

# Location analysis housing

## Groner Straße 43, 37073 Göttingen

# FP RE

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### Location

Commune  
Location

■ Göttingen (Code: 3159016)  
■ Göttingen (FPRE: DE-03-000185)

Type of commune  
District  
District type  
Federal state

■ Smaller city  
■ Göttingen  
■ Landkreis  
■ Lower Saxony



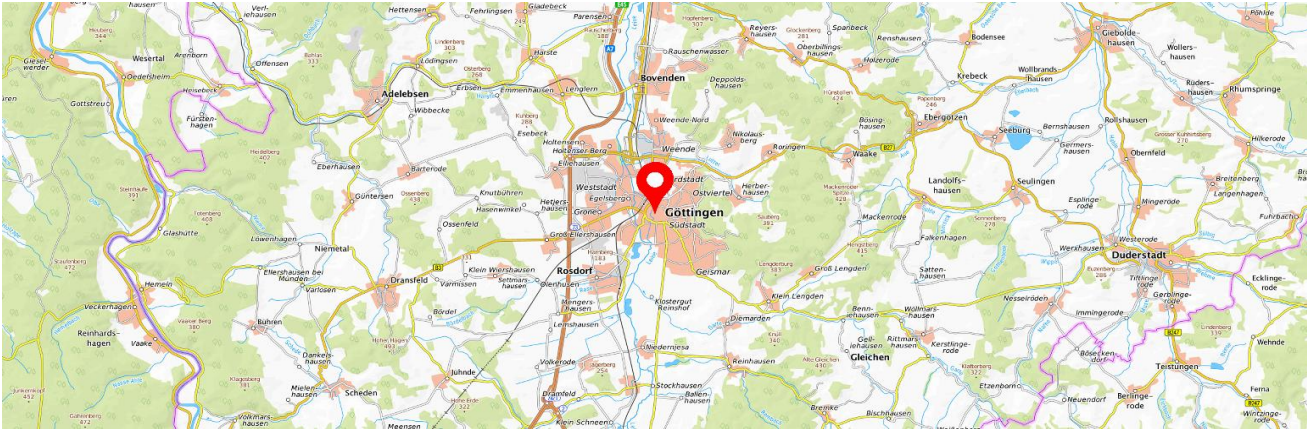
### Topics

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# 1 Macro-location – Overview

## City of Göttingen

### Regional embedding



Source: Federal Agency for Cartography and Geodesy (BKG).

### Key data commune

	2019	2024	Δ	Purchasing power 2026	Postcode 37079	Commune
Population	118.805	127.259	7,1%	Purchasing power per inhabitant	30.929	29.099
No. of househ. (2020 - 2025)	71.314	71.584	0,4%	Purchasing power per inhabitant (Index)*	99,2	93,3
Foreign pop. share (District)	8,5%	11,8%	3,3%p.	* purch. power / purch. power in GER.		

### Location / Transport infrastructure

State capital	Hannover	94 km	Nearest city	Dransfeld	12 km
Next major centre	Kassel	39 km	No. of regional train stations		1
Next medium-sized centre	Northeim	19 km	No. of long-dist. train stat.		1

### Macro-location description

The City of Göttingen is part of the Rural district Göttingen in the federal state of Niedersachsen. Göttingen has a population of 127.259 (31.12.2024), which is distributed over 71.584 households (2025), resulting in an average household size of approximately 1,78 persons. Göttingen is densely populated and is not located in a defined agglomeration («Verdichtungsraum»). BBSR specially locates Göttingen in the residential market region of Göttingen, which is identified, based on demographic and socio-economic demand factors, as a commune without any clear trend.

Throughout the years of 2018 and 2023, Göttingen reports yearly average net migration of 188 persons. Compared to the national development, Göttingen hereby shows above-average emigration tendencies. In 2023, on district level (migrations across districts), the age groups of 18 to 24 and 0 to 17 stand out with the highest migratory balances of 1.576 and 561 persons, whereas the age groups of 25 to 29 and 65+ count the lowest migratory balances with -88 and -84 persons.

According to Fahrländer Partner (FPRE), in the year of 2025, approximately 31,97% of the resident households belong to the higher social classes (Germany: 34,4%), 31,7% of the households belong to the middle classes (Germany: 35,9%) and 36,4% belong to the lower social classes (Germany: 29,7%). The largest share of the households, approximately 21,9% (Germany: 23,5%), belongs to the group of «Older single» (55+ years), followed by the group of «Young single» (to 34 years) with a share of 21,5% (Germany: 9,9%) and the group of «Family with children» with 14,2% (Germany: 21,2%).

At the federal states' elections in the year of 2022, approximately 31,3% of the voters (valid second votes) in Göttingen voted for DIE GRÜNEN (Federal state of Niedersachsen: 14,5%), 29,3% voted for SPD (Federal state of Niedersachsen: 33,4%) and 18,1% voted for CDU/CSU (Federal state of Niedersachsen: 28,1%). At the federal elections of 2025 in Göttingen, approximately 23,5% of the voters (valid second votes) voted for DIE GRÜNEN (Germany: 11,6%), 20,9% for SPD (Germany: 16,4%) and 9,1% for AfD (Germany: 20,8%).

