

Location analysis housing Barckhausstraße 1, 60325 Frankfurt am Main

Location

■ Commune
■ Location

Frankfurt am Main (Code: 6412000)
Frankfurt am Main (PLZ: 60325) (FPRE: DE-06-000018)

■ Type of commune
■ District
■ District type
■ Federal state

Big city
Frankfurt am Main
Kreisfreie Stadt
Hesse



Topics

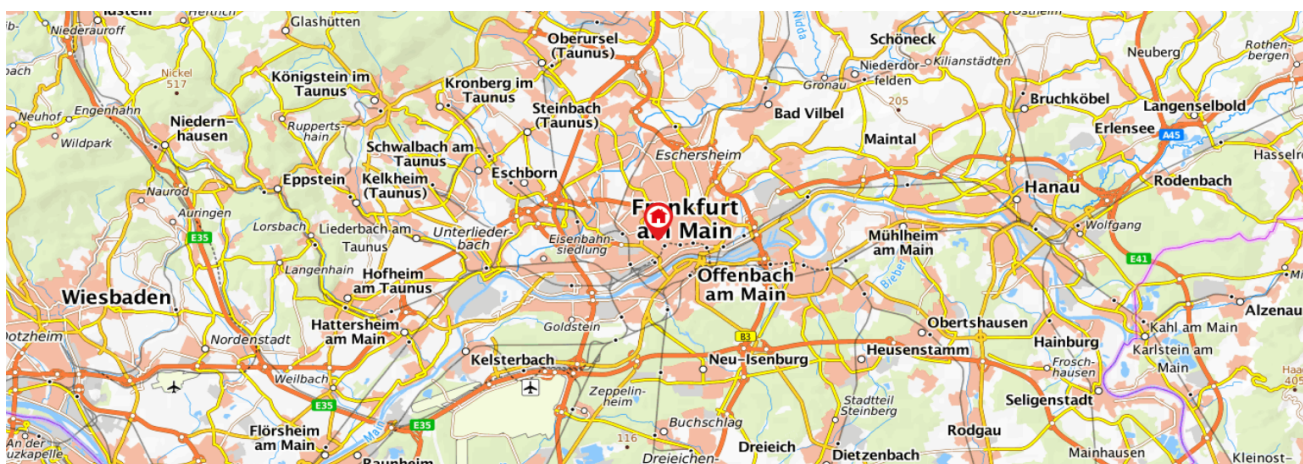
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7 Maps traffic and noise pollution

Macro-location – Overview

District-free city of Frankfurt am Main

Regional embedding



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

Key data commune

	2017	2022	Δ	Purchasing power 2023	Postcode 60325	Commune
Population	746.878	773.068	3,5%	Purchasing power per inhabitant	35.302	28.963
No. of househ.	393.904	403.530	2,4%	Purchasing power per inhabitant (Index)*	134,4	110,2
Foreign pop. share (District)	29,0%	30,9%	1,9%p.	* purch. power / purch. power in GER.		

Location / Transport infrastructure

State capital	Wiesbaden	31 km	Nearest city	Offenbach am Main	5 km
Next major centre	Offenbach am Main	5 km	No. of regional train stations	34	
Next medium-sized centre	Neu-Isenburg	6 km	No. of long-dist. train stat.	5	

Macro-location description

Frankfurt am Main (PLZ: 60325) is located in the district-free city of Frankfurt am Main in the federal state of Hessen. Frankfurt am Main has a population of 773.068 (31.12.2022), which is distributed over 403.530 households (2022), resulting in an average household size of approximately 1,92 persons. Frankfurt am Main is densely populated and is located, according to the BBSR definition, in the agglomeration («Verdichtungsraum») of Rhein-Main. BBSR spatially locates Frankfurt am Main in the residential market region of Frankfurt am Main, which is identified, based on demographic and socio-economic demand factors, as a growing above average region.

Throughout the years of 2016 and 2021, Frankfurt am Main reports yearly average net migration of 1.193 persons. Compared to the national development, Frankfurt am Main hereby shows below-average immigration. In 2021, the age groups of 18 to 24 and 25 to 29 stand out with the highest migratory balances of 4.286 and 2.054 persons, whereas the age groups of 30 to 49 and 0 to 17 count the lowest migratory balances with -7.570 and -2.429 persons.

According to Fahrländer Partner (FPRE), in the year of 2022, approximately 39,7% of the resident households belong to the higher social classes (Germany: 34,0%), 30,2% of the households belong to the middle classes (Germany: 35,7%) and 30,1% belong to the lower social classes (Germany: 30,3%). The majority of the households, approximately 20,1% (Germany: 19,3%) belongs to the group of «Older single» (55+ years), followed by the group of «Family with children» (regardless of age) with a share of 18,9% (Germany: 25,1%) and the group of «Middle-aged single» with 14,6% (Germany: 9,7%).

