptow-Köpenick	2,502	6.86–20.98	6.60	2.6	22.81	14.1	13.64	18.0
Berlin total	**23,345**	**6.93–23.62**	**6.25**	**4.9**	**26.00**	**8.7**	**13.60**	**18.3**

1) Excl. bottom and top tenth percentile of quotes **Source:** CBRE based on VALUE market database time also includes the pandemic years, when the influx of new residents to Berlin, which had been very high over the medium term, suddenly nearly came to a standstill.

rents, as Berlin remained in the middle range in 2023 as well here, with a basic asking rent (excluding heat and service charges) of €13.60 per square metre and month. Cologne (€13.50),

“The development of asking rents in Berlin was once again significantly more dynamic in 2023 as well.”

Rents in Berlin are rising more rapidly than in any other top-7 city

Not surprisingly, the rapidly declining vacancy rate in Berlin, which has now reached a very low level, has been accompanied by a sharp increase in asking rents. The aforementioned increase of 18.3 per cent between 2022 and 2023 is much higher than the increases recorded in all the other A-cities, which ranged from 2.1 per cent in Stuttgart to 5.1 per cent in Cologne. The situation is similar with regard to the development of asking rents between 2018 and 2023. Here, Berlin leads the A-cities with an increase of 31.5 per cent, followed by Cologne (22.7 per cent), Düsseldorf (19.6 per cent) and Munich (19.1 per cent), with less dynamic development in Hamburg (17 per cent), Stuttgart (14.9 per cent) and Frankfurt (13 per cent). This tremendous increase in the German capital appears somewhat less severe when one looks at the absolute figures for asking rents … Hamburg (€13.40) and Düsseldorf (€12.34) are less expensive than the capital in this regard. On the other hand, prospective tenants can expect to pay more in Stuttgart (€14.54), Frankfurt am Main (€15.12) and, especially, in Munich (€20.24).

Only Munich is more expensive in the upper rental market segment

Things are different in the upper rental market segment. Here, Berlin was second only to Munich in 2023, and close behind at that, with an average basic asking rent of €26 per square metre and month (Munich: €27.54). Far behind in third place was Frankfurt am Main (€23.72), with Düsseldorf at the bottom of the list in this segment with an average basic asking rent of €19.13. Asking rents in the upper segment rose by 51.4 per cent in Berlin between 2018 and 2023. Similar but much less dynamic development occurred in this segment in the cities just behind Berlin – Cologne

0.3
vacancy rate in apartment buildings in %

30
postcode areas with asking rents below 10 €/m²

1.5
higher asking rents in Berlin than in Hamburg in %

Current price development. Purchase price range for condominiums, 2023

District	Number of sales offers	Medium market segment[1] price range in €/m²	Bottom market segment: Median in €/m²	Bottom market segment: Change from 2022 in %	Top market segment: Median in €/m²	Top market segment: Change from 2022 in %	All market segments: Median in €/m²	All market segments: Change from 2022 in %
Charlottenburg-W.	4,376	4,409–10,769	3,924	−2.7	12,790	−1.7	6,493	−1.1
Friedrichshain-K.	3,333	4,464–10,387	4,120	−1.1	11,868	−2.0	6,744	1.5
Lichtenberg	885	3,414–8,633	3,025	−3.8	9,785	11.8	5,000	−2.7
Marzahn-H.	431	3,125–6,469	2,874	2.2	6,869	1.1	4,650	2.5
Mitte	3,263	3,904–10,772	3,317	−5.9	13,023	−0.2	6,679	0.1
Neukölln	1,510	3,396–7,500	3,030	−7.3	8,200	−2.4	4,978	−0.4
Pankow	3,478	4,014–8,877	3,575	−5.9	9,921	−4.8	6,469	−2.0
Reinickendorf	1,414	3,011–6,786	2,625	−15.6	7,617	−1.3	4,367	−1.7
Spandau	1,121	2,787–6,647	2,531	−7.5	7,549	4.4	4,118	−2.5
Steglitz-Zehlendorf	2,653	3,810–8,348	3,414	−3.7	9,500	−4.0	5,268	−1.2
Tempelhof-S.	2,712	3,484–7,833	3,113	−1.7	9,260	−4.8	5,175	−1.5
Treptow-Köpenick	1,869	3,288–7,720	2,926	−8.1	8,346	−8.7	5,038	−0.9
Berlin total	**27,045**	**3,649–9,184**	**3,200**	**−5.4**	**10,767**	**−2.0**	**5,750**	**−1.4**

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

(increase of 32.8 per cent) and Düsseldorf (increase of 28.0 per cent). Stuttgart was at the bottom of the list here with an increase of 15.5 per cent in the upper rental market segment. Looked at in a shorter time period, between 2022 and 2023, Berlin recorded an increase of 8.7 per cent in this most expensive rental segment, which was slightly lower than the increase in Düsseldorf (9.0 per cent). In other words, the dynamic development has slowed somewhat in Berlin as of late. At the same time, in terms of absolute figures for asking rents in the upper segment, Berlin, which in 2022 still had the lowest rents in this segment, advanced towards the top of the list in 2023 in a comparison of the A-cities.

With regard to asking prices for owner-occupied apartments in the A-cities, Berlin was in the medium range in 2023 (€5,750 per square metre). This was well below the asking price in Munich (€8,930), which was followed by Frankfurt am Main (€6,538) and Hamburg (€6,121). Asking prices lower than those in Berlin were recorded in Cologne (€4,855), Stuttgart (€4,823) and Düsseldorf (€4,800). Asking prices in Berlin increased by 36.9 per cent between 2018 and 2023. Only Hamburg displayed more dynamic development here (increase of 40.0 per cent). The situation in Cologne (+36.3 per cent) was similar to that in the German capital, while Stuttgart (+13.3 per cent) was at the bottom of the list of A-cities. At the same time, asking prices declined in all A-cities for the first time in the period between 2022 and 2023. The biggest decrease was recorded by Stuttgart (-10.6 per cent). Berlin was the most stable city here (-1.4 per cent), followed by Cologne (-2.9 per cent) and Hamburg (-6.0 per cent).

Asking prices in the upper segment in Berlin increased by 37.2 per cent between 2018 and 2023. The increase here was slightly more dynamic than the increase overall, and only Hamburg (+44.2 per cent) recorded more dynamic development in the upper segment. The figures for Munich and Cologne were +36.8 per cent and +36.0 per cent, respectively. Prices are now declining in the upper segment as well, although Berlin was relatively stable once again, recording a decrease of 2.0 per cent. Less of a decrease was recorded only in Stuttgart and Cologne (-1.3 per cent and -0.2 per cent, respectively). Berlin's position in terms of absolute figures for the upper segment as compared to the other A-cities is similar to its position in terms of asking prices overall: at €10,767 per square metre, asking prices in the upper segment are lower than in Munich (€16,144), Hamburg (€12,069) and Frankfurt am Main (€11,217), but higher than in Düsseldorf (€9,179), Cologne (€8,492) and Stuttgart (€9,020).

Opposite trend for rents in the centre and on the outskirts

The rapid rise in rents in Berlin can be observed in all 12 districts, whereby the biggest increases in the period 2022-2023 were recorded in Neukölln (+23.5 per cent) and Friedrichshain-Kreuzberg (+23.2 per cent). Increases of 15 per cent to 20 per cent were recorded for asking rents in Tempelhof-Schöneberg, Marzahn-Hellersdorf, Treptow-Köpenick, Mitte, Pankow, Lichtenberg and Spandau. Developments were less dynamic in Charlottenburg-Wilmersdorf (+13.5 per cent) and Reinickendorf (+10.0 per cent). Steglitz-Zehlendorf was at the bottom

Facts

Rent increases in the upper market segment somewhat weakened

—

Sales prices for condominiums fell for the first time in years

—

Only one district with price increases compared to the previous year

—

Price declines also in the upper market segment

Current price development. Purchase price range for apartment buildings, 2023

District	Number of sales offers	Medium market segment[1] price range in €/m² (1k 3k 5k 7k 9k)	All market segments: Median in €/m²	All market segments: Change from 2022 in %
Charlottenburg-W.	90	2,222–8,392	4,129	−4.1
Friedrichshain-K.	94	2,301–8,980	3,510	−19.2
Lichtenberg	53	2,159–4,923	2,951	−19.2
Marzahn-H.	83	1,881–4,633	3,261	−6.3
Mitte	148	2,139–9,123	3,375	−5.7
Neukölln	90	2,031–4,721	2,923	−17.9
Pankow	121	1,694–8,566	3,316	−19.3
Reinickendorf	112	2,051–5,063	2,974	−12.8
Spandau	110	1,854–4,948	2,776	−13.1
Steglitz-Zehlendorf	160	2,159–7,625	3,428	−11.3
Tempelhof-S.	163	2,192–4,878	3,111	−1.2
Treptow-Köpenick	162	2,000–5,156	3,298	−9.6
Berlin total	**1,386**	**2,040–6,564**	**3,179**	**−11.7**

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 of the list here and also the only district not to record a double-digit increase, as asking rents in that district rose by only 9.5 per cent. In absolute terms, only four of Berlin's 12 districts have average asking rents lower than in Neukölln (€12.89 per square metre and month), which somewhat explains the dynamic development there. Friedrichshain-Kreuzberg displays similar dynamic development, but the situation is quite different in that district, as the average asking rent there was €17.86 in 2023; only Mitte (€18.00) was higher than that. The general picture throughout districts varies with regard to the rate of rent increases and the absolute level of asking rents.

However, the situation is quite clear when it comes to asking rents in the upper and lower ten per cent segments of the rental market, whereby the lower segment is developing more moderately than the upper segment in most districts. The changes in the upper segment between 2022 and 2023 were most pronounced in Lichtenberg and Marzahn-Hellersdorf, with the rates of increase jumping from 3.3 per cent to 21.0 per cent and from 2.5 per cent to 19.1 per cent, respectively. Lichtenberg, which has a median asking rent of €26.60 in the upper segment, is thus more expensive than Pankow (€26.00) and is only slightly less expensive than the three inner-city districts (between €27.59 and €28.00). In Lichtenberg, as in Spandau, new construction activity plays a key role in the development of asking rents. The two districts recorded an increase in asking rents of 50.8 per cent and 47.8 per cent, respectively.

Asking rents in the lower and upper market segments in Friedrichshain-Kreuzberg and Mitte are developing in the opposite direction from asking rents in all other districts. More specifically, rents in the lower segment in the two districts rose by 9.0 per cent and 8.5 per cent, respectively, which was a much bigger increase than what was recorded in the rest of the city, and rents in the upper segment increased by 5.7 per cent and 3.0 per cent, respectively, which was less of an increase for that segment than practically anywhere else in the capital. Only Charlottenburg-Wilmersdorf recorded a similarly low increase in the upper segment (5.0 per cent), whereby the increase in the lower segment was only 3.0 per cent. The spread for asking rents is smaller in the inner-city areas because the rents in the lower segment there are rapidly increasing in line with the development of rents in the upper segment.

"After more than a decade of sharp annual price increases, the asking prices for condominiums decreased in 2023."

In the meantime, an upper segment similar to that in central locations is now developing on the eastern outskirts of the city. With regard to Berlin as a whole, rents in the lower ten per cent segment increased by 4.9 per cent between 2022 and 2023, to an average of €6.25 per square metre, whereas between 2021 and 2022 rents in this segment had decreased by 0.2 per cent. Rents in the upper ten per cent segment increased by 8.7 per cent to €26.00 per square metre, which was lower than the previous year's increase (+13.9 per cent).

Condominiums: asking prices are dropping

The situation with condominiums is completely different. Here, the median asking prices fell by 1.4 per cent to €5,750 per square metre across all market segments between 2022 and 2023. Just a year ago, an increase of 8.3 per cent had been cited in the 2023 Housing Market Report. The decline in asking prices for condominiums was higher in the lower market segment (-5.4 per cent to €3,200 per square metre) than in the upper market segment (-2 per cent to €10,767). An increase in median purchase prices was only recorded in Mitte (+0.1 per cent), Friedrichshain-Kreuzberg (+1.5 per cent) and Marzahn-Hellersdorf (+2.5 per cent). In the latter district, on the eastern edge of the city, asking prices average €4,650 per square metre, which is relatively low for Berlin. The only districts with asking prices lower than in Marzahn-Hellersdorf are Reinickendorf (€4,367) and Spandau (€4,118). Friedrichshain-Kreuzberg (€6,744) and Mitte (€6,679) have the highest asking prices in Berlin. In other words, the high-priced centre of the capital remains very much in demand.

Asking prices for condominiums in Marzahn-Hellersdorf increased in both the upper and lower segments (1.1 per cent and 2.2 per cent, respectively). However, asking prices were lower in both segments in the centre, where prices are being driven by the mid-range market segment. A major spread in the mid-range market segment can be observed in both Friedrichshain-Kreuzberg and Mitte, with prices ranging from €3,904 to €10,772 in Mitte and from €4,464 to €10,387 in Friedrichshain-Kreuzberg. The lower range is in the above-average but inconspicuous range, while the upper limits in both districts deviate more significantly from those in the upper segments in other districts. It is also interesting to note that prices in the upper market segment in Lichtenberg increased by 11.8 per cent between 2022 and 2023. Spandau recorded the second-

3.8
completions of residential units per 1,000 inhabitants 2022

89
price increase (median) for condominiums since 2015 in %

1.8
portfolio transaction volume in 2023 in billion €

highest increase, but was still far behind (+4.4 per cent). Then there's Reinickendorf, where prices in the lower market segment decreased by 15.6 per cent. Treptow-Köpenick recorded the second-biggest decrease in this segment (-8.1 per cent).

Decrease in prices for apartment buildings

Asking prices for apartment buildings are now declining. This emergence of this trend was already apparent between 2021 and 2022, when prices increased by only 0.1 per cent, following highly dynamic development in previous years. Prices across all market segments then fell by 11.7 per cent to an average of €3,179 per square metre between 2022 and 2023. The biggest declines were recorded in Pankow (-19,3 per cent to €3,316), Friedrichshain-Kreuzberg and Lichtenberg (each -19.2 per cent to €3,510 and €2,951, respectively). Prices in Neukölln fell by 17.9 per cent to €2,923. The most stable district here was Tempelhof-Schöneberg, where prices decreased by 1.2 per cent to an average of €3,111 per square metre. Charlottenburg-Wilmersdorf (-4.1 per cent) was the only other district to record a decline of less than 5 per cent – and at a median asking price of €4,129 per square metre, it remains by far the most expensive district in Berlin, with Friedrichshain-Kreuzberg being the second most expensive.

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 included in this report.

Significant decline in transaction activity

According to preliminary data from the Expert Committee on Property Values in Berlin, cash turnover on the Berlin real estate market declined sharply once again in 2023, this time by 29 per cent. A significant negative development (a decline of 19 per cent) was recorded in the residential and commercial building segment. A total of 600 purchase transactions were recorded in this segment, of which 362, or around 60 per cent, involved buildings with rental units only. In the previous year, there were as many as 756 of these. Purchases of condominiums also fell, by 17 per cent, while the segment for first sales of newly built condominiums declined considerably. For example, 40 per cent fewer condominiums newly built or under construction were sold last year. With regard to the development of purchase prices, the experts observed price declines in nearly all sub-segments of the Berlin real estate market in 2023. Prices fell by up to 24 per cent here – the exception was newly built detached and two-family houses (increase of 15 per cent), whereby these are characterised by a low number of purchases to begin with. Residential and commercial properties displayed a mid-range price level last year that was 19 per cent below that of the previous year, for which an increase

Facts

Sharp decline in asking prices for MFH compared to the previous year

—

Negative price developments in all districts

—

Once again great restraint on the transaction market

Selected residential portfolio sales in Berlin 2023/Q1 2024

Seller	Buyer	No. of residential units (approx.)	Purchase price in mill. € (approx.)
Pears Global Real Estate Investors	S Immo Deutschland GmbH	1,220	Confidential
CBRE Investment Management	Vonovia SE	1,200	357
CBRE Investment Management [1)]	Vonovia SE	650	Confidential
WBM Wohnungsbaugesellschaft Berlin-Mitte mbH	**Cosimo Investment Group GmbH**	**500**	**n/a**
Quantum Immobilien AG	ADLER Real Estate GmbH	500	345
Confidential (Property Fund) [2)]	Confidential (Listed Property Company)	500	Confidential
Strategis AG & Family Office [2)]	n/a	360	n/a
HIH Invest Real Estate GmbH [1)/2)]	**QUARTERBACK Immobilien AG**	**250**	**n/a**
PREIG AG	n/a	250	n/a
Confidential (Family Office)	n/a	200	n/a
Nox Capital Holding GmbH	Confidential (Family Office)	180	n/a
DWP Management GmbH	**Kondor Wessels Holding GmbH**	**120**	**63**
MPC Capital GmbH	Covivio/Foncière des Régions	110	Confidential
Catella Residential Investment Management GmbH	**Falkowski Beteiligungs GmbH**	**70**	**35**
Confidential (Family Office)	Property Ventures GmbH	70	n/a

1) Berlin share of a supra-regional portfolio **2)** including the metropolitan area of Berlin (Brandenburg) **Transactions written in bold:** projects/forward deals
Source: CBRE (We disclaim any liability for the correctness of the information)

of five per cent had been recorded. Developments were slightly less negative in the case of buildings with rental units only (decline of 12 per cent). The average purchase price for a condominium fell by five per cent in 2023, while the trend in new construction was more of a sideways movement (decrease of two per cent). In conclusion, the experts continue to note a clear reluctance on the part of buyers on the Berlin real estate market.

Sharp decline on the investment market

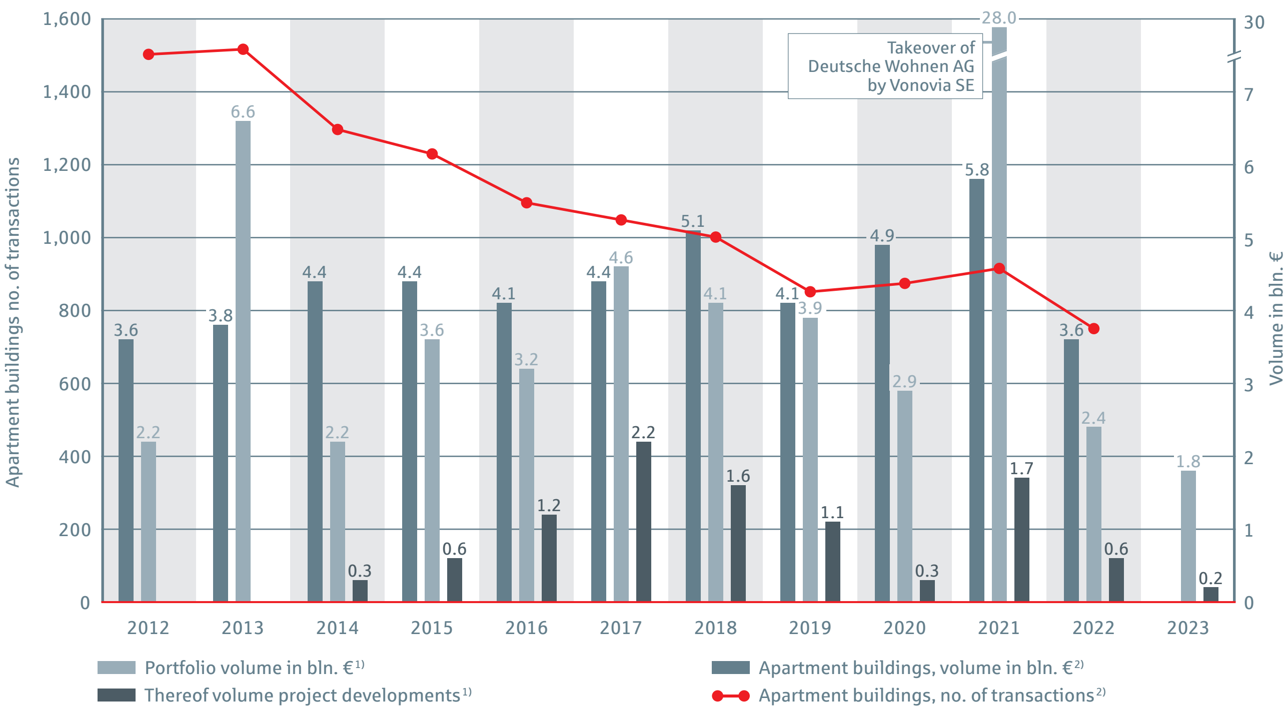
According to research conducted by CBRE, portfolio transactions (each with 50 residential units or more) with a volume of approximately €1.8 billion were executed in Berlin in 2023. This figure was once again lower (-23 per cent) than the figure recorded in the previous year (approximately €2.3 billion). The changed interest rate environment led to an increase in the number of investors with extensive equity, while institutional investors continued to exercise restraint.

As was the case in 2022, the transaction year 2023 was also influenced by the European Central Bank's interest rate policy in response to inflation, and by significantly different opinions on the part of sellers and buyers regarding prices. The ongoing war in Ukraine and tensions in the Middle East also had a significant impact, as did uncertainties resulting from the Buildings Energy Act (GEG), which led to a loss of confidence among investors.

International investors remain convinced by the continuing strong fundamental data for Germany's major cities, and for Berlin in particular (i.e. rising rents and declining vacancy rates in combination with the ongoing insufficient level of new residential construction) – and are increasingly viewing the current market cycle as an opportunity.

The difficult financing situation will continue in 2024 due to several factors, including significantly higher interest rates (albeit with a downward trend at present), a high level of uncertainty regarding housing construction funding and subsidies, unclear requirements for (ESG) refurbishments and a lack of room for manoeuvre for funding measures in the federal budget. As a result, the volume of new construction will decline even further, and this has already become apparent on the investment market. Project development – i.e. forward deals and forward funding – accounted for less than €200 million of total real estate transaction volume in Berlin in 2023. Back in 2022, this figure was still €702 million. A total transaction volume of around €300 million was recorded for the immediate region around Berlin (Brandenburg). ■

Transaction volume of apartment buildings in Berlin



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

Climate protection can be combined with affordable housing in serial refurbishment

RENOWATE is overcoming the challenges of energy-focused refurbishment with an innovative concept: serial refurbishment. Our interview with Dr Volker Wiegel, COO of LEG Immobilien SE.

What was the idea behind your company?

The original idea for founding RENOWATE came from a conversation with the German Energy Agency (dena) in 2019. Uwe Bilgalke and Till Eichmann from dena showed me four pictures, two of a car factory and two of a construction site, each from the 1920s, as well as current pictures. The car factory had changed a lot, whereas with the construction site, it was harder to tell which millennium the photo was from.

As a result of this meeting, LEG took part in dena's "Volume Deal", which ultimately triggered the search for suitable refurbishment providers on the market. These providers had to be able to bring the defined target to life and be in a position to refurbish the required volume of building stock for refurbishing. The aim here was to move beyond the "chicken and egg problem" – while clients want a finished process and good prices, construction companies are reluctant to invest in new technologies without having any guarantee of acceptance.

The search for existing suitable partners was not so easy, however. It was more about manufacturing and thinking in terms of individual processes than striving to develop scalable efficient processes and workflows. So the decision took on new proportions – if it doesn't exist, you have to create it yourself. What we were looking for was a one-stop shop: from subsidy and grant management to tenant communication, and from the planning focus on energy efficiency and subsidy eligibility to the actual implementation. All of this needed to be trimmed to the highest possible cost efficiency, good quality and the spirit of having to keep evolving all the time. Together with the Austria-based Rhomberg Bau Group, the RENOWATE joint venture was founded in early 2022 to combine the requirements and develop a holistic approach to problem solving.

What do you mean by serial refurbishment?

Serial refurbishment enables technological progress and innovation to be transferred to the construction industry, so that a building can be decarbonised efficiently and within a short space of time. The concept of serial refurbishment is based on serialisation, digitalisation and end-to-end processes in order to significantly reduce the time and cost of traditional refurbishment. This is achieved using a combination of prefabricated façade modules and integrated planning across all trades.

What are the advantages of serial refurbishment?

Serial refurbishment offers a number of advantages that are highly significant for both residents and the efficiency of the entire refurbishment process. Firstly, serial refurbishment enables buildings to be modernised quickly. The industrial prefabrication of the new building shell can speed up the refurbishment process, meaning the building structure is renovated and enhanced in a short space of time. Another key advantage is that the refurbishment can be carried out while the building is occupied. This means that residents can remain in their homes during the refurbishment process, which significantly improves not just comfort but also the continuity of daily life. The shortened refurbishment time means the burden on residents is significantly reduced. Compared to conventional refurbishment methods, which often involve long construction times, serial refurbishment considerably minimises the disruption and inconvenience to residents. This helps reduce stress during the modernisation process. Another advantage is that the new building shell can be prefabricated location-independently and on an industrial scale. This means that relevant savings can be achieved in terms of costs, resources and time. Standardised production in a controlled environment enables the efficient use of resources and minimises waste. In addition,

Volker Wiegel, who holds a doctorate in law and a degree in economics, began his career at the Frankfurt law firm Sullivan & Cromwell LLP, advising on M&A transactions and IPOs, before moving to his former client, LEG Immobilien SE, in 2013 - initially as head of the company's legal department and General Counsel. Since 2019, Wiegel has been responsible for everything to do with LEG's approximately 170,000 flats, which provide a home for almost 500,000 people - from letting to ongoing management, modernisation and neighbourhood development to energy supply. In addition to his day-to-day business, Wiegel is driving forward innovative solutions for the digitalisation and decarbonisation of the housing industry with a number of start-ups and partnerships.

industrialising the refurbishment process helps ensure that the quality of the work carried out remains at a high level. The result is a highly efficient building that meets new-construction requirements – in a short space of time and at a fair cost.

carrying out a digital survey of the property to be refurbished is an important step in the normal workflow. Here at RENOWATE, we rely on laser scanning technology. This allows us to create a precise digital image of the building. The result of the survey is a digital twin of the building, which forms the basis for integral planning. This twin is in turn used by the façade configurator – an IT solution developed in-house – for the advance planning of the building façade modules using artificial intelligence. This has reduced the planning time required by RENOWATE from two months to one week. Other examples include proprietary suspension systems developed in-house for the façades, and customised ventilation systems.

"Serial refurbishment enables rapid improvement of the building structure even as the building remains occupied."

What are the challenges of serial refurbishment? Is public funding available for it?

Despite its advantages, serial refurbishment brings with it a number of challenges that need to be overcome. One of these is that even externally similar buildings can vary in their individual characteristics. Each building is unique, which requires a certain degree of flexibility during the construction process in order to cater to each property's specific needs and circumstances. Construction in existing buildings is considered particularly challenging in any case and requires a high degree of advance planning in order to sustain the rapid pace of refurbishment. The fact that existing properties often have planning documents that are varied and incomplete is one common obstacle. These deviations require a flexible response during the construction process so that unforeseen challenges during the construction period can be overcome.

The Federal Office for Economic Affairs and Export Control (BAFA) has a special modular funding programme for the development and testing of serial refurbishment components for individual pilot projects and the expansion of production capacities (depending on certain criteria such as company size) for serial refurbishment components. Companies such as RENOWATE, as well as customers, can use this funding programme for initial testing on pilot properties. In addition, the refurbishment of both residential and non-residential buildings in line with the various efficient-house standards is promoted by the Federal Funding for Efficient Buildings (BEG) programme. This programme is very interesting for building owners who are RENOWATE customers, and also for other housing providers.

Do you use innovative technical solutions in serial refurbishment?

Innovative technologies are an integral part of the serial energy-efficient refurbishment process. For example, there is the façade configurator:

Have the conditions for your innovative idea of housing construction changed since mid-2022, particularly in view of higher interest rates and the associated downturn in the transaction market?

Everyone has become more cautious about investing since then. We still have a need to decarbonise our buildings – making this economically viable is more difficult with high interest rates and rising construction costs, and without an increase in modernisation levies. Therefore, there is an urgent need for market-based incentives to invest in climate protection. Unfortunately, CO_2-free living is not for free – we all have to be honest with each other about that.

Despite the difficult environment, I am convinced that innovative solutions for the refurbishment and modernisation of existing buildings are essential in order to achieve the climate targets. Now more than ever, we need solutions that reduce costs and can be realised more quickly so that projects can be implemented in shorter time frames and with greater cost accuracy.

Can you find banks and other financial institutions that will finance your projects for these innovative construction concepts? Are the conditions better than those offered for conventional residential construction?

In serial refurbishment with RENOWATE, properties are refurbished to the BEG Efficiency House 55 level. Thus, we as owners can generally draw on traditional subsidies from the KfW state-owned investment and development bank as a financing component in the form of a low-interest loan with a repayment subsidy. Because of the serial refurbishment method, a bonus of 15 per cent is granted in addition to the basic repayment subsidy of 15 per cent. The subsidy rate can increase to up to 40 per cent depending on other parameters, such as the initial connection to renewable energies through an installed heat pump or the refurbishment of older buildings with poor energy standards. By combining a low-interest loan with a repayment subsidy, we can therefore take advantage of a very attractive offer that no bank or other financial institution can currently provide. However, given that banks are generally showing a noticeably increased interest in energy-efficient refurbished properties in their financing portfolios, we assume we will see more attractive offers for energy-efficient refurbishment projects in future.

How can serial refurbishment contribute to the creation of affordable housing?
Serial refurbishment enables climate protection to be combined with affordable living space. Thanks to energy-efficient refurbishment, energy costs can be brought down and residents benefit from significantly lower energy bills. In addition, in terms of climate protection, CO_2 emissions can be reduced. The advantages I mentioned before with regard to the short construction time and the high degree of advance planning also help to diminish the burden on the residents of refurbishment properties. Once again, however, we need to be honest enough to admit that CO_2-free living does not come for free. The required investments are enormous. Thus, we also need market-based incentives in the form of rents that are increased accordingly. However, it is the high energy costs themselves that help keep the overall burden on tenants within reasonable limits – spending more on rent in a CO_2-free building is preferable to spending the same money on burning gas in heating systems.

Is a serially refurbished residential building an interesting investment product for Article 8 / Article 9 ESG funds?
The regulations, for instance the Sustainable Finance Disclosure Regulation (SFDR) or the EU taxonomy, continue to develop. Accordingly, the requirements that properties need to meet in order to qualify as an investment property for corresponding funds are continuously changing as well. Article 8 products invest in assets that only have environmental or social features, while as "dark green" funds, Article 9 funds have to pursue dedicated sustainability objectives. In other words, these assets must achieve either an environmental or a social impact. This can include, for example, the reduction of CO_2 emissions. However, it is important to ensure that the reduction reaches a qualified level, for instance a scientifically based decarbonisation pathway such as CRREM. Serial refurbishment can make a substantial contribution here by helping to ensure the investment properties can meet the decarbonisation demands placed on them. As projects involving serial refurbishment in particular possess significant leverage in terms of reducing CO_2 emissions, such refurbishment properties can qualify as investments for dark green funds.

Do you have any other important comments or suggestions regarding the topic of serial refurbishment?
We have not reached our goal as yet, but thanks to the subsidy we have already achieved a cost level that can easily compete with any conventional type of refurbishment. I have complete faith in further economies of scale and price reductions – to achieve these, a large number of climate enthusiasts need to take this innovative process to the broader market spectrum. Let's get on with it. It's our environment! ■

Assembly of a serially prefabricated façade in the English settlement in Soest.

