

# Communal commercial check

## City of Göttingen



### Location

Commune  
Location

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

Commune type  
District  
District type  
Federal state

■ City  
■ Göttingen  
■ Rural district  
■ Lower Saxony



### Topics

1. Labour market
2. Key figures: Economy
3. Branch structure and structural change
4. Key branches
5. Branch division comparison
6. Segmentation of demand in the office market
7. Segm. of demand in the retail property market
8. Real estate offers
9. Population
10. Taxes, income and purchasing power
11. Market rents and price levels
12. Accessibility and infrastructure
13. Perspectives 2040

# Summary: Macro location text commerce

## City of Göttingen

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The City of Göttingen is part of the Rural district Göttingen in the federal state of Lower Saxony. Göttingen has a population of 127.259 inhabitants (31.12.2024), living in 68.380 households (2025). Thus, the average number of persons per household is 1,78. The yearly average net migration between 2018 and 2023 for Göttingen is 188 persons. In comparison to national numbers, above-average emigration can be observed in Göttingen within this time span. According to Fahrländer Partner (FPRE), in 2025 approximately 32% of the resident households on municipality level belong to the upper social class (Germany: 34,4%), 31,7% of the households belong to the middle class (Germany: 35,9%) and 36,4% to the lower social class (Germany: 29,7%). The yearly purchasing power per inhabitant in 2026 on the communal level amounts to 29.099 EUR, at the federal state level Lower Saxony to 30.292 EUR and on national level to 31.193 EUR, NIQ Geomarketing estimates.

On June 30, 2025 there were 75.126 registered employees subject to social insurance contribution with their place of work in Göttingen. At the same time 47.062 employees subject to social insurance had their place of residence in Göttingen. Therefore the balance of commuter flow adds up to 28.024, resulting from 42.077 in-commuters and 14.053 out-commuters. Since 2020 the number of registered employees subject to social insurance contribution with their place of work in Göttingen has increased by 5,1% (Germany: 4,7%). In 2025 the mean amount of unemployed adds up to 5.586 person. This means a change of 14,2% compared to the year of 2020 on the communal level and 9,4% on the national level.

At the level «Rural district», 12.420 businesses were counted in 2023, which were distributed among 11.116 companies. Their productivity in 2022 as measured by the gross domestic product (GDP) per employee of 72.200 EUR lies below the nationwide productivity of Germany of 85.100 EUR per employee. Throughout the years 2010 - 2022 the GDP per employee increased by 36,7%, whilst the nationwide GDP per employee changed around 50,3%. As measured by the gross value added (GVA) per employee in 2022 the productivity of the 1st sector resulted as the highest with 87.200 EUR (Germany: 64.100 EUR). If subdivided by means of the economic sectors (WZ2008) the «Business services industry» with 111.002 EUR per employee (GVA increase 2010 - 2022: 23,7%) shows the highest productivity, followed by «Agriculture and forestry» with 87.151 EUR (GVA increase 2010 - 2022: 93,8%) and «Manufacturing industry» with 86.976 EUR per employee (GVA increase 2010 - 2022: 36,3%).

Measured by the number of registered employees (work place) «Administrative, social and para-public services» with 52.405 employees and a share of 38,8% is the most prevalent sector on district level, followed by the sector «Corporate services» with 21.916 employees (16,2%) and «Retail» with 13.468 employees (10%).

At communal level, the assessment rate of business taxes ("Hebesatz für die Gewerbesteuer") in the year 2024 lies at 430. The lowest value at level «Rural district» lies at 300, whereas the highest value lies at 460. At federal state level, a range from 300 to 520 is reported, whereas Germany has a range from 200 to 700.

The BBSR calculates within its framework of regional prognosis on the scale of «Rural district» with a population growth from 2022 to 2040 of -3,4% or -11.000 person (Germany: 00%). The number of households during this period is expected to grow with -4%, which represents a decrease of 7.028 households (Germany: 1,5%). Regarding the labour market, the BBSR expects a decline of the working population of about -12,2% (Germany: -7%) at the level of the spatial planning region Göttingen in its forecast until 2040. This development is particularly driven by the contribution of the age group 50+ with an expected decline of -23.900 workers.

According to the FPRE evaluation via hedonic modelling (data as of 31 December 2025), the rent level for a typical office space (new construction) in Göttingen is at 14,5 EUR/m<sup>2</sup>month. The rent level for a typical retail space is at 17,5 EUR/m<sup>2</sup>month. In the last 5 years, rents for office surfaces increased by 19,6% in the rural district Göttingen.

# Summary: Communal commercial check

## City of Göttingen

### Location

Commune	Göttingen
Location	Göttingen
Federal state	Lower Saxony
District	Göttingen
No. of regional train stations	1
No. of long-dist. train stat.	1

State capital	Hannover	94 km
Next major center	Kassel	39 km
Next medium-sized centre	Norheim	19 km
Nearest city	Dransfeld	12 km
Next long-dist. train station	Göttingen	0 km
Next international airport	Erfurt-Weimar	94 km

### Key data

Commune of	2020	2025	Δ	Δ DE
Employees	71.500	75.126	5,1%	4,7%
Unemployed persons	4.890	5.586	14,2%	9,4%
Rural district	2018	2023	Δ	Δ DE
Number of businesses	12.529	12.420	-0,9%	0,0%
Number of companies	11.247	11.116	-1,2%	-0,4%
Variety of branches (2024)	concentrated			
Business start-ups (2020-2024)	1.782			
Start-up dynamics	average			

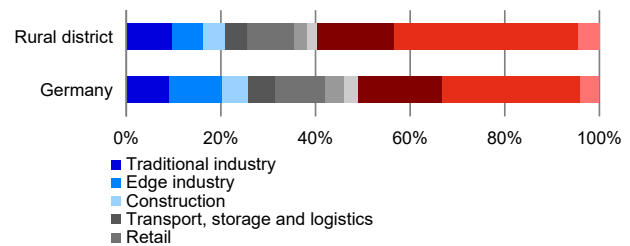
	Postcode 37079	Commune
Purchasing power per inhabitant (2026)	30.929	29.099
Purchasing power per inhabitant (Index, 2026)*	99,2	93,3
Retail purchasing power (Index, 2025)*	102,4	97,4
Retail turnover (Index, 2025)**	219,9	130,4
Retail centrality (Index, 2025)***	214,8	133,9
Assessment rate of business taxes 2024	Commune	DE
	430	200 - 700

\* purch. power (pp) / pp GER, \*\*retails sales / retail sales GER, \*\*\* retail sales / retail pp.

### Key branches 2024: Rural district

	Number of employees	
Human health activities	20.323	15,0%
Education	9.559	7,0%
Retail trade	8.995	6,6%
Public administration and defence; (...)	7.297	5,4%
Social work activities w/o accomod.	6.948	5,1%
Scientific research and development	6.079	4,5%
Listed key branches	59.201	43,6%
Other branches	76.460	56,4%
Total	135.661	100,0%

### Branch structure: employees by branch group



### Nachfragersegmente

Office market 2024	Commune of	GER
1 Service centres	7,1%	8,2%
2 Local service providers	12,3%	16,9%
3 Creative thinkers	34,4%	14,0%
4 Back offices	1,5%	3,2%
5 Public-oriented enterprises	28,4%	35,0%
6 Private consultancies	12,8%	17,2%
7 Specialised performers	0,2%	0,7%
8 Headquarters	3,4%	4,2%
9 Exclusive front offices	0,0%	0,5%

Retail property market 2024	Commune of	GER
1 Service purveyors	20,2%	19,2%
2 Out-of-town shopping	6,1%	8,7%
3 Neighbourhood shops	26,3%	26,0%
4 Specialist retailers	20,0%	18,3%
5 Location generalists	9,0%	8,1%
6 Traditional retailers	3,0%	3,2%
7 Retail chain stores	8,5%	8,4%
8 Retail warehouses	5,1%	5,7%
9 Department stores	1,7%	2,4%

### Market rents and price levels

Göttingen	EUR/m <sup>2</sup> month
Market rent office*	14,5
Market rent retail**	17,5
Discounting factor office (net terms)*	5,4%
Discounting factor retail (net terms)**	5,9%
Gross multiplier Office*	15,7
Gross multiplier Retail**	14,8

\* New construction, average standard and office location. /  
 \*\* New construction, average standard and good retail location.