At the federal states' elections in the year of 2023, approximately 32,1% of the voters (valid second votes) in Frankfurt am Main voted for CDU/CSU (Federal state of Hessen: 35,6%), 24,0% voted for DIE GRÜNEN (Federal state of Hessen: 14,2%) and 17,1% voted for SPD (Federal state of Hessen: 18,3%). At the federal elections of 2021 in Frankfurt am Main, approximately 24,6% of the voters (valid second votes) voted for DIE GRÜNEN (Germany: 14,8%), 22,5% for SPD (Germany: 25,7%) and 7,9% for Others (Germany: 8,7%). At the European Parliament election 2019, most votes were counted for the political parties DIE GRÜNEN with 31,3% (Germany: 20,5%), CDU/CSU with 19,7% (Germany: 28,9%) and SPD with 15,1% (Germany: 15,8%).

As of 2022, Frankfurt am Main reports a housing stock of 408.605 units, being divided into 31.609 single-family houses and 376.996 apartments in apartment buildings. The single-family house rate therefore corresponds to 7,7% and is, in national comparison (30,0%), significantly below average. A majority of 30,3% include apartments with 3 rooms. Furthermore, apartments with 4 rooms (26,5%) and 2 rooms (16,4%) constitute high shares of the housing stock. Average building activity between the years of 2017 and 2022, compared to housing stock figures, amounts to 0,86% and is therefore higher than in Germany (0,61%). This corresponds to the completion of 20.113 accommodation units.

Regional BBSR prognoses at level «district-free city» predict population evolution from 2020 to 2035 of 7,4% or 57.300 persons (Germany: -0,7%). At household level, an evolution of 5,8% or an increase of 24.400 households is predicted (Germany: 1,1%).

According to the FPRE hedonic models (data as of 31 December 2023), the price levels for owner-occupied homes (average new buildings) in Frankfurt am Main (PLZ: 60325) are at 13.674 EUR/m² for single family houses and at 14.075 EUR/m² for apartments. The net market rental price of an apartment in an average location meanwhile is, according to FPRE's hedonic models, 24,4 EUR/m²month for new constructions and 19,3 EUR/m²month for old constructions. In the last 4 years, the prices of average single family houses in the district-free city Frankfurt am Main have increased by 14,1%. The percentage price increase for an average condominium is 14,2%. In the same time period, the market rents changed by 18,8%.

Household structure

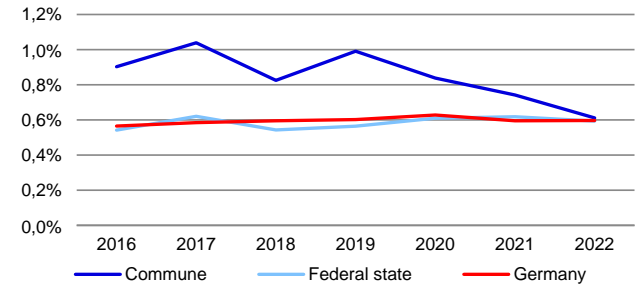
Segmentation of demand 2022	Commune	Germany	Δ (in %p.)
1 Rural-traditional	7,1%	9,2%	-2,1
2 Modern worker	6,0%	9,0%	-3,0
3 Transitional-alternative	17,0%	12,1%	4,9
4 Traditional middle class	7,1%	11,1%	-4,0
5 Liberal middle class	6,0%	10,7%	-4,7
6 Established-alternative	17,1%	13,9%	3,1
7 Upper middle class	9,4%	10,5%	-1,1
8 Professional elite	7,9%	10,2%	-2,3
9 Urban elite	22,4%	13,3%	9,1

Stages in life 2022	Commune	Germany	Δ (in %p.)
Young single	13,4%	8,0%	5,4
Middle-aged single	14,6%	9,5%	5,1
Older single	20,1%	19,5%	0,5
Young couple	3,4%	4,3%	-1,0
Middle-aged couple	3,8%	4,9%	-1,1
Older couple	14,2%	18,4%	-4,1
Family with children	18,9%	25,1%	-6,2
Single-parent family	6,8%	7,8%	-1,0
Co-tenants	4,9%	2,5%	2,4