Hybrid timber construction as a sustainable and future-proof solution

A good amount of attention was attracted by the announcement of a new timber hybrid high-rise project in Kreuzberg, in which a mixed-use and public welfare-oriented urban quarter has been planned vertically for the first time. Our interview with Thomas Bestgen, founder and Managing Director of UTB.

UTB has been around since 1996, and today you specialise in sustainable urban neighbourhoods, participatory culture, carbon neutrality and smart forms of living. What was the original idea behind your company?

In the first ten years of UTB's existence, the focus of our activities was on the development of self-organised small and medium-sized cooperative projects. We mainly focused on buildings dating from the Gründerzeit era and the 1920s. After we took part in the tender of the Institute for Federal Real Estate (BImA) for a 17,000 m² new-build in the middle of the Lehman crisis, and then went on to win that tender, the foundation was laid for a new business segment. What is now manifested in the ESG guidelines was a matter of course for us right from the start, by which I mean a high degree of environmental and social sustainability, combined and aligned with economic viability.

In Berlin, you are known for the WoHo project in Kreuzberg. This residential high-rise building is to be 98 metres high, and built using a hybrid timber construction method. Can you explain what a hybrid timber high-rise building is?

Hybrid timber construction synthesises the advantages of various building materials such as timber, concrete and steel. What we are talking about here is a sensible amalgamation of materials for which no fixed construction plan exists. Timber is used as the load-bearing element for the façade in many cases. Concrete, on the other hand, is used for stairwells, lift shafts, etc.

The WoHo is not our first timber project. We were able to gain initial experience with an apartment building in Weimar that was built entirely with timber. This building won the 2017 Thuringian State Prize in the "Special Prize for Timber Construction" category. We completed an entire complex with 160 residential units in Berlin-Weissensee in 2020. Five of the buildings were constructed as hybrid timber buildings and meet the KfW 40 low-energy house standard. The WIR complex, as it is known, was awarded the Federal Environment & Building Award (Bundespreis Umwelt & Bauen) by the Federal Ministry for the Environment and the Federal Environment Agency in September 2020.

The WoHo will also be built using a hybrid timber construction method. The basement and utility service shafts, i.e. stairwells and lift shafts, will be made of reinforced concrete. This will provide the necessary horizontal bracing. The only other steel to be used will be applied in a small number of connections and reinforcements. The timber construction consists of a load-bearing frame structure of columns and beams in a glued laminated timber design as well as solid timber ceilings. We assume a ratio of 80 per cent timber and 20 per cent reinforced concrete.

What are the advantages of hybrid timber construction for high-rise buildings?

Timber offers a sensory and natural experience like no other building material. From the very first day after moving in, our residents experience a feel-good factor. What's more, timber is a renewable raw material which, theoretically, is available on an unlimited basis. However, the most important reason for us to use timber involves the fact that building with timber helps bind the greenhouse gas CO_2. As they grow, trees convert CO_2 into oxygen and carbon. In doing so, they remove CO_2 from our environment, release vital oxygen back into it, and store carbon. This carbon remains in the timber used in construction, as long as we do not burn the timber or let it rot.

It is estimated that the use of timber ceilings alone can bind over 4,000 tonnes of CO_2 in the WoHo, thus storing it in the building. The use of planned timber supports, and possibly timber walls as well, increases the amount stored accordingly. Less CO_2 is released during the processing of timber than during the manufacture and processing of concrete, masonry or steel. This effect, known as substitution, also contributes significantly to reducing CO_2 emissions when building with timber. The CO_2 emissions for timber construction can be up to 50 per cent lower than for a technically equivalent building made of mineral-based building materials. There are also other advantages. For example, when timber

Thomas Bestgen founded UTB Projektmanagement GmbH in Berlin over 25 years ago. With a workforce of 40 employees, the company develops neighbourhoods in Berlin, Greifswald, Weimar and Münster that are mixed-use, sustainable and oriented towards the common good. Having trained in banking, Bestgen studied business administration at Freie Universität Berlin before working as a management consultant at the Berlin-Hanover Cooperative Association. He has been involved in various housing cooperatives as a founding member, board of management member and supervisory board member since 2000. In 2014, Bestgen was appointed guest lecturer in the Real Estate Management (REM) continuing education programme at Technische Universität Berlin, where he still teaches today. In addition, he has been Managing Partner of the planning consortium Das Neue Gartenfeld GmbH & Co. KG since 2017.

is used in construction projects, only a fraction of the energy needed for energy-intensive building materials is consumed. Due to the high degree of prefabrication and the much shorter drying times for shells in timber construction, the construction time is 50 per cent shorter than is the case with other construction methods. The noise emitted during timber construction operations is inherently lower than the noise produced by other construction methods, while the shorter construction time means the overall noise pollution is reduced even further. The indoor climate and air quality are also positively impacted.

What are the practical challenges associated with constructing a hybrid timber high-rise building?
First of all, stricter building regulations apply starting from a height of 60 metres. These must be complied with and this leads to higher construction costs. However, the following also applies: the taller the building, the more efficient it will be. That's why we wouldn't have built a building 70 metres high. A high-rise building is unique, so there are no generalised rules. When the project started almost ten years ago in 2015, we were still pioneers. Today, however, many cities in Germany are building hybrid timber high-rise buildings, so the experience gained in terms of fire protection and the degree of prefabrication can now be exploited.

Why hybrid, why not all timber?
That's quite easy to explain. Timber's strength is similar to that of concrete. For example, a calculated compressive strength of 25 N/mm^2 can be achieved using a standard material made of spruce. This also corresponds to the calculated compressive strength of a standard C25/30 concrete. Higher-strength concrete such as C50/60 is often used for the columns in high-rise buildings. This concrete has a calculated compressive strength of 50 N/mm^2. With load-bearing components at appropriate dimensions, the stability will be just as high as in a reinforced concrete building. Timber is merely more flexible than concrete and therefore has a lower rigidity. More than anything else, this plays a role in a building's horizontal deformation. This is why the core area of the building (stairwells and lift shafts), which accounts for the majority of the horizontal rigidity, is made of reinforced concrete. This not only ensures the required horizontal rigidity of the building; it also offers an advantage in terms of fire protection, as the emergency staircases are located in a non-combustible shell. The foundation components, as well as all components adjacent to the ground, such as walls and ceilings in basement levels, are also planned in reinforced concrete in order to achieve a higher level of durability.

Kreuzberg is a diverse part of the city; how is citizen participation organised there?
We began a participation process consisting of multiple stages back in 2018. City stakeholders got together to help define the project programme over the course of several workshops. Neighbouring entities such as a school, a daycare centre and local businesses were consulted as well. Residents from the immediate neighbourhood were invited to a joint discussion, and the residents of a condominium complex opposite the property, who were opposed to the project, were also given the opportunity to voice their concerns. This was followed by further meetings and a neighbourhood workshop to take note of residents' needs. The results of all these activities were incorporated into the architectural competition as specifications. The winning office in the implementation competition was chosen in February 2021. The detailed designs and jury verdicts of the six architectural firms in the second stage of the competition are available for download on our website. Early public participation in the urban land-use planning process has been ongoing since the beginning of 2022.

You are all for combining subsidised housing, privately financed rental apartments and owner-occupied apartments. How can the various target groups here be integrated in a building with such high residential density?
A "healthy combination" is a key success factor for sustainable urban neighbourhoods in European cities. The WoHo will comprise a blend of residential, commercial, social and cultural uses with space set aside for public and communal areas in an integrated multifunctional concept that will offer added value for both the new residents and those who already live in the neighbourhood. A green connection to the public space is intended to open up what was previously private property and revitalise it in keeping with a neighbourhood. Spaces and areas inside and outside the building that lead to encounters in pleasant surroundings are indispensable for the development of good neighbourly relations. In the WoHo, these spaces will be available throughout the building – from the base of the structure to the publicly accessible top floor. In total, up to 200 residential units will be created for various groups – and mainly made up of affordable living and working space that is so urgently needed. Collaboration between various project sponsors and developers is a key milestone in project development here. Various options are possible for the WoHo, such as a cooperative, building group or foundation. A combination of these funding sources is also possible, as is private development, provided the mixed-use aspect is implemented.

At the same time, we are developing a 50 metre-high vertical urban complex made of timber in Münster. The insights gained from the participation process here also show that we can achieve a high level of acceptance and interest in the neighbourhood through our mixed-use approach.

Do you use innovative technical solutions to implement projects in hybrid timber construction?
We rely on modular timber construction with a high degree of prefabrication – which is used as a fast and efficient method for new buildings as a technical solution. One example of this is the B-Box from B-Solution, which integrates the entire technical set-up, from electrical distribution units to heating circuit distributors and ventilation and fire protection systems. Construction time is reduced as compared to conventional construction methods due to the high degree of prefabrication in timber construction and the modular construction method used. These cost savings offset a relatively considerable proportion of the increased costs we are now facing.

Have the conditions for your innovative idea of housing construction changed since mid-2022, particularly in view of higher interest rates and the associated downturn in the transaction market?
Due to the current situation, every developer and building owner in Germany is being affected by the increase in construction and energy costs. The sooner we have planning legislation and therefore certainty, the sooner we will be able to contractually agree on construction works and planning services. At present, planning periods can extend up to ten years in Berlin. With significantly shorter periods for obtaining planning permission, as is currently the case in Münster at less than two years, we could absorb additional costs more easily. Our properties are generally not built for the traditional transaction market, so the downturn in this market segment has no impact on our project planning.

Can you find banks and other financial institutions that will finance your projects for these innovative construction concepts? Are the conditions better than those offered for conventional residential construction?
We are creating a range of different rent levels in order to create socially equitable housing and, above all, a social blend. In doing so, we utilise the instrument of cross-financing. This means we can offer the qualities of a vibrant neighbourhood to lower income groups as well. The WoHo will be mixed in terms of both its social and functional use in the sense of a vertical urban district, i.e. within the building as well. The WoHo's usage will be 60 per cent residential, 15 per cent social and cultural, and 25 per cent commercial. We are once again being supported with the financing for this project by experienced banks with a social and environmental focus; such banks have been supporting us over the past 20 years.

Is public funding available for hybrid timber construction projects?
We have access to all subsidies that are currently available from the federal government and the federal states for the construction of apartments. Increased subsidies are available for hybrid timber construction.

How can hybrid timber construction contribute to the creation of affordable housing?
In this respect, the WoHo is no different from complexes designed horizontally. The plan is to build up to 50 per cent of the apartments for the subsidised segment.

What do you see as the outlook for hybrid timber construction? Will it become scalable in future as a result of availability and processing capacities or will it remain a niche product?
Under the guiding principle of innovative and environmentally compatible construction, we see hybrid timber construction as a sustainable and future-proof solution and an opportunity for the construction and real estate industries. Building with timber offers a climate-neutral and environmentally sound option. As a hybrid timber high-rise building, the WoHo will make an active contribution to climate protection, which is urgently needed in order to achieve Berlin's climate protection targets by 2030. At the moment, more and more companies in the real estate and construction industries are turning to hybrid timber construction. Production lines for the serial production of timber residential buildings have been developed by many manufacturers in recent years. These production lines, which are now going into operation across Germany and Europe, mean that entire urban neighbourhoods can be built using hybrid timber construction. It is also gratifying to note that timber construction can more than hold its own against conventional construction methods in terms of the costs for constructing apartment buildings.

What is the current project status of your WoHo hybrid timber high-rise building at Anhalter Bahnhof? When can we expect the project to be implemented?
The development plan process led by the Friedrichshain-Kreuzberg district office is still in the early participation phase. The planning area, which is relatively small for a construction plan, can be designated with a construction plan within two years. Once planning approval has been granted, we will ensure that construction is completed promptly. ■

UTB's planned hybrid timber high-rise building in Berlin-Kreuzberg.

Serial timber construction offers advantages in terms of costs, time, quality and sustainability

With the world's largest serial timber construction factory, NOKERA is one of the pioneers for innovative residential construction concepts. Mr Ralph Burkhardt, Chair of the Board of Management/ CEO of NOKERA, answers our questions in the following interview.

Ralph Burkhardt is Chair of the Board of Management / CEO of NOKERA. He previously served as Chair of the Board of Management / CEO of the R+S Group, which was acquired by NOKERA in 2023. He has more than 20 years of experience in top management at the C-level in Germany and abroad in a variety of sectors, including the engineering, craft business, industry and service sectors.
NOKERA is pursuing the goal of transforming the construction industry in a sustainable manner by utilising a scalable and efficient approach for serial building construction with wood. In this manner, it is also actively promoting the energy transition in the building sector. NOKERA's Green Construction Factory was completed in Stegelitz near Magdeburg in 2023. With a production area of approximately 120,000 square metres, it is the largest serial timber construction factory in the world and in future it will have the capacity for the serial construction and refurbishment of up to 30,000 residential units per year.

What idea or set of circumstances formed the basis for your company's establishment?

The establishment of NOKERA was based on the realisation that there had hardly been any increase in productivity in the construction industry over the last 100 years, and that processes had not been further developed or improved much. Other industrial sectors have long since addressed these issues by increasing productivity and improving cost efficiency – but the construction industry is still dominated by manual labour and the manual use of machines. A new way of thinking is needed in order to quickly create affordable, high-quality and sustainable housing. The combination of serial production and wood as a material offers advantages in terms of costs, time, quality and sustainability. In order to take advantage of this opportunity, we have further developed the idea of serial timber construction together with industry experts, including experts from the automotive industry.

How do you define "serial timber construction" in specific terms?

The basis of the approach is, of course, that all building components are standardised and manufactured in a factory using the timber frame and panel construction technique, and are then simply assembled on site. The key feature of our system, however, is that it involves a complete process in which all steps – from digital planning to logistics, production and assembly at the construction site – are interlinked, whereby this is primarily due to the extremely high level of vertical integration at NOKERA. We perform true industrial "frontloading", by which I mean we collect all the data about a construction project in advance and plan all the steps in advance and can therefore identify and rectify problems before they manifest themselves in production or on the construction site. This increases quality and lowers the production time.

What advantages does serial timber construction offer over conventional construction methods?

This can be summarised with the three aspects I already mentioned: time, costs and quality. An apartment building constructed using the NOKERA system can be completed in around three to six months. This offers advantages for developers and urban planners – and it also benefits the surrounding area, since the impact of the construction site on neighbours and traffic flows doesn't last as long as is normally the case. All of the buildings are also completely pre-planned and pre-configured. This reduces planning adjustment costs and, by its nature, the industrial scale of the approach also lowers production costs. A digitally designed and series-produced product can be planned much more precisely. In addition, production conditions remain stable and quality can be continuously improved. Wood as a building material is also easy to process, weighs less than other building materials, which is good for transport, has good thermal insulation properties, is very stable and, last but not least, is a renewable raw material.

What are the challenges associated with serial timber construction?

They primarily relate to the lengthy approval procedures and the many regulatory requirements that stand in the way of the rapid realisation of residential construction projects. As long as building regulations, the conditions for subsidised housing, and type approvals are not aligned nationwide, it will not be possible to fully reap the efficiency benefits of serial construction.

What contribution can serial timber construction make to the creation of affordable housing?

Given the time and cost advantages already mentioned, the serial timber construction method can be used to build entire neighbourhoods quickly and less expensively than would be the case with conventional methods. Such neighbourhoods also offer an attractive residential quality and quality of life that's in tune with the times.

Have the conditions for your innovative idea of housing construction changed since mid-2022, particularly in view of higher interest rates and the associated downturn in the transaction market?

The increase in interest rates, lack of skilled workers and high material costs are affecting the entire construction industry. Basically, such a set of circumstances should actually increase the demand for low-cost buildings that can quickly be made ready for occupancy and thus begin generating returns. However, excessive bureaucracy is currently preventing the efficiency potential of serial construction from being fully exploited. As an alternative to new construction, we now also include serial refurbishment in our programme – in other words, the upgrading of existing buildings with a relatively low level of investment and material utilisation. We do this by using prefabricated façade components and standardised energy systems.

Is there any government support for serial timber construction in the form of funding programmes / subsidies?

Yes, there are various funding programmes for residential construction in Germany. However, as I indicated before, the funding programmes are organised at the state level, which means the funding possibilities differ among the federal states. Still, we have designed our buildings in a manner that ensures they can meet the funding requirements in all federal states. This is due in particular to our use of sustainable building materials. Our use of certified wood significantly reduces the carbon footprint in the construction phase and throughout a building's life cycle. It also leads to a significant reduction of water consumption as compared to conventional construction methods and, last but not least, it reduces construction waste. In addition, the utilisation of a combination of sustainable energy sources leads to energy-efficient buildings – as defined by the so-called KfW 40 NH criteria – that generate more energy than they consume.

In your opinion, does a residential building built using serial timber construction represent an interesting investment product for Article 8 / Article 9 ESG funds?

Our residential buildings are suitable investment products for the corresponding funds and certain relevant funds have already expressed interest in our products.

To what extent have you put your innovative solution into practice – are there already specific construction projects that you have completed using the serial construction method? Who requests your serial construction services?

We have already completed 40 residential units in Singen and an additional 167 apartments in Mannheim. Further construction projects involving several hundred apartments will follow this year throughout Germany. Our focus here is primarily on cooperation with municipal and state-owned housing companies.

What would you say is the outlook for serial timber construction? Will it become scalable in future as a result of availability and processing capacities, or will it remain a niche product?

We have begun operating the world's largest factory for buildings constructed using the serial timber construction technique, and it goes without saying that we believe in its scalability. In view of the current construction gaps, we as a society cannot afford to continue building as inefficiently as we have up until now. In addition, the demand for sustainable solutions in response to the climate issue will become even more important in future. We already have the answers to the problems of the future today, and we are addressing them holistically, thoughtfully and with our expertise for innovative solutions. ■

Serial production of a timber module in a NOKERA factory.

The gap between demand and the volume of new construction is growing

Extensive projects on the outskirts of the city in particular are shifting the focus of activities to those areas. The share of rental housing construction is increasing, but activities in this area are losing momentum.

This year's Berlin Housing Market Report covers 220 new construction projects in Berlin that are either in the concrete planning phase, will soon be launched or are now being completed. The total volume here amounts to 34,940 apartments. The majority of the units – 27,070 apartments, or 77 per cent – are to be let after they are built. The share of rental apartments has thus increased by 3 percentage points as compared to the previous year, which in turn marks the continuation of a multi-year trend. Back in 2019, a little more than two-thirds of total new construction volume was earmarked for letting. It should be pointed out here that a portion of the planned 7,870 condominiums will not be used by their owners later on but will instead be rented out as well, which will lead to a further shift in the share of condominiums and rental apartments on the housing market. The share of projects managed by private developers as opposed to state-owned housing companies has also increased. Here, 70 per cent of the construction volume (154 projects) is now accounted for by private developers. The figure for last year was 66 per cent. The total volume of new construction has declined once again. The 2023 report identified 253 projects with a total volume of 39,430 units. The figures for 2022 were 283 projects with a volume of 44,850 apartments.

Increase in construction costs is slowing – but at a high level

Inflation in general and high interest rates, coupled with intermittent material bottlenecks and shortages of skilled workers, continued to slow construction activity in 2023. The increasing cost of construction itself is also playing a key role in the slowdown of new construction activity. According to the Berlin-Brandenburg Statistical Office, prices for residential construction services increased by an average of 8.4 per cent in Berlin in 2023 and by an average of 9.1 per cent in Brandenburg as compared to the previous year. Costs for building-shell construction increased by 2.3 per cent in Berlin between November 2022 and November 2023 and by 4.2 per cent in Brandenburg. The costs for building extensions increased by 7.6 per cent in Berlin and by 6.6 per cent in Brandenburg. Prices for masonry work rose by 2.0 per cent in Berlin, while those for concrete work decreased by 0.5 per cent. Costs for masonry and concrete work in Brandenburg rose by 3.9 per cent and 1.9 per cent, respectively. With regard to building extensions, the Berlin-Brandenburg Statistical Office reports above-average increases in prices for, among other things, gas, water and drainage systems inside buildings, with an increase of 12.1 per cent in Berlin and 10.6 per cent in Brandenburg. In general, the increase in construction costs slowed significantly last year as compared to 2022, but costs nevertheless remained at a high level.

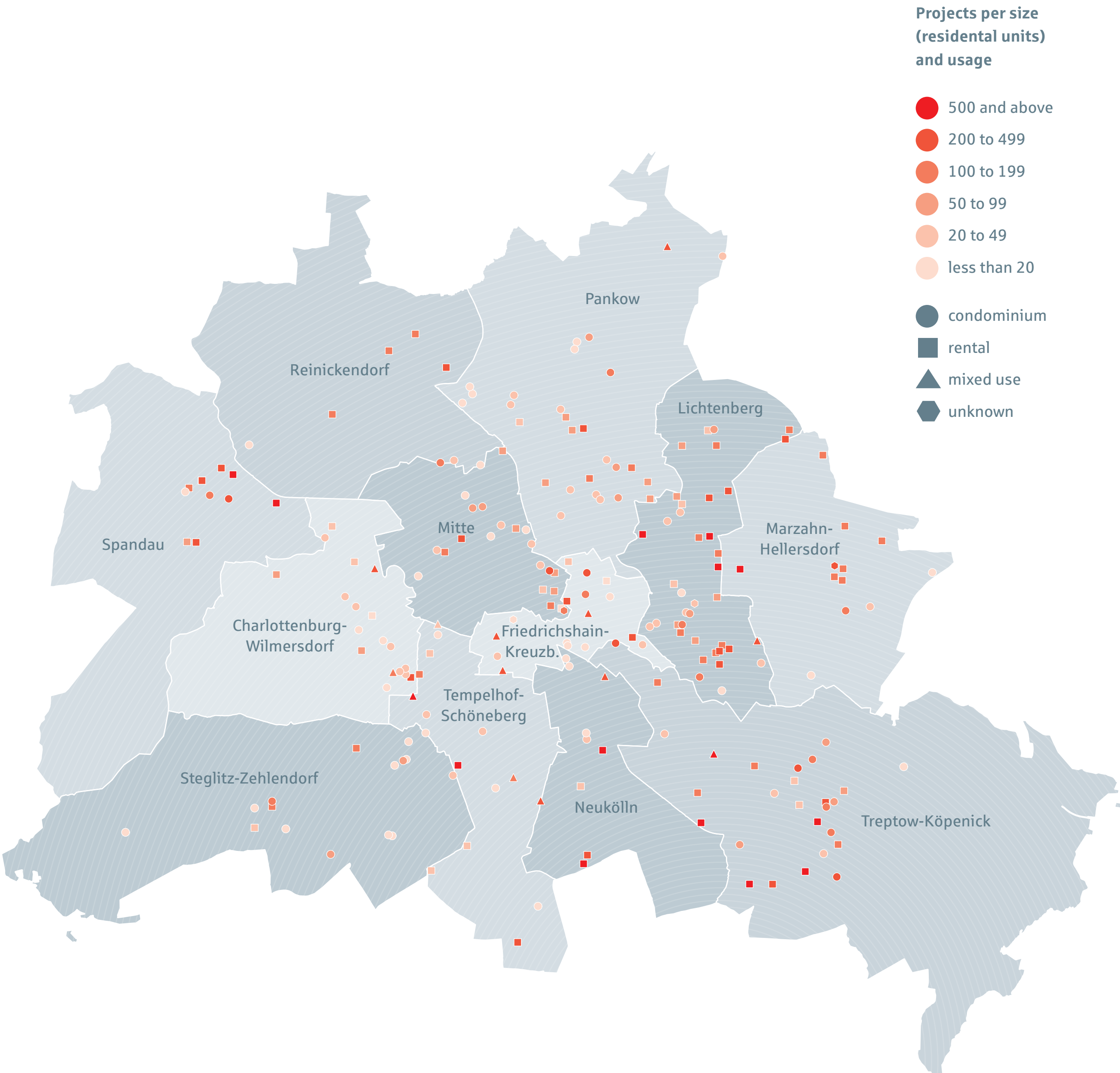
Share of new construction outside the S-Bahn ring continues to rise

The total number of apartments is growing slowly but steadily. In June 2023, the Berlin-Brandenburg Statistical Office reported that over the last decade the total number of residential units in Berlin has increased by 137,578, or by 7.3 per cent. Another trend that has been ongoing for several years relates to the shift in the focus of new construction activities to neighbourhoods on the outskirts of the city. The amount of space available for major projects in the centre of the capital has decreased noticeably – but such projects are still possible on a large scale in peripheral areas. A total of 57 of the 220 projects in Berlin overall are located inside the S-Bahn ring. These projects involve the construction of approximately 5,270 apartments, which corresponds to 15.1 per cent of all new residential units. The figure for last year was 17.2 per cent. To put it another way, 84.9 per cent of current apartment construction activity in Berlin is to be found in locations outside the centre of the capital – in a total of 163 projects. This is also reflected by the situation in districts such as Neukölln and Tempelhof-Schöneberg, which extend from the centre to the edge of the city. The subdistrict of Friedenau is an exception: here, just outside the S-Bahn ring, but still at the edge of the inner city and surrounded by highly dense neighbourhoods, a former railway site is being used to build a new residential area with

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

−8,000
number of apartments compared to 2019

15.1
share of apartments being built within the circle railway



Mitte	Marzahn-Hellersdorf	Neukölln	Pankow
22 Projects	**12** Projects	**9** Projects	**28** Projects
58 Percentage of rental units in %	**85** Percentage of rental units in %	**89** Percentage of rental units in %	**63** Percentage of rental units in %
74 Average no. of residential units	**195** Average no. of residential units	**236** Average no. of residential units	**71** Average no. of residential units

Source: CBRE, own research, as per January 2024

1,070 apartments. Construction on such a large scale is otherwise only to be found towards the outskirts of the city.

Over the last few years, Treptow-Köpenick has played a very prominent role in new construction with regard to construction volume. The 2023 report identified 38 projects with a total volume of 8,000 residential units in Berlin's largest district in terms of area. This corresponds to one-fifth of all apartments that were being planned throughout Berlin last year, and 15 per cent of all ongoing projects. The latest figures approximate those from 2023, as 6,560 apartments are now being built in 27 projects in Treptow-Köpenick in the southeastern part of the city. This corresponds to a share of 19 per cent and 12 per cent, respectively. Activities in other districts have, however, now overtaken developments in Treptow-Köpenick in terms of quantity. Most new apartments are now being built in Lichtenberg, which has 39 projects with a volume of 6,980 units. This corresponds to an 18 per cent share of all projects in Berlin and 20 per cent of the total volume of apartments being built in the capital – i.e. more than in any other district in both categories. Lichtenberg is followed here by Pankow (13 per cent of the total number of projects in the city), which in turn is just ahead of Treptow-Köpenick. The projects In Pankow are comparatively small, however, and the share of new residential units accounted for by the district is thus only 6 per cent.

Large projects in Lichtenberg and Treptow-Köpenick in particular

No significant progress has been made to date with the large neighbourhoods being planned in Pankow for the medium and long term. The share of projects being managed by private developers here in the northeastern part of the city is above average (79 per cent, or 22 projects). The two largest construction projects involve 200 to 499 apartments. However, most projects (18) only involve 20 to 99 units. In Lichtenberg, the share of projects being managed by state-owned housing companies (51 per cent) is higher than in any other district, and three of the projects there involve 500 or more apartments. There are also seven projects with 200 to 499 apartments and ten with 100 to 199 units. In addition, Lichtenberg is the site of a large number of smaller projects – i.e. 12 projects with less than 50 units each. With five projects involving 500 or more apartments, Treptow-Köpenick is tops in this category in Berlin. Still, there are more smaller and medium-size projects in Lichtenberg, and this is having a major effect on total volume.

The more new construction activity in a district is dominated by large projects, the greater will be the share of projects managed by state-owned housing companies, as these are usually responsible for such large-scale projects. Spandau has the second-highest percentage of projects managed by state-owned housing companies (45 per cent) after Lichtenberg. After that comes Marzahn-Hellersdorf, with 42 per cent. A total of three of the 11 projects in Spandau at the western boundary of Berlin involve 500 or more apartments, while four have a volume of 200 to 499 units. The subdistrict of Hakenfelde alone is the site of four projects with a total volume of around 2,500 units, which is more than in any other subdistrict in the capital. The subdistrict of Köpenick comes next with 2,480 apartments in 11 projects. All in all, the share of new construction in Treptow-Köpenick accounted for by state-funded projects is 33 per cent, which is only slightly

50
projects with more than 200 residential units

159
Ø number of apartments per project

63
projects of the state-owned companies

New apartment construction: 220 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	1,190	610	580	7,600–20,600	21–173
Friedrichshain-K.	16	2,190	910	1,280	8,000–17,300	35–203
Lichtenberg	39	6,980	710	6,270	4,200–11,700	27–183
Marzahn-H.	12	2,340	360	1,980	5,100–8,000	31–197
Mitte	22	1,620	680	940	5,700–16,100*	20–203*
Neukölln	9	2,120	240	1,880	5,400–10,800	30–148
Pankow	28	1,990	740	1,250	5,200–15,500	32–180*
Reinickendorf	9	1,050	170	880	5,000–10,900*	25–243
Spandau	11	5,190	350	4,840	5,900–10,600	35–150
Steglitz-Z.	14	620	390	230	7,000–10,400	30–240
Tempelhof-S.	15	3,090	700	2,390	5,700–15,200	21–168*
Treptow-Köpenick	27	6,560	2,010	4,550	5,200–10,600	29–197
Berlin total	**220**	**34,940**	**7,870**	**27,070**	**4,200–20,600**	**21–243***

* considerably higher in some cases **Source:** CBRE, own research, as per January 2024

above average. The Alt-Hohenschönhausen subdistrict of Lichtenberg has the third-highest construction volume of all Berlin subdistricts (2,450 apartments in seven projects).

Extensive activity in Spandau, less dynamic development in the north and southwest

In general, the eastern and southeastern outskirts of the capital display a higher level of new construction activity than is the case in the western, northern and southwestern parts of Berlin. However, Berlin's westernmost district, Spandau, accounts for 15 per cent of all new apartments now being built in the capital (total of 5,190 residential units). Most of the construction here is occurring in Spandau's northern subdistricts. In terms of volume, Hakenfelde, which was mentioned above, is followed by Haselhorst (1,200 new units) and Siemensstadt (960 units). The situation in the neighbouring district of Reinickendorf is similar to that in Pankow in that efforts are under way to exploit major potential for the medium and long term. Still, these efforts have yet to amount to much in the northwestern part of the city. Plans for the development of the former site of Tegel Airport will take several years to implement. There are currently nine projects under way for the construction of 1,050 apartments in Reinickendorf. This corresponds to only 3 per cent of total new construction volume and 4 per cent of all projects in Berlin. The biggest project, which involves 360 residential units, is in the Märkisches Viertel subdistrict, which as a result of the large housing estate of the same name has the second-highest population of all Reinickendorf subdistricts and is also the most densely populated subdistrict. In terms of its structure, the Märkisches Viertel quarter is somewhat similar to the housing estates on the eastern outskirts of the city. Four other projects in Reinickendorf each involve between 100 and 199 apartments, while the others all consist of less than 50 units.