### Market rents (EUR/m<sup>2</sup>month)

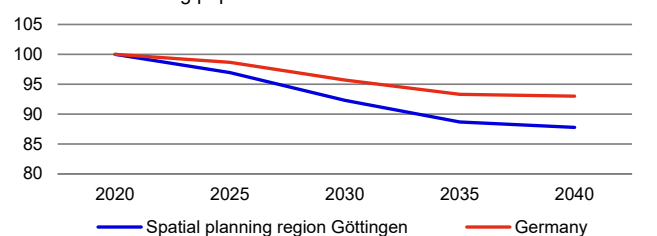


### Perspectives

Perspectives 2040: Spatial planning region	2020 - 2040	p.a.	
Occupied persons	-32.400	-12,2%	-1.620
Ages 0 to 30	-6.700	-12,0%	-335
Ages 30 to 50	-1.900	-1,8%	-95
Ages 50 and older	-23.900	-23,2%	-1.195
	2022 - 2040	p.a.	
Population growth (District)	-11.000	-3,4%	-611
Change in nr. of households (District)	-7.028	-4,0%	-390

Forecasts: Population: 06/2025; Households: 08/2025; Working population: 12/2021.

### Evolution of working population



# 1 Labour market

## Labour market key data: Commune of Göttingen

	2019	2020	2021	2022	2023	2024	2025
Employees, place of work	71.391	71.500	72.751	74.588	74.209	74.900	75.126
Employees, place of residence	44.050	43.552	44.440	45.915	45.868	46.852	47.062
Inward commuters	39.694	39.942	41.191	41.991	41.661	41.802	42.077
Outward commuters	12.382	12.031	12.953	13.377	13.340	13.780	14.053
Unemployed persons	4.263	4.890	4.759	4.507	5.360	5.734	5.586

Note: The figures refer to the number of employees with registered social insurance contributions (SvB). (reporting date: 30.06.).

Source: Bundesagentur für Arbeit, Fahrländer Partner.

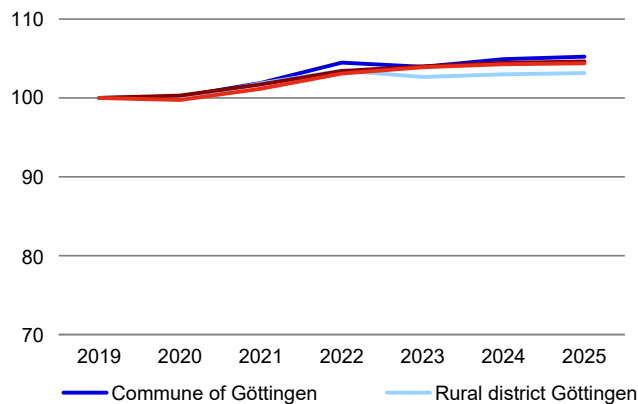
## Businesses and companies: Rural district Göttingen

	2019	2020	2021	2022	2023	2024	2025
Number of businesses	12.883	12.321	12.228	12.415	12.420	-	-
Number of companies	11.610	10.991	10.964	11.142	11.116	-	-

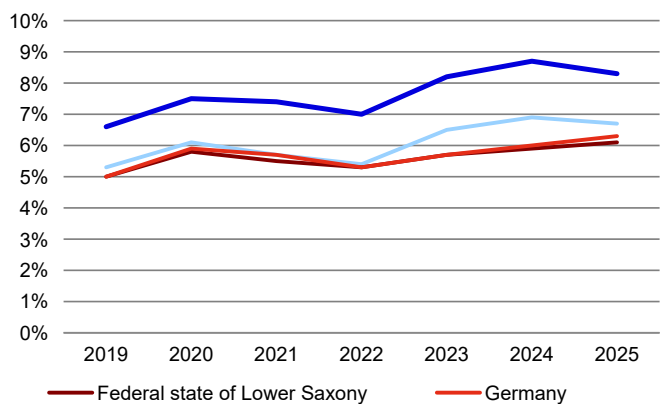
Source: Statistical Offices of the State and Federal States, Fahrländer Partner.

## Indexed evolution of employed persons and unemployment rate

Employees (place of work)



Unemployment rate



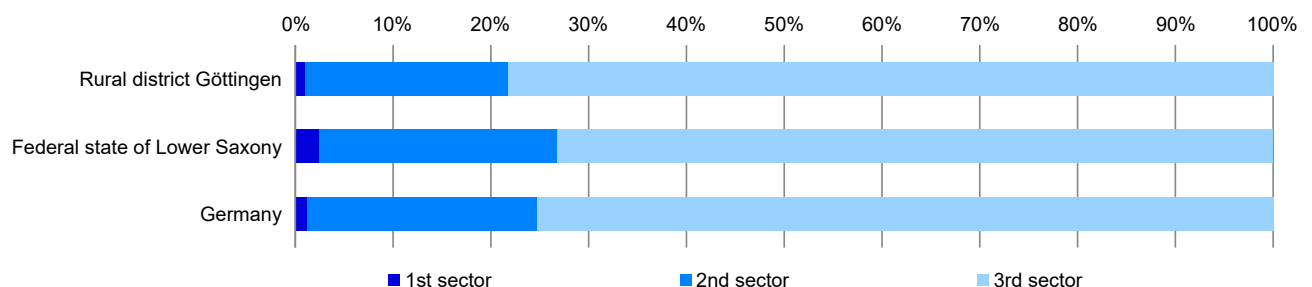
Source: Bundesagentur für Arbeit, Fahrländer Partner.

## Unemployed persons, by selected criteria (2025)

	Total	Rate	long-term	15 to 24	25 to 54	55 to 64
Commune of Göttingen	5.586	8,3%	51,1%	9,4%	66,8%	21,4%
Rural district Göttingen	11.643	6,7%	48,3%	9,8%	63,8%	24,1%
Federal state of Lower Saxony	273.342	6,1%	37,5%	10,0%	65,3%	22,9%
Germany	2.948.092	6,3%	35,1%	9,3%	65,9%	23,1%

Source: Bundesagentur für Arbeit, Fahrländer Partner.

## Occupied persons, by sectors (2023)



Source: Statistical Offices of the State and Federal States, Fahrländer Partner.