Housing market Commune

	2017	2022	Δ
Housing stock	389.524	408.605	4,9%
of which single family houses	31.052	31.609	1,8%
Single family house quota	8,0%	7,7%	-0,2%p.
Housing units 1 room	30.179	33.579	11,3%
Housing units 2 rooms	61.908	66.928	8,1%
Housing units 3 rooms	118.673	123.758	4,3%
Housing units 4 rooms	104.652	108.120	3,3%
Housing units 5+ rooms	74.112	76.220	2,8%
Vacancy rate (District, 2018)		< 1%	
Medium building activity (2017 - 2022)		0,9%	

New housing units as % of total housing stock



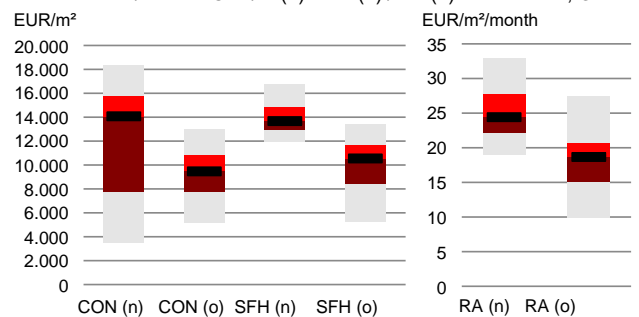
Market values, market rents, price levels

Frankfurt am Main (PLZ: 60325)	EUR/m ²
CON new (average standard), 4 rooms	14.075
CON old (average standard), 4 rooms	9.245
Detached SFH new (average standard)	13.674
Detached SFH old (average standard)	10.548
	EUR/m ² /month
RA new (average standard), 4 rooms	24,4
RA old (average standard), 4 rooms	19,3
Discounting factor for rental apartments (net terms)*	3,0%
Gross multiplier*	30,8
Affordability of market prices (Q1/2024)**	20,6
Affordability of market rents (Q1/2024)***	34,7%

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

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

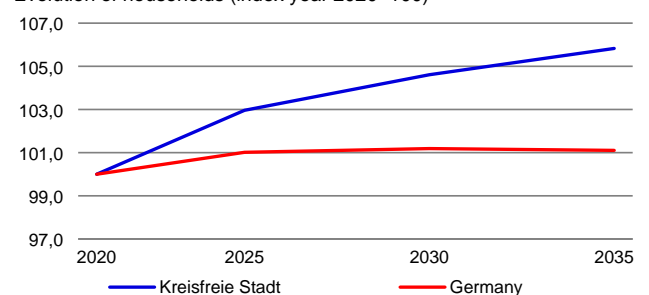
Market values/rents in CHF/m²(a): new (n) / old (o) construction, Offer da



Perspectives

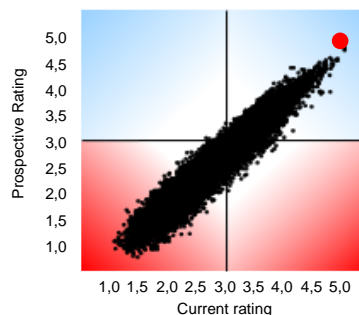
Perspectives 2035: Kreisfreie Stadt	2020 - 2035	p.a.	
Population growth	57.300	7,4%	3.820
Evolution number of households	24.400	5,8%	1.627
Additional demand: rental apartments	18.388	4,9%	1.226
Additional demand: private properties	6.012	19,0%	401

Evolution of households (index year 2020=100)



Macro-location rating of rented apartments

District-free city	current	prospective
Market size	5,0	4,5
Population / Household development	4,5	4,5
Social layers	4,5	4,5
Purchasing power	3,5	3,5
Location / accessibility	5,0	5,0
Overall housing rating	5,00	4,94
Evaluation	Excellent location with an unvarying potential for improvement	



Location of the property



Source: Federal Agency for Cartography and Geodesy (2024)

Micro-location description

The address Barckhausstraße 1 in the city of Frankfurt am Main, zip code area 60325, is according to FPRE's micro-location rating an average to good location for residential real estate (3,5 out of 5,0), a very good location for office space (4,5 out of 5,0) and an excellent location for retail space (5,0 out of 5,0).

According to the data-based rating, the site has an average sunlight exposure (3,2 out of 5,0). In addition, according to FPRE's micro-location rating, there is a restricted view into the distance (2,5 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 average, it is an average location. The image for office use is very good, it is a location with focus on services. The image for retail use is excellent, it is a representative central location. The immediate neighborhood is characterized by old buildings, most of them were constructed in the period between 1949 and 1978. The immediate surrounding area is rather densely populated, the population density is between 100 and 150 persons per hectare.

Overall, the quality of service is rated as good (4,1 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 good (4,0 out of 5,0). The next urban green area is about 450 m away, the next forest about 1,5 km. The distance to the nearest body of water, a river, is about 1,3 km.