At the European Parliament election 2019, most votes were counted for the political parties DIE GRÜNEN with 25,7% (Germany: 11,9%), others with 20% (Germany: 20,3%) and CDU/CSU with 18,4% (Germany: 30%).

As of 2024, Göttingen reports a housing stock of 77.455 units, being divided into 10.055 single-family houses and 67.400 apartments in apartment buildings. The single-family house rate therefore corresponds to 13% and is, in national comparison (30,7%), significantly below average. A majority of 22,8% include apartments with 3 rooms. Furthermore, apartments with 4 rooms (22,4%) and 1 room (17,8%) constitute high shares of the housing stock. Average building activity between the years of 2019 and 2024, compared to housing stock figures, amounts to 0,5% and is therefore lower than in Germany (0,59%). This corresponds to the completion of 2.170 accommodation units.

Regional BBSR prognoses at level «Rural district» predict population evolution from 2022 to 2040 of -3,4% or -11.000 persons (Germany: 0,2%). At household level, from 2022 to 2040 an evolution of -4% or an increase of 7.028 households is predicted (Germany: 1,5%).

According to the FPRE hedonic models (data as of 31 December 2025), the price levels for owner-occupied homes (average new buildings) in Göttingen are at 4.800 EUR/m<sup>2</sup> for single family houses and at 5.800 EUR/m<sup>2</sup> for apartments. The net market rental price of an apartment in an average location meanwhile is, according to FPRE.s hedonic models, 14 EUR/m<sup>2</sup> per month for new constructions and 10 EUR/m<sup>2</sup> per month for old constructions. In the last 5 years, the prices of average single family houses in the rural district Göttingen have increased by 24,9%. The percentage price increase for an average condominium is 31,4%. In the same time period, the market rents changed by 15,7%.

# 2 Macro-location – Indicators

## City of Göttingen

### Household structure

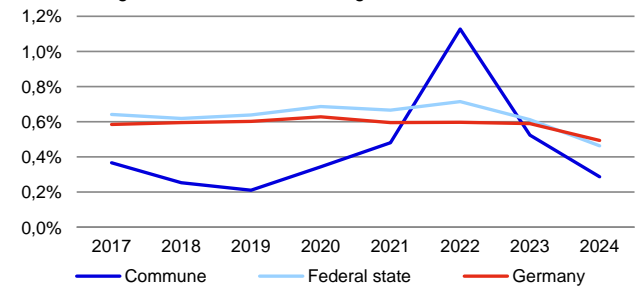
Segmentation of demand 2025	Commune	Germany
1 Rural-traditional	7,5%	9,4%
2 Modern worker	8,3%	8,3%
3 Transitional-alternative	20,6%	11,9%
4 Traditional middle class	6,5%	11,7%
5 Liberal middle class	7,2%	10,2%
6 Established-alternative	17,9%	14,0%
7 Upper middle class	6,6%	11,1%
8 Professional elite	7,3%	9,8%
9 Urban elite	18,1%	13,6%

Stages in life 2025	Commune	Germany
Young single	21,5%	9,9%
Middle-aged single	11,6%	9,8%
Older single	21,9%	23,5%
Young couple	6,1%	4,8%
Middle-aged couple	3,4%	4,1%
Older couple	9,6%	16,4%
Family with children	14,2%	21,2%
Single-parent family	5,4%	7,3%
Co-tenants	6,4%	2,9%

### Housing market Commune

	2019	2024	Δ
Housing stock	71.357	77.455	8,5%
of which single family houses	9.620	10.055	4,5%
Single family house quota	13,5%	13,0%	-0,5%p.
Housing units 1 room	9.786	13.770	40,7%
Housing units 2 rooms	8.469	10.183	20,2%
Housing units 3 rooms	14.286	17.630	23,4%
Housing units 4 rooms	18.204	17.320	-4,9%
Housing units 5+ rooms	20.612	18.552	-10,0%
Vacancy rate (2022)		3,9%	
Medium building activity (2019 - 2024)		0,5%	

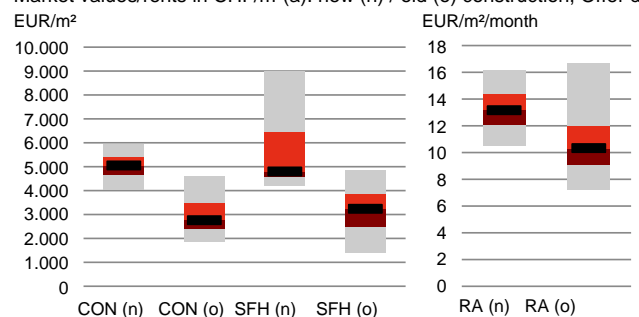
### New housing units as % of total housing stock