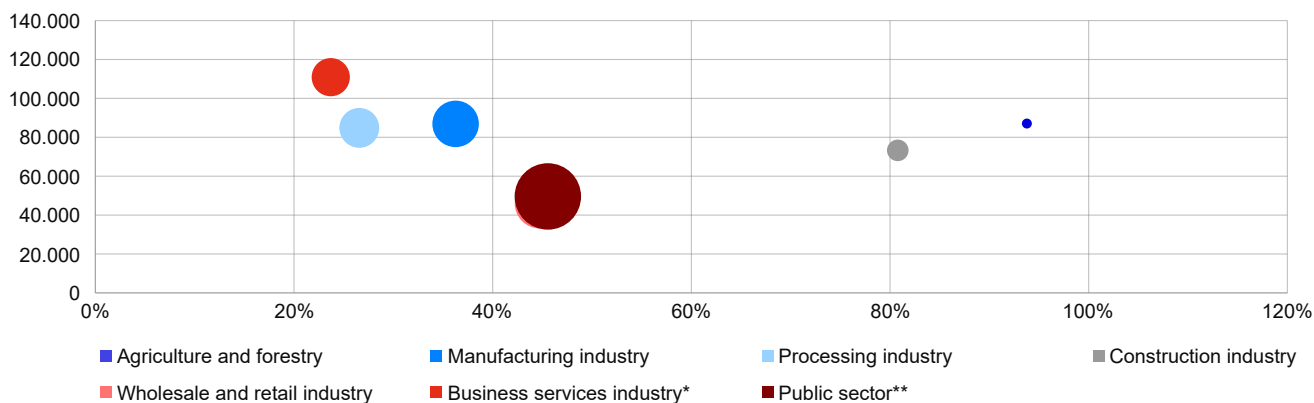
# 2 Key figures: Economy

## Key figures: Economy and productivity

	Rural district Göttingen	Federal state of Lower Saxony	Germany
GDP per workforce (2022)	72.200	81.600	85.100
nominal GDP growth (2010 - 2022)	36,7%	52,6%	50,3%
GVA per workforce (2022)	65.300	73.900	77.000
GVA per workforce (1st sector) (2022)	87.200	75.000	64.100
GVA per workforce (2nd sector) (2022)	87.000	99.700	97.100
GVA per workforce (3rd sector) (2022)	59.400	65.500	70.900

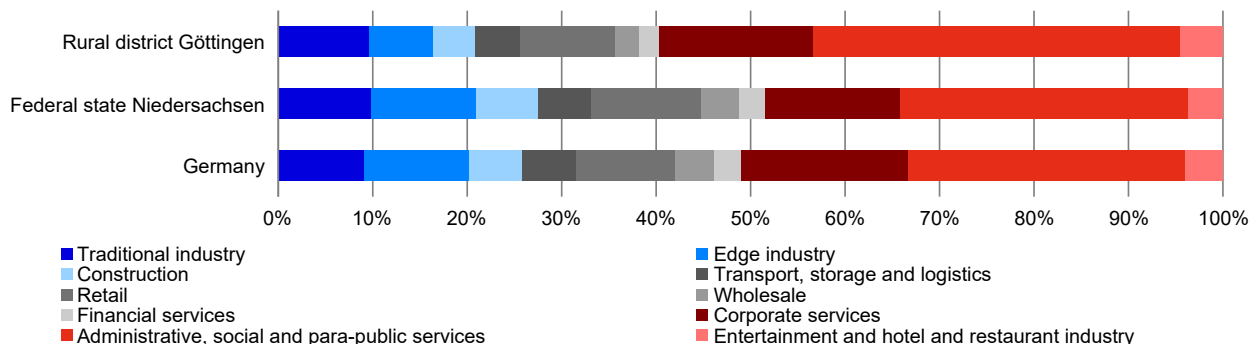
Note: At respective prices.  
Source: Statistical Offices of the State and Federal States, Fahrländer Partner.

## Productivity and development by economic segments: Rural district Göttingen



Note: Productivity per occupied person (2022); Evolution of productivity (2010-2022), at respective prices.; District size in proportion to the number of occupied persons.  
\* Finance-, insurance- and business service industry, real estate and housing. \*\* Public and other service providers, education and health, private households.  
Source: Statistical Offices of the State and Federal States, Fahrländer Partner.

## Branch structure: employees by branch group (2024), 2nd and 3rd sector



Note: Not disclosed values were estimated based on models.  
Source: Bundesagentur für Arbeit, Fahrländer Partner.

### 3 Branch structure and structural change

#### Key figures on economic structure: Rural district Göttingen

	Rural district Göttingen	Federal state of Lower Saxony
Variety of branches (Herfindahl index*, 2024)	concentrated (5)	average (3,81)
Business start-ups (2020 - 2024)	1.782	58.679
Start-up dynamics (2020 - 2024)	average (14,5%)	above average (18,8%)

\* Values of the index multiplied by 100.

Note: Classification in comparison with districts or federal states. Start-up dynamics: business start-ups compared to number of businesses 2017.

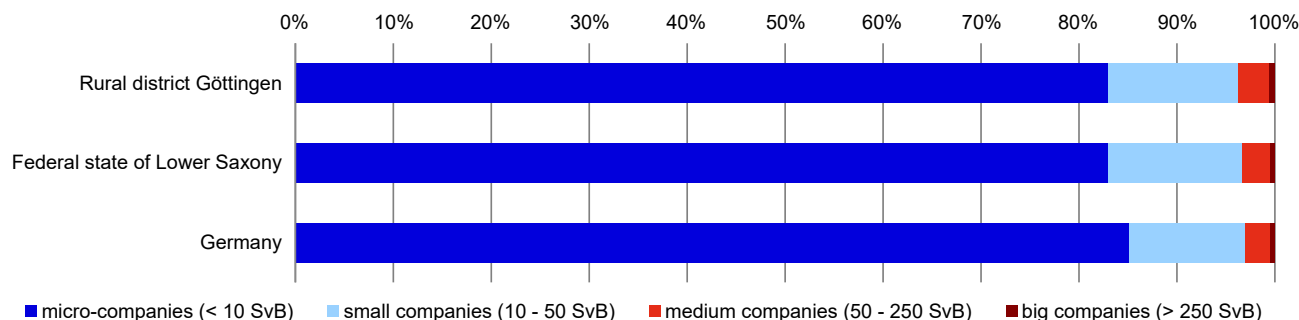
Source: Bundesagentur für Arbeit, Statistical Offices of the State and Federal States, modelling by Fahrländer Partner.

#### Business registrations and deregistrations: Rural district Göttingen (2020 - 2024)

	Rural district Göttingen	Federal state Lower Saxony	Germany
Business registrations	10.101	320.319	3.470.684
New business	81,6%	83,0%	83,2%
thereof operational foundations	21,6%	22,1%	20,7%
Inflow	9,2%	9,8%	10,4%
Take overs	9,2%	7,2%	6,4%
Business deregistrations	7.832	243.181	2.865.424
Closures	78,8%	79,7%	80,8%
thereof operational closures	24,6%	21,6%	19,9%
Outflow	11,6%	11,7%	12,2%
Handing over	9,6%	8,6%	7,0%

Source: Statistical Offices of the State and Federal States, Fahrländer Partner.

#### Companies by number of employees (SvB) (2023)



Note: The figures refer to the number of employees with registered social insurance contributions (SvB).

Source: Bundesagentur für Arbeit, Fahrländer Partner.