Steglitz-Zehlendorf occupies a special role among the districts on the outskirts of the capital: with only 620 new apartments being built, the district has the lowest amount of new housing under construction in the entire city. Its share of total construction volume in Berlin amounts to only 2 per cent. At 37 per cent, its share of rental units is also lower than anywhere else in the capital. The spread for asking prices in Steglitz-Zehlendorf (€7,000 per square metre to €10,400) is relatively narrow due to the high asking price at the low end of the scale, which corresponds to the third-highest low-end asking price in Berlin after the inner-city districts of Friedrichshain-Kreuzberg (minimum of €8,000) and Charlottenburg-Wilmersdorf (minimum of €7,600). With regard to the high end of the scale, only Marzahn-Hellersdorf has lower asking prices (up to €8,000 per square metre); the next-highest high-end asking prices are to be found in Spandau and Treptow-Köpenick (up to €10,600 in each case). The three biggest projects in Steglitz-Zehlendorf involve less than 200 apartments in each case, while eight projects each involve less than 20 units. With its large share of relatively small projects and its high asking prices at the low end of the scale, Steglitz-Zehlendorf is more similar to the inner-city districts than it is to other districts that are also situated on the outskirts of the city.

A lot of projects in the inner-city areas, but their volume is low

A large proportion of the projects that are under way in the capital are to be found in and near the centre of the city, but most of these projects are smaller in scale than those on the outskirts of Berlin. The inner-city areas are already highly built up, which generally limits the possibilities for new construction in those locations. At the same time, small-scale potential is being exploited in high-priced locations. Pankow has the most projects (28), followed by Mitte with 22. Mitte thus accounts for 10 per cent of all projects in Berlin but only 5 per cent of the apartments being built in the capital at the moment. The situation is similar in Charlottenburg-Wilmersdorf, where the City West section accounts for 8 per cent of all projects in Berlin but only 3 per cent of total construction volume. This pattern is broken only somewhat in Friedrichshain-Kreuzberg, where 16 construction projects (7 per cent of all projects in the capital) will lead to the creation of 2,190 apartments (6 per cent of total volume). A total of six projects in Friedrichshain-Kreuzberg each involve 200 to 499 apartments, which is unusual for an inner-city district. The share of all projects in all three inner-city districts that are being managed by private developers ranges from 81 to 83 per cent, which is above the average for Berlin (only Steglitz-Zehlendorf has a higher figure for the share of private developers – 93 per cent). At the same time, the share of rental units is lower in those districts (58 per cent in Friedrichshain-Kreuzberg and Mitte; in Charlottenburg-Wilmersdorf: 49 per cent). The highest spreads for asking prices per square metre in Berlin are to be found in Friedrichshain-Kreuzberg (€8,000 to €17,300) and Charlottenburg-Wilmersdorf (€7,600 to €20,600). Only in Mitte (€5,700 to €16,100 per square metre) are asking prices significantly lower in some cases.

The overall situation in terms of the structure of new development in Berlin is similar to what can be seen with the existing building stock. Most of the large projects are being conducted by the state-owned housing companies, generally on the outskirts of the capital, which has the space to accommodate such projects. Development in the centre is on a smaller scale and prices are also much higher. Smaller projects, and usually prices that are higher than in other peripheral locations, are to be found in Steglitz-Zehlendorf and Pankow, whereby the structural pattern of new development in those districts is also similar to what can be seen with the existing building stock. ■

Facts

The decline in the number of residential construction projects continues

—

In two districts are more condominiums than rental apartments being built

—

Steglitz-Zehlendorf with the fewest and Lichtenberg with the most residential units

—

The proportion of projects within the S-Bahn ring continues to shrink

High prices – increasingly out of line with purchasing power

Particularly dynamic development in the higher-priced segments. Affordable rents are not just limited to the outskirts.

Neighbourhoods that are more or less adjacent to each other can still display major differences in terms of building types and demographic makeup. It is not uncommon for urban spaces in the capital to be marked by small-scale fragmentation. In order to enable an analysis that reflects this fact, this year's Housing Market Report once again uses Berlin's 190 postcode areas as a geographical grid and breaks down the analysis of the 23,345 rental offerings contained in the report to the level of these postcodes. Berlin's districts, each of which is like a large city in terms of population, are thus presented in all of their intrinsic diversity. Some of the districts extend from the highly dense centre of the city to its outskirts, where the transition to the federal state of Brandenburg appears to be seamless in some places. On the basis of the detailed postcode grid, the report is able to provide information on a further relevant dimension of the housing market: the relation between housing costs and purchasing power – i.e. how much of the average purchasing power of all households in the postcode areas needs be spent on the monthly net cold asking rents (excluding heat and service charges).

The spread is widening

Due to inflation in general, the spreads displayed in connection with the four high-priced categories increased by one to four euros as compared to last year's report. In 2023, the most expensive segment had a net cold asking rent of €15 or more per square metre and month. The spreads for the three less expensive categories were either expanded downward or shifted, which means the low-priced segment especially was analysed in a more differentiated manner. The 2023 report identified an upper limit here of €8.99.

Nearly all the areas that fall under the most expensive category are located in the centre of Berlin. Some that were part of the most expensive category in previous years are now no longer in this category, namely the traditionally upscale residential areas in the southwest – for example Grunewald (14193; €17.31) and Dahlem (14195; €17.72). It should be noted here that the ownership rate is much higher in such upscale subdistricts than in other places – i.e. rent levels don't play as much of a role here. Heinersdorf (13089), which is situated in the northeastern part of Pankow, has now joined the most expensive category due to its average net cold asking rent of €21.42 per square metre. These examples show that rent levels and purchasing power are developing independently of one another in some neighbourhoods. For example, Steglitz-Zehlendorf is the district with the highest level of purchasing power in Berlin, with a purchasing power index figure of 105.8 (nationwide average in Germany = 100). The district's Dahlem postcode area (highest household purchasing power in Berlin – €5,756) is assigned to the second-most expensive category, but all other postcodes in the district are in lower categories.

High prices in the centre, despite a low level of purchasing power

The purchasing power index figures for the inner-city districts of Mitte and Friedrichshain-Kreuzberg are much lower than in Steglitz-Zehlendorf (89.6 and 90.4, respectively). Nevertheless, these districts contain many postcode areas that have been assigned to the most expensive or second-most expensive category. Mitte has six postcode areas in the most expensive category and two in the second-most expensive category, while the figures for Friedrichshain-Kreuzberg are two and five, respectively. The biggest gap between purchasing power and rent levels is to be found in the northern part of Neukölln, which contains the five postcode areas with the lowest household purchasing power in Berlin. Three of these postcode areas have been assigned to the second-most expensive or third-most expensive category for rents: Rathaus Neukölln (12043; €18.95), Schillerpromenade (12049; €16.00) and Weigandufer (12059; €15.00).

The relation between rent levels and purchasing power correlates with the size of apartments in the postcode areas. For example, three of the five Berlin neighbourhoods with the biggest apartments are located in the Steglitz-Zehlendorf district. The biggest apartments here are to be found in Dahlem (average of 110.0 square metres per unit). The smallest apartments, on the other hand, are located in the districts close to the centre, which is marked by high rents and low purchasing power – for example in the

Facts

13 neighbourhoods above 19.00 €/m²

—

Biggest price differences in Charlottenburg-Wilmersdorf

—

Comparatively low price range in Friedrichshain-Kreuzberg

—

15 neighbourhoods below 8.00 €/m²

Schillerpromenade neighbourhood in Neukölln (average of 52.6 square metres). However, small apartments are also to be found on the outskirts of the capital, in many instances in large housing estates. The postcode areas with the smallest apartments on average are Malchow (13051; 47.5 square metres), Friedrichsfelde Nord (10315; 48.0 square metres) and Haselhorst (13599; 50.2 square metres). Heinersdorf, which is located between the centre and the outskirts, also has expensive rents for small residential units (average of 54.5 square metres). The total costs for the apartments are correspondingly lower than is the case with the much bigger units.

Most affordable rents in the northern and eastern part of the capital

The lowest asking rents are to be found on the outskirts of Berlin, in particular in the eastern and northern parts of the city, although parts of Spandau fall under this category as well. More specifically, the most affordable rents are in Wartenberg (13059; average of €6.29 per square metre) and Märkisches Viertel Ost (13439; €6.38 per square metre). Less expensive exceptions can be found in the centre as well, however – in locations where large housing estates from the post-war decades dominate the scene. This is the case in Charlottenburg-Nord (13672), for example, where asking rents average €6.58 per square metre. The Prinzenstrasse neighbourhood (10969) in Kreuzberg also stands out here: with an average asking rent of €12.77 per square metre, it falls under the fifth-most expensive category, but is adjacent to two postcodes that have been assigned to the most expensive and second most-expensive categories, respectively. This shows once again how Berlin can display major differences over a relatively small area in certain locations. ■

The biggest apartments

Postcode	District	Neighbourhood	Apartment size[1] in m²
14195	Steglitz-Z.	Dahlem	110.0
14129	Steglitz-Z.	Nikolassee/ Schlachtensee	92.0
10629	Charlottenburg-W.	Sybelstrasse	91.0
14163	Steglitz-Z.	Mexikoplatz	90.0
10623	Charlottenburg-W.	Savignyplatz	88.3

1) Median of offers

The smallest apartments

Postcode	District	Neighbourhood	Apartment size[1] in m²
13051	Lichtenberg	Malchow	47.5
10315	Lichtenberg	Friedrichsfelde Nord	48.0
13599	Spandau	Haselhorst	50.2
12049	Neukölln	Schillerpromenade	52.6
13089	Pankow	Heinersdorf	54.5

Source: CBRE based on VALUE market database

The highest asking rents

Postcode	District	Neighbourhood	Basic rent[1] in €/m²/month
10179	Mitte	Jannowitzbrücke	22.84
10557	Mitte	Hauptbahnhof/Bellevue	21.65
10785	Mitte	Potsdamer Platz	21.50
10719	Charlottenburg-W.	Ludwigkirchplatz	21.46
13089	Pankow	Heinersdorf	21.42

1) Median of offers

The lowest asking rents

Postcode	District	Neighbourhood	Basic rent[1] in €/m²/month
13059	Lichtenberg	Wartenberg	6.29
13439	Reinickendorf	Märkisches Viertel Ost	6.38
13627	Charlottenburg-W.	Charlottenburg-Nord	6.58
12681	Marzahn-H.	Bitterfelder Strasse	6.62
13435	Reinickendorf	Märkisches Viertel West	6.70

Source: CBRE based on VALUE market database

The highest purchasing power

Postcode	District	Neighbourhood	Purchasing power[1] in €
14195	Steglitz-Z.	Dahlem	5,756
14129	Steglitz-Z.	Nikolassee/ Schlachtensee	5,602
13465	Reinickendorf	Frohnau	5,337
14089	Spandau	Gatow/Kladow	5,322
14193	Charlottenburg-W.	Grunewald	5,278

1) per household and month

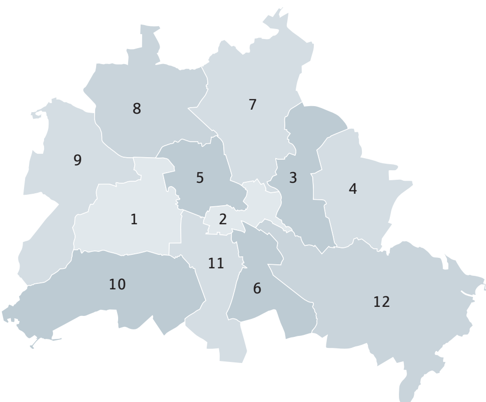
The lowest purchasing power

Postcode	District	Neighbourhood	Purchasing power[1] in €
12045	Neukölln	Sonnenallee Nord	2,835
12059	Neukölln	Weigandufer	2,864
12049	Neukölln	Schillerpromenade	2,926
12057	Neukölln	Köllnische Heide	2,930
12043	Neukölln	Rathaus Neukölln	2,930

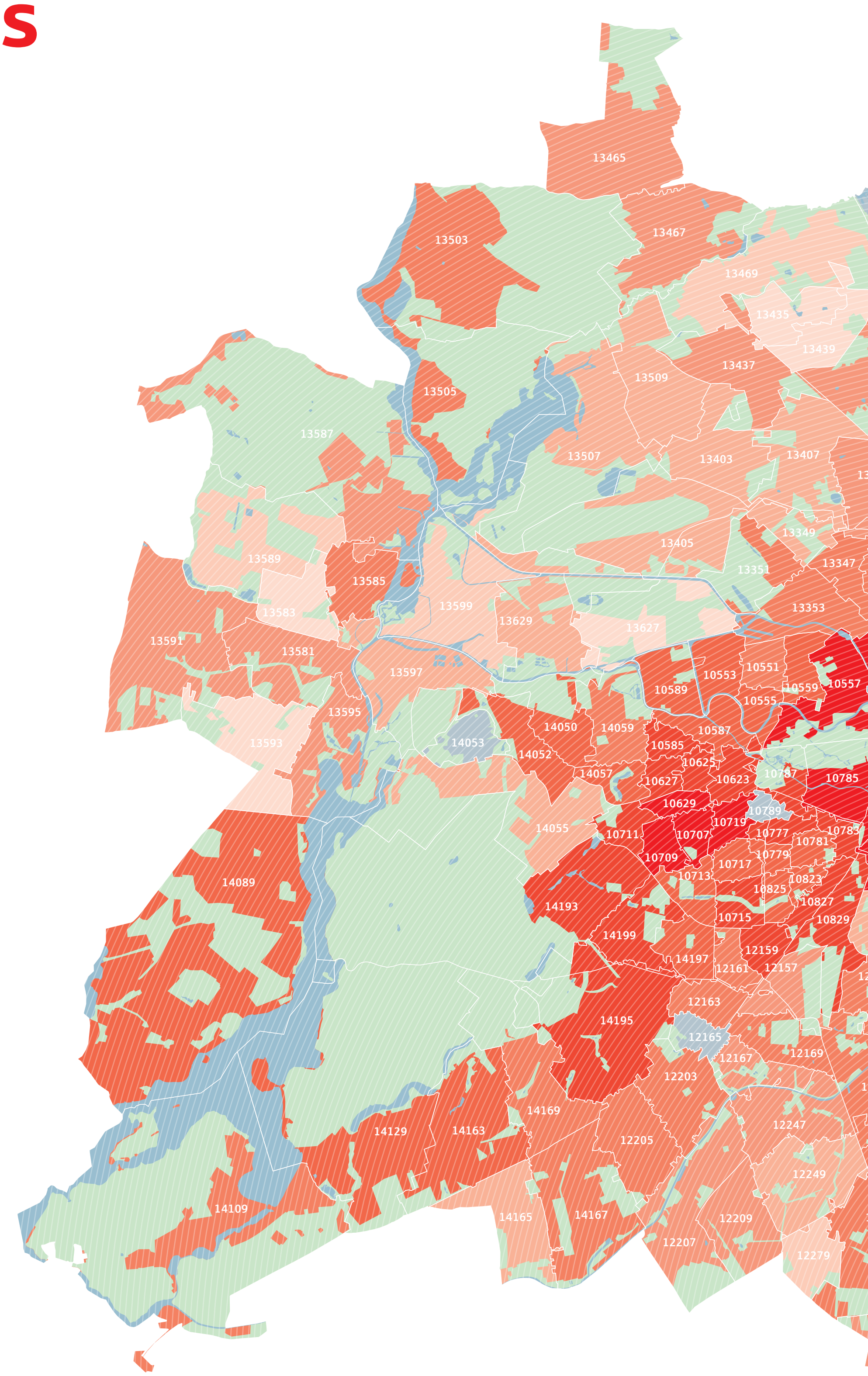
Source: Michael Bauer Research GmbH; Edited by: CBRE

Rental prices Berlin 2023

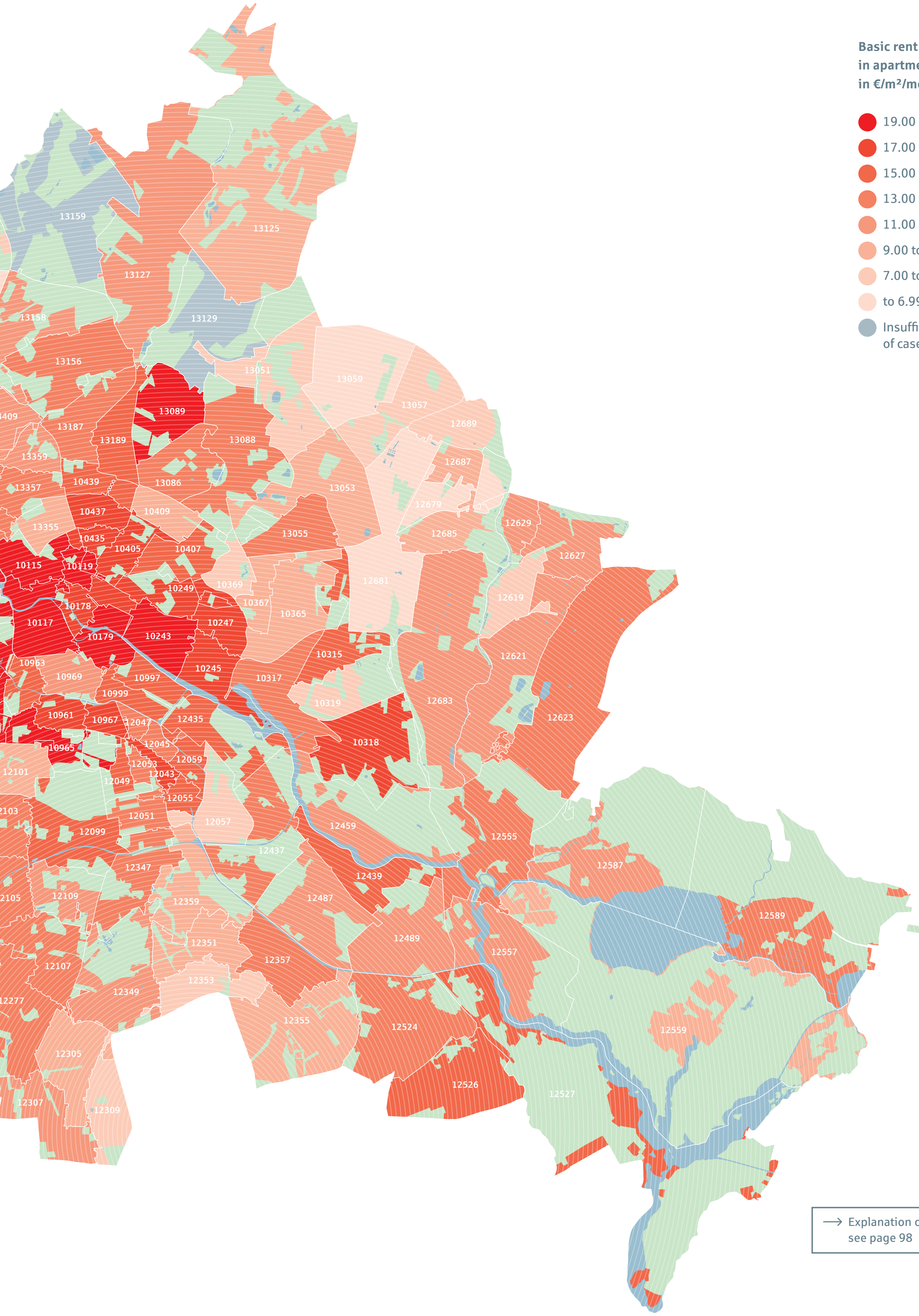
The map provides an overview of asking rents (median) in the Berlin postcode areas in 2023.



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



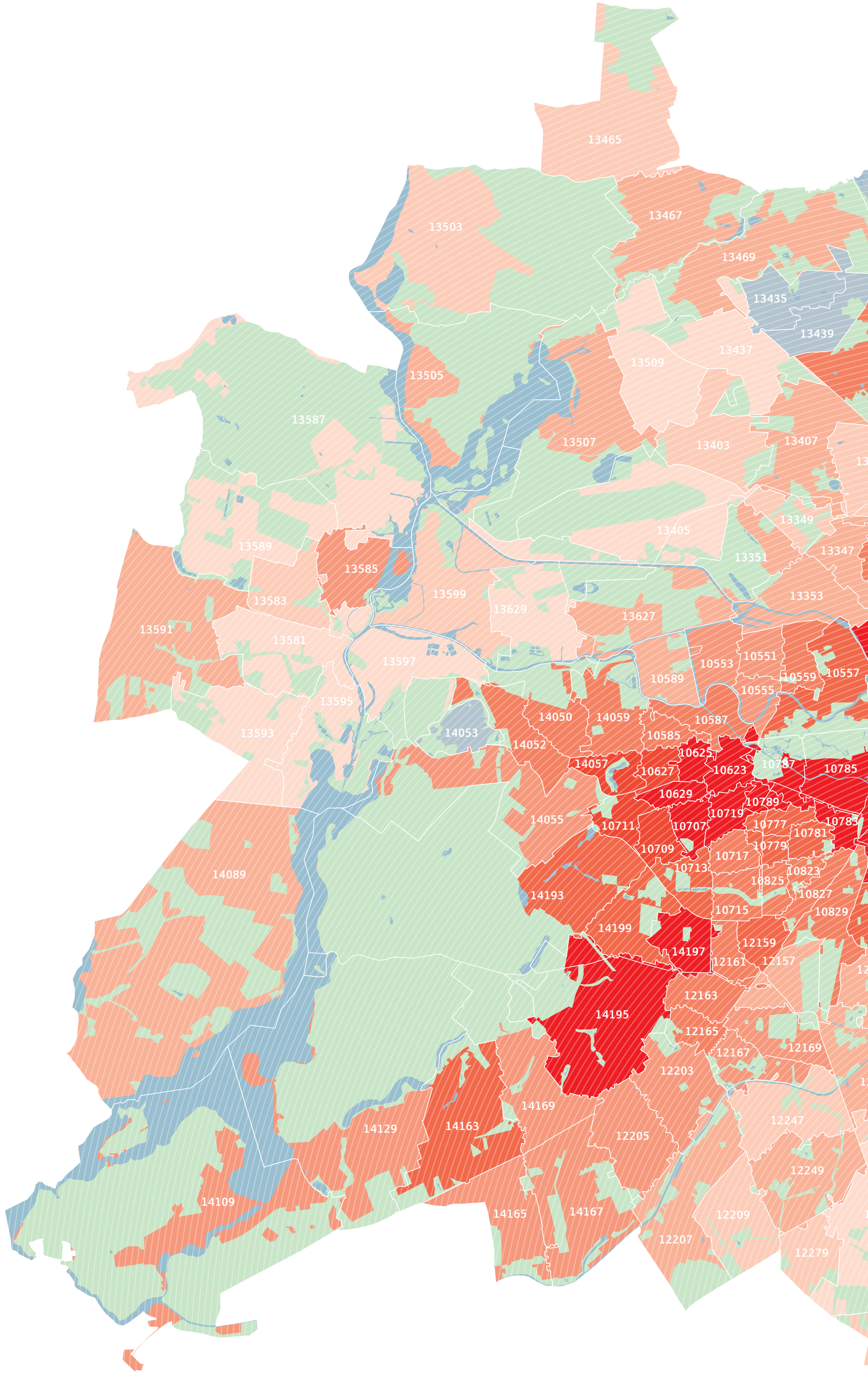
Basic rent for apartments in apartment buildings in €/m²/month

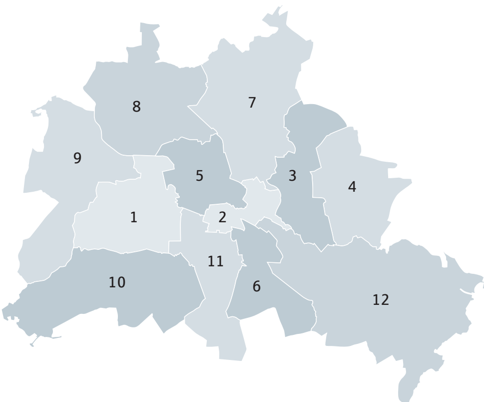
- 19.00 and above
- 17.00 to 18.99
- 15.00 to 16.99
- 13.00 to 14.99
- 11.00 to 12.99
- 9.00 to 10.99
- 7.00 to 8.99
- to 6.99
- Insufficient number of cases

→ Explanation of methodology: see page 98

Sales prices Berlin 2023

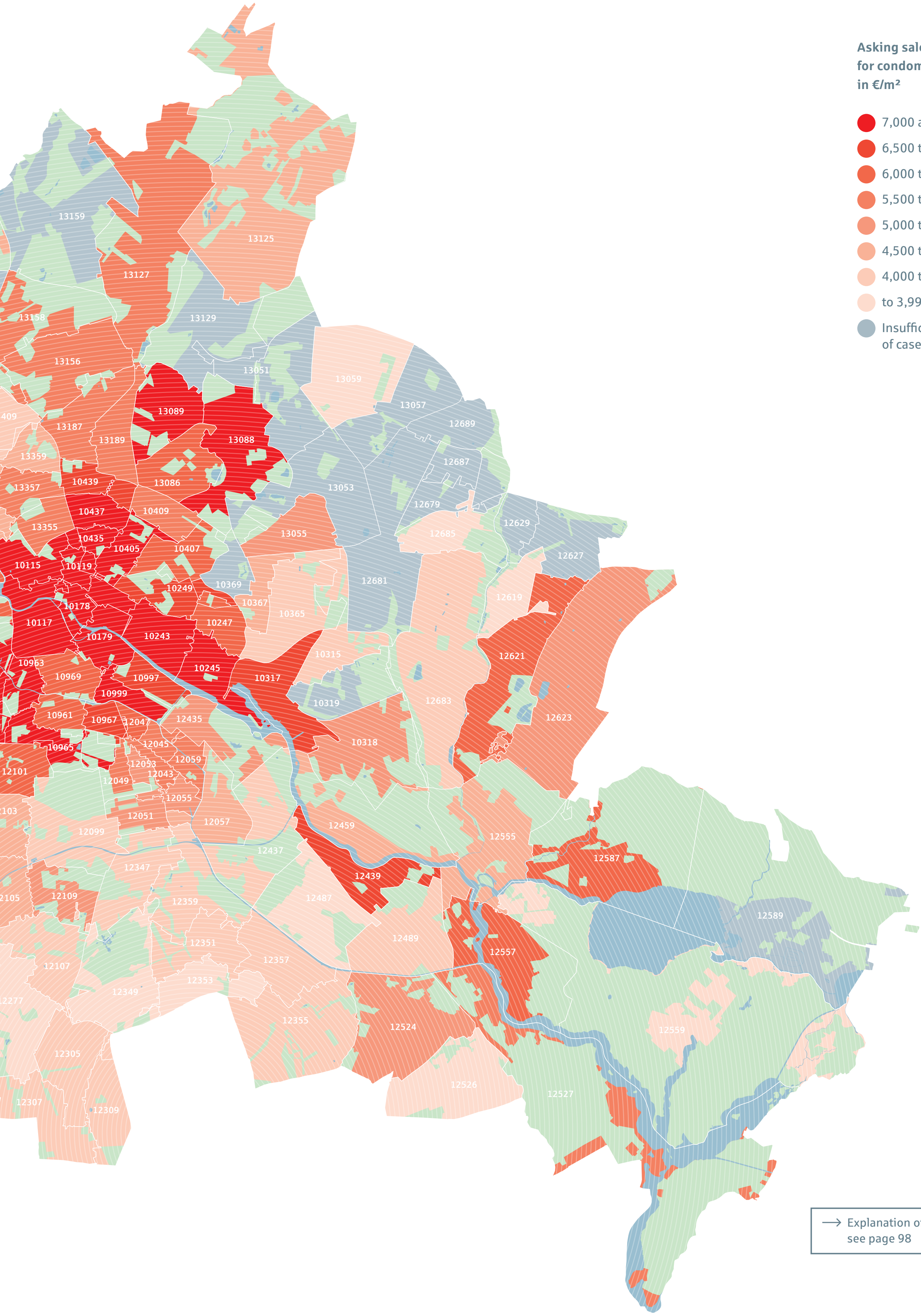
The map provides an overview of asking sales prices (median) of condominiums in the Berlin postcode areas in 2023.





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

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

→ Explanation of methodology: see page 98

Part

B

Districts

12 districts, 97 subdistricts, 190 postcode areas,
2 million apartments and 3.9 million residents.
A small-scale analysis of the real estate market in Berlin.

Charlottenburg-Wilmersdorf

The centre of this district – between the Berlin Zoo and the Halensee subdistrict – is a popular residential location, not least due its attractive variety of neighbourhoods. Gap filling is the order of the day in the northern part of Charlottenburg-Wilmersdorf, while an extensive transformation is planned for the western end of the district.

The neighbourhoods to the north and south of Kurfürstendamm are the most prominent parts of "City West" and are known far beyond the borders of Berlin. Cultural venues, various types of stores and shops, and all different kinds of businesses are located close together here, which is a major reason why the traditional middle-class apartments in the area are very much in demand at the moment. A series of major projects were completed in the area around Kaiser Wilhelm Memorial Church over the last few decades. New high-rise projects were the focus of discussions last year, whereby it still needs to be determined whether some of these will actually go through. Demand for housing remains high in locations that are already extensively built up. As a result, one plan calls for a hotel north of Savignyplatz to be torn down and replaced by a new residential building.