### Market values, market rents, price levels

Göttingen	EUR/m²
CON new (average standard), 3 rooms	5.800
CON old (average standard), 3 rooms	3.563
Detached SFH new (average standard)	4.800
Detached SFH old (average standard)	3.844
EUR/m²/month	
RA new (average standard), 3 rooms	13,8
RA old (average standard), 3 rooms	10,4
Discounting factor for rental apartments (net terms)*	4,1%
Gross multiplier*	20,8
Affordability of market prices (Q1/2026)**	7,5
Affordability of market rents (Q1/2026)***	19,3%

### Market values/rents in CHF/m²(a): new (n) / old (o) construction, Offer de



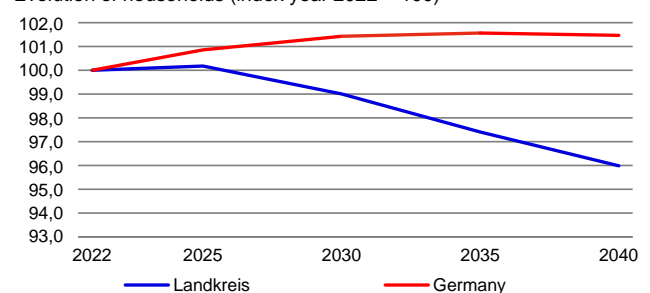
\* New construction, average standard, average micro-location.

\*\* Ø price / purchasing power per household and year. \*\*\* Ø rent / purch. power per household.

### Perspectives

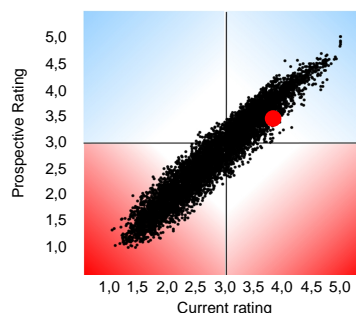
Perspectives 2040: Landkreis	2022 - 2040	p.a.
Population growth	-11.000 -3,4%	-611
Evolution number of households	-7.028 -4,0%	-390
Additional demand: rental apartments	0 0,0%	0
Additional demand: private properties	0 0,0%	0

### Evolution of households (index year 2022 = 100)



### Macro-location rating of rented apartments

Commune	current	prospective
Market size	3,5	3,0
Population / Household development	2,5	2,5
Social layers	3,5	3,5
Purchasing power	2,5	2,5
Location / accessibility	4,5	4,5
Overall housing rating	3,84	3,44
Evaluation	Good location with little potential for improvement	

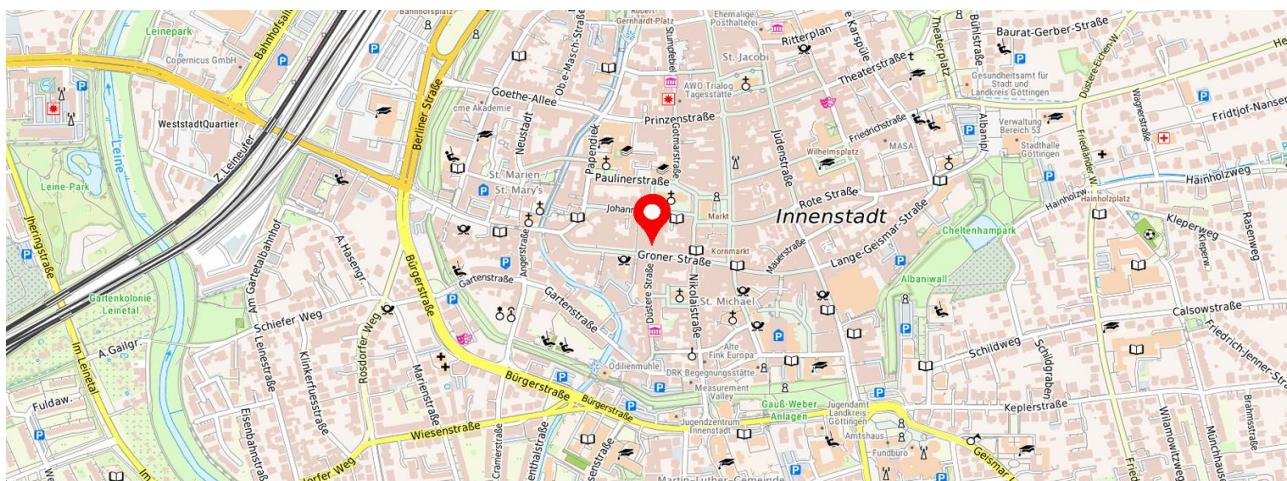


Sources: BKG, BBSR, NIQ Geomarketing, real estate portals, Statistical Offices of the State and Federal States, Zensus 2022, Fahrländer Partner. (Data as of 31 December 2025).