# 4 Key branches

## Key branches 2024: Number of employees and development

WZ 2008	Germany	Göttingen		Δ 2015 - 2024	
Q86 Human health activities	8,1%	15,0%	20.323	16,8%	2.927
P85 Education	4,2%	7,0%	9.559	4,2%	381
G47 Retail trade, except of motor vehicles and motorcycles	7,0%	6,6%	8.995	2,2%	193
O84 Public administration and defence; compulsory social security	6,1%	5,4%	7.297	21,8%	1.304
Q88 Social work activities without accommodation	4,5%	5,1%	6.948	24,5%	1.369
M72 Scientific research and development	0,8%	4,5%	6.079	35,3%	1.585
Q87 Residential care activities	3,2%	4,3%	5.811	20,2%	978
F43 Specialised construction activities	4,1%	3,7%	4.962	52,1%	1.700
G46 Wholesale trade, except of motor vehicles and motorcycles	4,1%	2,5%	3.419	-3,1%	-111
C26 Manufacture of computer, electronic and optical products	1,2%	2,3%	3.170	6,7%	199
M70 Activities of head offices; management consultancy activities	2,5%	2,3%	3.129	54,0%	1.097
H52 Warehousing and support activities for transportation	2,2%	2,2%	3.029	34,8%	782
I56 Food and beverage service activities	2,2%	2,2%	2.977	24,7%	589
N81 Services to buildings and landscape activities	2,4%	2,2%	2.957	49,6%	981
G45 Wholesale and retail trade and repair of motor vehicles and motorcycles	2,0%	2,2%	2.935	24,9%	586
C32 Other manufacturing	0,8%	1,9%	2.609	37,5%	711
C25 Manufacture of fabricated metal products, except machinery and equipment	2,2%	1,7%	2.364	32,3%	577
J62 Computer programming, consultancy and related activities	2,8%	1,6%	2.211	70,1%	911
K64 Financial service activities, except insurance and pension funding	1,8%	1,5%	1.989	-10,9%	-244
H53 Postal and courier activities	1,1%	1,3%	1.792	47,2%	575
Listed key branches	63,2%	75,6%	102.555	20,0%	17.090
Other branches	36,8%	24,4%	33.106	-13,3%	-5.088
Total	100,0%	100,0%	135.661	9,7%	12.002

Note: Employees with registered social insurance contributions (SvB) by branches (by classification of 2008) (reporting date: 31.12.).  
 Due to data protection, industries with < 3 employees or only a few companies - which in turn may contain many employees - are not shown.  
 This can lead to essential industries not being listed. Disclosed numbers in the office market were estimated by FPPE.  
 All other disclosed numbers are part of «Other industrial branches».  
 Source: Bundesagentur für Arbeit, Statistical Offices of the State and Federal States, modelling by Fahrländer Partner.

# 4 Core industries by market segment (2)

## Key office branches 2024

Commune	Number of SvB*	
1 Scientific research and development	6.034	25,7%
2 Public administration and defence; (...)	4.652	19,8%
3 Services to buildings/landscape activ.	2.010	8,6%
4 Activities of head offices; (...)	1.682	7,2%
5 Computer programming, consultancy	1.656	7,1%
6 Employment activities	1.119	4,8%
7 Architectural and engineering activities	976	4,2%
8 Legal and accounting activities	927	3,9%
Listed key branches	19.056	81,2%
Other traditional office sectors	4.423	18,8%
<b>Total traditional office sectors</b>	<b>23.479</b>	<b>100,0%</b>

Note: Disclosed numbers were estimated by FPRE, based on models.  
 \* Employees with registered social insurance contributions (SvB)

## Types of goods 2024

Commune	Number of SvB*	
1 Food and beverages	1.594	38,0%
2 Health and body care	732	17,4%
3 Clothing, shoes	380	9,1%
4 DIY, garden and pet supplies	287	6,8%
5 Furniture and furnishings	263	6,3%
6 Sport, free time, toys	164	3,9%
7 Books, magazines, office supplies	108	2,6%
8 Watches, jewellery	38	0,9%
Consumer electronics	0	0,0%
Department stores, non-specialised stores	223	5,3%
Other goods and services	408	9,7%
<b>Total retail</b>	<b>4.197</b>	<b>100,0%</b>

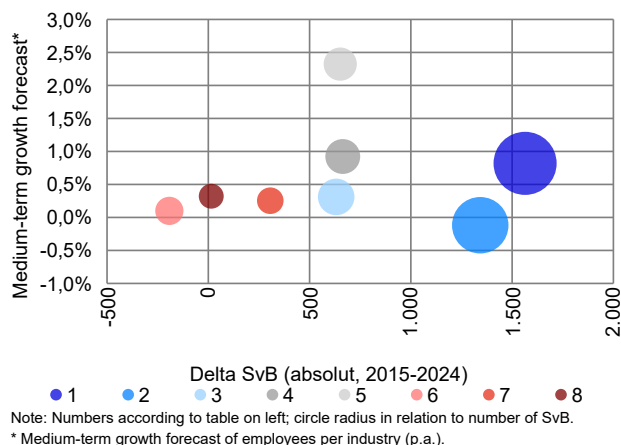
Note: Disclosed numbers were estimated by FPRE, based on models.  
 \* Employees with registered social insurance contributions (SvB)

## Key branches industry 2024

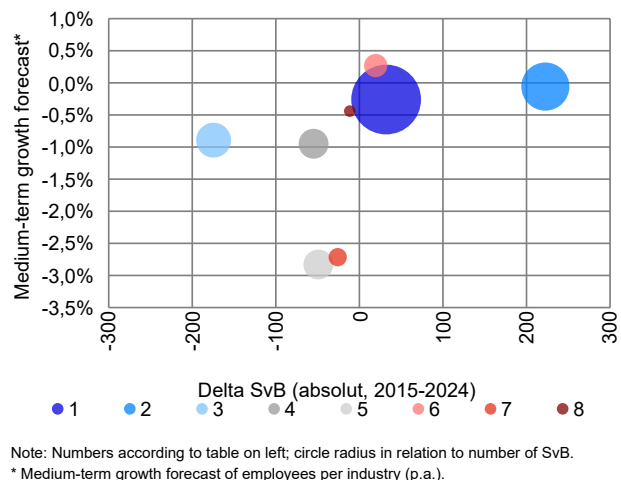
Commune	Number of SvB*	
1 Specialised construction activities	4.962	17,6%
2 Manufacture of computer, (...)	3.170	11,3%
3 Other manufacturing	2.609	9,3%
4 Manuf. of fabricated metal products, (...)	2.364	8,4%
5 Manufacture of rubber/plastic products	1.733	6,2%
6 Manuf. of other non-metallic min. prod.	1.572	5,6%
7 Manufacture of machinery (...)	1.391	4,9%
8 Manufacture of food products	1.371	4,9%
Listed key branches	19.172	68,2%
Other industrial branches	8.952	31,8%
<b>Total**</b>	<b>28.124</b>	<b>100,0%</b>
of which traditional industry**	13.017	46,3%
of which edge industry**	9.110	32,4%
of which construction**	5.997	21,3%

Note: Due to data protection, industries with < 3 empl. or only a few comp. are not shown. These discl. numbers are incl. in «Other industrial branches».  
 \* Employees with registered social insurance contributions (SvB)  
 \*\* Not disclosed values were estimated based on models to determine industry totals.