The connection to the public transport network is excellent (rating: 4,9 out of 5,0). There are several public transport stops within walking distance. The distance to the nearest tram stop is about 725 m, the distance to the nearest bus stop is roughly 200 m. The distance to the nearest train station is around 250 m.

The location offers excellent connections to the road network (rating: 4,1 out of 5,0). The distance to the nearest highway entrance amounts to approximately 1,9 km.

The location is quiet (rating: 3,5 out of 5,0).

Micro-location rating of rented apartments

Overall rating		3,6
Sun		3,2
View		2,5
Image of the locality		3,2
Services		4,1
Recreation		4
Public transport		4,9
Road network		4,1
Noise pollution (dominant night)		3,5

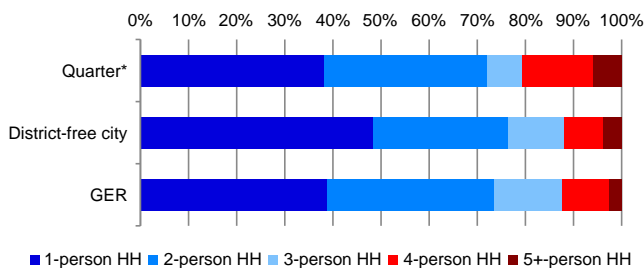
Note: 1 = worst grade, 5 = best grade

Information on the micro-location

Image of the locality

Number of households*	66	Median living space (in m2)**	70 - 79
Dominant lifestyle**	Single-person households	Dominant type of building**	Multi-family house: 7-12 apartments
Dominant age group*	30 - 49	Share of dominant type of building**	34,4%
Share of dominant age group*	44,4%	Dominant building period**	1949 - 1978
Share of German citizens*	64,5%	Share of dominant building period**	45,5%

Household structure



Recreation

Distance to the closest sports and recreation facility (in m)	1.500
Distance to the closest green area (in m)	2.900
Distance to the closest forest (in m)	1.500
Distance to the closest water body (in m)	1.300
Type of the closest water body	River

Microcentricity

Distance to the closest microlocation center (in m)	200	Number of schools***	2
Number of grocery stores***	3	Distance to the closest school (in m)	150
Distance to the closest grocery store (in m)	300	Distance to the closest university (in m)	1.000
Distance to the closest shopping center	1.100	Closest university	Frankfurt am Main HfM
Closest shopping center	Frankfurt (Main) Hauptbahnhof		