# 3 Micro-location – Overview

## Groner Straße 43, 37073 Göttingen

### Location of the property



Source: Federal Agency for Cartography and Geodesy (2026)

### Micro-location description

The address Groner Straße 43 in the city of Göttingen is according to FPRE's micro-location rating an average to good location for residential real estate (3,3 out of 5,0), an average to good location for office space (3,6 out of 5,0) and a very good location for retail space (4,5 out of 5,0).

According to the data-based rating, the site has an average sunlight exposure (3,3 out of 5,0). In addition, according to FPRE's micro-location rating, there is a restricted view into the distance (2,6 out of 5,0). It is on level ground, the incline being between 0,0 and 1,0 degrees.

The local image for residential use is very good. The image for office use is average. The image for retail use is excellent. The immediate neighborhood is characterized by old buildings, most of them were built before 1919. The immediate surrounding area is moderately populated, with a population density of between 50 and 100 persons per hectare. In close proximity (considering a 150 meters radius) most represented are young persons with 56%. Followed by middle-aged persons with 21%, elderly persons with 17% and children with 7%. According to the demand-segments (FPRE), the upper class with 38% (32% in the municipality) the dominating social segment in the vicinity, with 32% follows the middle class and with 30% the lower class. The dominating phase of life (FPRE) is represented by young singles.

Overall, the quality of service is rated as excellent (4,9 out of 5,0). There are several food retailers and schools within walking distance.

The rating assesses the location in terms of proximity to recreational facilities and local recreation areas as very good (4,4 out of 5,0). The nearest sports and recreational facility is about 875 m away. The next urban green area is about 450 m away, the next forest about 925 m. The distance to the nearest body of water, a river, is about 100 m.

The connection to the public transport network is excellent (rating: 4,6 out of 5,0). There are several public transport stops within walking distance. The distance by foot to the nearest bus stop is about 75 m.

The location offers excellent connections to the road network (rating: 4,4 out of 5,0). The driving distance to the nearest highway entrance amounts to approximately 4,2 km.

The location is noisy (rating: 2,4 out of 5,0). Road noise is estimated at 65 - 70 decibels, at night at 55 - 59 decibels. Railroad noise is estimated at 55 - 59 decibels, at night at 50 - 54 decibels.

# 4 Micro-location – indicators

## Groner Straße 43, 37073 Göttingen

### Micro-location rating of rented apartments

Sun	3,3	Recreation	4,4
View	2,6	Public transport	4,6
Image of the locality	3,5	Road network	4,4
Services	4,9	Noise pollution (dominant night)	2,4
Overall rating	3,3		

Note: 1 = worst grade, 5 = best grade

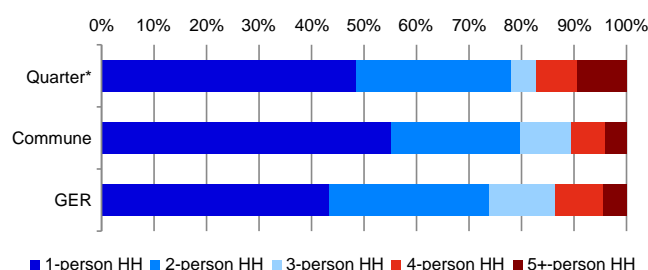
### Information on the micro-location

#### Image of the locality

Number of households*	60
Percentage of upper-class households**	37,7%
Dom. residential segment*	Urban elite
Dominant life phase*	Young single
Dominant age group*	18 - 29
Share of dominant age group*	53,7%

Ownership share**	2,6%
Median living space (in m2)**	50 - 59
Dominant type of building**	Multi-family house: 7-12 apartments
Share of dominant type of building**	37,2%
Dominant building period**	Before 1919
Share of dominant building period**	66,7%

#### Household structure



#### Recreation

Distance to the closest sports and recreation facility (in m)	850
Distance to the closest green area (in m)	750
Distance to the closest forest (in m)	950
Distance to the closest water body (in m)	100
Type of the closest water body	River

#### Microcentricity

Driving distance to the next micro-location centre (in m)	2.500
Number of grocery stores***	7
Driving distance to the next local shopping centre (in m)	450
Distance to the closest shopping center	KaufPark Göttingen
Driving distance to the next pharmacy (in m)	700
Driving distance to the next dentist (in m)	750
Driving distance to the next doctors (in m)	350

Driving distance to the next hospital (in m)	1.400
Walking distance to the next day care (in m)	450
Walking distance to the next primary school (in metres)	400
Walking distance to the next secondary school (in metres)	500
Driving distance to the next high school (in m)	850
Driving distance to the next university (in m)	2.100

#### Traffic

Number of public transport stops***	19
Walking distance to the next bus stop (in m)	65
Walking distance to the next tram stop (in m)	-
Walking distance to the next metro station (in m)	-
Walking distance to the next regional train station (in m)	950
Driving distance to the next intercity train station (in m)	1.300