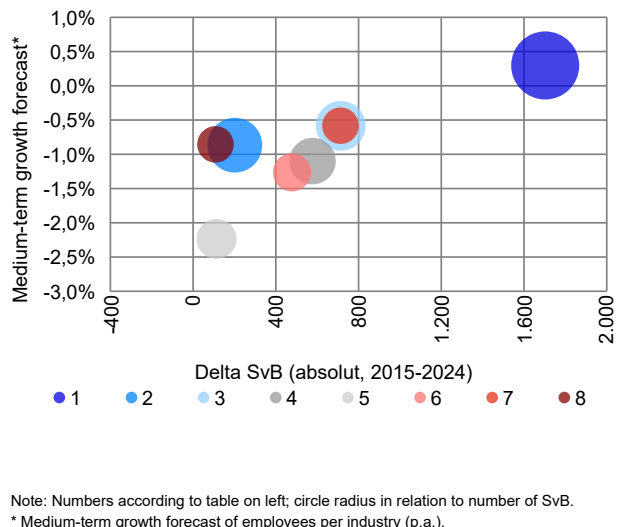
## Growth and sector forecast



## Growth and retail forecast



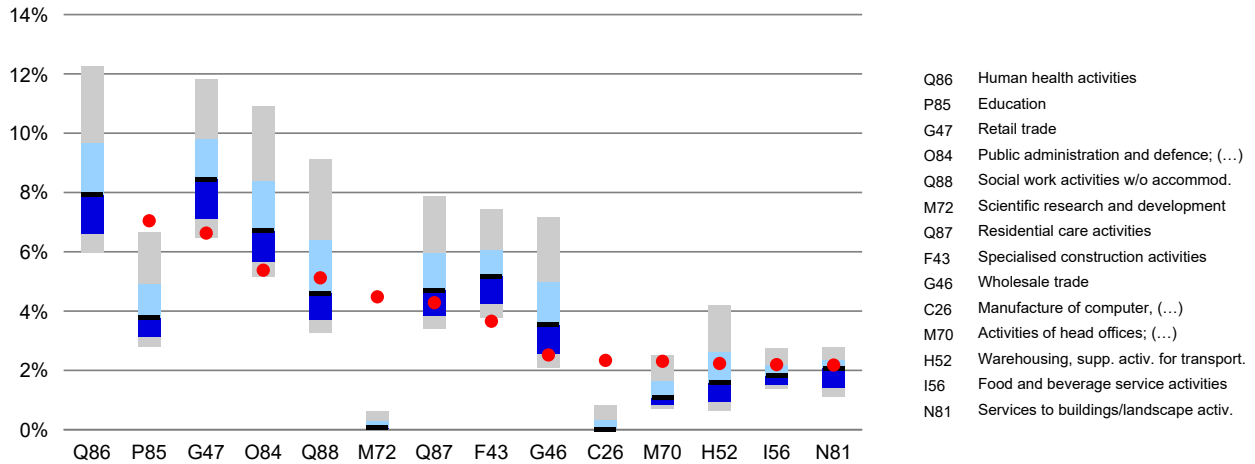
## Growth and sector forecast



# 5 Branch division comparison

## Branch division in the federal state 2024

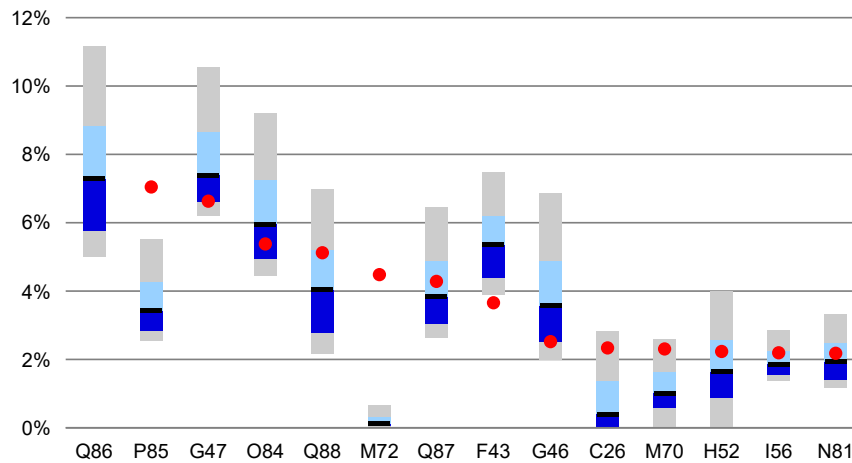
Federal state: Lower Saxony (Number of districts: 45)



Source: Bundesagentur für Arbeit, Statistical Offices of the State and Federal States, modelling by Fahrländer Partner.

## Branch division by district type 2024

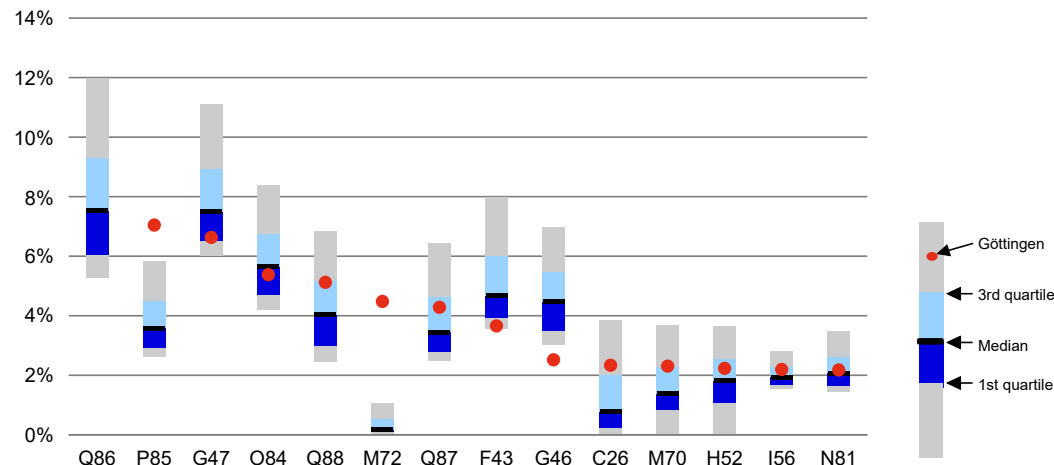
district type: Rural district (Number of districts: 252)



Source: Bundesagentur für Arbeit, Statistical Offices of the State and Federal States, modelling by Fahrländer Partner.

## Branch division in the district type by urban character 2024

District type by settlement structure: Urban districts (Number of districts: 132)



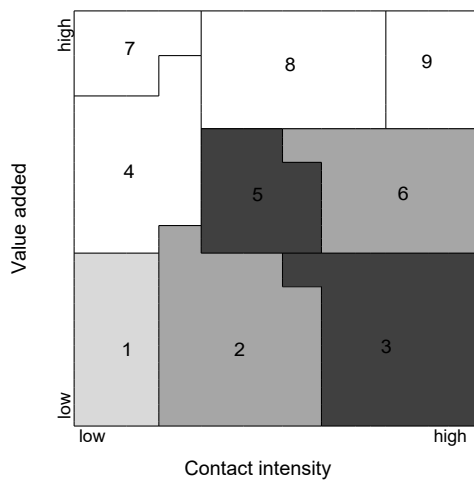
Source: Bundesagentur für Arbeit, Statistical Offices of the State and Federal States, modelling by Fahrländer Partner.

# 6 Segmentation of demand in the office market

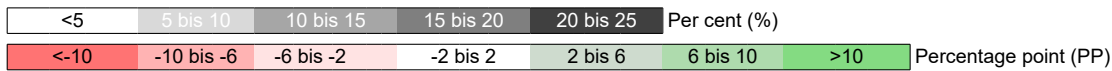
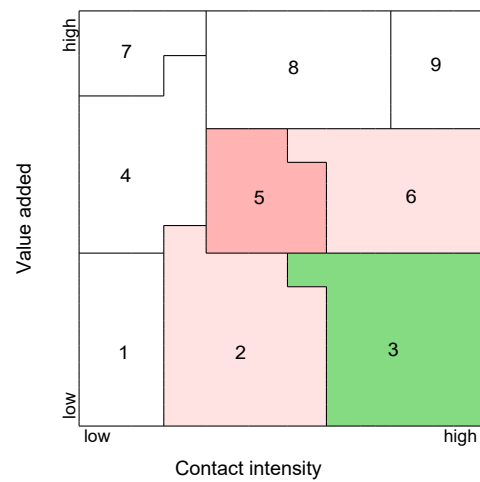
Segmentation of demand 2024	Commune of Göttingen		Rural district Göttingen	Niedersachsen	Germany
	Number of SvB	Distribution*			
1 Service centres	1.504	7,1%	7,3%	8,5%	8,2%
2 Local service providers	2.587	12,3%	13,4%	15,7%	16,9%
3 Creative thinkers	7.266	34,4%	27,5%	13,6%	14,0%
4 Back offices	311	1,5%	1,1%	2,3%	3,2%
5 Public-oriented enterprises	5.983	28,4%	29,9%	40,0%	35,0%
6 Private consultancies	2.695	12,8%	17,0%	16,3%	17,2%
7 Specialised performers	42	0,2%	0,4%	0,5%	0,7%
8 Headquarters	709	3,4%	3,3%	3,1%	4,2%
9 Exclusive front offices	0	0,0%	0,0%	0,0%	0,5%
<b>Total</b>	<b>21.096</b>	<b>100,0%</b>	<b>100,0%</b>	<b>100,0%</b>	<b>100,0%</b>

\* Percentage distribution of SvB. Note: Further information on the individual demand segments (methodological description/factsheets): <https://en.fahrlaenderpartner.de/marktdaten/nachfragersegmente/nachfragersegmente-im-bueromarkt/>  
 Source: Fahrländer Partner.