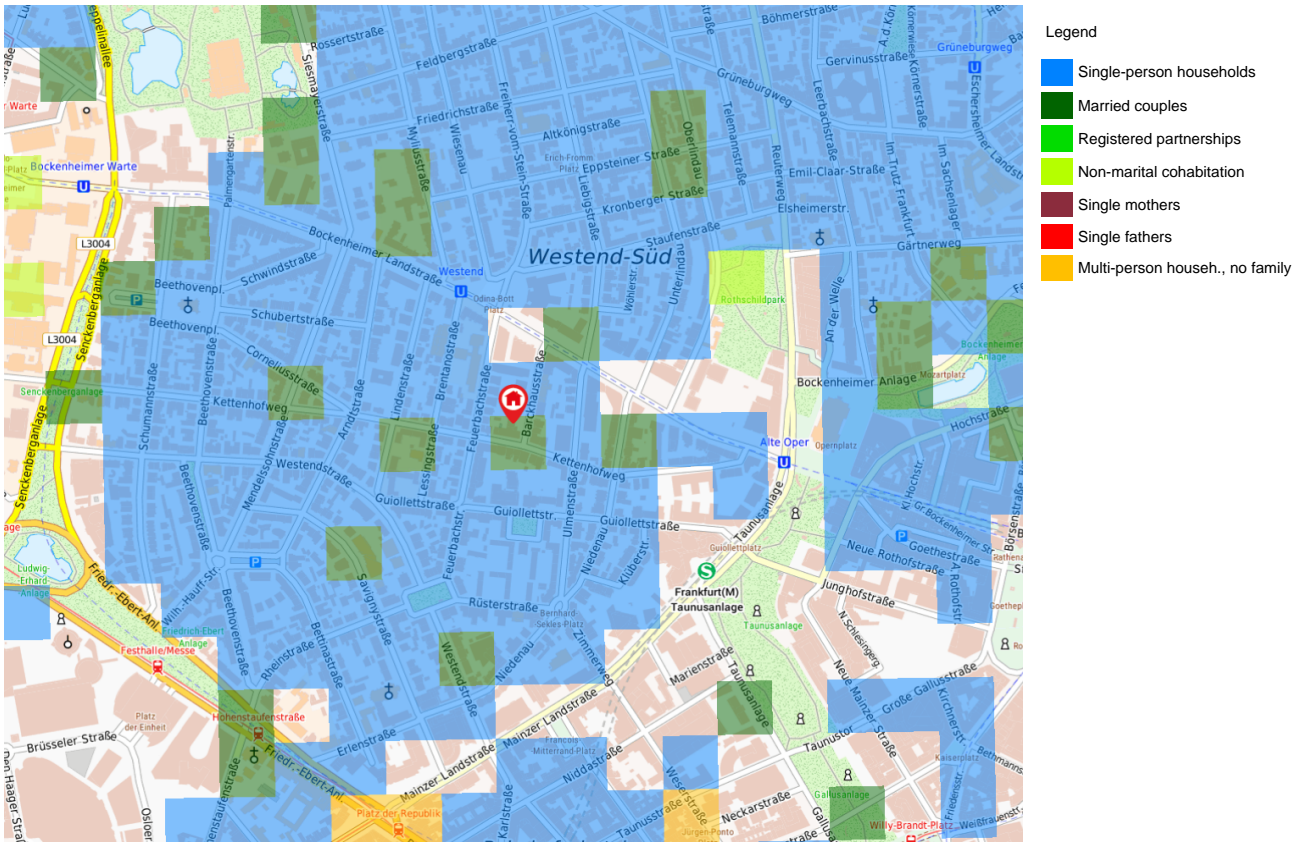
Traffic

Number of public transport stops***	15
Distance to the nearest public transport stop (in m)	200
Distance to the nearest ICE station (in m)	1.000
Distance to the closest internat. airport	9.800
Name of the airport	Frankfurt am Main
Distance to the nearest freeway junction (in m)	1.900

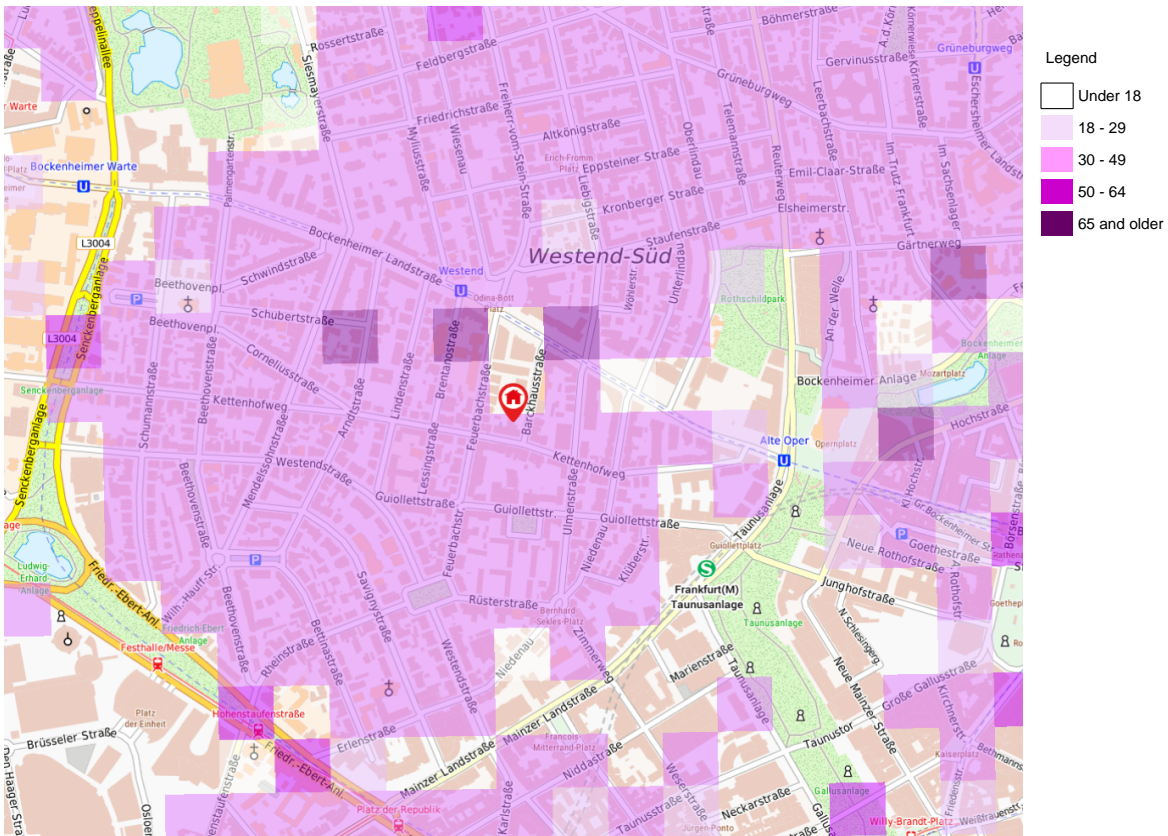
*within 100m; **within 300m; ***within 500m.