Driving distance to the next international airport (in m)	50.900
Name of the airport	Kassel
Driving distance to the next main road (in m)	650
Driving distance to the next motorway junction (in m)	4.200
Number of e-charging stations within 500 m	7
Distance to the next e-charging station (in m)	250

#### Noise pollution



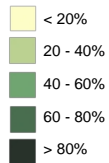
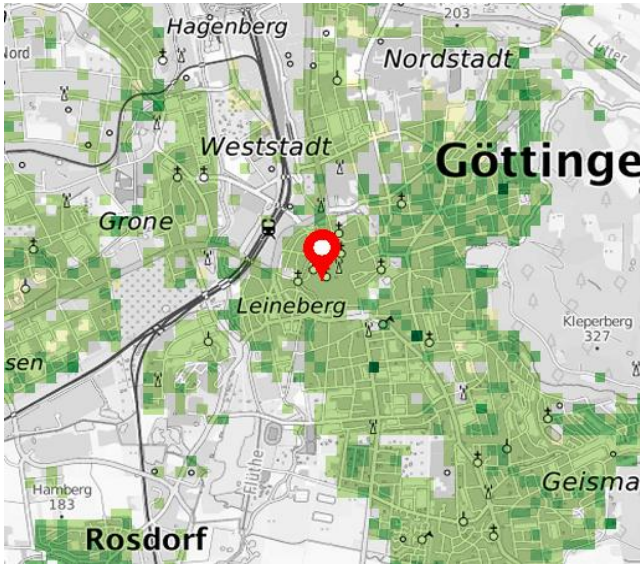
\*within 100m; \*\*within 300m; \*\*\*within 500m.

Sources: BDLM (2026), BKG (2026), EHI (2021), FPPE (1st quarter 2026), GISU (2025), kita.de (2025), meinprospekt.de (2025), OSM (2025), schulliste.eu (2025), Zensus (2022).

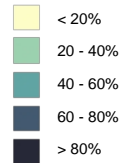
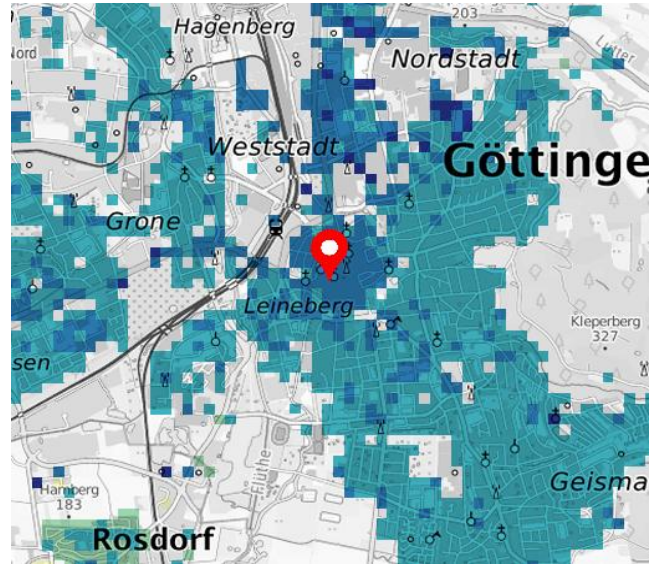
# 5 Maps image (1)