The situation is somewhat different in the Schmargendorf and Grunewald subdistricts to the southwest. These subdistricts also feature pleasant middle-class neighbourhoods – but away from all the hustle and bustle of the inner city. Schmargendorf has kept its independent and provincial character, among other ways

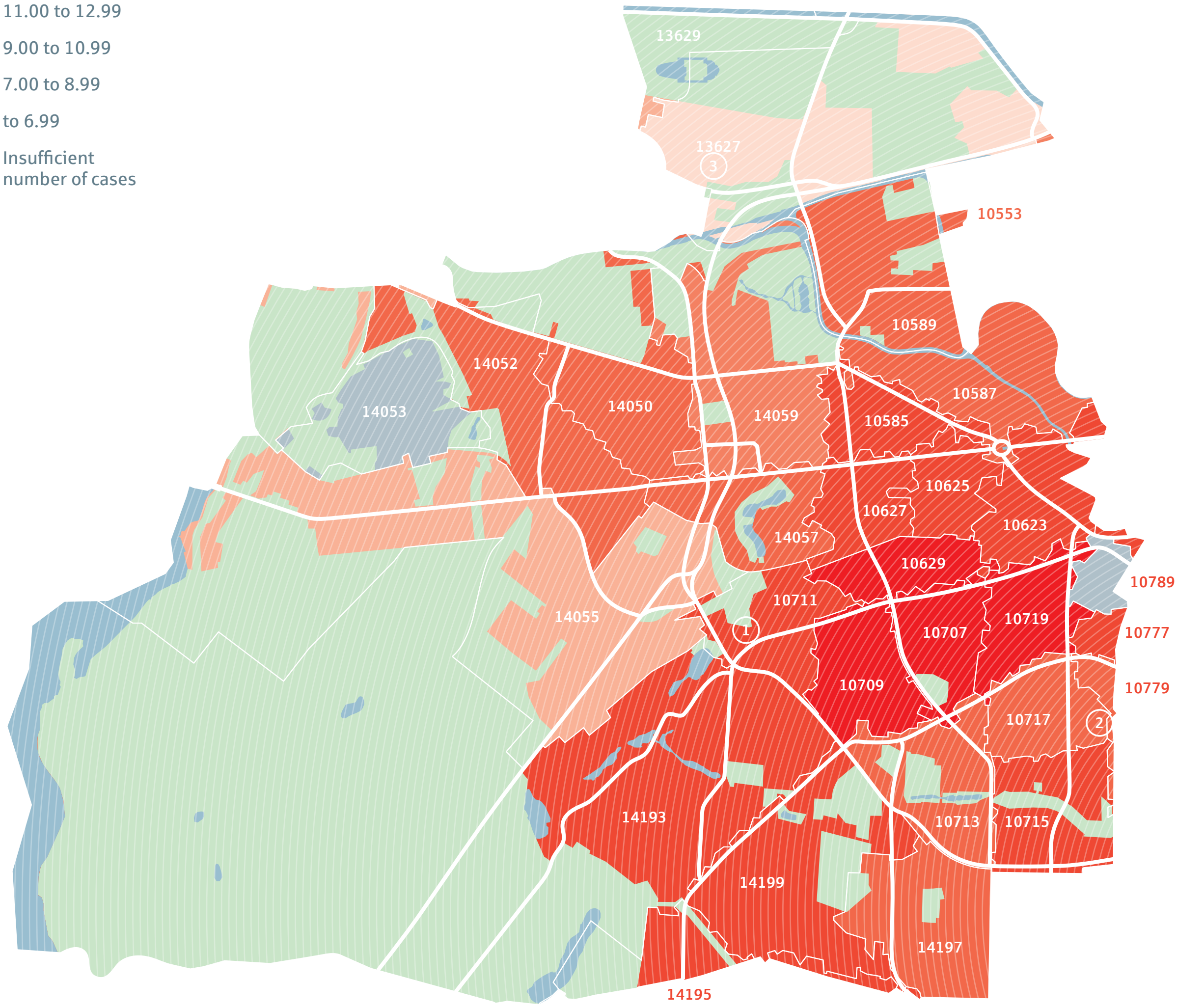
266
Increase in publicly accessible e-charging stations compared to 2020

2.0
Publicly accessible e-charging stations per 1,000 households

97.5
Publicly accessible e-charging stations per 1,000 electric cars

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

- 19.00 and above
- 17.00 to 18.99
- 15.00 to 16.99
- 13.00 to 14.99
- 11.00 to 12.99
- 9.00 to 10.99
- 7.00 to 8.99
- to 6.99
- Insufficient number of cases



①

Halensee

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

②

Prager Platz

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

③

Jungfernheide

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

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

Rent and housing costs

The district in small-scale analysis

Postcode	Number of rental offers	Basic rent in all market segments[1] in €/m^2/month	Basic rent in bottom market segment[1] in €/m^2/month	Basic rent in top market segment[1] in €/m^2/month	Apartment size[1] in m^2	Total housing cost[2], avg. in €/month	Household purchasing power, avg. in €/month
10585	127	17.20 (37)	7.94 (49)	25.91 (72)	64.0 (109)	1,101 (54)	3,633 (112)
10587	183	15.01 (69)	6.50 (118)	26.32 (62)	69.0 (54)	1,036 (65)	3,860 (84)
10589	89	15.00 (70)	7.77 (56)	27.36 (35)	73.0 (29)	1,095 (56)	3,450 (142)
10623	57	18.57 (16)	7.54 (66)	28.30 (17)	88.3 (5)	1,640 (5)	4,581 (27)
10625	81	17.14 (38)	7.39 (75)	29.49 (3)	65.2 (94)	1,117 (49)	3,914 (73)
10627	130	18.01 (25)	8.89 (19)	28.77 (12)	73.5 (27)	1,324 (19)	3,720 (101)
10629	98	19.32 (11)	9.37 (10)	28.13 (19)	91.0 (3)	1,758 (2)	4,581 (26)
10707	120	19.79 (8)	10.37 (2)	27.89 (24)	85.6 (6)	1,693 (4)	4,443 (30)
10709	101	19.80 (7)	9.03 (15)	29.06 (6)	60.0 (137)	1,188 (37)	4,252 (44)
10711	96	18.41 (20)	9.13 (13)	28.18 (18)	77.3 (18)	1,423 (11)	4,311 (42)
10713	50	15.48 (64)	8.09 (43)	27.44 (34)	64.3 (107)	994 (71)	3,712 (103)
10715	83	17.84 (27)	7.94 (49)	27.66 (26)	65.3 (92)	1,165 (41)	3,868 (83)
10717	87	16.67 (40)	8.27 (36)	25.33 (82)	68.0 (68)	1,134 (43)	3,955 (67)
10719	110	21.46 (4)	12.46 (1)	29.20 (4)	71.3 (41)	1,529 (9)	4,393 (36)
10789	28	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	4,285 (43)
13627	94	6.58 (183)	5.49 (168)	17.22 (167)	61.6 (127)	405 (179)	2,930 (185)
14050	53	15.82 (56)	7.96 (47)	26.65 (56)	70.0 (46)	1,107 (51)	3,945 (68)
14052	77	15.63 (60)	8.90 (18)	23.30 (104)	73.0 (29)	1,141 (42)	4,430 (31)
14053	n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	3,457 (140)
14055	92	9.70 (160)	7.79 (54)	26.22 (65)	83.7 (9)	812 (118)	4,723 (21)
14057	71	15.16 (67)	8.40 (29)	24.69 (90)	84.0 (8)	1,273 (27)	4,334 (39)
14059	115	14.00 (92)	6.16 (136)	25.78 (77)	56.3 (173)	788 (121)	3,483 (134)
14193	136	17.31 (36)	8.33 (33)	25.80 (75)	80.9 (12)	1,401 (14)	5,278 (5)
14197	82	15.87 (54)	8.86 (20)	29.88 (2)	67.6 (71)	1,072 (60)	3,776 (92)
14199	111	18.10 (23)	7.64 (59)	26.73 (52)	69.0 (54)	1,249 (30)	4,424 (33)
District	**2,271**	**16.93**	**7.13**	**28.00**	**70.0**	**1,185**	**4,041**
Berlin	**23,345**	**13.60**	**6.25**	**26.00**	**65.0**	**884**	**3,791**

1) Median **2)** Excluding operating costs () Rank among the 185 postcodes with rental data
Source: CBRE based on VALUE market database, Michael Bauer Research GmbH; compiled by: CBRE

"Residential construction is being accompanied by infrastructure expansion in Charlottenburg-Nord – with construction of everything from a daycare centre to sports fields and a new building for an advanced vocational education centre."

+5,656
housing balance
2017–2022

−786
natural net
population balance
2022

by preserving its town centre. The Grunewald subdistrict, named after the eponymous forest, boasts neighbourhoods dotted with villas, and also a few embassies.

The part of the district close to the Messe Berlin trade fair centre is set to undergo a major transformation: The “Stadteingang West” (City Entrance West) project will create a new neighbourhood near the Funkturm (radio tower) motorway junction. The urban development master plan for the project is to be drawn up in the course of 2024. Regardless of the exact form the neighbourhood might eventually take, the project organisers have already stated that their goal is to build several thousand apartments – also in response to Berlin’s continuously growing population. Current plans call for the entire new neighbourhood to be completed sometime between 2040 and 2045.

Things are also happening in the Charlottenburg-Nord subdistrict, which mainly consists of residential neighbourhoods and allotment gardens. Part of the large Siemensstadt housing estate that was built around 1930 is also located here. The Charlottenburg-Nord housing estate, which was built after the Second World War as an extension of the historical Siemensstadt, has just under 4,000 apartments. To the east of that estate is the Paul-Hertz housing estate and its approximately 2,700 residential units that were built in the 1960s. In addition, a housing cooperative is expanding its estate south of Volkspark Jungfernheide to include an additional 31 units, while a further 81 new rental apartments are to be built nearby, also in a cooperative setup. ■

47.2
living space per
inhabitant in m²

63.2
share of population
aged 18 to 64 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.: 4,368 €/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: 18.00 €/m²)

New construction in the district

Two current project developments in detail

Reichsstrasse 53–54

Developer: **degewo AG**
Area: **Westend**
Street: **Reichsstrasse 53–54**
Residential units: **61**
Type of use: **rent**
Rent €/m²: **Ø 6.90**

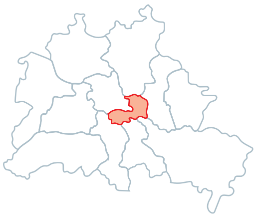
© Baumschlager Eberle Architekten

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



This district reveals a special feature of Berlin – namely that even built-up areas near the centre of the city have spaces suitable for gap filling, whereby the urban structures vary greatly across the district.

A large population living over a relatively small area: this is a typical characteristic of most district that border on a city centre, and Friedrichshain-Kreuzberg is no exception. What is surprising, however, is the variety of urban structures that are to be found here, as well as the many possibilities that still exist to construct new housing. The variety begins in the neighbourhoods with old buildings in the two subdistricts that give Friedrichshain-Kreuzberg its name. This is where the cultural and nightlife scenes are to be found that have made the district famous far beyond Berlin's borders. Alternative urban living, bars and clubs are still the order of the day here. Over the last few years, more people from the middle class who can afford the much higher rents that now prevail have moved into the district. In addition, the proximity to the city centre and an increasing number of new companies setting up shop and offering jobs have made the district even more attractive. Then there's the pleasant waterfront atmosphere provided by the River Spree and the Landwehr Canal.

The residential neighbourhood on the Stralau peninsula, at the eastern end of the district, feels somewhat far away from the rest of the city. There's been a lot of new construction in this area since the 1990s, and existing buildings have also been renovated or else refurbished in order to be used for different purposes. The surroundings here are more green than urban. As you move closer to the city centre again, into

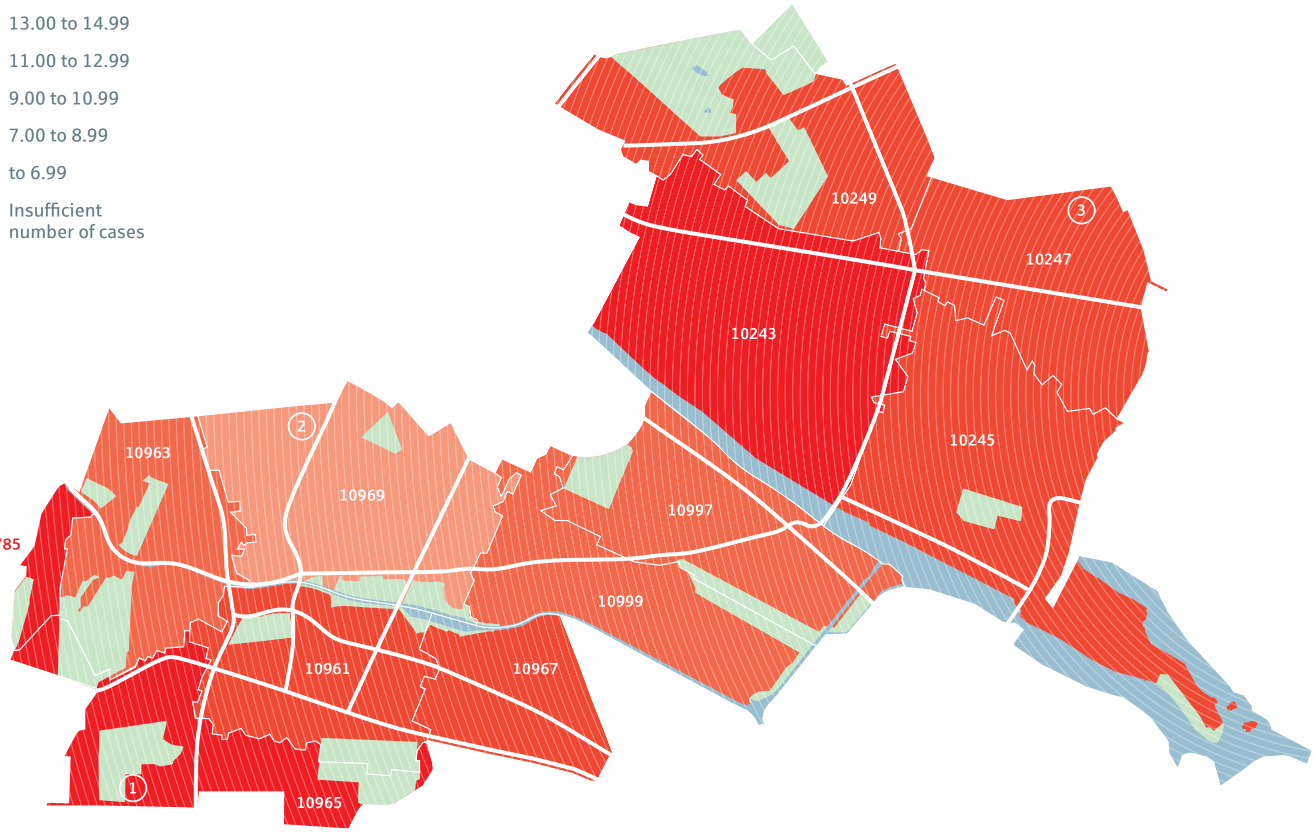
110
Increase in publicly accessible e-charging stations compared to 2020

1.0
Publicly accessible e-charging stations per 1,000 households

52.6
Publicly accessible e-charging stations per 1,000 electric cars

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

- 19.00 and above
- 17.00 to 18.99
- 15.00 to 16.99
- 13.00 to 14.99
- 11.00 to 12.99
- 9.00 to 10.99
- 7.00 to 8.99
- to 6.99
- Insufficient number of cases



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

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

③
Hausburgviertel
The remaining gaps in the Hausburgviertel in the area around Ebertystrasse have now been filled with beautiful new buildings. Ebertystrasse runs from Landsberger Allee to Eldenaer Strasse, Thaerstrasse and Mühsamstrasse. The northern part of Friedrichshain has undergone a remarkable transformation – from a subdistrict known for its squatted houses to one that has become extremely popular among young families, students and old and new residents of Berlin.

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

Rent and housing costs

The district in small-scale analysis

Postcode	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	217	19.00	(13)	6.05	(143)	28.60	(13)	67.0	(78)	1,273	(28)	3,786	(91)
10245	300	18.43	(19)	8.40	(30)	27.08	(40)	71.7	(38)	1,321	(20)	3,671	(108)
10247	298	17.56	(32)	7.52	(67)	27.31	(36)	66.4	(86)	1,166	(40)	3,524	(124)
10249	193	18.36	(22)	6.39	(126)	27.59	(30)	65.0	(96)	1,193	(36)	3,741	(96)
10961	93	18.05	(24)	6.44	(124)	28.33	(16)	62.2	(120)	1,123	(46)	3,471	(136)
10963	92	16.58	(45)	6.77	(102)	27.63	(27)	63.5	(112)	1,053	(64)	3,969	(66)
10965	93	19.14	(12)	7.42	(74)	27.50	(32)	70.0	(46)	1,340	(17)	3,468	(138)
10967	83	18.57	(16)	7.29	(80)	26.98	(46)	69.7	(51)	1,294	(25)	3,514	(125)
10969	96	12.77	(116)	5.98	(148)	25.80	(75)	57.5	(167)	734	(126)	3,322	(158)
10997	88	16.60	(43)	7.69	(58)	28.13	(19)	72.9	(32)	1,209	(33)	3,103	(176)
10999	123	16.67	(40)	6.37	(128)	26.53	(58)	67.2	(77)	1,120	(48)	3,372	(150)
District	**1,676**	**17.86**		**6.51**		**27.59**		**66.6**		**1,189**		**3,539**	
Berlin	**23,345**	**13.60**		**6.25**		**26.00**		**65.0**		**884**		**3,791**	

1) Median **2)** Excluding operating costs () Rank among the 185 postcodes with rental data
Source: CBRE based on VALUE market database, Michael Bauer Research GmbH; compiled by: CBRE

"There are still gaps that can be used for residential construction in Friedrichshain's Rudolfkiez neighbourhood, which was developed at the end of the 19th century. A project with 110 residential units was recently completed in the area."

+5,430
housing balance
2017–2022

+1,119
natural net
population balance
2022

the Mediaspree neighbourhood that's nearly completed, you'll find blocks of new apartment buildings and residential high-rises up to 100 metres tall located right next to buildings housing the headquarters of major companies. There's also an entertainment and nightlife quarter with cinemas, concert halls and other venues. Large housing estates that one would expect to see on the outskirts of the city were built in both Friedrichshain and Kreuzberg in the 1960s and 70s. These are situated near the boundary to the Mitte district, so their relatively central location alone means they're very much in demand, especially given the fact that their structures and the surrounding traffic patterns make them rather quiet places to live as compared to other locations near the centre of the capital.

One of these estates – at Mehringplatz in Kreuzberg – is to become a site for gap filling, as plans call for an additional 300 apartments to be built there. Last year, the cornerstone was laid for an entire new neighbourhood at the site of the former Bockbrauerei brewery in Kreuzberg. Plans here call for the construction of 220 apartments. Over in Friedrichshain, there is a complex with an area of five hectares consisting of a swimming pool, other athletic facilities and an outdoor space. This former sport and recreation centre ("SEZ"), which is located right next to Volkspark Friedrichshain, was completed in 1981. The facility is now once again the property of the city of Berlin after many years of disputes about how it should be used. The Berlin Senate now plans to build around 500 new apartments and a school at the site. ■

38.2
living space per
inhabitant in m²

74.3
share of population
aged 18 to 64 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.: 4,368 €/month)

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

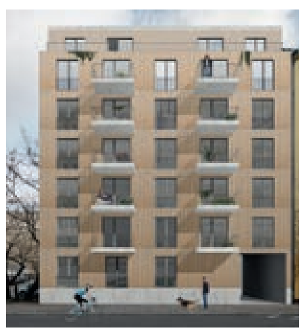
Asking rent (median) in comparison with the maximum value of the districts (Mitte: 18.00 €/m²)

New construction in the district

Two current project developments in detail

Weinstrasse

Developer: **WBM**
Area: **Friedrichshain**
Street: **Weinstrasse 30**
Residential units: **33**
Type of use: **rent**
Rent €/m²: **from 6.60**

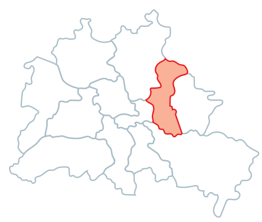


Eckertstrasse

Developer: **WBM**
Area: **Friedrichshain**
Street: **Eckertstrasse 7**
Residential units: **15**
Type of use: **rent**
Rent €/m²: **from 6.60**

Lichtenberg

Old village centres, a provincial feel, large neighbourhoods with prefabricated apartment buildings, and estates of detached houses: this multifaceted district is now making use of possibilities for gap filling and new construction.



The eastern section of the circular S-Bahn train line (the "S-Bahn ring") forms the boundary between the subdistrict that gives Lichtenberg its name and the central neighbourhoods of Friedrichshain. From there, the district with its nine other subdistricts extends to the north and the border to Brandenburg, while to the south it stretches to the River Spree. Neighbourhoods with prefabricated apartment buildings are a prominent feature of the landscape in Lichtenberg in certain central locations, and even on the outskirts of the district and the city. However, this is only one facet of the district, as the Wartenberg subdistrict to the north has both high-rise buildings from the GDR era and estates of detached houses, and – as is the case in other subdistricts – parts of its old historical centre as well. Lichtenberg rid itself of its image as a post-GDR district of prefabricated buildings many years ago, and rising rents inside the S-Bahn ring have made residential housing further outside the city centre more interesting as of late.

Lichtenberg has plenty to offer in this regard. The Karlshorst subdistrict in the south, for example, which is well known for its old harness racing track, has a small-town feel to it, with buildings from the Gründerzeit period as well. The higher demand for housing has also led to gap-filling projects in this subdistrict: last year, plans to build in inner courtyards in the Ilse-Kiez neighbourhood led to a debate, but most elements of the project are now set to go through. West of this area, at Rummelsburger Bucht bay, the spaces close to the water on the

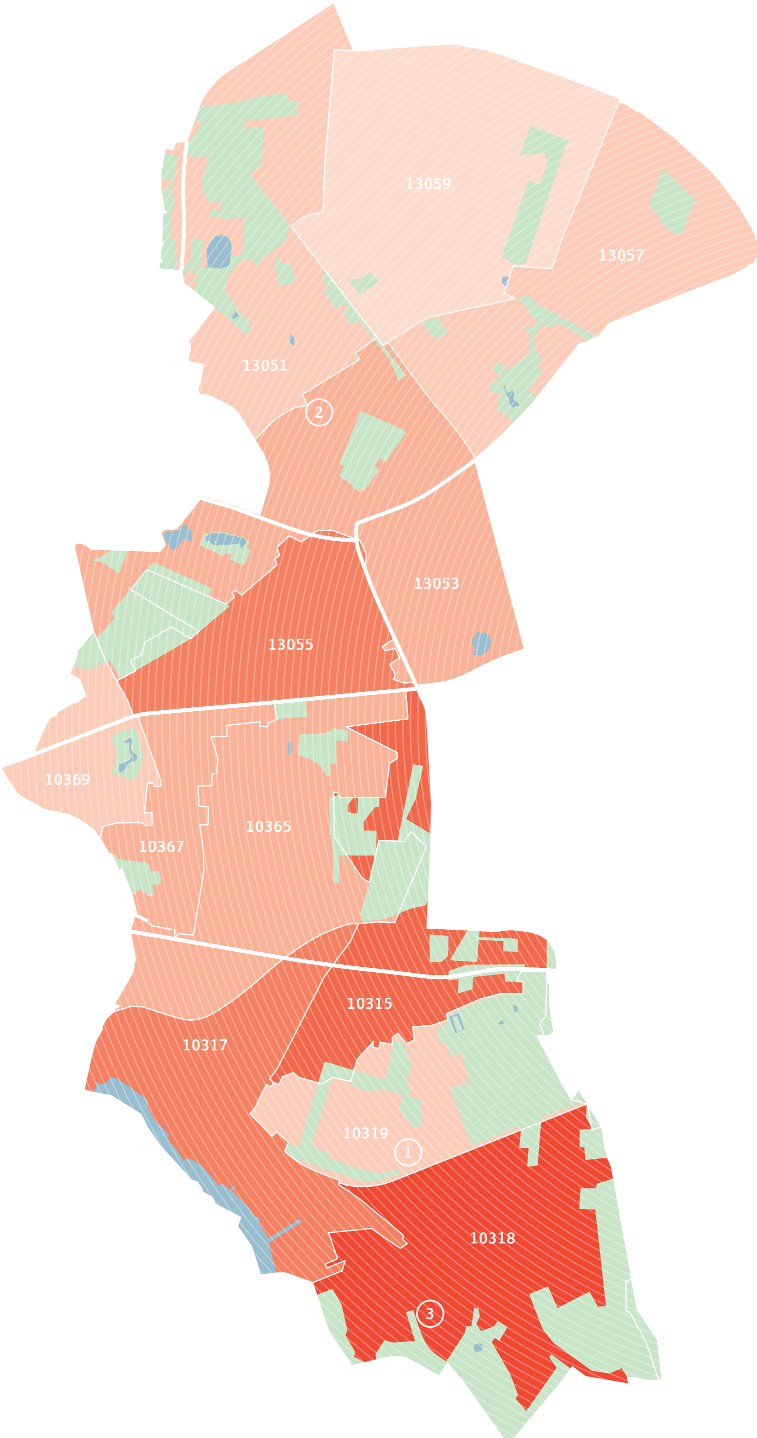
110
Increase in publicly accessible e-charging stations compared to 2020

0.9
Publicly accessible e-charging stations per 1,000 households

26.8
Publicly accessible e-charging stations per 1,000 electric cars

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

- 19.00 and above
- 17.00 to 18.99
- 15.00 to 16.99
- 13.00 to 14.99
- 11.00 to 12.99
- 9.00 to 10.99
- 7.00 to 8.99
- to 6.99
- Insufficient number of cases



1

Sewanstrasse

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

2

Malchower Weg

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

3

Karlshorst Süd

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

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

Rent and housing costs

The district in small-scale analysis

Postcode	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	360	15.11	(68)	6.16	(136)	28.86	(10)	48.0	(184)	725	(128)	3,717	(102)
10317	185	14.00	(92)	6.50	(118)	26.84	(47)	66.0	(87)	924	(87)	3,356	(154)
10318	330	17.04	(39)	8.38	(31)	23.45	(103)	76.1	(21)	1.297	(23)	4,078	(57)
10319	141	8.20	(169)	5.64	(164)	27.08	(40)	59.0	(157)	484	(169)	3,769	(94)
10365	138	10.56	(148)	5.45	(172)	22.93	(110)	61.8	(126)	652	(150)	3,502	(129)
10367	52	9.90	(157)	5.68	(163)	18.99	(156)	60.0	(137)	594	(158)	3,330	(157)
10369	63	8.59	(166)	5.37	(178)	19.55	(152)	59.6	(152)	512	(168)	3,996	(65)
13051	104	8.53	(167)	5.47	(170)	16.00	(174)	47.5	(185)	406	(178)	3,880	(80)
13053	85	9.75	(159)	5.58	(166)	15.29	(176)	68.2	(66)	665	(146)	4,316	(41)
13055	255	13.36	(108)	6.02	(145)	21.00	(131)	64.7	(104)	865	(109)	4,125	(53)
13057	103	8.20	(169)	5.48	(169)	15.14	(177)	56.0	(175)	459	(174)	3,526	(123)
13059	84	6.29	(185)	5.43	(175)	12.46	(185)	58.2	(162)	366	(184)	3,724	(100)
District	**1,900**	**12.45**		**5.76**		**26.60**		**61.6**		**767**		**3,539**	
Berlin	**23,345**	**13.60**		**6.25**		**26.00**		**65.0**		**884**		**3,791**	

1) Median **2)** Excluding operating costs () Rank among the 185 postcodes with rental data
Source: CBRE based on VALUE market database, Michael Bauer Research GmbH; compiled by: CBRE

"New construction of office buildings and development of commercial sites: this dynamic economic activity is increasing the demand for housing in Lichtenberg even further."

+9,320
housing balance 2017–2022

−8
natural net population balance 2022

35.2
living space per inhabitant in m²

63.7
share of population aged 18 to 64 in %

banks of the Spree were extensively developed with new residential buildings over the last few decades. Additional potential still exists there nevertheless.

The creation of new residential housing on a grand scale is now on the agenda further north, where three state-owned housing companies are planning to build a residential neighbourhood with just under 1,800 apartments in the Falkenberg subdistrict. The first of three construction phases has already been completed here. Landsberger Allee is the site for what will be the biggest modular construction project in Europe. Here, a state-owned housing company plans to use nearly 4,000 modules to build more than 1,400 apartments. The goal is to create a new neighbourhood with four building complexes by 2026.

Construction of new residential buildings is often accompanied by the creation of new office or commercial space – and Lichtenberg is also a popular location for new office buildings: among other things, plans call for a new data centre to be built there. In addition, a new mixed-use neighbourhood is to be created over the next few years south of Gärtnerstrasse in an area that up until now was used exclusively as a commercial site. This neighbourhood will have approximately 3,500 apartments and will also include commercial properties and social infrastructure.

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.: 4,368 €/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: 18.00 €/m²)

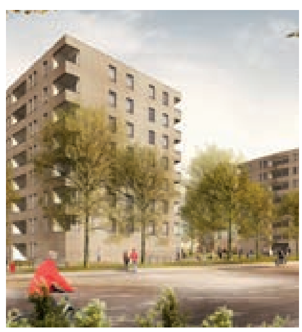
New construction in the district

Two current project developments in detail

Lückstrasse

Developer: **HOWOGE**
Area: **Rummelsburg**
Street: **Lückstrasse 33–37**
Residential units: **155**
Type of use: **rent**
Rent €/m²: **in accordance with the cooperation agreement for social housing**

© Bollinger+Fehlig Arch., IWP



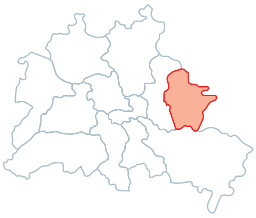
Sewanstrasse 2.0

Developer: **HOWOGE**
Area: **Friedrichsfelde**
Street: **Sewanstrasse 38/40**
Residential units: **99**
Type of use: **rent**
Rent €/m²: **in accordance with the cooperation agreement for social housing**

© Thoma Arch., B&O

Marzahn-Hellersdorf

Prefabricated apartment buildings, estates of detached houses, commercial and industrial areas, and green oases dominate the scene in Marzahn-Hellersdorf. Higher education is also playing an increasingly important role in the district – and a major traffic infrastructure project is now gaining momentum as well.



Residential construction on a grand scale was undertaken in Marzahn-Hellersdorf as early as the 1970s and 80s. The large housing estates that were built back then remain a prominent feature of the landscape in the district today. The relatively large apartments these estates contain offer sufficient space especially for families with children who are unable to find similar residential units closer to the centre of Berlin – and certainly not at affordable prices. Extensive estates with detached houses that include dwellings suitable for families can also be found on the eastern outskirts of the city. Both forms of housing are in demand – so much so that the district is moving ahead with new construction and gap filling. As a result, the construction of new schools is also now on the agenda in Marzahn-Hellersdorf. A new secondary school (Gymnasium) that will accommodate 830 students is being built in Hellersdorf, for example.