Sources: BKG (2024), EHI (2021), FPPE (1st quarter 2024), GISU (2019), meinprospekt.de (2020), OSM (2021), schulliste.eu (2020), Zensus (2011).

Dominant lifestyle

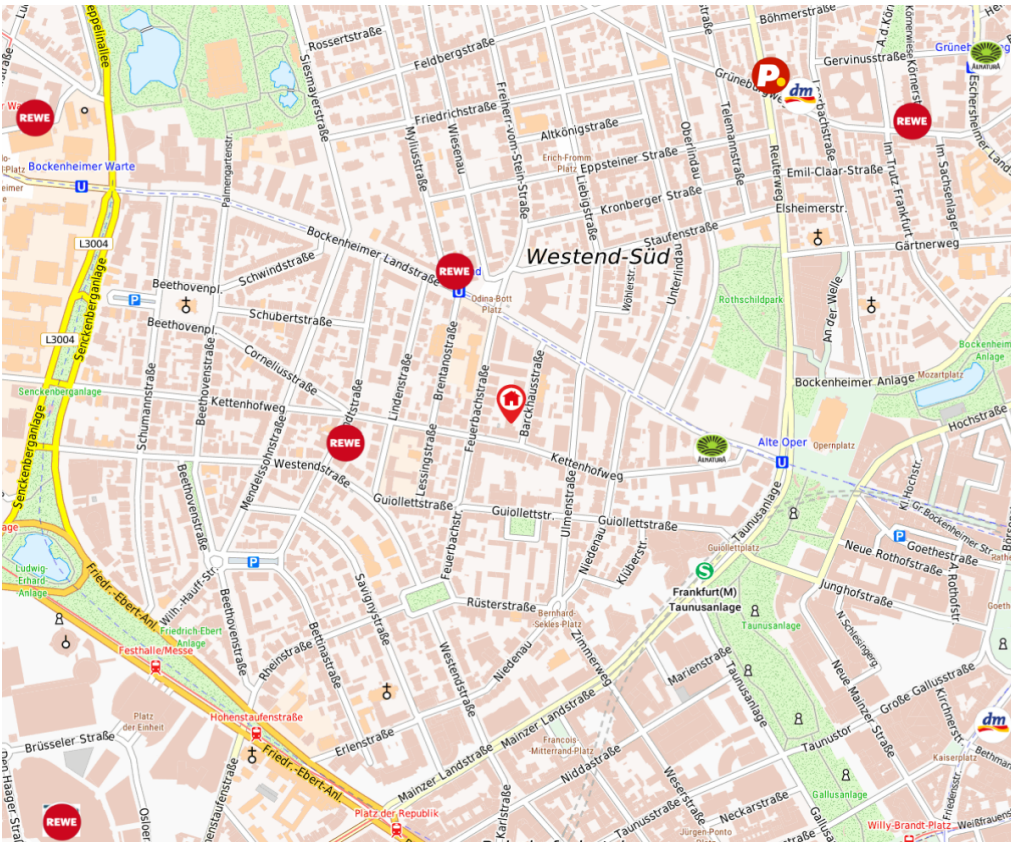



Dominant age group



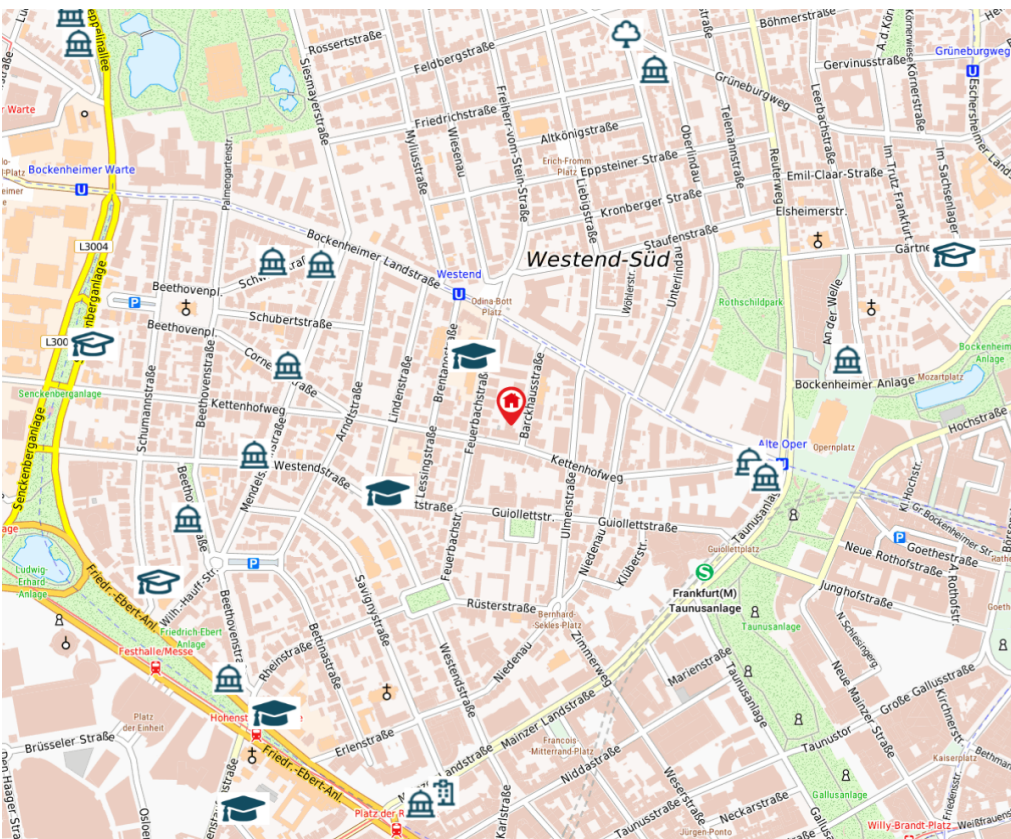
Sources: BKG (2024), FPRE (2022), Zensus (2011).