## Groner Straße 43, 37073 Göttingen

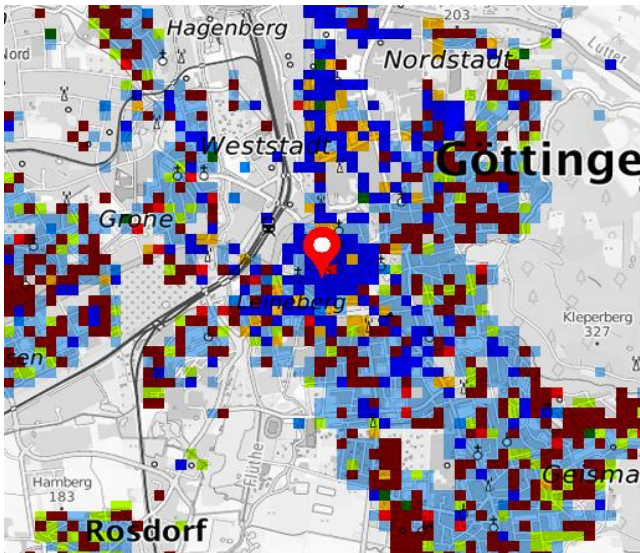
Percentage of upper-class households



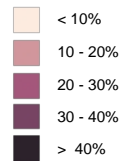
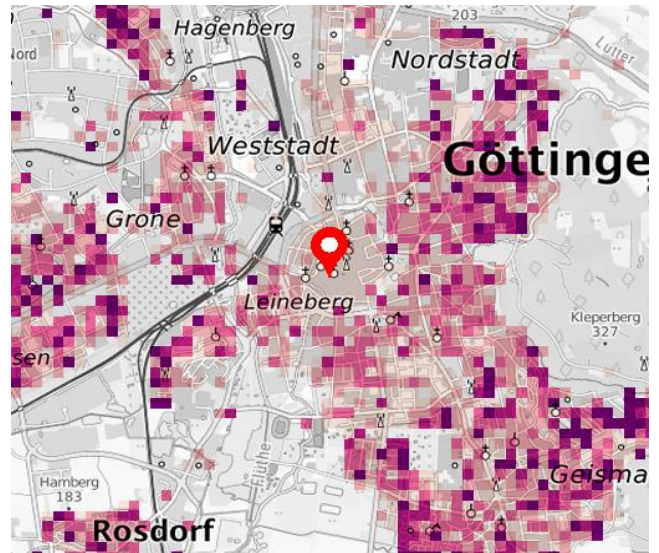
Share of individualized households



Dominant life phase



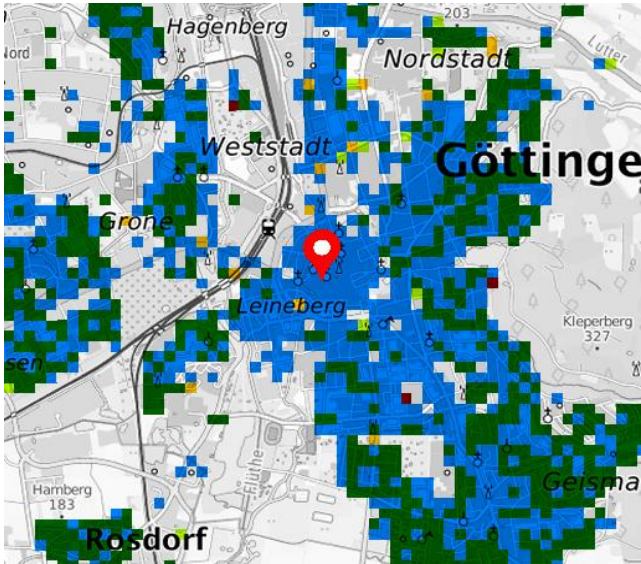
Percentage of family households



# 5 Maps image (2)

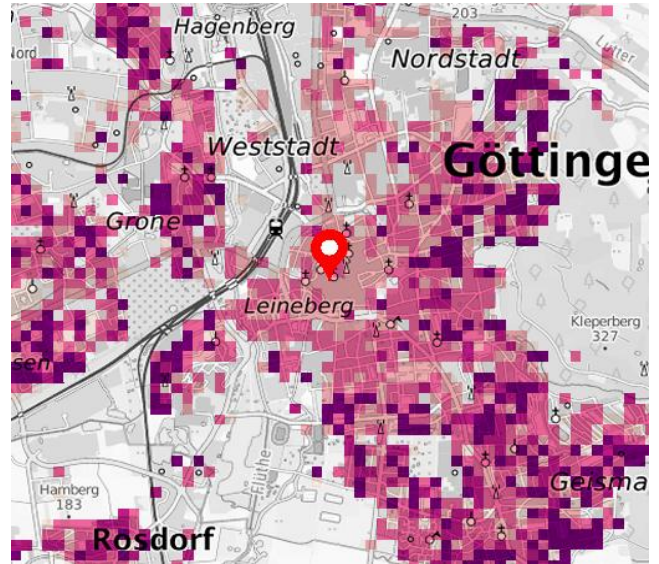
## Groner Straße 43, 37073 Göttingen

Dominant lifestyle



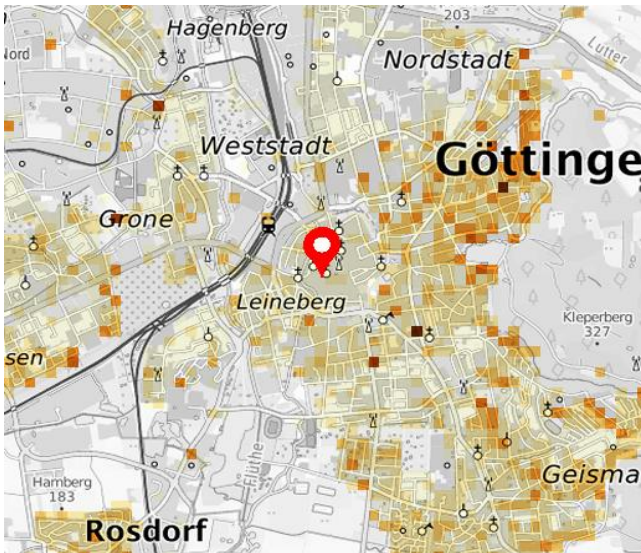
- Single-person households
- Married couples
- Registered partnerships
- Non-marital cohabitation
- Single fathers
- Single mothers
- Multi-person househ., no family