After several years of construction, the new Stadtgut Hellersdorf neighbourhood is now nearing completion. The neighbourhood will feature 1,500 new state-owned apartments as well as cultural venues, educational facilities, commercial space, restaurants, green spaces and areas for leisure and recreation, including a public park. A new residential quarter is also being planned in the area around the Haus der Kosmonauten on Allee der Kosmonauten. This neighbourhood will have five residential buildings with a total of approximately 1,000

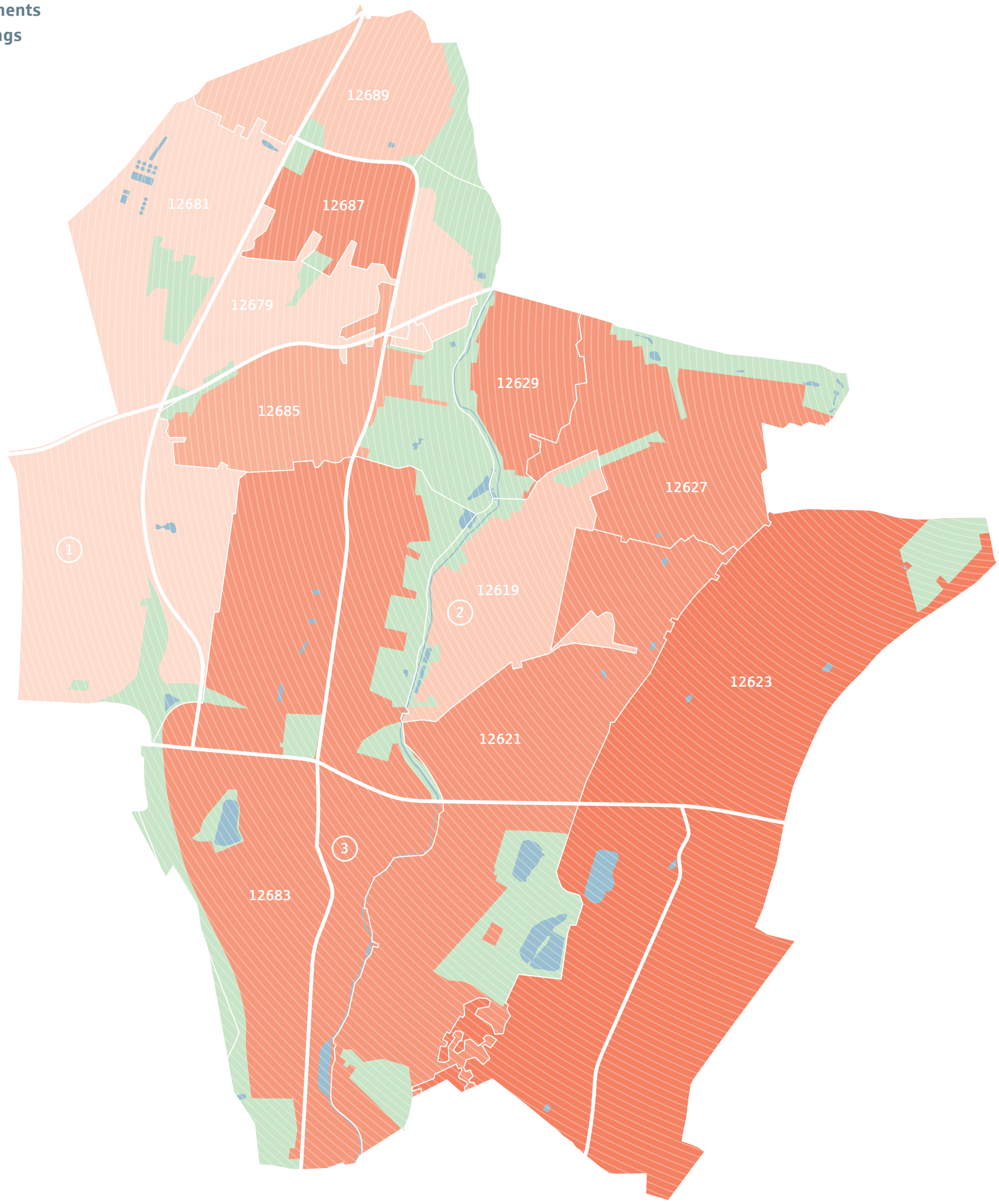
257
Increase in publicly accessible e-charging stations compared to 2020

1.7
Publicly accessible e-charging stations per 1,000 households

61.1
Publicly accessible e-charging stations per 1,000 electric cars

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

- 19.00 and above
- 17.00 to 18.99
- 15.00 to 16.99
- 13.00 to 14.99
- 11.00 to 12.99
- 9.00 to 10.99
- 7.00 to 8.99
- to 6.99
- Insufficient number of cases



1 Marzahner Chaussee

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

2 Kaulsdorf Nord

Many beautiful green spaces, such as Clara-Zetkin-Platz and Pocket-Park, are integrated into the open prefabricated building estates in Kaulsdorf Nord. This neighbourhood contains many buildings from the 1980s, whereby the flats on the upper floors of these are particularly in demand. The people who live here appreciate the good condition of most of the apartments and buildings, which is a result of modernisation measures. They also like the neighbourhood and the fact that rents here are still relatively affordable.

3 Biesdorf-Süd

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

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

Rent and housing costs

The district in small-scale analysis

Postcode	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	40	7.89	(171)	6.09	(140)	22.42	(116)	60.0	(150)	473	(172)	3,422	(145)
12621	72	12.97	(112)	8.80	(21)	22.00	(121)	69.0	(54)	895	(99)	4,912	(15)
12623	117	13.75	(103)	9.20	(11)	22.89	(111)	68.3	(64)	940	(84)	4,926	(14)
12627	288	11.42	(129)	6.60	(115)	14.64	(180)	58.1	(163)	663	(147)	3,509	(126)
12629	149	11.30	(132)	6.50	(118)	13.63	(182)	59.5	(153)	672	(144)	3,455	(141)
12679	120	6.86	(180)	5.20	(184)	12.51	(184)	54.9	(179)	376	(183)	3,599	(115)
12681	73	6.62	(182)	5.29	(181)	17.65	(165)	54.9	(179)	363	(185)	3,870	(82)
12683	126	12.50	(119)	6.28	(131)	20.33	(142)	67.5	(72)	844	(112)	4,705	(22)
12685	64	9.64	(161)	5.79	(156)	12.75	(183)	68.7	(61)	662	(148)	4,116	(55)
12687	94	11.00	(140)	5.23	(182)	21.37	(129)	65.1	(95)	716	(132)	4,050	(59)
12689	157	7.17	(177)	5.23	(182)	16.43	(171)	55.0	(178)	394	(180)	3,461	(139)
District	**1,300**	**10.81**		**5.42**		**19.06**		**61.6**		**666**		**3,980**	
Berlin	**23,345**	**13.60**		**6.25**		**26.00**		**65.0**		**884**		**3,791**	

1) Median **2)** Excluding operating costs () Rank among the 185 postcodes with rental data
Source: CBRE based on VALUE market database, Michael Bauer Research GmbH; compiled by: CBRE

"Plans call for nearly 1,400 apartments, as well as offices, workshops and studios, to be built at the Georg Knorr commercial and industrial park, which has a total area of approximately 90,000 square metres."

+9,486
housing balance
2017–2022

+126
natural net
population balance
2022

apartments. Meanwhile, a project being planned by a state-owned housing company in Hellersdorf is facing opposition from local residents. Plans here call for the construction of 300 new rental apartments by means of gap filling in two existing neighbourhoods.

As is the case in Lichtenberg to the west, the development of infrastructure for businesses is one of the drivers of the economy in Marzahn-Hellersdorf. Among other things, plans here call for the expansion of the Maxim industrial and commercial park to include an additional 7,500 square metres of factory space and offices for various industrial and logistics companies, as well as space for service-sector businesses. The Alice-Salomon-Hochschule has made Hellersdorf an important location for education in the capital. This university is now expanding, as an extension with ten stories is scheduled to be completed by the end of this year. The extension will offer additional space for offices and seminar rooms.

The East Tangential Link road project is meant to have a positive impact on residential neighbourhoods with estates of detached houses – for example in Biesdorf. This bypass road is to connect Lichtenberg, Marzahn-Hellersdorf and Treptow-Köpenick and thus reduce the volume of traffic in residential areas in those districts. Environmentalists have criticised the plans, which have been under discussion for years now. Nevertheless, the Berlin Senate initiated the plan approval procedure for the project at the end of 2023. ■

36.3
living space per
inhabitant in m²

60.1
share of population
aged 18 to 64 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.: 4,368 €/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: 18.00 € /m²)

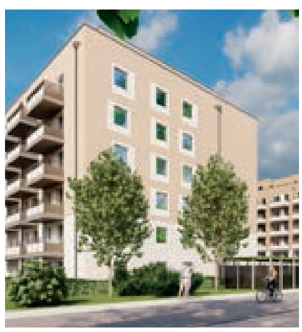
New construction in the district

Two current project developments in detail

Rabensteiner Strasse

Developer: **STADT UND LAND**
Area: **Marzahn**
Street: **Rabensteiner Strasse 44 a**
Residential units: **137**
Type of use: **rent**
Rent €/m²: **from 7.00**

© Kondor Wessels



Lily-Braun-Strasse

Developer: **STADT UND LAND**
Area: **Hellersdorf**
Street: **Lily-Braun-Strasse 13, 15**
Residential units: **154**
Type of use: **rent**
Rent €/m²: **from 7.00**

© Kondor Wessels

Mitte

Historical or modern? This is a fundamental question that also has implications for housing costs in the centre of the city when new construction activity is being considered. Upgrades are the order of the day for the existing building stock, whereby this is also a result of dynamic economic development.

The Mitte subdistrict, which gives the entire district its name, stretches from the Brandenburg Gate to Alexanderplatz. The subdistrict boasts urban spaces with old Prussian buildings like those in the area around Gendarmenmarkt, with typical socialist-era buildings to be found in the neighbourhoods surrounding the Fernsehturm (TV tower) not too far away. The upheavals throughout German history are still reflected today in Berlin's urban landscape and the discussions concerning the further development of the capital.

For example, last year also failed to produce a final decision as to whether the planned new neighbourhood around Molkenmarkt should be optically aligned with historical structures or be given a modern design, which would also make it easier to offer affordable housing in the new buildings. The latter option would lead to buildings more similar to those that predominate in the building stock from the GDR era, i.e. the prefabricated apartment buildings that are to be found to the south and east of the historical centre, along Leipziger Strasse and around Alexanderplatz, respectively. These buildings offer an unusually large volume of housing for such a prominent location, although prices here have increased significantly as of late precisely because of the location.

The western end of the district is home to a neighbourhood that was designed in the post-war modernist style and was built to alleviate

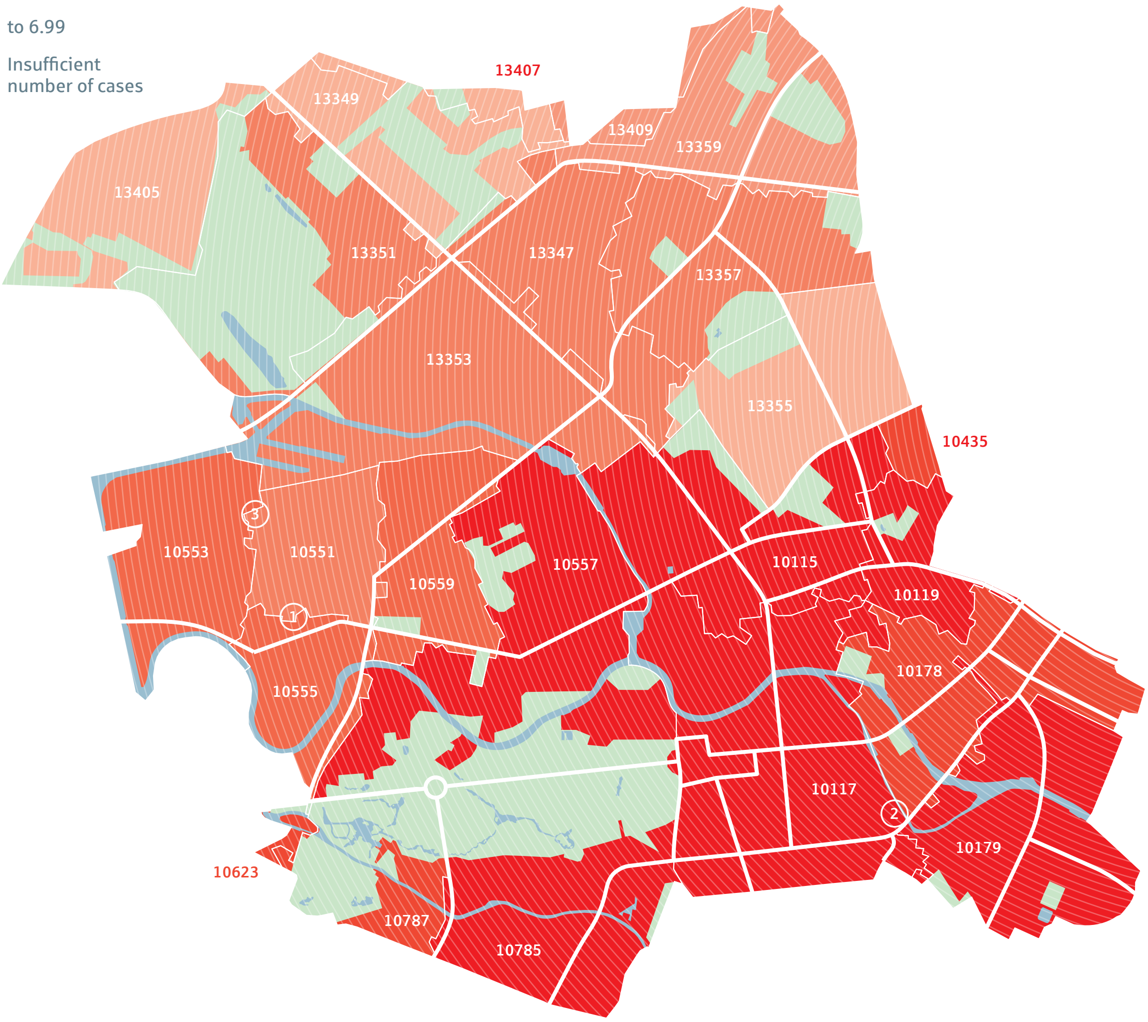
104
Increase in publicly accessible e-charging stations compared to 2020

1.0
Publicly accessible e-charging stations per 1,000 households

24.2
Publicly accessible e-charging stations per 1,000 electric cars

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

- 19.00 and above
- 17.00 to 18.99
- 15.00 to 16.99
- 13.00 to 14.99
- 11.00 to 12.99
- 9.00 to 10.99
- 7.00 to 8.99
- to 6.99
- Insufficient number of cases



① ② ③

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

Rent and housing costs

The district in small-scale analysis

Postcode	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	351	19.54	(9)	9.03	(15)	27.79	(25)	68.9	(58)	1,347	(15)	3,915	(72)
10117	293	21.00	(6)	8.67	(24)	29.09	(5)	82.0	(10)	1,722	(3)	4,693	(23)
10119	171	19.35	(10)	7.14	(86)	27.01	(43)	67.3	(75)	1,301	(22)	3,850	(86)
10178	123	17.67	(30)	6.38	(127)	27.14	(39)	67.0	(78)	1,184	(38)	4,016	(63)
10179	232	22.84	(1)	8.20	(39)	28.96	(7)	70.5	(43)	1,609	(6)	4,246	(45)
10551	111	14.07	(90)	6.93	(96)	25.00	(84)	58.8	(159)	827	(116)	3,354	(155)
10553	103	16.09	(50)	8.33	(33)	27.92	(23)	60.0	(137)	965	(77)	3,169	(171)
10555	105	15.97	(52)	8.67	(24)	25.53	(80)	60.4	(134)	964	(78)	3,440	(144)
10557	294	21.65	(2)	10.35	(3)	28.00	(21)	71.4	(39)	1,547	(8)	3,940	(69)
10559	78	15.86	(55)	7.50	(70)	25.00	(84)	57.9	(165)	918	(89)	3,350	(156)
10785	189	21.50	(3)	8.00	(46)	28.88	(9)	72.0	(36)	1,548	(7)	4,149	(52)
10787	36	17.99	(26)	7.35	(78)	28.36	(15)	79.0	(15)	1,421	(12)	4,163	(49)
13347	156	13.88	(100)	7.05	(90)	26.40	(60)	57.1	(169)	793	(120)	2,978	(178)
13349	81	10.00	(154)	5.90	(151)	26.23	(64)	58.0	(164)	580	(160)	3,151	(174)
13351	75	14.90	(73)	8.05	(44)	24.38	(92)	59.3	(155)	883	(102)	3,107	(175)
13353	165	14.00	(92)	7.84	(52)	27.61	(28)	56.0	(175)	784	(122)	3,086	(177)
13355	77	10.35	(151)	6.00	(147)	26.67	(54)	60.0	(137)	621	(156)	3,259	(164)
13357	133	13.81	(102)	6.20	(134)	25.00	(84)	60.1	(136)	830	(115)	3,185	(169)
13359	175	12.83	(114)	6.06	(142)	25.34	(81)	57.7	(166)	741	(125)	2,933	(184)
District	**2,948**	**18.00**		**6.99**		**27.80**		**65.0**		**1,170**		**3,514**	
Berlin	**23,345**	**13.60**		**6.25**		**26.00**		**65.0**		**884**		**3,791**	

1) Median **2)** Excluding operating costs () Rank among the 185 postcodes with rental data
Source: CBRE based on VALUE market database, Michael Bauer Research GmbH; compiled by: CBRE

“The neighbourhoods in the south between the Landwehr Canal and Kurfürstenstrasse, in the areas adjacent to Schöneberg and Kreuzberg, have been benefiting from the nearby Gleisdreieckpark for ten years now. The new residential buildings that have been built there, some of which have received architecture awards, are contributing to the transformation in the surrounding area.”

+10,119
housing balance 2017–2022

+1,495
natural net population balance 2022

a housing shortage as part of a completely new urban planning approach: indeed, the Hansaviertel quarter is viewed as an icon of modern architecture and is therefore very much in demand. The area south of Tiergarten park is home to several embassies. The Moabit subdistrict has become significantly more attractive due to the extension of the M10 tram line, which makes for a better connection to nearby Central Station. Here, old industrial complexes have been converted into modern commercial and office properties, while former offices have been turned into apartments.

The new Europacity quarter directly adjacent to Berlin Central Station will soon be completed. A three-part building complex with up to as many as 19 storeys is also currently under construction at the northern end of Europacity. On the other hand, the next step in a similar transformation at Alexanderplatz is still to come, as several high-rise buildings whose original planning dates back to the 1990s are currently under construction here.

The northern part of the district consists of Wedding, which has maintained a relatively large volume of old building stock, and Gesundbrunnen, an area that was extensively redesigned in the 1970s. Both subdistricts have good connections to the S-Bahn commuter rail system, the U-Bahn underground network and long-distance trains. More and more students are now moving into these areas – not least due to the relatively low rents still being charged in such a central location. ■

35.7
living space per inhabitant in m²

72.0
share of population aged 18 to 64 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.: 4,368 €/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: 18.00 € /m²)

New construction in the district

Two current project developments in detail

Berolinastrasse

Developer: **WBM**
Area: **Mitte**
Street: **Berolinastrasse 9–14**
Residential units: **72**
Type of use: **rent**
Rent €/m²: **from 6.60**
Special feature: **inclusional, cross-generational housing project**

© GSAI Galandi Schirmer Architekten Ingenieure

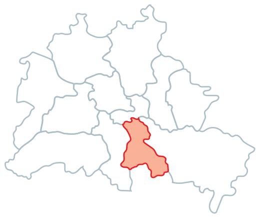
Rathenower Strasse

Developer: **WBM**
Area: **Moabit**
Street: **Rathenower Strasse 16**
Residential units: **108**
Type of use: **rent**
Rent €/m²: **from 6.60**
Special feature: **7 cluster-flats**

© CRKS Architektengesellschaft mbH

Neukölln

Berlin's tallest building is being built in Neukölln, and the district will also be the site of one of the biggest new neighbourhoods in the capital. The centrally located neighbourhoods with old buildings are popular among hipsters, while families prefer the quieter residential areas further to the south.



When people outside of Berlin talk about Neukölln, they usually mean the northern subdistrict of the same name, which stretches from Hermannplatz to the circular S-Bahn train line (the "S-Bahn ring") in the south. The highly dense neighbourhoods with large numbers of old buildings here are home to a colourful international mixture of residents consisting of long-established Berliners and residents with a Turkish or Arab background who have been living in Neukölln for decades. More and more young people have moved to the Neukölln subdistrict over the last few years from other parts of Germany and Europe, as well as from overseas. The subdistrict has a reputation as both a trendy part of the capital and an area marked by social problems. Many property owners have refurbished their buildings over the last few years or are doing so now. Rents have also been increasing very sharply here for years.

The subdistricts located south of the S-Bahn ring each have their own unique character, which in each case is very different from that associated with the Neukölln subdistrict. Britz is home to large housing estates built in the inter-war and post-war periods. Britz also has a lot more green space than the Neukölln subdistrict in the areas in and between its residential neighbourhoods, one example here being the Britzer Garten, a modernised park facility that stands on the site where the 1985 Bundesgartenschau national horticultural show was held. Development

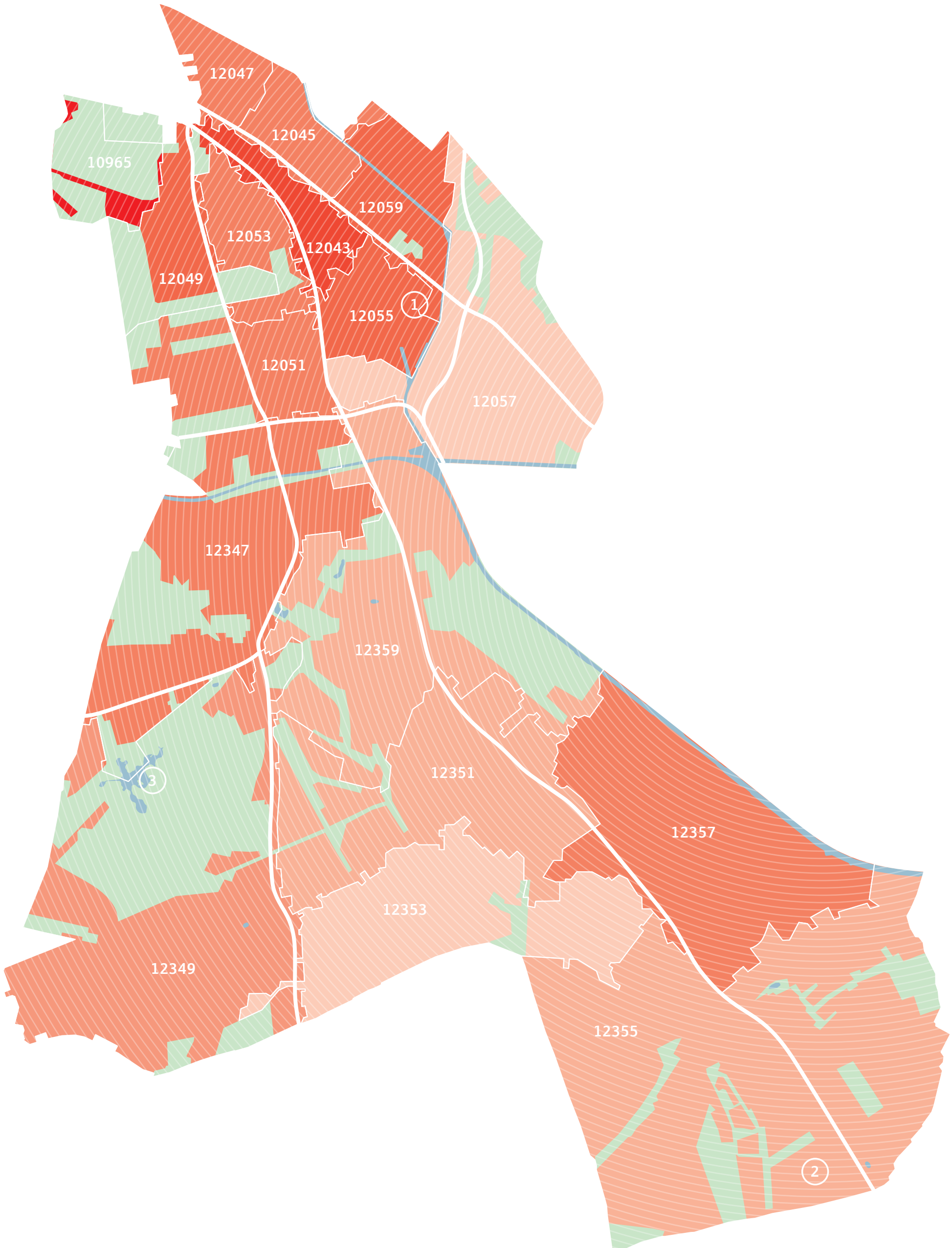
157
Increase in publicly accessible e-charging stations compared to 2020

1.2
Publicly accessible e-charging stations per 1,000 households

50.0
Publicly accessible e-charging stations per 1,000 electric cars

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

- 19.00 and above
- 17.00 to 18.99
- 15.00 to 16.99
- 13.00 to 14.99
- 11.00 to 12.99
- 9.00 to 10.99
- 7.00 to 8.99
- to 6.99
- Insufficient number of cases



① Rixdorf

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

② Frauenviertel

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

③ Britzer Garten

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

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

Rent and housing costs

The district in small-scale analysis

Postcode	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	90	18.95	(14)	7.50	(70)	26.15	(67)	68.4	(63)	1,295	(24)	2,930	(186)
12045	64	13.36	(109)	7.04	(91)	26.67	(54)	62.5	(118)	835	(114)	2,835	(190)
12047	78	13.69	(104)	8.33	(33)	27.27	(37)	65.0	(96)	890	(100)	2,955	(181)
12049	105	16.00	(51)	7.46	(73)	27.00	(44)	52.6	(182)	842	(113)	2,926	(188)
12051	149	14.50	(79)	6.70	(103)	27.61	(28)	60.0	(137)	870	(106)	2,972	(179)
12053	67	14.36	(85)	7.10	(89)	26.11	(68)	63.0	(113)	905	(93)	2,948	(182)
12055	89	15.49	(63)	7.04	(91)	24.00	(95)	60.0	(137)	929	(86)	2,960	(180)
12057	74	7.36	(175)	6.69	(107)	20.16	(144)	59.0	(156)	434	(176)	2,930	(187)
12059	63	15.00	(70)	5.78	(157)	26.77	(49)	60.0	(137)	900	(95)	2,864	(189)
12347	115	14.51	(78)	6.25	(133)	26.04	(69)	63.0	(113)	914	(90)	3,386	(149)
12349	75	11.17	(133)	5.42	(176)	19.46	(154)	64.5	(106)	720	(130)	3,923	(71)
12351	90	10.00	(154)	6.26	(132)	20.00	(145)	68.9	(57)	689	(137)	3,733	(98)
12353	201	8.68	(165)	5.74	(159)	18.75	(159)	60.6	(133)	526	(167)	3,734	(97)
12355	90	10.58	(147)	6.61	(114)	19.91	(150)	66.6	(85)	704	(135)	4,205	(48)
12357	51	13.97	(97)	6.68	(110)	22.05	(120)	62.4	(119)	871	(105)	4,682	(24)
12359	39	9.29	(164)	6.03	(144)	20.53	(137)	56.8	(172)	527	(165)	3,296	(162)
District	**1,440**	**12.89**		**6.38**		**24.72**		**62.0**		**799**		**3,350**	
Berlin	**23,345**	**13.60**		**6.25**		**26.00**		**65.0**		**884**		**3,791**	

1) Median **2)** Excluding operating costs () Rank among the 185 postcodes with rental data
Source: CBRE based on VALUE market database, Michael Bauer Research GmbH; compiled by: CBRE

"One of the biggest state-owned projects for the creation of a new neighbourhood – the Buckower Felder project with some 900 apartments – is being implemented in the southern part of the district, right at the edge of the city."

potential is still to be found even in the midst of densely built-up areas in the district. For example, 600 new rental apartments have been built on a 37,500 square-metre site of a former women's hospital and midwife school near the S-Bahn ring.

Further east, the Estrel Tower, which is to serve as an extension of the Estrel Hotel, is now under construction. With a height of 176 metres, the tower will be Berlin's tallest building (except for the TV tower) and will likely become the district's most well-known landmark as well. Two other buildings are also being constructed in the immediate vicinity. These buildings will house offices, laboratories, low-emission manufacturing facilities and start-ups. In other words, it's not just the alternative art and culture scene that's thriving in Neukölln, as businesses are also doing very well in the district.

The southern subdistricts of Buckow and Rudow are dominated by estates of detached houses. The large housing estate Gropiusstadt, which is located in the area as well, is much more densely populated. The southern part of Neukölln used to be considered a peripheral location, but the opening of nearby BER Airport a little over three years ago put an end to that. ■

+3,333
housing balance 2017–2022

+249
natural net population balance 2022

36.3
living space per inhabitant in m²

66.3
share of population aged 18 to 64 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.: 4,368 €/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: 18.00 €/m²)

New construction in the district

Two current project developments in detail

Buckower Höfe

Developer: **Gewobag**
Area: **Buckow**
Street: **Ringslebenstrasse**
Residential units: **176**
Type of use: **rent**
Rent €/m²: **from 6.50**
Special feature: **Neighbourhood densification**

© Gewobag

Buckower Felder

Developer: **STADT UND LAND**
Area: **Buckow**
Street: **An den Buckower Feldern**
Residential units: **approx. 700**
Type of use: **rent**
Rent €/m²: **from 6.60**

© architecture2brain, Architektur Arnold und Gladisch

Pankow

Considerable potential for new construction on the outskirts of Berlin. Development capacity in Pankow is the most extensive in Berlin, and the Berlin Senate has initiated large-scale transport planning with this in mind.

Two-thirds of the district's residents live in the southern subdistricts of Pankow, Weissensee and Prenzlauer Berg, which are closer to the centre of Berlin than the other subdistricts. Prenzlauer Berg was actually developed at the end of the 19th century as an expansion project for Berlin. The two other subdistricts used to be independent small towns and are located further outside the city centre. Indeed, both Pankow and Weissensee continue to display a type of municipal independence – for example each subdistrict has its own town centre. The Pankow district has a total of 13 subdistricts. Those located near the outskirts of the city especially offer considerable spatial potential for the creation of new neighbourhoods.

Plans call for just under 27,000 new apartments to be built in Pankow starting in 2027. This was the goal announced by the Berlin Senate's Department for Urban Development, Building and Housing in December 2023. Up until now, discussions concerning the Senate's ambitious goal have focused on transport connections for the neighbourhoods to be built. In this regard, the Senate Department for Urban Mobility, Transport, Climate Action and the Environment also announced ambitious plans at the end of last year. More specifically, two underground lines (U2 and U9) are to be extended. There are also plans to conduct a feasibility study to examine the possibility of building a completely new underground line – the U10, which would run from Alexanderplatz to the new neighbourhoods closer to the outskirts via Weissensee.