Distribution of the segments in the Commune of Göttingen



Difference to nationwide percentages



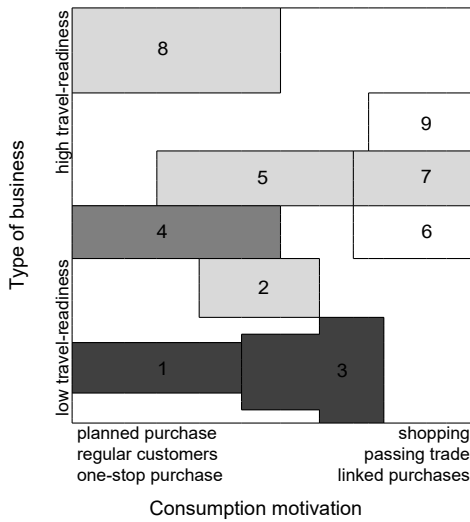
Source: Fahrländer Partner.

# 7 Segmentation of demand in the retail property market

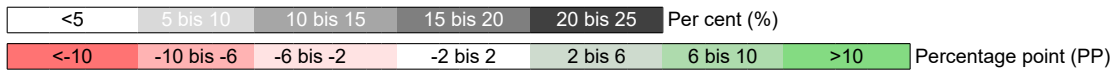
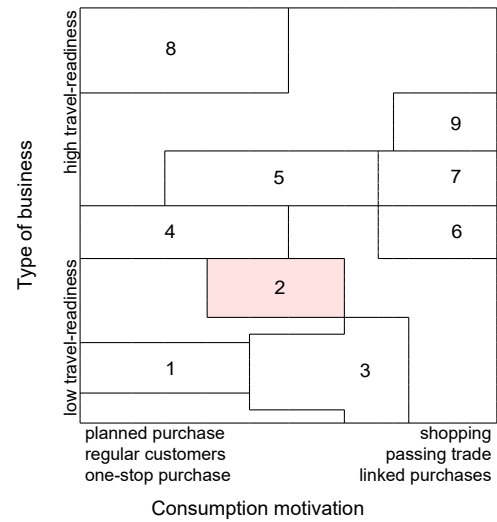
Segmentation of demand 2024	Commune of Göttingen		Rural district Göttingen	Niedersachsen	Germany
	Number of SvB	Distribution*			
1 Service purveyors	1.029	20,2%	20,0%	19,5%	19,2%
2 Out-of-town shopping	312	6,1%	7,7%	10,5%	8,7%
3 Neighbourhood shops	1.341	26,3%	29,2%	26,9%	26,0%
4 Specialist retailers	1.019	20,0%	19,6%	16,4%	18,3%
5 Location generalists	460	9,0%	6,8%	7,5%	8,1%
6 Traditional retailers	152	3,0%	3,6%	3,1%	3,2%
7 Retail chain stores	435	8,5%	7,1%	7,9%	8,4%
8 Retail warehouses	261	5,1%	4,1%	5,8%	5,7%
9 Department stores	89	1,7%	1,8%	2,5%	2,4%
<b>Total</b>	<b>5.100</b>	<b>100,0%</b>	<b>100,0%</b>	<b>100,0%</b>	<b>100,0%</b>

\* Percentage distribution of SvB. Note: Further information on the individual demand segments (methodological description/factsheets): <https://en.fahrlaenderpartner.de/marktdaten/nachfragersegmente/nachfragersegmente-im-bueromarkt/>  
Source: Fahrländer Partner.

Distribution of the segments in the Commune of Göttingen

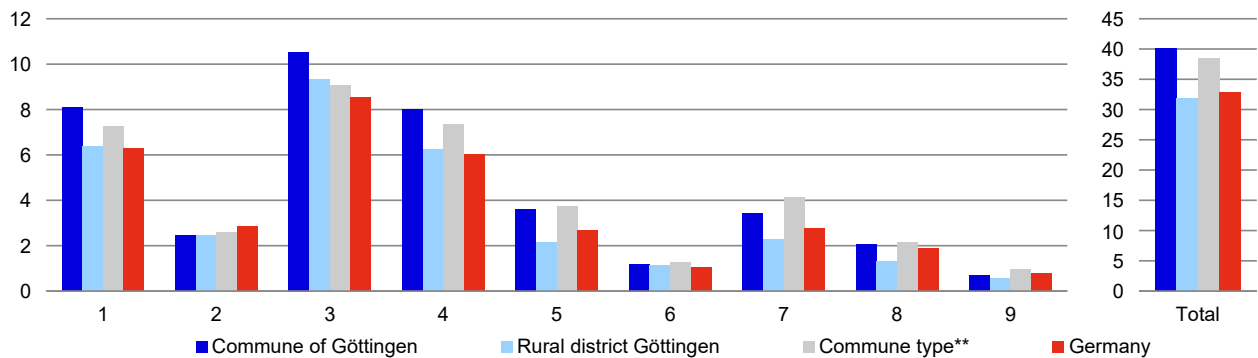


Difference to nationwide percentages



Source: Fahrländer Partner.

Density of supply per segment of demand\*



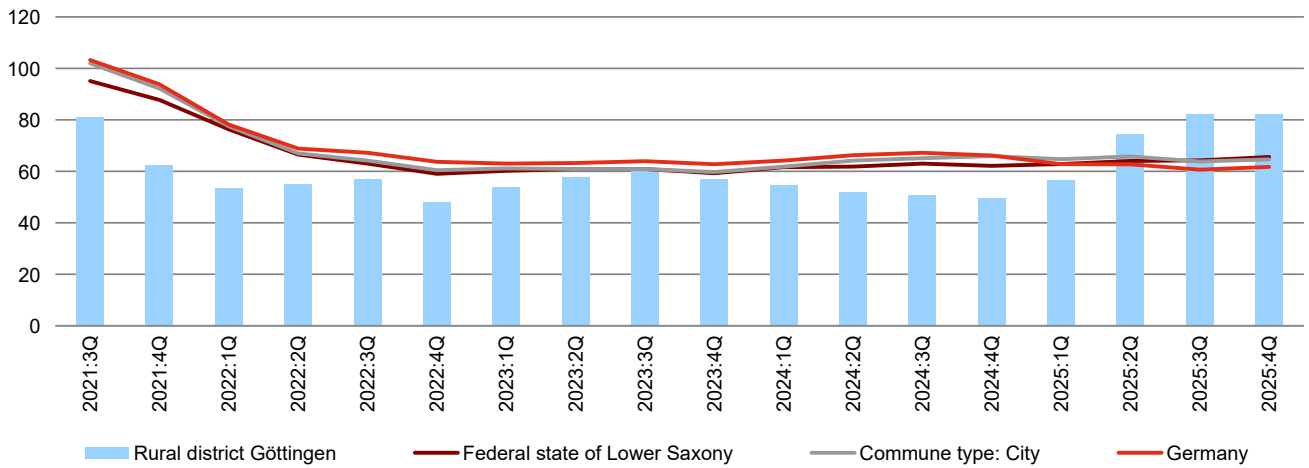
\* Density of supply = SvB per 1'000 inhabitants.