Dominant age group



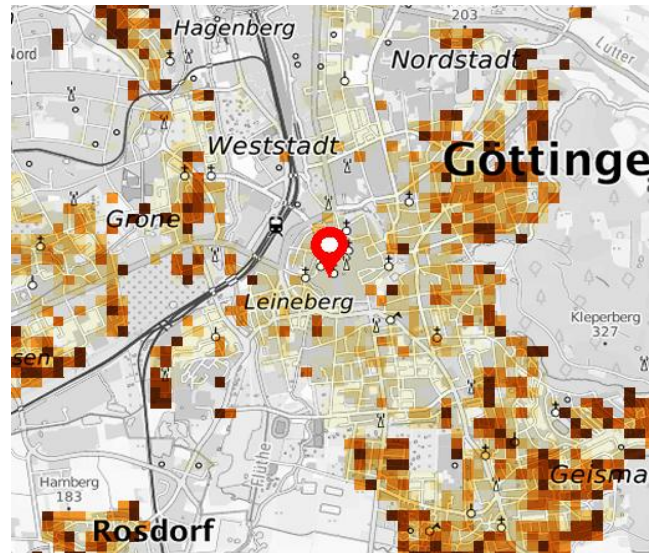
- Under 18
- 18 - 29
- 30 - 49
- 50 - 64
- 65 and older

Average living space per resident (in m2)



- < 51
- 51 - 65
- 66 - 80
- 81 - 110
- 111 - 140
- 141 - 200
- > 200

Ownership rate in residential buildings (in %)



- < 16
- 16 - 30
- 31 - 45
- 46 - 60
- 61 - 75
- 76 - 90
- > 90

Sources: BKG (2026), FPRE (2024), Zensus (2022).

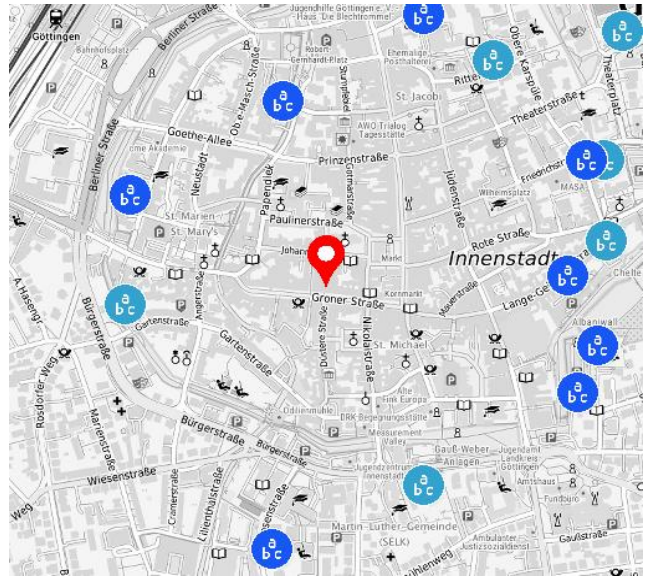
# 6 Maps microcentricity and traffic Groner Straße 43, 37073 Göttingen

## Grocers and shopping malls



- Logo Grocer
- Food retailer (various)
- Shopping mall

## Points of interest



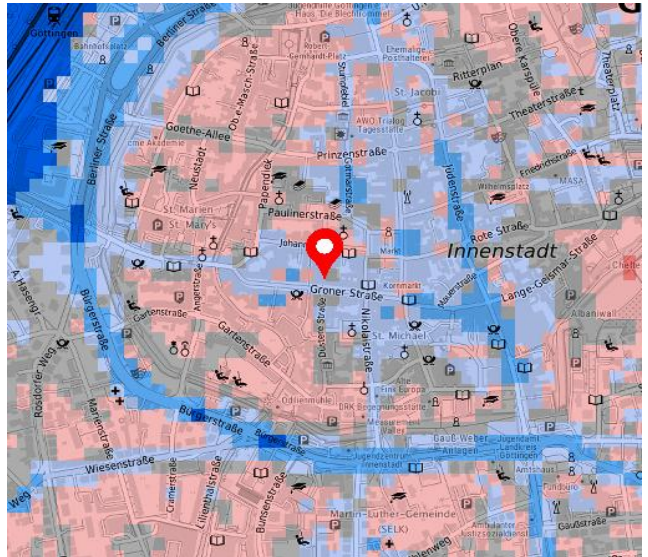
- Adventure pool
- Vacation park
- Amusement park
- Garden
- Zoo
- Hospital, clinic, rehab
- Educat. Instit., private
- Educat. Instit., public
- Embassy, consulate

## Traffic



- Train
- Bus
- Tram
- Cab
- Car-sharing
- Ship / Ferry

## Rating noise pollution



- 1.0 - unsuitable location
- 1.5 - unfavorable location
- 2.0 - location with deficits
- 2.5 - location with slight deficits
- 3.0 - average location
- 3.5 - average-good location
- 4.0 - good location
- 4.5 - very good location
- 5.0 - best location