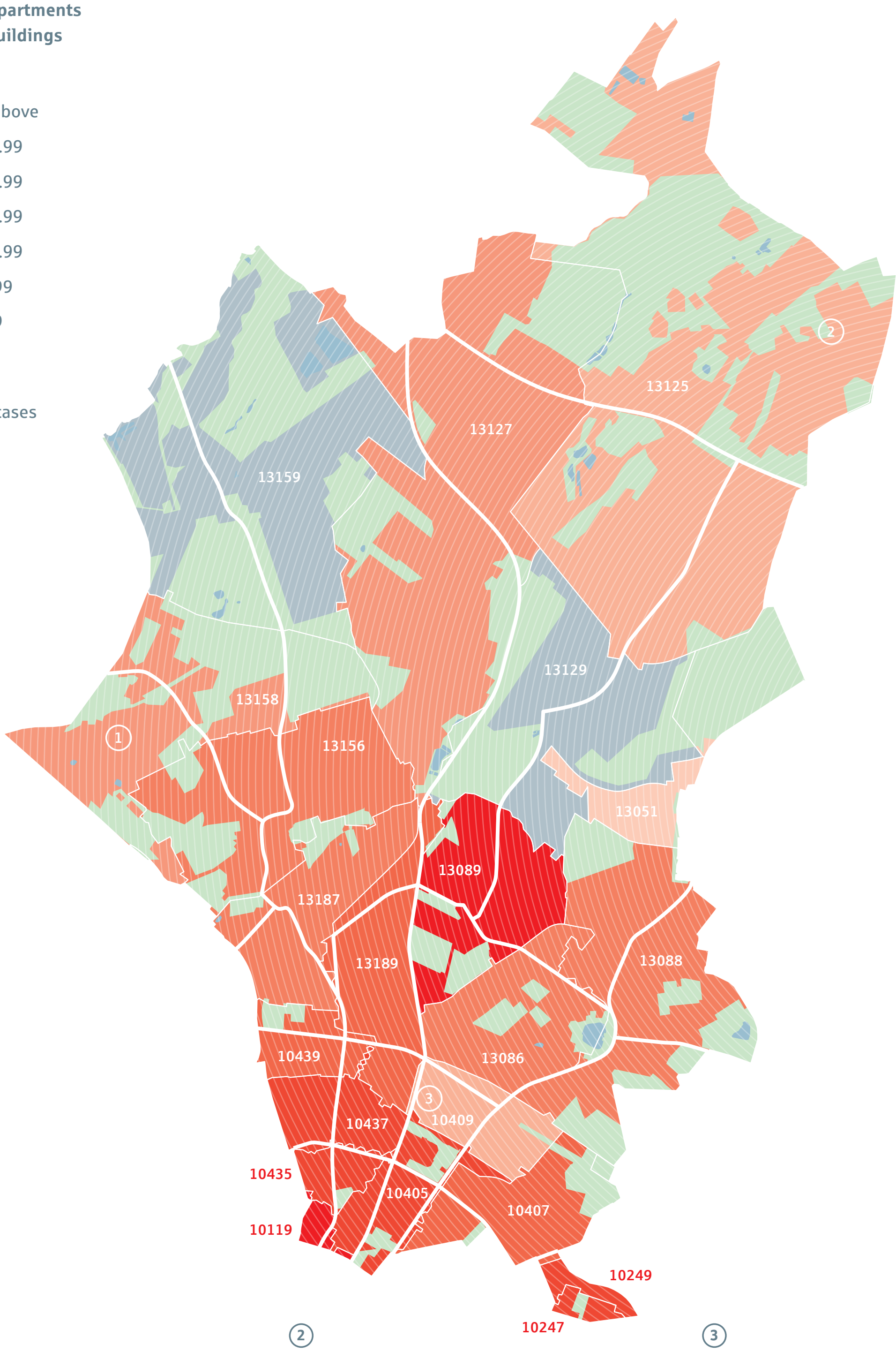
76
Increase in publicly accessible e-charging stations compared to 2020

0.6
Publicly accessible e-charging stations per 1,000 households

44.5
Publicly accessible e-charging stations per 1,000 electric cars

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

- 19.00 and above
- 17.00 to 18.99
- 15.00 to 16.99
- 13.00 to 14.99
- 11.00 to 12.99
- 9.00 to 10.99
- 7.00 to 8.99
- to 6.99
- Insufficient number of cases



1

Wilhelmsruh

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

2

Buch

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

3

Erich-Weinert-Strasse

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

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

Rent and housing costs

The district in small-scale analysis

Postcode	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	208	18.40	(21)	7.14	(86)	26.73	(52)	72.1	(35)	1,326	(18)	4,163	(50)
10407	156	16.59	(44)	6.01	(146)	26.36	(61)	65.2	(93)	1,081	(57)	3,658	(109)
10409	98	10.10	(152)	5.72	(161)	27.27	(37)	57.0	(170)	575	(161)	3,318	(159)
10435	94	18.86	(15)	7.63	(61)	28.85	(11)	71.3	(40)	1,346	(16)	3,904	(77)
10437	236	18.56	(18)	9.42	(8)	27.58	(31)	68.8	(59)	1,277	(26)	3,495	(131)
10439	210	16.61	(42)	6.78	(101)	25.88	(73)	64.0	(111)	1,063	(62)	3,440	(143)
13086	183	14.50	(79)	8.94	(17)	24.00	(95)	67.2	(76)	974	(76)	3,613	(113)
13088	110	14.08	(89)	7.80	(53)	22.00	(121)	70.2	(45)	988	(73)	3,746	(95)
13089	82	21.42	(5)	9.10	(14)	27.00	(44)	54.5	(181)	1,167	(39)	4,397	(35)
13125	268	9.80	(158)	5.62	(165)	16.16	(173)	66.0	(87)	647	(151)	4,427	(32)
13127	187	12.60	(117)	8.67	(24)	22.00	(121)	67.8	(70)	854	(110)	4,400	(34)
13129	8	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	4,730	(20)
13156	221	14.00	(92)	8.20	(39)	25.93	(71)	66.0	(87)	924	(87)	4,317	(40)
13158	134	12.92	(113)	8.80	(21)	20.41	(140)	72.8	(33)	940	(83)	4,351	(37)
13159	2	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	3,908	(75)
13187	184	14.50	(79)	6.50	(118)	26.22	(65)	64.9	(100)	940	(82)	3,648	(111)
13189	158	16.43	(46)	6.69	(107)	25.69	(79)	68.8	(60)	1,130	(44)	3,419	(146)
District	**2,539**	**14.74**		**6.00**		**26.00**		**66.0**		**973**		**3,854**	
Berlin	**23,345**	**13.60**		**6.25**		**26.00**		**65.0**		**884**		**3,791**	

1) Median **2)** Excluding operating costs () Rank among the 185 postcodes with rental data
Source: CBRE based on VALUE market database, Michael Bauer Research GmbH; compiled by: CBRE

“More people live in Pankow, in the northeastern part of Berlin, than in any other district in the capital. According to demographic forecasts, Pankow is also expected to experience the biggest increase in population in Berlin in future.”

+9,949
housing balance
2017–2022

+314
natural net
population balance
2022

39.7
living space per
inhabitant in m²

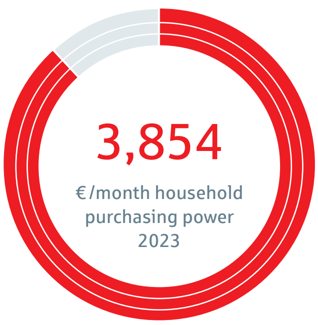
67.9
share of population
aged 18 to 64 in %

The plans for the new and extended underground lines could also have a direct impact on the scope of residential construction. For example, plans for the large new neighbourhood in the "Blankenburg South" project currently call for the construction of 6,000 apartments. If, however, an underground line were to serve this area, it would be possible to build 8,000 apartments spread across two neighbourhood centres. These capacities are to be created with a time lag in between, whereby the first sub-projects are scheduled to begin towards the end of this decade. The completion of the entire new neighbourhood is not expected before 2040.

A major step forward was taken in 2023 with the planned "Pankower Tor" neighbourhood, where some 2,000 apartments are to be built over an area of five hectares at the site of the former Pankow freight yard. More specifically, an endangered toad population living in the area was relocated to Brandenburg. An environmental group then dropped the lawsuit it had filed against the organisers of the project. ■

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.: 4,368 €/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: 18.00 €/m²)

New construction in the district

Two current project developments in detail

Hansastrasse

Developer: **GESOBAU**
Area: **Weissensee**
Street: **Hansastrasse 92 a, 106 e, 122 a, 140**
Residential units: **85**
Type of use: **rent**
Rent €/m²: **from 6.50**

© Arnold und Gladisch Gesellschaft von Architekten mbH

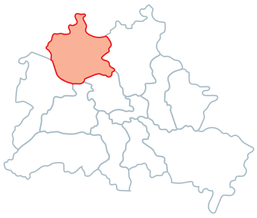
Vesaliusstrasse

Developer: **GESOBAU**
Area: **Pankow**
Street: **Vesaliusstrasse 6 a/b, 82**
Residential units: **75**
Type of use: **rent**
Rent €/m²: **from 6.50**

© Bernrieder. Sieweke-Lagemann. Architekten BDA GmbH

Reinickendorf

The more central locations are marked by a suburban-like atmosphere, and the Märkisches Viertel quarter stands out through its size and population density. The atmosphere becomes more rural on the outskirts of the city, where a villa settlement is also to be found.



The Reinickendorf subdistrict, which gives the entire district its name, is less built up than Wedding, which is located to the south and is part of the Mitte district. Many residential buildings in Reinickendorf still have sound-insulating windows because the urban centre of the district in the northwest used to be part of the approach to Tegel Airport before it closed. Over the next few years, the airport itself is to be transformed into a new commercial and residential development, with a nature reserve as well. The plan here also includes the "Schumacher Quartier", which will offer housing for as many as 10,000 people. Two other projects for the former airport site took an important step forward in 2023: approval was issued for work to begin on the conversion of Terminal A for use by the Berliner Hochschule für Technik university of applied sciences, and the groundwork was laid for the construction of a training academy for the Berlin Fire Brigade.

Even the more central locations in the residential areas in the northwestern part of Berlin have a suburban-like atmosphere, and a few of the total of 11 subdistricts also have a surprisingly rural feel to them. One area that offers potential for new construction in the form of gap filling is Cité Foch in Wittenau. This residential neighbourhood was originally built to house French soldiers and their families after the Second World War. The Märkisches Viertel, a neighbourhood consisting of a large housing estate that was built in the 1960s and

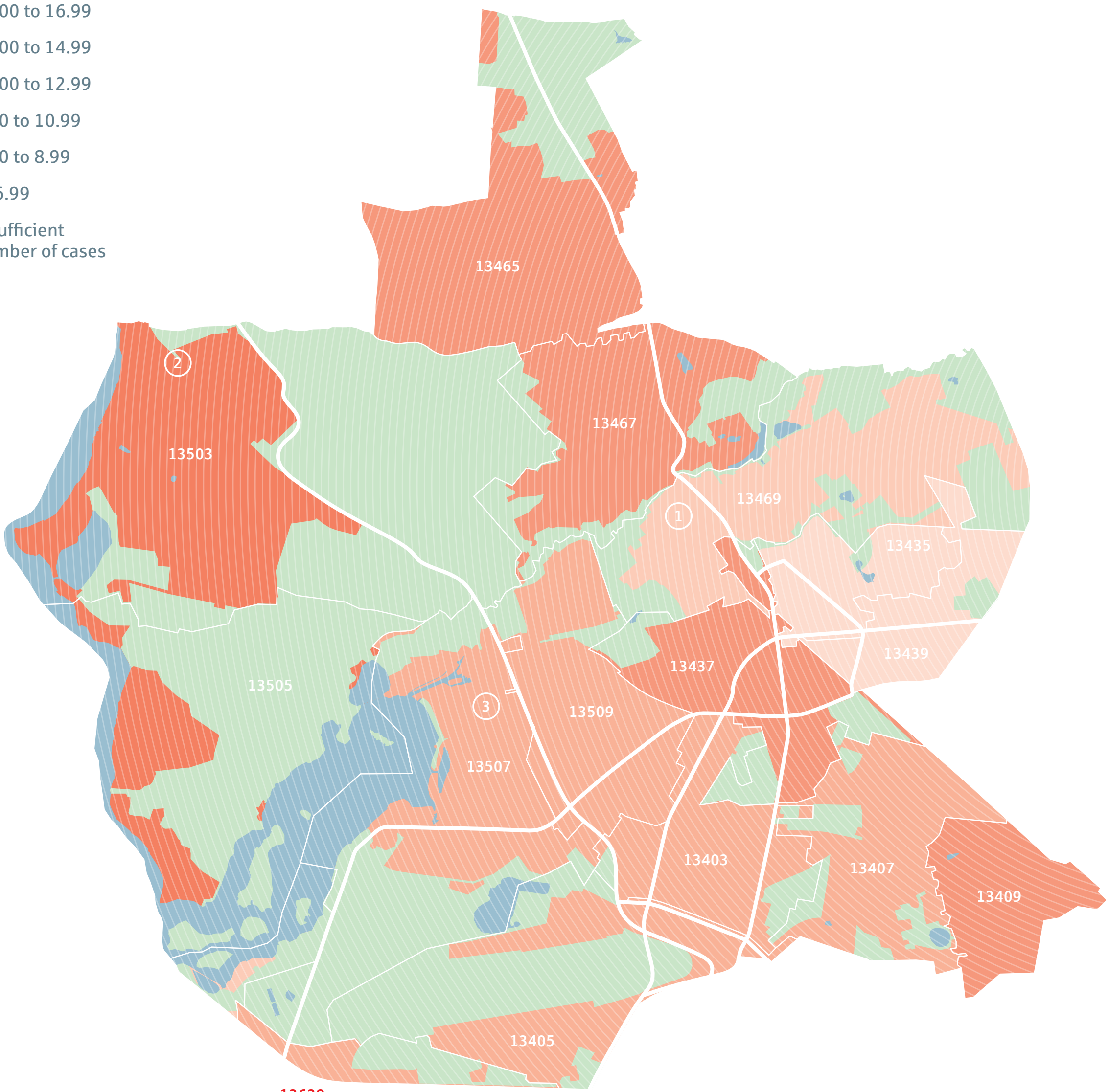
96
Increase in publicly accessible e-charging stations compared to 2020

0.8
Publicly accessible e-charging stations per 1,000 households

29.0
Publicly accessible e-charging stations per 1,000 electric cars

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

- 19.00 and above
- 17.00 to 18.99
- 15.00 to 16.99
- 13.00 to 14.99
- 11.00 to 12.99
- 9.00 to 10.99
- 7.00 to 8.99
- to 6.99
- Insufficient number of cases



1

Rollbergesiedlung

In contrast to the otherwise cute estates of detached houses, a bold and courageous architectural approach was used to build the Rollbergesiedlung estate along Zabel-Krüger-Damm in the 1960s. This estate is also affectionately called the Schwarzwaldviertel (Black Forest Quarter) due to the names of the streets here. Star architects such as Josef Paul Kleihues and Hans Scharoun, who designed a 22-storey twin high-rise on Titiseestrasse, have definitely left their mark here.

2

Heiligensee

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

3

Alt-Tegel

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

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

Rent and housing costs

The district in small-scale analysis

Postcode	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	177	10.36	(150)	5.73	(160)	20.50	(138)	59.0	(157)	611	(157)	3,162	(172)
13405	43	10.71	(144)	5.12	(185)	16.00	(174)	60.0	(137)	643	(152)	3,483	(135)
13407	161	10.70	(145)	6.35	(129)	22.82	(112)	60.0	(137)	642	(153)	3,217	(168)
13409	217	11.34	(131)	7.14	(86)	23.01	(109)	60.0	(137)	680	(139)	3,240	(167)
13435	107	6.70	(181)	5.47	(170)	17.48	(166)	65.8	(90)	441	(175)	3,673	(107)
13437	63	11.11	(135)	7.58	(64)	20.76	(134)	61.0	(130)	678	(141)	3,540	(122)
13439	94	6.38	(184)	5.36	(179)	16.42	(172)	67.3	(73)	430	(177)	3,701	(104)
13465	87	12.00	(123)	8.73	(23)	20.73	(135)	74.0	(25)	888	(101)	5,337	(3)
13467	84	12.26	(121)	7.90	(51)	20.00	(145)	80.0	(14)	981	(74)	5,025	(9)
13469	128	7.29	(176)	5.45	(172)	19.63	(151)	72.2	(34)	526	(166)	4,118	(54)
13503	49	14.04	(91)	7.60	(62)	20.50	(138)	85.0	(7)	1,194	(35)	4,937	(13)
13505	30	14.20	(87)	9.20	(11)	26.00	(70)	74.5	(24)	1,058	(63)	5,202	(7)
13507	246	10.91	(141)	5.80	(155)	20.24	(143)	60.3	(135)	658	(149)	3,871	(81)
13509	88	9.99	(156)	5.83	(154)	18.18	(163)	58.3	(161)	582	(159)	3,369	(151)
District	**1,574**	**10.63**		**5.65**		**20.63**		**63.2**		**672**		**3,834**	
Berlin	**23,345**	**13.60**		**6.25**		**26.00**		**65.0**		**884**		**3,791**	

1) Median **2)** Excluding operating costs () Rank among the 185 postcodes with rental data
Source: CBRE based on VALUE market database, Michael Bauer Research GmbH; compiled by: CBRE

“A topping out ceremony for 140 apartments in five buildings was held in Cité Foch in 2023. A further 460 units are to be built over the next few years.”

+3,018
housing balance
2017–2022

−809
natural net
population balance
2022

39.5
living space per
inhabitant in m²

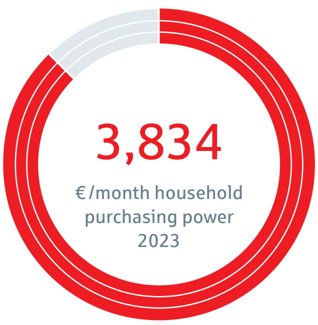
59.9
share of population
aged 18 to 64 in %

70s, is unique in the district. The quarter, which is actually its own subdistrict, has more residents than any other subdistrict in Reinickendorf (over 41,000 people) and is also the most densely populated (just under 12,800 people per square kilometre). Work on the modernisation and expansion of the centre of the Märkisches Viertel has been under way for several years now, but it remains behind schedule.

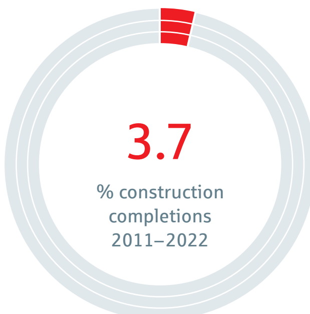
The development of Frohnau – the northernmost subdistrict – as a settlement of villas and country houses in green surroundings began in 1908. A celebration was held in 2010 to mark Frohnau's 100th anniversary. Since its incorporation into Greater Berlin in 1920, the subdistrict has been surrounded on three sides by the federal state of Brandenburg. Frohnau, which currently has more than 16,000 residents, has retained its sophisticated character to this day. Here, at the edge of Berlin, an S-Bahn line transports passengers in just under 30 minutes from Frohnau to the centre of the capital at Friedrichstrasse station in the Mitte district. In the other direction, it takes a little more than 15 minutes to travel to Oranienburg. ■

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.: 4,368 €/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: 18.00 € /m²)

New construction in the district

Two current project developments in detail

Brienzer Strasse 59

Developer: **Victoria Wohnungsbau GmbH**
Area: **Reinickendorf**
Street: **Brienzer Strasse 59**
Residential units: **28**
Type of use: **condominium**
Prices €/m²: **n/a**

© Victoria Wohnungsbau GmbH

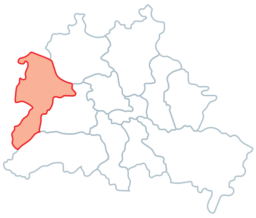
Königsweg

Developer: **GESOBAU**
Area: **Tegel**
Street: **Königsweg 33–41**
Residential units: **46**
Type of use: **rent**
Rent €/m²: **from 6.50**

© Arnold und Gladisch Gesellschaft von Architekten mbH

Spandau

The westernmost part of the German capital features historical buildings, estates in rural-like settings, and industrial sites. The dominating element here is the River Havel, which separates the largest section of the district from the rest of Berlin.



Spandau was founded in the Middle Ages on the western bank of the Havel, opposite from where it meets the River Spree. These days, the subdistrict that gives the district its name is a type of urban sub-centre of the capital and also a popular destination for excursions by Berliners and visitors to the city. During the 19th century, and later as well, companies built factories near the water, especially towards the north. Spandau is now undergoing an extensive upgrade in several locations. For example, the Berlin Senate is investing slightly less than €100 million in the expansion of the old industrial port in Spandau. Plans also call for some 35,000 people to be working, training and researching in Siemensstadt by 2035. This project also includes the construction of 2,750 new apartments. The southern parts of Spandau have more natural surroundings: the Kladow and Gatow subdistricts there are located next to the Havel and have an idyllic, rural-like character. Large housing estates were built in Spandau during the post-war period – for example in the Staaken subdistrict in the west.

New residential housing is being developed on a grand scale these days as well, as two large neighbourhoods are now being created in Spandau's northern subdistricts. The Wasserstadt Oberhavel project will offer housing on both sides of the Havel in the area north of where the Havel meets the Spree near the Spandau Citadel. For decades, the site, which extends over an area of more than 200 hectares, was mainly used for industry and for military

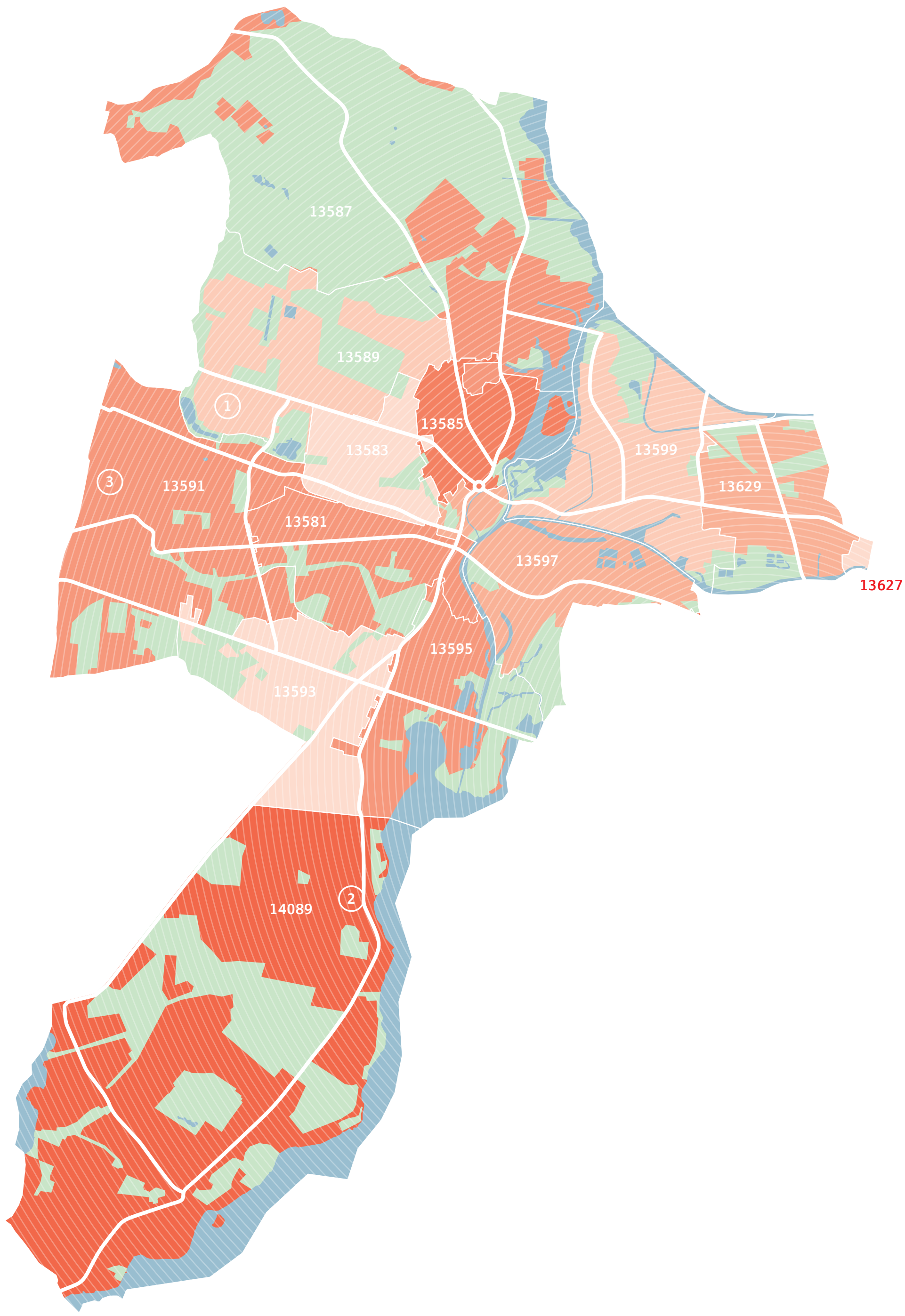
210
Increase in publicly accessible e-charging stations compared to 2020

1.4
Publicly accessible e-charging stations per 1,000 households

46.7
Publicly accessible e-charging stations per 1,000 electric cars

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

- 19.00 and above
- 17.00 to 18.99
- 15.00 to 16.99
- 13.00 to 14.99
- 11.00 to 12.99
- 9.00 to 10.99
- 7.00 to 8.99
- to 6.99
- Insufficient number of cases



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

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

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

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

Rent and housing costs

The district in small-scale analysis

Postcode	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	142	11.17	(134)	7.20	(85)	18.75	(159)	65.0	(96)	726	(127)	3,605	(114)
13583	101	6.93	(178)	5.35	(180)	16.67	(170)	56.9	(171)	394	(181)	3,161	(173)
13585	277	13.44	(106)	7.25	(82)	22.14	(119)	67.0	(78)	900	(94)	3,171	(170)
13587	226	12.53	(118)	7.23	(84)	19.97	(149)	72.9	(31)	914	(91)	3,509	(127)
13589	147	7.42	(174)	5.57	(167)	20.00	(145)	64.8	(102)	481	(171)	3,654	(110)
13591	137	11.00	(138)	6.34	(130)	17.06	(169)	61.4	(128)	676	(142)	4,158	(51)
13593	198	6.93	(178)	5.42	(176)	18.09	(164)	68.2	(65)	473	(173)	3,687	(105)
13595	193	11.00	(138)	6.07	(141)	20.00	(145)	64.7	(103)	712	(133)	3,486	(133)
13597	85	10.77	(143)	6.50	(118)	18.43	(161)	63.0	(113)	679	(140)	3,401	(148)
13599	182	7.72	(172)	6.15	(139)	14.90	(179)	50.2	(183)	388	(182)	3,318	(160)
13629	150	10.52	(149)	6.93	(96)	19.04	(155)	64.0	(108)	673	(143)	2,946	(183)
14089	86	16.25	(47)	6.43	(125)	21.70	(126)	80.3	(13)	1,304	(21)	5,322	(4)
District	**1,924**	**10.31**		**5.89**		**20.00**		**64.7**		**667**		**3,633**	
Berlin	**23,345**	**13.60**		**6.25**		**26.00**		**65.0**		**884**		**3,791**	

1) Median **2)** Excluding operating costs () Rank among the 185 postcodes with rental data
Source: CBRE based on VALUE market database, Michael Bauer Research GmbH; compiled by: CBRE

“Siemens plans to invest €600 million in the development of the 70-hectare Siemensstadt site. A panel approved a draft design of the entrance area for the new neighbourhood in 2023.”

+5,408
housing balance
2017–2022

–574
natural net
population balance
2022

37.2
living space per
inhabitant in m²

60.9
share of population
aged 18 to 64 in %

purposes. Approximately 4,000 apartments have already been built at the site and plans call for a total of 9,000 apartments by 2027. The state-owned housing companies have pledged to set aside 50 per cent of the apartments as subsidised residential units. The residential area will also include a secondary school (Gymnasium) with four classes for each grade, as well as daycare centres, green spaces and commercial buildings. Another new neighbourhood with approximately 3,700 apartments is to be built in the eastern subdistrict of Siemensstadt. The legal review for this project has been completed and the draft plan has been approved for further planning and the initial granting of permits. Building-permit applications can therefore now be submitted, despite the fact that the construction plan approval process has yet to be fully completed.

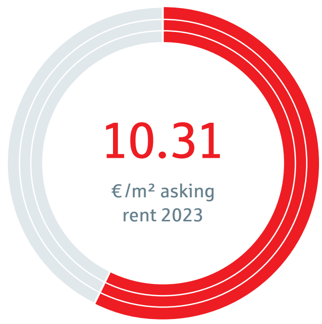
The growth occurring here on the outskirts of Berlin has also led to discussions regarding transport connections. For example, a feasibility study is to examine the possibility to build a new bridge across the Spree, which would create an additional road connection between Spandau and the Westend subdistrict of Charlottenburg-Wilmersdorf. The reactivation of the old Siemensbahn S-Bahn line, with a possible extension to Hakenfelde, is also being considered. A plan for the extension of the U7 underground line to Heerstrasse, which had previously been abandoned, is now again being examined, as is an extension of the S-Bahn to Falkensee. ■

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.: 4,368 €/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: 18.00 €/m²)

New construction in the district

Two current project developments in detail

Havelufer Quartier

Developer: **HOWOGE**
Area: **Hakenfelde**
Street: **Streitstrasse 6–15, Am Maselakepark 4, 6, 8, 12, 16**
Residential units: **231**
Type of use: **rent**
Rent €/m²: **in accordance with the cooperation agreement for social housing**
© PORR

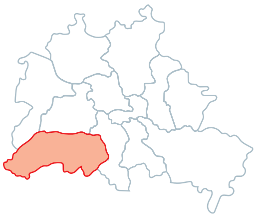
Askanierring

Developer: **WBM**
Area: **Spandau**
Street: **Askanierring in front of nr. 70**
Residential units: **128**
Type of use: **rent**
Rent €/m²: **from 6.50**
Special feature: **initial use as accommodation for refugees**

© DMSW Architekten

Steglitz-Zehlendorf

This district situated between Potsdam and City West is very multifaceted and features everything from a fashionable and popular shopping street to well-known research institutes and pretty lakes in Grunewald forest.



Steglitz in the northeast is the most urban subdistrict in Steglitz-Zehlendorf. Most of the streets here are marked by dense perimeter block development in solid middle class neighbourhoods. The most important thoroughfare and the lifeline of the subdistrict is Schlosstrasse, which is also one of the most popular shopping locations in the capital. The further south and west one moves from here, the quieter and more idyllic the neighbourhoods become, and the more they give way to natural spaces at the district's periphery. The names of the subdistricts that border Grunewald – Wannsee, Schlachtensee and Nikolassee – all indicate the recreational opportunities they offer, as each district is named after an eponymous lake. Not surprisingly, these subdistricts are popular destinations for excursions, and their residential neighbourhoods are therefore very much in demand – and expensive as well.