\*\* City.

Source: Fahrländer Partner.

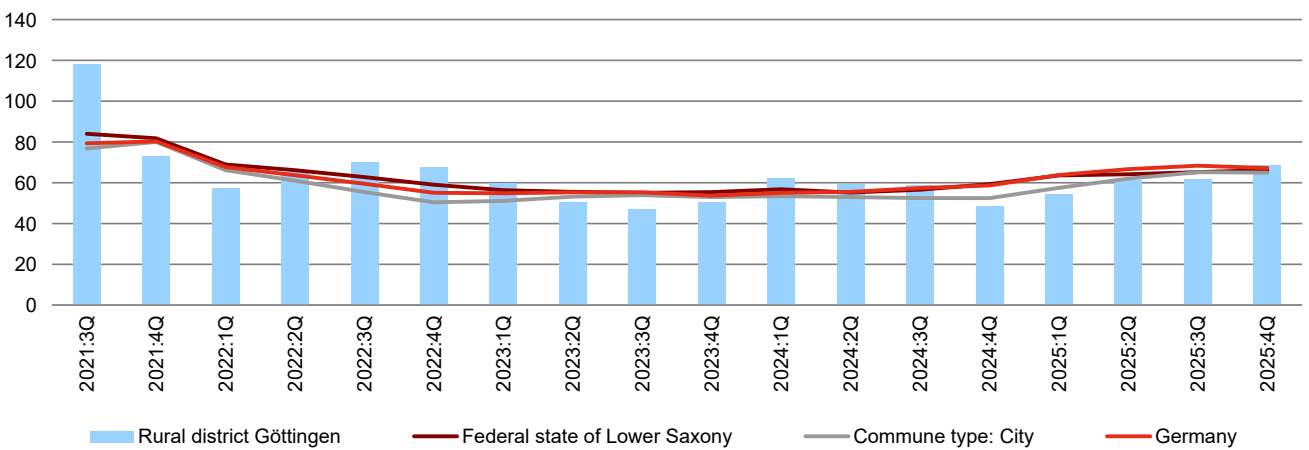
# 8 Real estate offers

Time on market (days) for office spaces



Note: The most recent data point is provisional. \* Amount of data at district level not representative.  
 Source: Offer data from real estate portals, data processing: Fahrländer Partner.

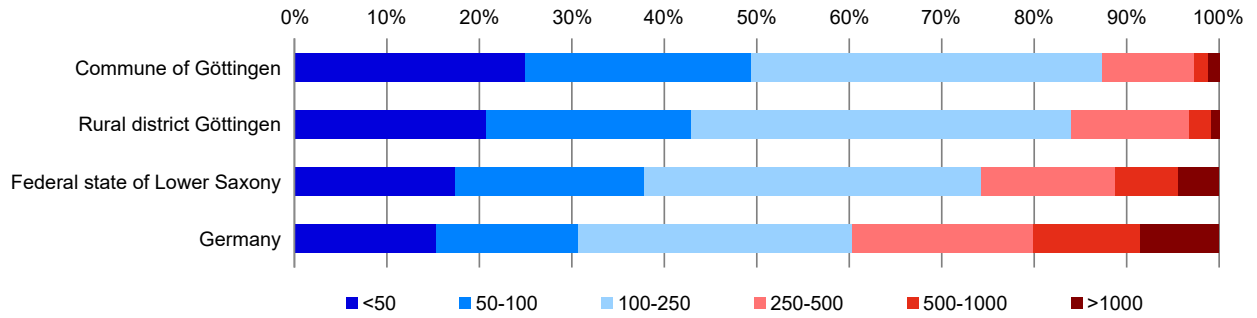
Time on market (days) for retail spaces



Note: The most recent data point is provisional.  
 Source: Offer data from real estate portals, data processing: Fahrländer Partner.

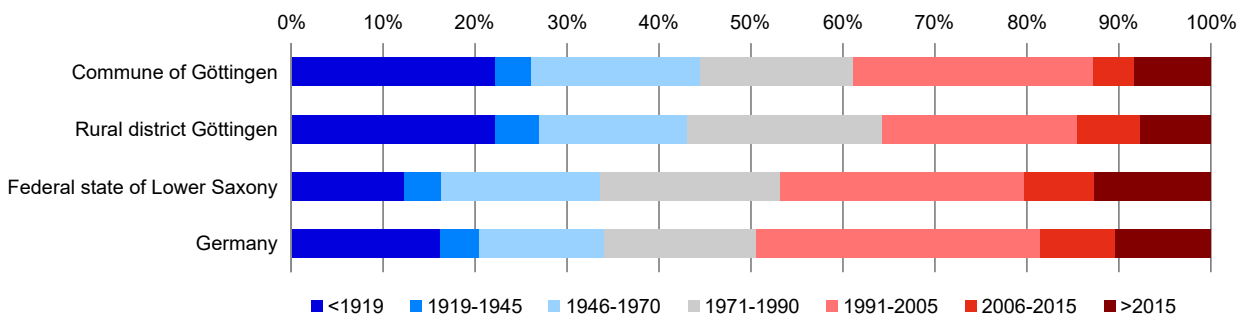
# 8 Real estate offers (2)

Distribution of office real estate advertisements by floor space class (in m2)



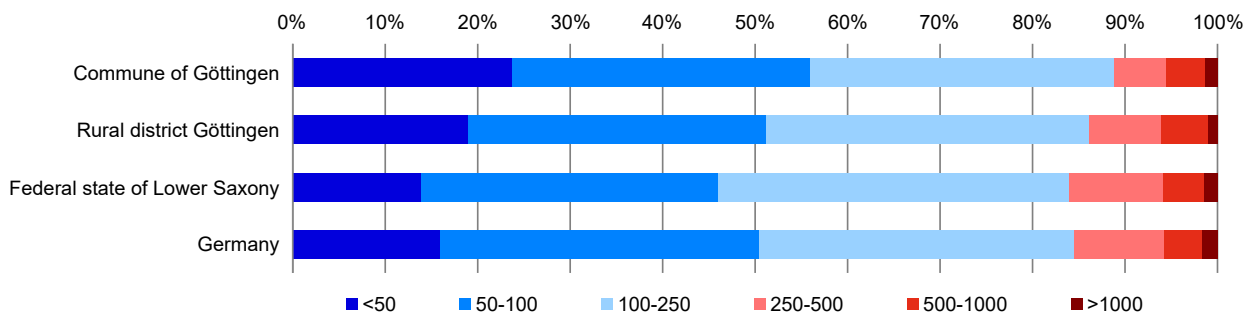
Source: Offer data from real estate portals, data processing: Fahrländer Partner. Data as of 31 December 2025

Distribution of office real estate advertisements by construction period



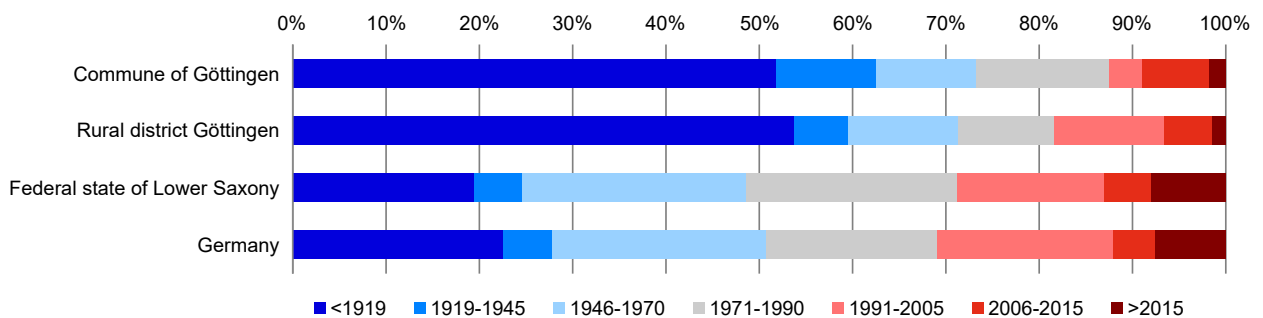
Source: Offer data from real estate portals, data processing: Fahrländer Partner. Data as of 31 December 2025

Distribution of retail real estate advertisements by floor space class (in m2)



Source: Offer data from real estate portals, data processing: Fahrländer Partner. Data as of 31 December 2025

Distribution of retail real estate advertisements by construction period



Source: Offer data from real estate portals, data processing: Fahrländer Partner. Data as of 31 December 2025.