# 7 Glossary

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- 1. Regionalisation** The majority of the public data for the Location Analysis is available at communal level. However, a smaller-scale distinction is desirable, particularly with regard to prices, which is why municipalities with over 50,000 inhabitants are divided into smaller units (just over 13,000 FPRE localities) on the basis of zip codes. FPRE calculates and reports prices at this level.
- 2. Segmentation of demand, housing market** The basis for the development of the demand segments developed by Fahrländer Partner is a classification of German households in the three dimensions of social class, lifestyle and life phase, taking into account population, income and labor market data. Overall, it is possible to systematically classify households in each municipality into 9 demand segments and 9 life phases. The demand segments are available at hectare, locality, municipality, district, federal state and national level.
- [Methodological description \(in German\)](#)
- 3. Segmentation of demand, office market / retail property market** For the demand segments developed by Fahrländer Partner, the companies in the office market and the retail space market are each classified into 9 groups. While the office market is classified according to the dimensions of “value creation” and “customer intensity”, the retail space market is classified according to the dimensions of “consumer motivation” and “business type”. The resulting segments are examined and described in detail with regard to their behavior on the office and retail space market. The demand segments are an important tool for analyzing locations, for designing office and retail space in line with the market and for marketing.
- [Methodological description office market \(in German\)](#)  
[Methodological description retail property market \(in German\)](#)
- 4. Market values and market rents** Using Fahrländer Partner’s hedonic models, which are based on offer data from real estate portals, an otherwise identical property is valued for each location. The market values or net market rents (per m<sup>2</sup> and month) of different properties are shown in order to depict different market segments.
- 5. Distribution of market values and market rents** Comparative data (EUR/m<sup>2</sup>(mt) or unit prices/rents) of properties of a similar size are used to calculate the price distribution. The basis is Fahrländer Partner’s entire database of offers. The median, 1st and 3rd quartiles as well as a robust upper and lower limit are shown, with the median lying exactly in the middle of the data distribution (i.e. half of the offered prices are higher and half lower than the median).
- 6. Discounting model** Discounting is just as important for determining the value of real estate as the assumptions about income and cost trends. FPRE’s discounting model provides a framework for deriving discount rates that are in line with the market and adapted to the property. A market-oriented discount rate for the most important real estate uses is modeled at local level on the basis of comparative values. With the help of a generalization model, which is essentially based on the municipal macro-location ratings, realistic discount rates can also be derived for regions with scarce data. The model is available for rental apartments, offices, retail space and commercial properties.
- 7. Macro-location rating** FPRE’s macro-location rating assesses municipalities in terms of both their current and future attractiveness compared to other municipalities. It is a relative rating based on a series of indicators. These are graded individually and then - depending on the type of use - grouped into four or five main indicators, each of which is given a score. The macro-location rating is available for rental apartments, office, retail and commerce / industry.
- 8. Micro-location rating** The micro-location rating is based on around 60 small-scale indicators that are available for the entire German settlement area in a 25 x 25 meter grid. These are incorporated into the sub-ratings for sunlight, views, neighborhood image, services, leisure/recreation, public transport, road access and noise pollution. The sub-ratings are then combined into micro-location ratings for residential, office and retail, depending on the type of use.
- 9. List of abbreviations**
- |                            |   |
|----------------------------|---|
| CON:                       | Federal Institute for Research on Building, Urban Affairs and Spatial Development |
| EH:                        | Condominiums  |
| EUR/m <sup>2</sup> /month: | Retail  |
| EUR/m <sup>2</sup> a:      | Euro per square meter and month   |
| IMBAS:                     | Euro per square meter and year  |
| ÖV:                        | Real estate valuation and analysis system (web application)                       |
| PLZ:                       | Public transportation   |
| RA:                        | Postal code   |
| SFH:                       | Rental apartments   |
| SvB:                       | Single-family houses  |
|                            | Employees subject to social insurance contributions                               |

# 8 Impressum

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## About FPRE

Fahrländer Partner AG Raumentwicklung (FPRE) is a private consulting and research company with offices in Frankfurt am Main, Zurich and Bern. FPRE is owned by the managing partners and is completely independent. The company is one of the leading digital data and model providers for real estate appraisal and spatial development. With the real estate appraisal and analysis system IMBAS, FPRE maintains one of the largest real estate economic applications for Germany, Switzerland and the Principality of Liechtenstein. FPRE also provides market data, valuation models and benchmarks via standardized interfaces (API), enabling seamless integrations into digital processes. Ratings, benchmarks and automated valuations are thus made available for the analysis and valuation of entire mortgage or investment portfolios in no time.

The location analysis combines macro and micro location data as well as location ratings for every address in Germany in a clearly arranged form. Specific one-pagers are available for each of the usage types residential, office, retail and industrial. These can be displayed in their entirety or conveniently restricted to individual types of use at the touch of a button. The location analysis can be purchased individually from Fahrländer Partner AG Raumentwicklung or licensed on a flat-rate basis.

## Read more

<https://en.fahrlaenderpartner.de/tools/imbas/standortanalyse/>

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