The appeal of forests and lakes is not the only thing that makes people want to live in the southwestern part of Berlin, as educational facilities and research institutes, and the attractive jobs they offer, are drawing more and more people into the area. Indeed, Freie Universität Berlin is located here, as are numerous research institutes, especially in the Dahlem subdistrict. Charité hospital has its Campus Benjamin Franklin in Steglitz. This facility is now being developed into a "healing campus" with an extensive park. The associated project also involves the construction of a new 16-storey building for which the district office

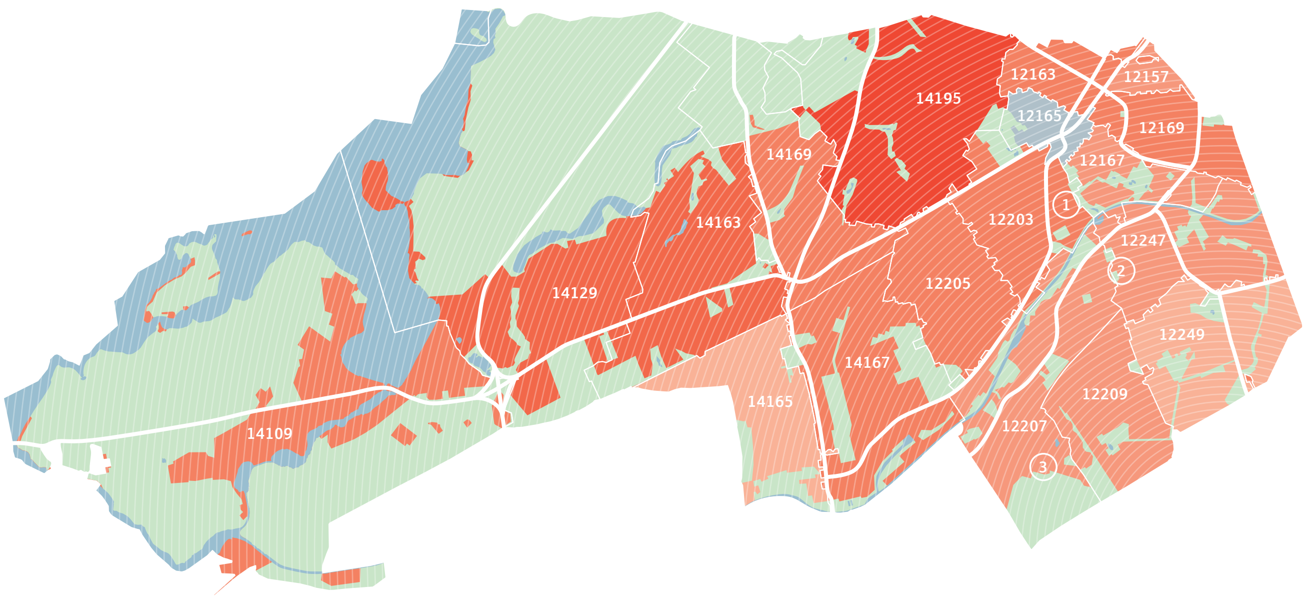
45
Increase in publicly accessible e-charging stations compared to 2020

0.4
Publicly accessible e-charging stations per 1,000 households

31.2
Publicly accessible e-charging stations per 1,000 electric cars

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

- 19.00 and above
- 17.00 to 18.99
- 15.00 to 16.99
- 13.00 to 14.99
- 11.00 to 12.99
- 9.00 to 10.99
- 7.00 to 8.99
- to 6.99
- Insufficient number of cases



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

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

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

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

Rent and housing costs

The district in small-scale analysis

Postcode	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	85	14.50	(79)	10.00	(4)	26.76	(50)	76.4	(20)	1,108	(50)	3,828	(89)
12165	21	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	4,077	(58)
12167	85	11.56	(127)	7.39	(75)	25.00	(84)	60.0	(137)	694	(136)	3,568	(119)
12169	96	13.90	(99)	8.15	(42)	23.61	(102)	67.0	(78)	931	(85)	3,589	(117)
12203	121	14.25	(86)	8.63	(27)	23.88	(99)	70.0	(46)	998	(70)	4,000	(64)
12205	68	13.01	(110)	7.64	(59)	21.51	(127)	77.8	(16)	1,012	(69)	5,016	(10)
12207	184	11.05	(136)	6.50	(118)	24.00	(95)	64.8	(101)	716	(131)	3,886	(79)
12209	59	12.81	(115)	7.60	(62)	25.83	(74)	70.0	(46)	897	(98)	4,623	(25)
12247	100	12.48	(120)	7.32	(79)	20.97	(133)	61.1	(129)	762	(124)	3,904	(76)
12249	128	9.59	(163)	6.17	(135)	22.00	(121)	59.4	(154)	570	(163)	3,889	(78)
14109	56	13.87	(101)	7.52	(67)	20.99	(132)	81.1	(11)	1,125	(45)	5,228	(6)
14129	49	15.96	(53)	7.77	(56)	23.21	(105)	92.0	(2)	1,468	(10)	5,602	(2)
14163	51	15.63	(60)	8.27	(36)	25.00	(84)	90.0	(4)	1,407	(13)	4,990	(11)
14165	110	10.09	(153)	7.55	(65)	19.50	(153)	56.3	(174)	567	(164)	4,336	(38)
14167	124	14.45	(84)	7.96	(47)	21.98	(125)	76.0	(22)	1,098	(55)	5,122	(8)
14169	75	14.88	(74)	8.05	(44)	23.06	(108)	74.0	(25)	1,101	(53)	4,482	(28)
14195	102	17.72	(29)	7.37	(77)	28.00	(21)	110.0	(1)	1,949	(1)	5,756	(1)
District	**1,514**	**13.38**		**7.18**		**24.29**		**69.5**		**929**		**4,368**	
Berlin	**23,345**	**13.60**		**6.25**		**26.00**		**65.0**		**884**		**3,791**	

1) Median **2)** Excluding operating costs () Rank among the 185 postcodes with rental data
Source: CBRE based on VALUE market database, Michael Bauer Research GmbH; compiled by: CBRE

> "After a construction period of five years, a state-owned housing company has now completed a project for 181 new rental apartments in the Lankwitz subdistrict."

+2,300
housing balance
2017–2022

−1,397
natural net
population balance
2022

46.4
living space per
inhabitant in m²

58.8
share of population
aged 18 to 64 in %

initiated a construction plan approval process at the end of 2023. In another development, a former US military hospital and the surrounding area on its site in Lichterfelde are currently being converted into a science and technology centre that companies and institutes are to begin moving into in 2025.

The residential construction situation in Steglitz-Zehlendorf is marked by both progress and standstill. For example, at the moment it is still not clear as to how and when work will continue on the conversion of a 120-metre tower near Steglitz Town Hall into a new residential complex with some 330 apartments – potentially making the structure a new landmark for the district. On the other hand, a construction plan for an area in Lichterfelde-Süd has now been approved after ten years, bringing the first groundbreaking ceremony for 2,500 apartments on the outskirts of the city one step closer to reality. The first buildings might be completed by 2025.

Progress is also being made with the extension of the U3 underground line from the Krumme Lanke station to Mexikoplatz. A cost-benefit analysis conducted by the BVG transport company has been presented and the plan approval procedure is to begin this year. Discussions are now focusing on route variants and possible locations for the new terminus. There's even talk of extending the line further to Stahnsdorf. ■

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.: 4,368 €/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: 18.00 € /m²)

New construction in the district

Two current project developments in detail

Fischerhüttenstrasse

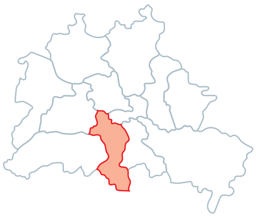
Developer: **HOWOGE**
Area: **Zehlendorf**
Street: **Fischerhüttenstrasse 41**
Residential units: **130**
Type of use: **rent**
Rent €/m²: **in accordance with the cooperation agreement for social housing**

Marshall One

Developer: **D & H Projektmanagement GmbH**
Area: **Dahlem**
Street: **Marshallstrasse 1**
Residential units: **58**
Type of use: **condominium**
Prices €/m²: **approx. 10,230– 14,910**

Tempelhof-Schöneberg

New residential construction is moving ahead nicely, and several projects will soon be completed. The district's infrastructure will therefore have to be expanded. One area that offers major development potential and which used to be considered off limits is now once again the subject of discussions.



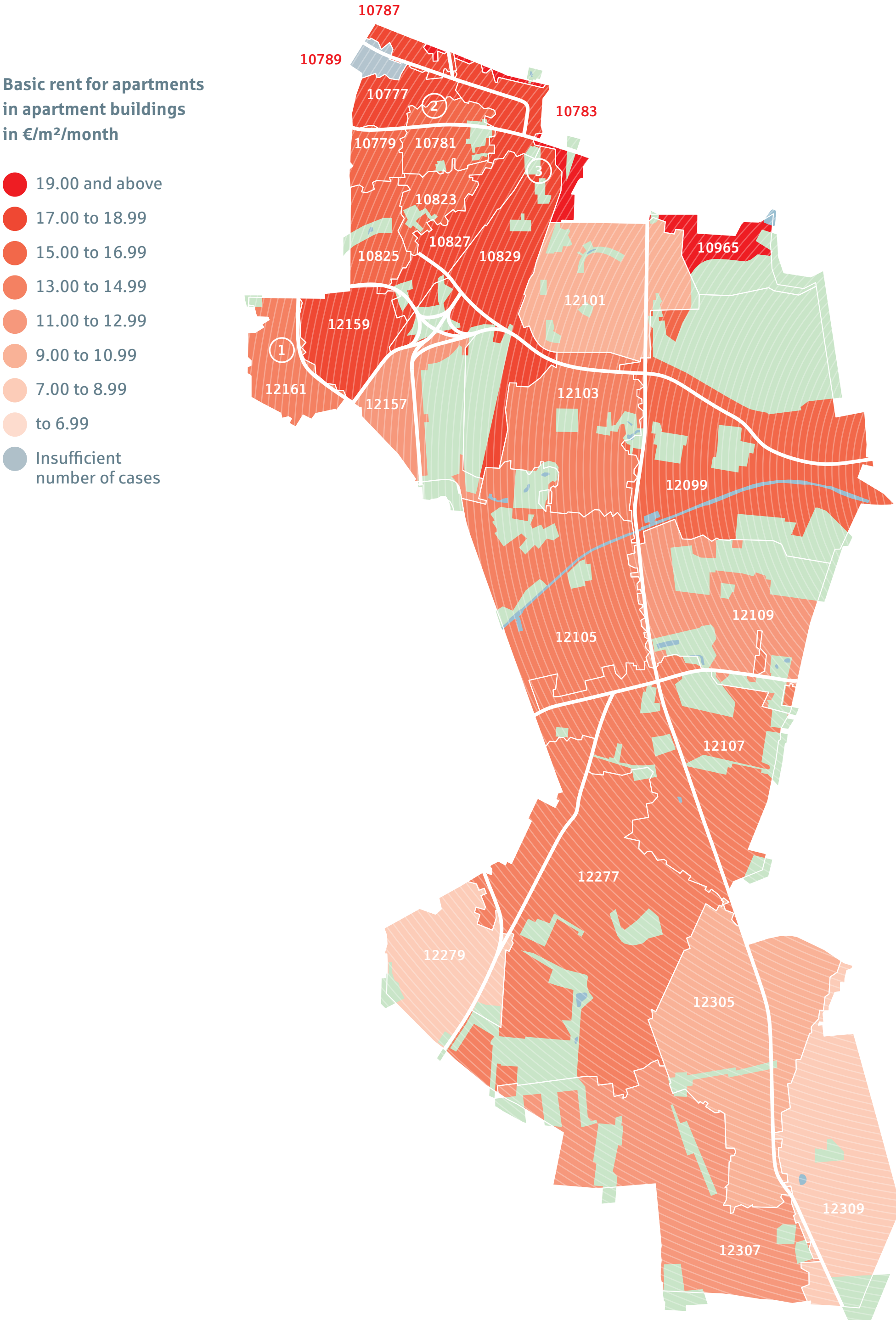
Most of the district's highlights that are known beyond its borders are to be found in the Schöneberg subdistrict in the northwest. These include the areas for shopping and nightlife around Wittenbergplatz and Nollendorfplatz. Both of these neighbourhoods are part of City West, which then continues along Kurfürstendamm further into the Charlottenburg-Wilmersdorf district. The Bayerisches Viertel (Bavarian Quarter), which is located south of City West, is a popular residential area that was developed at the beginning of the 20th century. The large number of old buildings there, as well as the neighbourhood's relatively central location, keep prices high. The Ceciliengärten and Lindenhof estates, as well as the area around Alboinplatz, are dominated by buildings from the inter-war period. These are the less well-known neighbourhoods in Schöneberg, but their residents nevertheless also enjoy a very good quality of life. The Tempelhof subdistrict is characterised by blocks of flats and estates of detached houses, with plenty of parks as well, and allotment gardens located alongside (former) railway lines. The subdistrict is also home to various commercial and industrial areas.

Tempelhofer Feld, the former airport which is also located in the subdistrict, is well-known far beyond Berlin, and is the site of what is still the longest building in the capital. Tempelhofer Feld is the largest open space in the area around the centre of Berlin and it plays an important role as a recreational location for

87
Increase in publicly accessible e-charging stations compared to 2020

0.5
Publicly accessible e-charging stations per 1,000 households

29.7
Publicly accessible e-charging stations per 1,000 electric cars



1

Friedenau

The 500 metre long Niedstrasse, known as the Literature Mile, is a very interesting part of Friedenau. Günter Grass and Erich Kästner as well as the Communards around Rainer Langhans resided here. And because thinkers and hippies also grow up at some point, the old Friedenau neighbourhood now offers a bourgeois idyll. Stubenrauchstrasse is home to the artist cemetery, where Marlene Dietrich and Helmut Newton, among others, were laid to rest.

2

Nollendorfplatz

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

3

Dennewitzplatz

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

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

Rent and housing costs

The district in small-scale analysis

Postcode	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	76	17.59	(31)	6.98	(95)	28.56	(14)	69.5	(52)	1,223	(31)	4,089	(56)
10779	50	15.00	(70)	6.92	(98)	26.76	(50)	59.8	(151)	898	(96)	3,839	(88)
10781	56	15.74	(58)	7.25	(82)	29.99	(1)	76.0	(22)	1,196	(34)	3,542	(121)
10783	51	17.50	(33)	6.16	(136)	28.90	(8)	62.9	(116)	1,101	(52)	3,308	(161)
10823	30	15.38	(66)	7.78	(55)	24.17	(93)	69.5	(52)	1,069	(61)	3,359	(153)
10825	48	15.82	(57)	6.62	(113)	27.45	(33)	71.0	(42)	1,122	(47)	3,469	(137)
10827	64	17.78	(28)	7.52	(67)	27.05	(42)	55.8	(177)	992	(72)	3,573	(118)
10829	103	17.33	(34)	7.48	(72)	26.25	(63)	62.0	(121)	1,074	(58)	3,253	(166)
12099	101	15.40	(65)	8.63	(27)	26.81	(48)	62.0	(121)	955	(79)	3,255	(165)
12101	41	10.83	(142)	6.66	(111)	18.92	(157)	62.0	(121)	671	(145)	3,501	(130)
12103	91	13.58	(105)	6.69	(107)	23.21	(105)	64.0	(109)	869	(107)	3,507	(128)
12105	109	13.44	(106)	5.97	(149)	23.08	(107)	60.0	(137)	806	(119)	3,552	(120)
12107	122	13.93	(98)	6.58	(116)	24.14	(94)	68.0	(67)	947	(80)	4,018	(62)
12109	95	11.85	(126)	5.77	(158)	23.87	(100)	61.0	(131)	723	(129)	3,591	(116)
12157	68	12.97	(111)	7.04	(91)	22.67	(114)	67.0	(78)	869	(108)	3,493	(132)
12159	84	17.32	(35)	8.20	(39)	26.50	(59)	70.3	(44)	1,218	(32)	3,828	(90)
12161	99	14.73	(75)	9.58	(6)	25.71	(78)	70.0	(46)	1,031	(66)	3,926	(70)
12277	91	14.00	(92)	7.27	(81)	25.07	(83)	61.0	(131)	854	(111)	4,223	(47)
12279	89	7.69	(173)	5.70	(162)	17.16	(168)	62.8	(117)	483	(170)	3,858	(85)
12305	89	10.58	(146)	5.86	(153)	22.22	(118)	67.0	(78)	709	(134)	4,460	(29)
12307	53	11.46	(128)	7.04	(91)	18.25	(162)	77.0	(19)	882	(103)	4,773	(18)
12309	147	8.47	(168)	5.88	(152)	14.99	(178)	67.3	(74)	570	(162)	3,908	(74)
District	**1,757**	**13.13**		**6.35**		**25.81**		**65.0**		**853**		**3,746**	
Berlin	**23,345**	**13.60**		**6.25**		**26.00**		**65.0**		**884**		**3,791**	

1) Median **2)** Excluding operating costs () Rank among the 185 postcodes with rental data
Source: CBRE based on VALUE market database, Michael Bauer Research GmbH; compiled by: CBRE

“The district is lobbying for the construction of a regional railway station at the existing S-Bahn station at Buckower Chaussee, and a new S-Bahn station at Kamenzer Damm.”

people from the centre of the city in search of some fresh air and relaxation. The result of a referendum held in Berlin in 2014 prohibits any permanent development on Tempelhofer Feld, but the debate regarding development at the site resumed in 2023, when the Berlin Senate announced it was planning to launch an "idea competition" for potential development along the edges of Tempelhofer Feld. As a first step, according to the Berlin Senate's Department for Urban Development, Building and Housing, all interested parties are to be invited in 2024 to participate in a "citizens workshop" to debate the future of Tempelhofer Feld. It's been made obvious here that the discussion is to focus on "how" rather than "whether" the peripheral areas are to be developed.

Still, it will take a few years before it becomes clear how the tremendous potential for residential construction here will be exploited. In the meantime, new construction is quickly moving ahead at other locations in the district. A project with 1,350 apartments in Friedenau will soon be completed, for example, as will a sustainable residential and commercial quarter near a historical former malthouse in Lichtenrade, where 202 new rental apartments are to be built. All in all, current construction projects will lead to the creation of several thousand new apartments in the district. This includes all types of apartments – everything from student flats to apartments suitable for families. ■

+4,474
housing balance
2017–2022

–190
natural net
population balance
2022

40.2
living space per
inhabitant in m²

63.3
share of population
aged 18 to 64 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.: 4,368 €/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: 18.00 € /m²)

New construction in the district

Two current project developments in detail

Quartier HUGOS

Developer: **Bonava**
Area: **Mariendorf**
Street: **Britzer Strasse**
Residential units: **454**
Type of use: **rent / condominium**
Rent/Prices €/m²: **n/a**

© Bonava

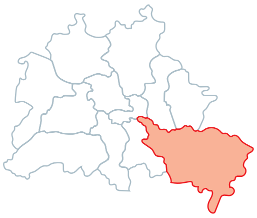
Beyrodtstrasse 52

Developer: **degewo AG**
Area: **Marienfelde**
Street: **Beyrodtstrasse 52**
Residential units: **25**
Type of use: **rent**
Rent €/m²: **from 6.60**

© Dahm Architekten

Treptow-Köpenick

Densely populated urban-like neighbourhoods and a historical small town flair, plus industry, research and plenty of nature: this is the setting in which the most apartments are being built in the capital.



Just the two subdistricts that give Treptow-Köpenick its name offer a clear picture of the multifaceted nature of the district. Densely populated Alt-Treptow is situated in the northern part of the district. Perimeter block development dominates here, with the corresponding urban-like neighbourhoods blending seamlessly into those in Kreuzberg and Neukölln. The district boundaries are only still noticeable at sites along the old route of the Berlin Wall that are marked as such. Indeed, almost the entire border strip is now completely covered with streets and buildings. Köpenick is situated in the southeastern part of the district, where the River Dahme flows into the Spree on the outskirts of the city. This subdistrict is characterised by small town structures, including an old town centre. It is therefore a popular destination for excursions and is also attracting an increasing number of apartment hunters.

The other 13 subdistricts also have their own unique features: Berlin's industrial tradition can still be seen along the Spree – in Oberschöneweide, for example. New companies have now moved into many of the old buildings here, whereby this development has been accompanied by the establishment of university campuses and locations for research. Science and research also meet high-tech in Adlershof, and this has led to increased residential construction in the subdistrict. Nature is abundant in the subdistricts with a rural atmosphere at the edge of the city – for example in Schmöckwitz, the former fishing village on the Dahme.

Treptow-Köpenick is Berlin's largest district in terms of area – and is also the most active district when it comes to residential construction projects and planning. Some 27,000 apartments have been completed here since 2014, and

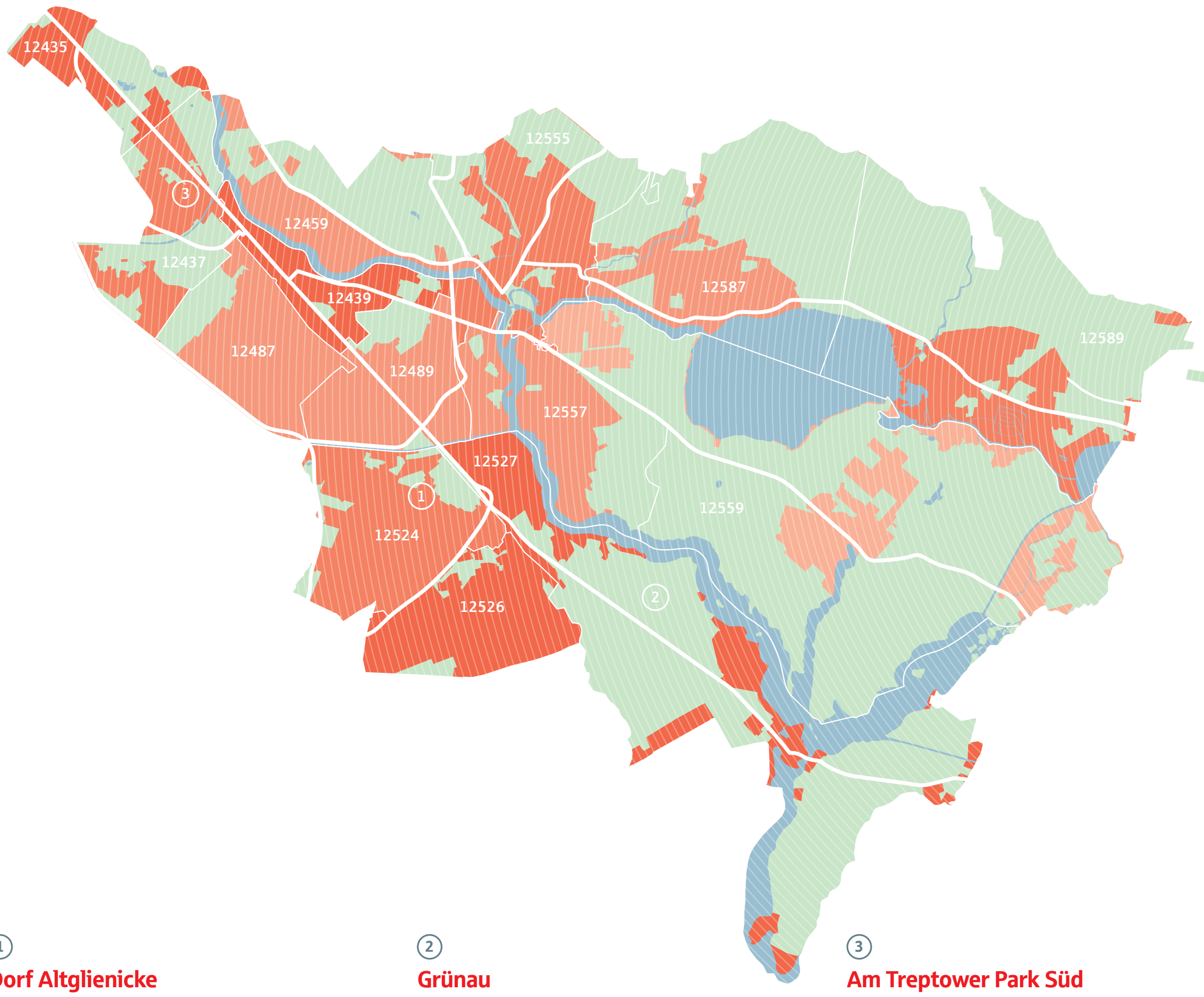
148
Increase in publicly accessible e-charging stations compared to 2020

1.2
Publicly accessible e-charging stations per 1,000 households

65.0
Publicly accessible e-charging stations per 1,000 electric cars

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

- 19.00 and above
- 17.00 to 18.99
- 15.00 to 16.99
- 13.00 to 14.99
- 11.00 to 12.99
- 9.00 to 10.99
- 7.00 to 8.99
- to 6.99
- Insufficient number of cases



①
Dorf Altglienicke

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

②
Grünau

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

③
Am Treptower Park Süd

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

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

Rent and housing costs

The district in small-scale analysis

Postcode	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	58	15.65	(59)	6.63	(112)	25.00	(84)	68.6	(62)	1,074	(59)	3,414	(147)
12437	125	14.47	(83)	8.24	(38)	22.81	(113)	62.0	(121)	897	(97)	3,270	(163)
12439	145	16.12	(49)	9.51	(7)	22.55	(115)	58.7	(160)	946	(81)	3,733	(99)
12459	230	11.01	(137)	6.51	(117)	20.56	(136)	57.3	(168)	631	(154)	3,368	(152)
12487	127	12.00	(123)	8.34	(32)	21.45	(128)	68.0	(68)	816	(117)	3,675	(106)
12489	259	11.40	(130)	6.70	(103)	24.50	(91)	60.0	(137)	684	(138)	3,840	(87)
12524	173	14.57	(77)	6.70	(103)	26.62	(57)	67.0	(78)	976	(75)	4,776	(17)
12526	59	15.50	(62)	9.39	(9)	23.81	(101)	65.7	(91)	1,018	(67)	4,760	(19)
12527	192	16.20	(48)	9.63	(5)	21.29	(130)	77.6	(17)	1,257	(29)	4,872	(16)
12555	495	14.73	(75)	6.86	(99)	24.00	(95)	62.0	(125)	913	(92)	3,774	(93)
12557	320	12.05	(122)	5.93	(150)	22.24	(117)	73.2	(28)	882	(104)	4,030	(60)
12559	107	9.62	(162)	5.45	(172)	14.11	(181)	64.9	(99)	624	(155)	4,235	(46)
12587	124	12.00	(123)	6.79	(100)	20.39	(141)	64.5	(105)	774	(123)	4,020	(61)
12589	88	14.13	(88)	6.70	(103)	18.85	(158)	72.0	(36)	1,017	(68)	4,944	(12)
District	**2,502**	**13.64**		**6.60**		**22.81**		**65.0**		**887**		**3,953**	
Berlin	**23,345**	**13.60**		**6.25**		**26.00**		**65.0**		**884**		**3,791**	

1) Median **2)** Excluding operating costs () Rank among the 185 postcodes with rental data
Source: CBRE based on VALUE market database, Michael Bauer Research GmbH; compiled by: CBRE

> “Gap filling is also a major focus in the district. An initial internal development concept is now being put together in response to the requirements in the neighbourhoods.”

+13,773
housing balance
2017–2022

−710
natural net
population balance
2022

39.2
living space per
inhabitant in m²

63.2
share of population
aged 18 to 64 in %

space has been identified for around 20,000 new apartments that could be built over the medium or long term. The biggest projects are the "Ehemaliger Güterbahnhof Köpenick" project at the former Köpenick freight yard (which received planning approval in 2020 for the construction of 1,800 new apartments) and the planned new residential neighbourhood on Segelfliegerdamm (also 1,800 apartments).

The planning and construction of new housing is being accompanied in the district by plans for the expansion of the social infrastructure and green spaces that will be needed in future. For example, a "Partial Green Plan" is now being developed as a means of ensuring that the large number of residents who will be moving into the new neighbourhoods will be able to enjoy natural and green spaces in their surroundings. Streets and bridges are also being renovated, and new ones are being built. In addition, new connections to the centre of the capital via regional trains and trams are being established – for example at the S-Bahn station in Köpenick and on Gross-Berliner Damm/Schöneweide). ■

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.: 4,368 €/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: 18.00 €/m²)

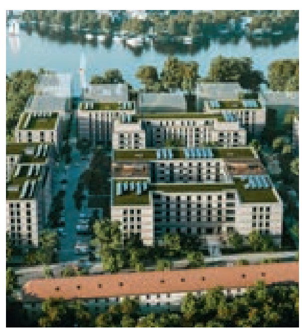
New construction in the district

Two current project developments in detail

Am Plänterwald

Developer: **STADT UND LAND**
Area: **Plänterwald**
Street: **Am Plänterwald/Neue Krugallee 22/Orionstrasse, Galileistrasse**
Residential units: **137**
Type of use: **rent**
Rent €/m²: **from 6.60**

© OTTO WULFF



Wendenschlossstrasse

Developer: **ZS Gewobag Projektentwicklung Wendenschlossstrasse GmbH**
Area: **Köpenick**
Street: **Wendenschlossstrasse 160–172**
Residential units: **255**
Type of use: **rent**
Rent €/m²: **from 7.00**
© IOO-Architekten


24

Part

C

Metropolitan area

Influx into the capital continues unabated, even as the increase in the housing supply remains insufficient – what impact is this having on the immediate region around Berlin?

High demand but declining prices – despite a low level of new construction

More people moved into the capital region between 2022 and 2023 than at any time since German reunification. Nevertheless, the highly dynamic development of sales prices in the region has, for the time being, not continued.

Brandenburg set a new record in mid-2023 by posting an increase in population of 1.4 per cent within a period of 12 months. This is the biggest increase in population recorded by the Berlin-Brandenburg Statistical Office since German reunification. The dynamic demographic development was due to migration gains from Berlin and abroad. With an additional 55,500 people moving to Brandenburg, the population increase was more than twice as high as that of the previous year. The lion's share of the influx was accounted for by a net migration gain of more than 41,000 new residents from abroad. This gain was achieved with an influx of more than 26,000 people from Ukraine. As of mid-2023, more than 2,576,000 people were living in Brandenburg.

The region is growing even closer together

The increasing number of commuters provides a good indication of how the capital region is becoming more and more intertwined. More than 1.1 million people in Berlin and Brandenburg commuted to work at a location outside their own city, town or municipality in 2022. This corresponds to 34 per cent of all registered persons. Berlin recorded an increase in both inbound commuters (+29,302) and outbound commuters (+16,819). The total number of commuters living in the region increased by 2.4 per cent year on year, according to the Berlin-Brandenburg Statistical Office. Only 13 per cent of Berlin's commuters travelled outside the city for work; the figure for Brandenburg commuters travelling outside their town or municipality was 65 per cent. A total of 454,353 people commuted to work in the German capital during the period under review, putting Berlin in third place in Germany behind Munich (514,601) and Frankfurt am Main (455,045).

The economic growth displayed by the region around Berlin is reflected by the fact that several towns and municipalities have also now become a destination for commuters. Grünheide, for example, had 9,225 more commuters in mid-2022, which represents the biggest increase in the space of a year in Brandenburg (111 per cent). This development is due to the launch of production of electric vehicles in the municipality. Grossbeeren also recorded an increase of more than one thousand commuters (1,055, or ten per cent more than in the previous year). The biggest increase in outbound commuters from Brandenburg was also recorded in the closer interlinked area outside the capital. An additional 982 people commuted from Schönefeld (increase of 12 per cent) to a place of work in another municipality, for example, while additional 861 people commuted from Bernau (increase of six per cent). Good motorway and rail connections to the centre of Berlin certainly also played a role in this development.