Grocers and shopping malls



- Legend
-  Shopping mall
 -  Grocer

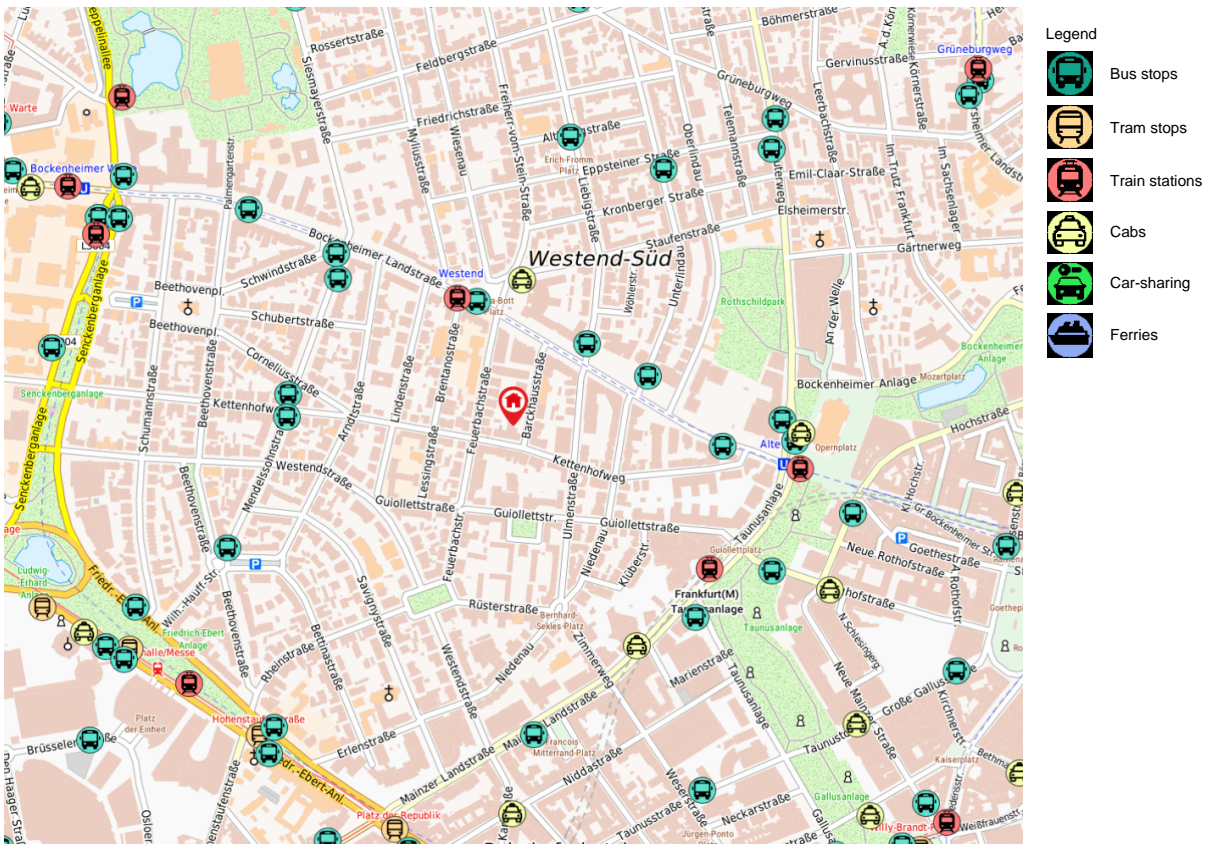
Points of interest



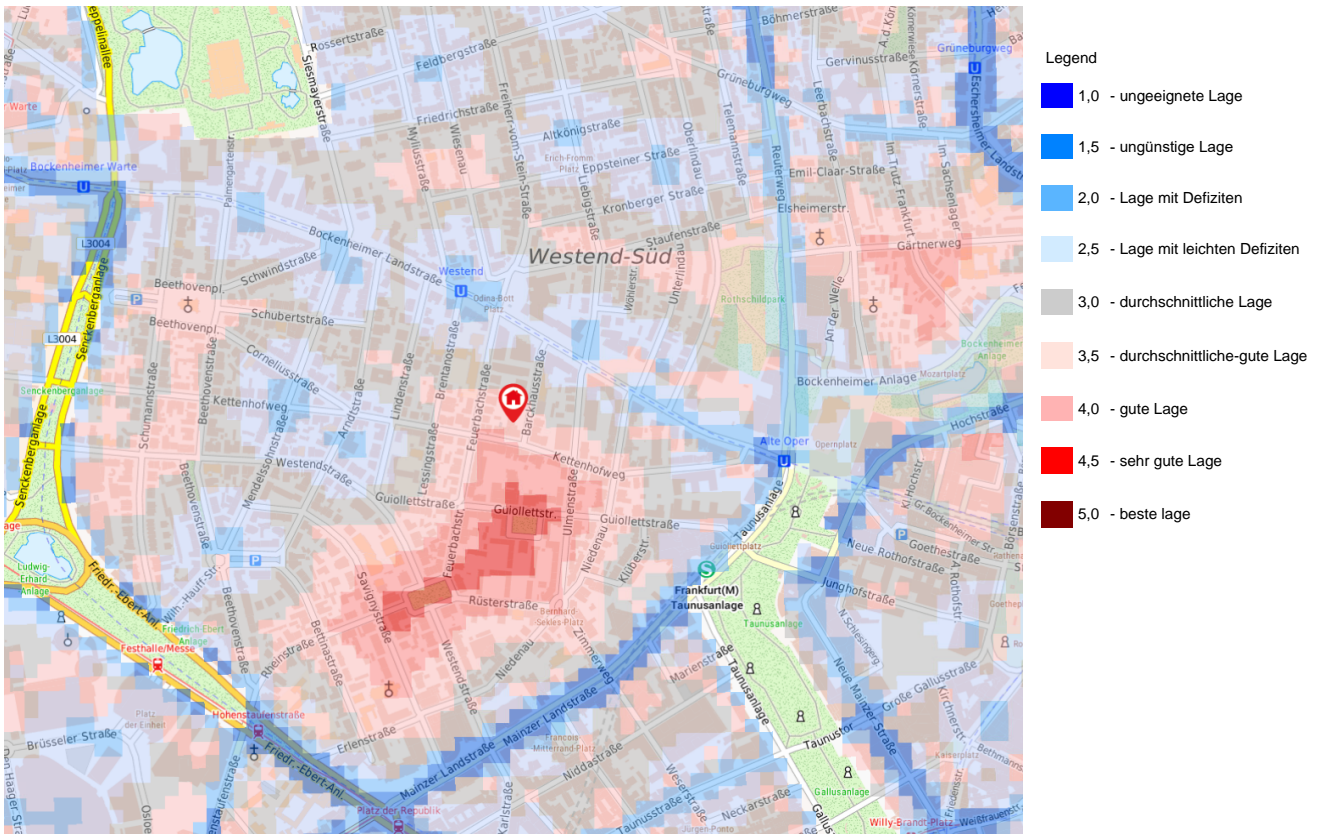
- Legend
-  Adventure pools
 -  Vacation parks
 -  Amusement parks
 -  Gardens
 -  Animal parks
 -  Hospitals, clinics, rehab
 -  Educat. Instit., private
 -  Educat. Instit., public
 -  Embassies, consulates

Sources: BKG (2024), EHI (2021), FPRE (2022), GISU (2019), OSM (2021).

Traffic



Rating noise pollution



Sources: BKG (2024), FPRE (2022), GISU (2019), OSM (2021).

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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.

More information:

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

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