Higher prices southwest and west of Berlin

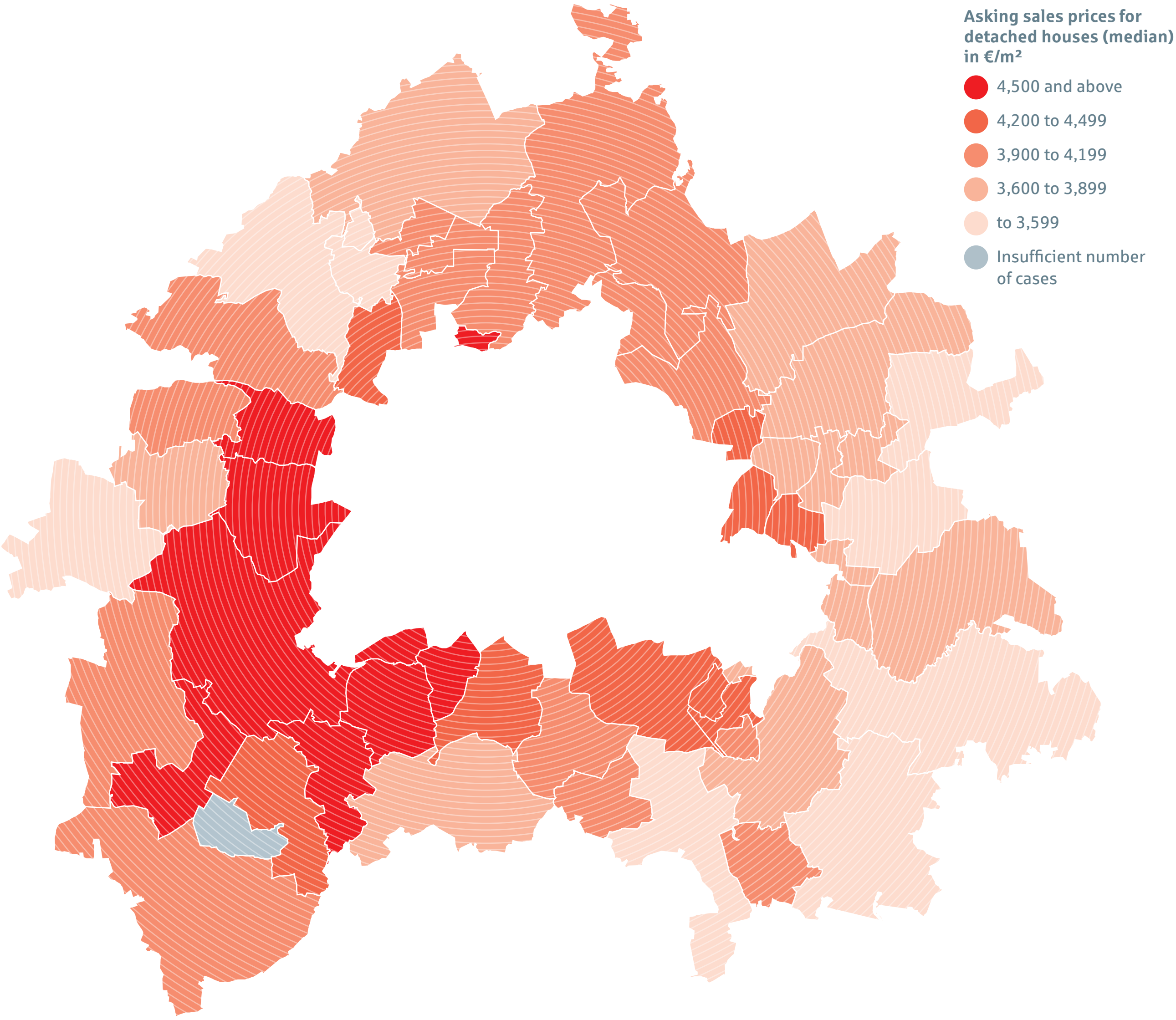
There are several reasons why an increasing number of households are relocating from Berlin to the surrounding region and then commuting from the region to the capital. First of all, working from home on at least a certain number of days has now become much more common. More important, however, is the fact that rents and purchase prices are much lower in the region than in central locations in Berlin. Still, the various areas in the region display significant differences. As has been the case for many years, the highest real estate prices are to be found in the areas southwest and west of Berlin, with Potsdam standing out here in any case. High prices are also to be found in towns and municipalities that are located very close to Berlin, and in some cases to Potsdam as well. Whereas purchase prices for detached and two-family houses increased at an extremely dynamic rate between 2012 and 2022 (by as much as 227.2 per cent in Schwielowsee), the situation between 2022 and 2023 was completely different, with an increase only recorded in the town of Beelitz, and that increase was only 0.9 per cent. Asking prices in Velten, a town that is part of the closer interlinked commuter area, fell by 19.1 per cent during the same period, whereby this was the biggest decline recorded in the capital region.

Nevertheless, the general situation is stable – with positive and dynamic economic and demographic development and a market characterised by a low level of new-construction capacity. ■

+13.1
population development in the metropolitan area since 2011 in %

4,856
completed apartments in the metropolitan area 2022

12
municipalities in the metropolitan area with commuter surplus



Schönefeld (District Dahme-Spreewald)

+5,556 (ranked 1st)
Population development 2011–2022[1]

2,832 (ranked 3rd)
Completed apartments 2012–2022[2]

+9,306 (ranked 3rd)
Commuter balance 2023[3]

+121.7 (ranked 3rd)
Rental price trend 2012–2023[4] in %

Dallgow-Döberitz (District Havelland)

+166.4 (ranked 22nd)
Detached houses purchase price trend 2012–2023[4] in %

29,384 (ranked 21st)
Purchasing power per capita 2023 €

844 (ranked 24th)
Completed apartments 2012–2022[2]

−2,161 (ranked 33rd)
Commuter balance 2023[3]

Glienicke/Nordbahn (District Oberhavel)

760 (ranked 29th)
Completed apartments 2012–2022[2]

+1,223 (ranked 30th)
Population development 2011–2022[1]

+90.0 (ranked 18th)
Rental price trend 2012–2023[4] in %

34,320 (ranked 2nd)
Purchasing power per capita 2023 €

Blankenfelde-Mahlow (District Teltow-Fläming)

+91.4 (ranked 16th)
Rental price trend 2012–2023[4] in %

+3,225 (ranked 25th)
Population development 2011–2022[1]

1,728 (ranked 10th)
Completed apartments 2012–2022[2]

+171.0 (ranked 19th)
Detached houses purchase price trend 2012–2023[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 30.06.2023 **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

Bernau, which is the largest town in Barnim (just under 44,000 residents), has an S-Bahn line that connects it to Berlin. The most important economic sectors in this town northeast of the capital are tourism, health care, energy and metalworking.

In Panketal, a municipality located near Berlin's Pankow district, one of Berlin's state-owned housing companies is now building a residential development for the first time outside the capital. The topping out ceremony for the project's 221 new rental apartments was held in 2023; the units are expected to be ready for occupancy at the beginning of 2025. The number of people making the 60-km commute to Berlin from Eberswalde, which is Barnim's second-largest municipality (more than 41,000 residents) and its district seat, is increasing. The RE 3 regional train transports passengers between Eberswalde and Berlin central stations in a little over 30 minutes. ■

The district in numbers

+13,468
Population development 2011–2022[a]

−19,421
Commuter balance 2023[b]

7,219
Completed apartments 2012–2022[c]

32,417
Ahrensfelde – Highest purchasing power, in € per capita 2023

+169.8
Detached houses purchase price trend 2012–2023[d] in %

+89.2
Rental price trend 2012–2023[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	49	12.00	8.21	16.25
Bernau bei Berlin	440	11.91	8.27	15.93
Panketal	66	13.88	9.64	20.29
Wandlitz	156	14.20	8.49	16.94
Werneuchen	69	10.49	7.00	14.00
District (metrop. area)[2]	**780**	**12.05**	**8.21**	**17.88**
District (total)	**1,786**	**10.00**	**6.10**	**15.31**

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	203	4,074	2,679	5,324
Bernau bei Berlin	190	3,937	2,067	5,364
Panketal	204	4,113	2,138	5,721
Wandlitz	280	3,929	1,932	6,010
Werneuchen	118	3,725	1,750	4,959
District (metrop. area)[2]	**995**	**3,975**	**2,083**	**5,577**
District (total)	**1,424**	**3,718**	**1,589**	**5,487**

1) Median **2)** Municipalities belonging to the Berlin metropolitan region **a)** Current population estimation **b)** Employees subject to social insurance requirements as of 30.06.2023 **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

BER Airport is doing fine – and the mobility, environmental technology, logistics, life sciences, information and communication technology and tourism sectors are all booming as well. The district's population is also growing.

Approximately 19,000 people currently live in Schönefeld, and a further 17,000 commute to the nearby airport. Given the expected further growth in population, there are now plans to build new neighbourhoods for an additional 10,000 residents in Schönefeld over the next ten years on a development site with an area of 150 hectares. Over the last ten years, new offices, research centres and educational facilities have been built at the Wildau Science and Technology Park, with the investment volume here totalling more than €100 million. ■

The district in numbers

+18,460
Population development 2011–2022[a]

−5,426
Commuter balance 2023[b]

9,783
Completed apartments 2012–2022[c]

31,190
Zeuthen – Highest purchasing power, in € per capita 2023

+153.7
Detached houses purchase price trend 2012–2023[d] in %

+106.8
Rental price trend 2012–2023[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	70	14.02	8.49	17.82
Eichwalde	79	11.50	7.96	16.00
Heidesee	28	n/a	n/a	n/a
Königs Wusterhausen	277	13.80	9.00	18.15
Mittenwalde	107	12.12	9.00	15.09
Schönefeld	332	14.49	10.50	20.73
Schulzendorf	19	n/a	n/a	n/a
Wildau	116	12.87	8.72	17.68
Zeuthen	60	12.47	9.20	25.89
District (metrop. area)[2]	**1,088**	**13.44**	**9.01**	**19.45**
District (total)	**1,441**	**12.49**	**6.00**	**18.89**

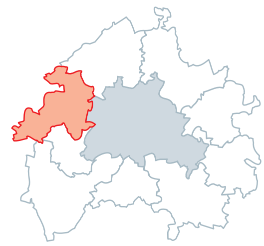
Detached and semi detached houses

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	97	4,139	2,136	5,222
Eichwalde	60	3,804	2,252	6,306
Heidesee	81	3,295	1,913	6,910
Königs Wusterhausen	287	3,803	1,667	6,667
Mittenwalde	74	3,326	1,495	5,800
Schönefeld	85	4,214	2,083	6,181
Schulzendorf	153	4,309	2,357	5,905
Wildau	53	4,167	1,750	6,597
Zeuthen	106	4,297	2,790	6,125
District (metrop. area)[2]	**996**	**3,992**	**2,000**	**6,286**
District (total)	**1,381**	**3,563**	**1,333**	**6,045**

1) Median **2)** Municipalities belonging to the Berlin metropolitan region **a)** Current population estimation **b)** Employees subject to social insurance requirements as of 30.06.2023 **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

The residential construction sector is undergoing dynamic development in this district near Berlin. At the same time, the municipalities there are increasingly holding back when it comes to designating areas for new development, whereby this is to ensure that the necessary infrastructure can be built beforehand.



A major residential construction project for as many as 146 residential units over an area of around seven hectares is being planned for Schönwalde, which is located near Berlin's Spandau and Reinickendorf districts. At the end of 2023, more than one-third of all households in Havelland had a fibre-optic connection and 91 per cent were able to enjoy download speeds of at least 50 Mbit/s. The district's economy displays a mixture of industry, craft businesses, service companies and agricultural enterprises, with traditional and family-run businesses dominating the scene. ■

The district in numbers

+12,781
Population development 2011–2022[a]

−17,851
Commuter balance 2023[b]

6,624
Completed apartments 2012–2022[c]

29,669
Schönw.-Glien – Highest purchasing power, in € per capita 2023

+168.7
Detached houses purchase price trend 2012–2023[d] in %

+75.8
Rental price trend 2012–2023[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	21	n/a	n/a	n/a
Dallgow-Döberitz	60	12.50	6.09	16.83
Falkensee	225	12.50	9.13	18.37
Ketzin/Havel	69	11.07	6.88	14.72
Schönwalde-Glien	37	12.03	5.00	18.69
Wustermark	115	10.75	6.99	15.00
District (metrop. area)[2]	**527**	**12.00**	**7.04**	**17.04**
District (total)	**1,155**	**9.70**	**5.48**	**15.21**

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	107	4,102	2,355	5,621
Dallgow-Döberitz	75	4,631	2,422	6,760
Falkensee	428	4,721	2,358	7,448
Ketzin/Havel	42	2,892	1,682	5,060
Schönwalde-Glien	174	3,900	2,327	6,087
Wustermark	68	3,714	2,184	6,242
District (metrop. area)[2]	**894**	**4,275**	**2,169**	**6,889**
District (total)	**1,335**	**3,750**	**1,368**	**6,281**

1) Median **2)** Municipalities belonging to the Berlin metropolitan region **a)** Current population estimation **b)** Employees subject to social insurance requirements as of 30.06.2023 **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

Neuenhagen, Hoppegarten, Rüdersdorf, Petershagen/Eggersdorf and Fredersdorf-Vogelsdorf are five of the largest municipalities in the Märkisch-Oderland district. All are located close to the border to Berlin, and together they have a population of over 84,000.

The biggest town (more than 27,000 residents) is Strausberg, which is located somewhat further east. Many public authorities and agencies of Brandenburg and Märkisch-Oderland are located in Strausberg, which has regional train and S-Bahn connections to the centre of Berlin 35 kilometres away. The Strausberger Wohnungsbaugesellschaft housing company is currently building 23 new apartments that are expected to be ready for occupancy in 2024. Due to the high demand for housing, the company is also converting 40 existing two and three-room apartments into 25 three-to-five-room apartments for families. ■

The district in numbers

+10,368
Population development 2011–2022[a]

–12,781
Commuter balance 2023[b]

6,408
Completed apartments 2012–2022[c]

30,766
Hoppegarten – Highest purchasing power, in € per capita 2023

+152.3
Detached houses purchase price trend 2012–2023[d] in %

+89.0
Rental price trend 2012–2023[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	47	12.25	6.80	15.49
Fredersdorf-Vogelsdorf	65	14.00	7.55	16.49
Hoppegarten	104	13.20	8.15	16.25
Neuenhagen bei Berlin	61	11.80	8.14	16.26
Petershagen/Eggersdorf	59	12.50	8.11	20.00
Rüdersdorf bei Berlin	129	10.50	7.20	13.33
Strausberg	285	10.81	7.42	14.52
District (metrop. area)[2]	**750**	**11.48**	**7.42**	**15.84**
District (total)	**1,215**	**10.00**	**5.38**	**15.50**

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	96	3,733	1,681	5,813
Fredersdorf-Vogelsdorf	153	3,846	2,055	5,195
Hoppegarten	139	4,443	2,271	6,932
Neuenhagen bei Berlin	157	3,889	1,993	6,043
Petershagen/Eggersdorf	210	3,711	1,713	5,253
Rüdersdorf bei Berlin	104	3,510	1,554	5,174
Strausberg	126	3,400	1,667	4,940
District (metrop. area)[2]	**985**	**3,805**	**1,795**	**5,667**
District (total)	**1,570**	**3,279**	**1,071**	**5,338**

1) Median **2)** Municipalities belonging to the Berlin metropolitan region **a)** Current population estimation **b)** Employees subject to social insurance requirements as of 30.06.2023 **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

Oranienburg, Hennigsdorf and Velten have a combined population of approximately 90,000. Together they make up one of Brandenburg's 15 Regional Growth Areas and are home to companies that operate around the world.

A biotech campus is to be built over an area of approximately 14,600 square metres in Hennigsdorf; the first tenants are expected to move in during the spring of 2029. The number of commuters in Oberhavel continues to increase as a result of the strong economy in the region, whereby this is also leading to an increase in the number of people who live in the district northwest of Berlin. The ongoing demand for housing also means that schools need to be built or expanded. A strategy paper presented by the district specifically mentions construction of new schools, among other places in Velten. Specific plans for new construction in other locations have also been formalised. ■

The district in numbers

+14,217
Population development 2011–2022[a)]

−22,094
Commuter balance 2023[b)]

7,147
Completed apartments 2012–2022[c)]

34,320
Glienicke/Nordb. – Highest purch. power, in € per capita 2023

+158.8
Detached houses purchase price trend 2012–2023[d)] in %

+83.4
Rental price trend 2012–2023[d)] in %

Rental market

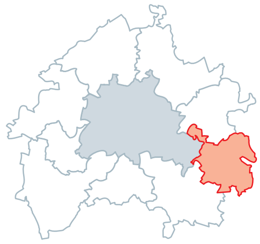
Municipality	Number of rental offers	Basic rent, all market segments[1)] in €/m²/month	Basic rent, bottom market segment[1)] in €/m²/month	Basic rent, top market segment[1)] in €/m²/month
Birkenwerder	28	n/a	n/a	n/a
Glienicke/Nordbahn	119	14.02	9.00	17.67
Hennigsdorf	138	10.17	6.38	18.27
Hohen Neuendorf	168	12.36	7.57	16.50
Leegebruch	22	n/a	n/a	n/a
Mühlenbecker Land	43	11.50	7.58	20.55
Oberkrämer	26	n/a	n/a	n/a
Oranienburg	363	11.79	7.00	16.89
Velten	112	10.78	6.50	13.33
District (metrop. area)[2)]	**1,019**	**11.82**	**7.12**	**16.95**
District (total)	**1,273**	**10.83**	**6.25**	**16.50**

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	86	4,169	1,738	6,111
Glienicke/Nordbahn	104	4,821	2,606	7,502
Hennigsdorf	70	4,231	1,738	7,000
Hohen Neuendorf	231	4,175	2,625	6,158
Leegebruch	66	3,231	2,290	4,914
Mühlenbecker Land	200	4,159	2,151	5,771
Oberkrämer	144	3,419	2,083	5,345
Oranienburg	332	3,849	1,808	5,994
Velten	71	3,598	1,722	5,561
District (metrop. area)[2)]	**1,304**	**3,976**	**2,031**	**6,181**
District (total)	**1,638**	**3,726**	**1,528**	**6,111**

1) Median **2)** Municipalities belonging to the Berlin metropolitan region **a)** Current population estimation **b)** Employees subject to social insurance requirements as of 30.06.2023 **c)** New residential units in residential buildings **d)** Median of offers **Sources:** CBRE based on VALUE market database, Michael Bauer Research (purchasing power), Federal Employment Office (commuter balance), Berlin-Brandenburg Statistics Office; Edited by: CBRE

Oder-Spree



A regional train transports passengers from Fürstenwalde to Berlin Central Station in 45 minutes. A nearby motorway also offers a connection to the centre of the capital, BER Airport and the new Tesla plant.

With around 33,000 residents, Fürstenwalde is the largest town in the Oder-Spree district. It is situated near the outskirts of the immediate region around Berlin, which makes it an attractive location for many commuters. A new quarter with approximately 500 apartments and a school is to be built in Fürstenwalde over an area of just under seven hectares. Plans for the Tesla facility in Grünheide call for vehicle production to be expanded there, thus making it possible for as many as 23,000 people to work at the site. Up to one million vehicles are to be built here every year in future, which would make the factory the largest car manufacturing plant in Germany. Schöneiche (13,000 residents), Erkner (12,000) and Woltersdorf (8,500) are also popular locations due to their proximity to Berlin, the airport and the Tesla plant. ■

The district in numbers

+3,702
Population development 2011 – 2022[a]

+2,597
Commuter balance 2023[b]

2,448
Completed apartments 2012 – 2022[c]

30,753
Schöneiche – Highest purchasing power, in € per capita 2023

+157.6
Detached houses purchase price trend 2012 – 2023[d] in %

+86.7
Rental price trend 2012 – 2023[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	69	13.00	6.33	19.00
Grünheide (Mark)	94	14.41	8.41	22.00
Schöneiche bei Berlin	61	13.00	9.32	15.18
Amt Spreenhagen	29	n/a	n/a	n/a
Woltersdorf	32	12.01	9.47	20.00
District (metrop. area)[2]	**285**	**13.03**	**8.32**	**19.00**
District (total)	**1,504**	**9.09**	**5.86**	**16.29**

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	97	3,733	1,899	6,731
Grünheide (Mark)	88	3,743	1,900	6,071
Schöneiche bei Berlin	102	4,348	2,767	6,318
Amt Spreenhagen	92	3,017	1,317	4,763
Woltersdorf	78	3,861	2,647	5,339
District (metrop. area)[2]	**457**	**3,693**	**1,875**	**6,038**
District (total)	**1,150**	**2,924**	**1,171**	**5,556**

1) Median **2)** Municipalities belonging to the Berlin metropolitan region **a)** Current population estimation **b)** Employees subject to social insurance requirements as of 30.06.2023 **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

Brandenburg's capital city is an important centre of growth in the region. More than 185,500 people live in Potsdam, which is by far the biggest municipality in Brandenburg. More than 12,800 commercial enterprises are located here.

The business scene is dominated by media and information and communication technology firms, as well as companies from the life sciences and healthcare sectors. A total of 49,000 of the 87,300 employees subject to social insurance contributions who work in Potsdam commute to and from the Brandenburg capital. Potsdam is a place where business and science complement and strengthen one another, as Potsdam's 11 universities and more than 40 non-university research institutes make the city an important centre of science and technology, with a reputation that extends throughout Germany.

This has also had an effect on Potsdam's population structure: as is typical for cities with universities, the student body (in this case more than 29,000 students) has enriched the city both culturally and socially. The number of scientist who work in Potsdam is exceptionally high – approximately 10,000, which in relation to the total population is more than in any other German municipality. The city continues to grow, although at a somewhat slower pace and no longer as a result of a natural population increase. For example, unlike the case in previous years, deaths outnumbered births in Potsdam in 2022-2023. In other words, the population increase is solely due to an influx of new residents.

The ProPotsdam municipal housing company, which is the largest housing company in the city, has more than 18,000 apartments and also manages neighbourhood development and construction projects. The centre of Potsdam is currently being built up even further, and new residential areas are being developed on the outskirts of the city. For example, the first construction phase for the new "Heinrich-Mann-Allee – Former Tram Depot" quarter with 341 publicly subsidised apartments was completed in 2023. Residential construction projects are also under way or being planned in several other parts of the city – for example in Bornstedter Feld, Drewitz, Schlaatz, Am Stern, Waldstadt, Fahrland and Golm. ■

"In 2023, a topping out ceremony for 50 apartments in modular timber buildings was held in Schlaatz, at the southern edge of the city."

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[1] in m²
14467	214	14.10	9.19	24.00	82.3
14469	391	14.77	9.50	23.00	77.1
14471	94	13.13	8.12	21.43	74.5
14473	175	16.00	7.23	21.00	70.7
14476	120	10.90	8.17	17.97	68.5
14478	131	10.00	6.37	15.33	58.3
14480	241	10.34	8.04	14.95	65.3
14482	222	13.50	9.18	19.57	78.9
Potsdam	**1,588**	**13.03**	**7.82**	**21.67**	**73.2**

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

The city in numbers

+26,848
Population development 2011–2022[a]

+11,436
Commuter balance 2023[b]

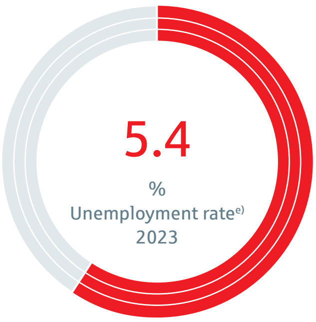
14,717
Permitted apartments 2012–2022[c]

27,121
Purchasing power in € per capita 2023

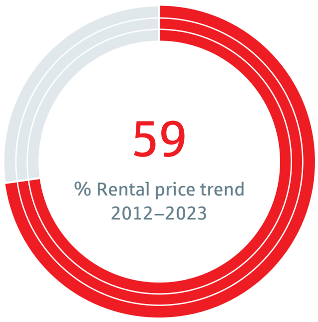
+135.2
Condominium purchase price trend 2012–2023[d] in %

12,826
Completed apartments 2012–2022[c]

The city compared to Berlin



Unemployment rent compared to Berlin (9.1 %)



Rental price trend compared to Berlin (81 %)

Population density compared to Berlin (4,214 inhabitants/km²)

Condominiums

Postcode	Number of sales offers	Asking sales prices, all market segments[1] in €/m²/month	Asking sales prices, bottom market segment[1] in €/m²/month	Asking sales prices, top market segment[1] in €/m²/month	Apartment size[1] in m²
14467	190	6,346	4,500	10,435	104.8
14469	330	6,377	3,283	9,167	83.4
14471	152	7,479	3,834	9,106	98.7
14473	59	6,800	3,504	8,000	101.5
14476	65	3,295	2,500	8,427	72.4
14478	60	3,482	2,559	6,556	64.3
14480	63	3,757	2,835	5,433	62.4
14482	166	4,745	3,712	7,000	73.8
Potsdam	**1,085**	**5,528**	**3,000**	**9,333**	**85.9**

1) Median **a)** Current population estimation **b)** Employees subject to social insurance requirements as of 30.06.2023 **c)** New residential units in residential buildings **d)** Median of offers **e)** Annual average, all employable citizens **f)** As of 31.12.2022 **Sources:** CBRE based on VALUE market database, Michael Bauer Research (purchasing power), Federal Employment Office (commuter balance), Berlin-Brandenburg Statistics Office; Edited by: CBRE

Potsdam-Mittelmark

This district displays two different features: dynamic economic development in the area around the Berlin motorway ring, which is very close to the Brandenburg capital and the German capital, and rather quiet living west of Potsdam, where many people commute to the two cities.

With just under 28,000 residents, Teltow is the largest town in the district and has established itself as a centre of business, science and research. Here, traditional family businesses exist alongside high-tech companies in the optical technology and micro-electromechanical systems (MEMS) industries. Kleinmachnow, the third-largest town in Potsdam-Mittelmark (slightly more than 20,000 residents), borders on Berlin's Steglitz-Zehlendorf district. Many people who live there commute to Potsdam and Berlin. Kleinmachnow is also the site of eBay's German headquarters, where more than 1,000 people work. All in all, more than 3,000 people work at 80 companies at the business and technology park. ■

The district in numbers

+15,378
Population development 2011–2022[a)]

−12,634
Commuter balance 2023[b)]

8,014
Completed apartments 2012–2022[c)]

39,520
Kleinmachnow – Highest purchasing power, in € per capita 2023

+160.6
Detached houses purchase price trend 2012–2023[d)] in %

+79.6
Rental price trend 2012–2023[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
Beelitz	126	11.13	8.13	14.00
Kleinmachnow	47	13.79	9.19	18.39
Michendorf	35	10.95	8.40	15.82
Nuthetal	62	12.40	8.50	16.67
Schwielowsee	55	11.29	7.64	20.47
Seddiner See	20	n/a	n/a	n/a
Stahnsdorf	106	15.50	9.45	18.53
Teltow	189	14.00	8.50	17.38
Werder (Havel)	196	12.10	7.14	16.15
District (metrop. area)[2)]	**836**	**12.58**	**7.65**	**17.50**
District (total)	**1,187**	**11.20**	**6.45**	**17.06**

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
Beelitz	103	3,948	1,928	5,254
Kleinmachnow	169	6,803	4,399	9,343
Michendorf	137	4,315	2,752	8,153
Nuthetal	54	4,559	2,406	6,227
Schwielowsee	87	4,663	2,722	6,583
Seddiner See	18	n/a	n/a	n/a
Stahnsdorf	157	5,000	3,240	8,235
Teltow	114	5,114	2,908	7,380
Werder (Havel)	177	3,950	1,883	6,250
District (metrop. area)[2)]	**1,016**	**4,667**	**2,433**	**8,100**
District (total)	**1,651**	**3,829**	**1,227**	**7,462**

1) Median **2)** Municipalities belonging to the Berlin metropolitan region **a)** Current population estimation **b)** Employees subject to social insurance requirements as of 30.06.2023 **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

The economy is booming along the southern section of the Berlin motorway ring between Potsdam and BER Airport. Ludwigsfelde stands out here as home to more than 700 businesses. Ludwigsfelde also has the second largest population in Teltow-Fläming (approximately 28,000).

The district's economy is driven by big players from the aerospace, biotech and automotive industries, but also by small and medium-sized enterprises, craft businesses and start-ups. Logistics also plays a key role in Teltow-Fläming. Ludwigsfelde and Luckenwalde (just under 21,000 residents), which is situated near the outskirts of the immediate region around Berlin, are two of Brandenburg's 15 Regional Growth Areas. Based on data from 2021, the Berlin-Brandenburg Statistical Office determined in July 2023 that Teltow-Fläming has higher gross wages than any other district in Brandenburg. ■

The district in numbers

+10,093
Population development 2011–2022[a]

+4,455
Commuter balance 2023[b]

4,521
Completed apartments 2012–2022[c]

30,294
Rangsdorf – Highest purchasing power, in € per capita 2023

+163.7
Detached houses purchase price trend 2012–2023[d] in %

+91.0
Rental price trend 2012–2023[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
Blankenfelde-Mahlow	140	13.21	9.65	19.04
Grossbeeren	24	n/a	n/a	n/a
Ludwigsfelde	107	12.08	7.98	15.71
Rangsdorf	70	12.00	10.01	15.28
District (metrop. area)[2]	**341**	**12.53**	**8.24**	**16.50**
District (total)	**1,226**	**9.48**	**5.83**	**14.97**

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	275	3,990	2,474	5,564
Grossbeeren	55	4,319	2,861	5,750
Ludwigsfelde	108	3,820	2,333	6,973
Rangsdorf	128	3,959	2,273	6,289
District (metrop. area)[2]	**566**	**3,993**	**2,423**	**5,930**
District (total)	**1,238**	**3,400**	**1,211**	**5,556**

1) Median **2)** Municipalities belonging to the Berlin metropolitan region **a)** Current population estimation **b)** Employees subject to social insurance requirements as of 30.06.2023 **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

Legal Notice

Publisher
(20th edition)

CBRE GmbH
Schicklerstrasse 5–7, 10179 Berlin
Phone +49 (0)30 7261540
Fax +49 (0)30 726154100

Berlin Hyp AG
Corneliusstrasse 7, 10787 Berlin
Phone +49 (0)30 259990
Fax +49 (0)30 25999131

Responsibility in the context of press legislation
Sascha Klaus, Berlin Hyp AG
Michael Schlatterer, CBRE GmbH

Editorial management
Daniel Schliebener, CBRE GmbH

Project Management
Elisabeth Jenne, Berlin Hyp AG
Daniel Schliebener, CBRE GmbH

Text
Lars Klaassen,
Jens Lossin

Market data
Daniel Schliebener,
Michael Schlatterer MRICS,
Kristina Rüther,
Valuation Advisory Services,
CBRE GmbH

Images
Cover: iStock.com/golero
P. 3 (Mr. Klaus): Nadine Stegemann
P. 3 (Mr. Schlatterer): CBRE
P. 16, 18: LEG
P. 19, 21: UTB
P. 22, 23: NOKERA

stock.adobe.com:
P. 6: moofushi
P. 34: Tiberius Gracchus
P. 36, 40, 44: ArTo
P. 48: Armin Staudt
P. 52: schnoerr
P. 56: ArTo
P. 60: TambolyPhotodesign
P. 64: seventysix
P. 68: ArTo
P. 72: Alfred Sonsalla
P. 76: ArTo
P. 80: mstein
P. 84: ArTo

Communications agency
Kaiserwetter GmbH
Schiffbauerdamm 8, 10117 Berlin
www.kaiserwetter.de

Graphics
Timo Drube, Julia Fabricius,
Ulrich Kochinke

Printing
Druckhaus Sportflieger
Sportfliegerstrasse 7, 12487 Berlin

The Housing Market Report is available for download at:
www.berlinhyp.de
www.cbre.de

→ 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 2022 and 2023, a total of 49,781 rental offers, 52,522 purchase offers for condominiums and 2,628 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 23,345 apartment offers from 2023 with living space and rent data were assigned to the 190 Berlin postcode areas. For all areas except the postcode areas 10789 (Tauentzienstrasse), 12165 (Fichtenberg), 13129 (Blankenburg), 13159 (Blankenfelde) 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 ten per cent of the advertisements, respectively. The latter are used to represent the local upper and lower market segment. Michael Bauer Research GmbH annually calculates the average purchasing power per capita and household at postcode level.

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

Additional sources to those already mentioned on the previous pages:

CBRE based on Berlin-Brandenburg Statistics Office, CBRE based on VALUE market database, Expert Committee on Property Values in Berlin, Federal Employment Agency, Federal Network Agency, Michael Bauer Research GmbH 2024 based on the Federal Statistical Office, State Agency for Civil and Regulatory Affairs.

This report has been prepared with the necessary diligence and information contained herein has been obtained from sources believed to be reliable. Nevertheless, it cannot be ruled out that, despite careful research and appropriate calculation of possible risks, the information provided in this report may contain mistakes and/or inaccuracies.

Liability Exclusion
Thus, we make no guarantee, warranty or representation about the correctness, accuracy, timeliness and completeness of the content of this report and the sources it is based on; any liability for the content of this report is excluded, as far as this is legally possible. The purpose of this report is to provide information. It must not be understood as giving any recommendation for a specific course of action or as a call for making a buying offer.

Berlin Hyp

CBRE