# 9 Population

## Key data population: Commune of Göttingen

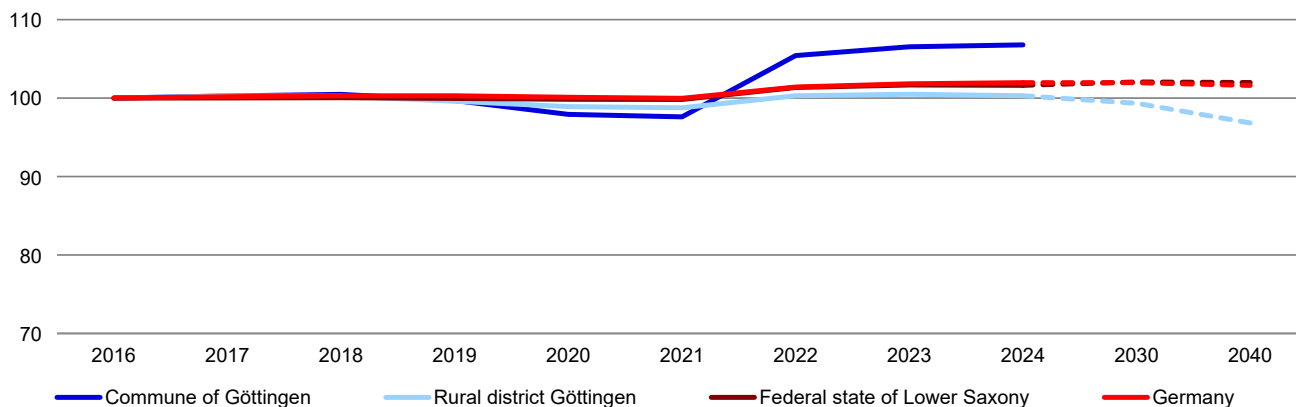
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Population	119.177	119.502	119.742	118.805	116.700	116.325	125.635	126.968	127.259	-
Number of households*	72.720	72.755	72.742	72.024	71.314	69.176	68.769	68.569	68.380	71.584
Ø household size	1,64	1,64	1,65	1,65	1,64	1,68	1,83	1,85	1,86	-
Population growth (%)	0,2	0,3	0,2	-0,8	-1,8	-0,3	8,0	1,1	0,2	-
Foreign population share (%)**	7,5	7,9	8,3	8,5	8,7	9,1	10,7	11,4	11,8	-

\* Projections by Fahrländer Partner until 2019, data from NIQ Geomarketing thereafter.\*\* Data available at district level.

Note: From 2022 onwards, population figures are based on projections from the 2022 census (reference date: December 31). For earlier years, calculations were carried out by FPPE.

Source: Statistical Offices of the State and Federal States, Fahrländer Partner.

## Evolution of population (Index year 2016 = 100)



Note: The dashed lines represent forecasts.

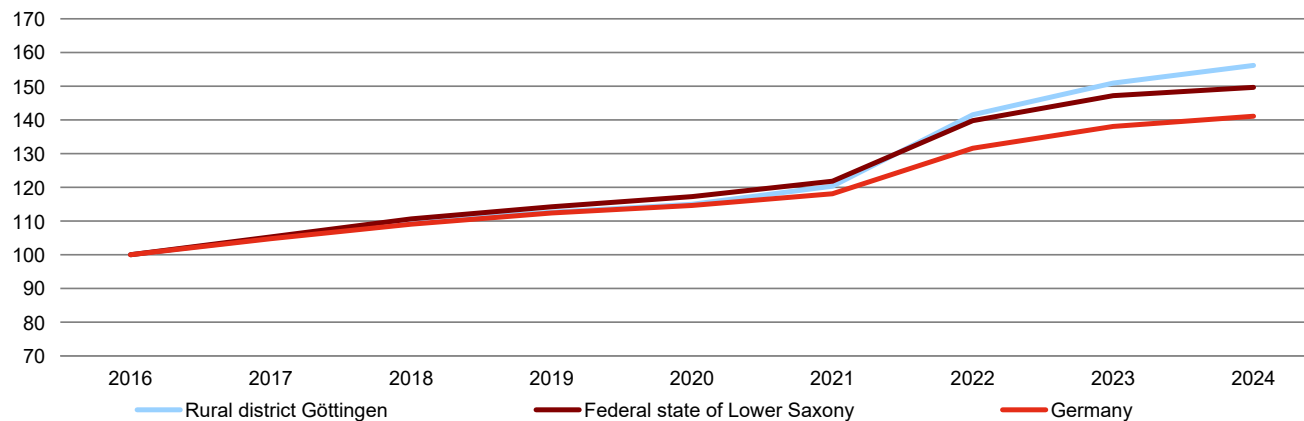
Source: BBSR Bonn, Statistical Offices of the State and Federal States, Fahrländer Partner.

## Population growth 2019-2024 (in %) in comparison with national development

Commune of Göttingen	7,1%	above average
----------------------	------	---------------

Source: Statistical Offices of the State and Federal States, Fahrländer Partner.

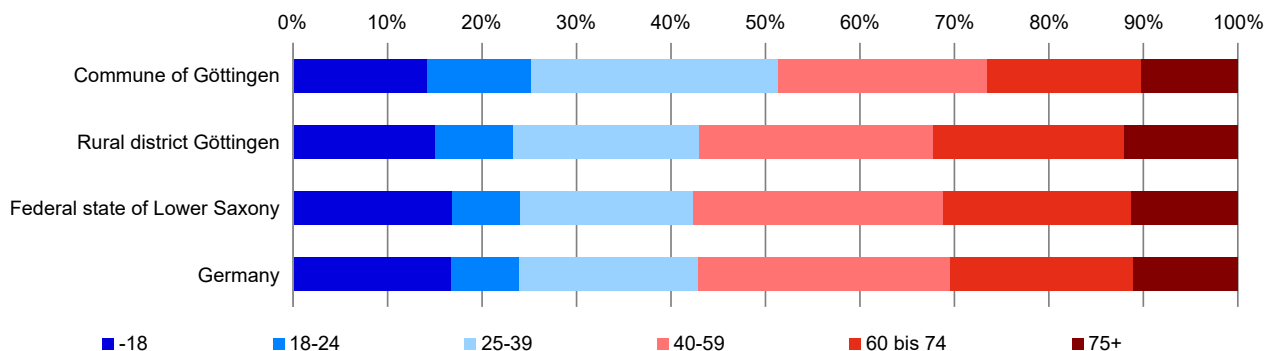
## Foreign population share (Index year = 2016)



Source: Statistical Offices of the State and Federal States, Fahrländer Partner.

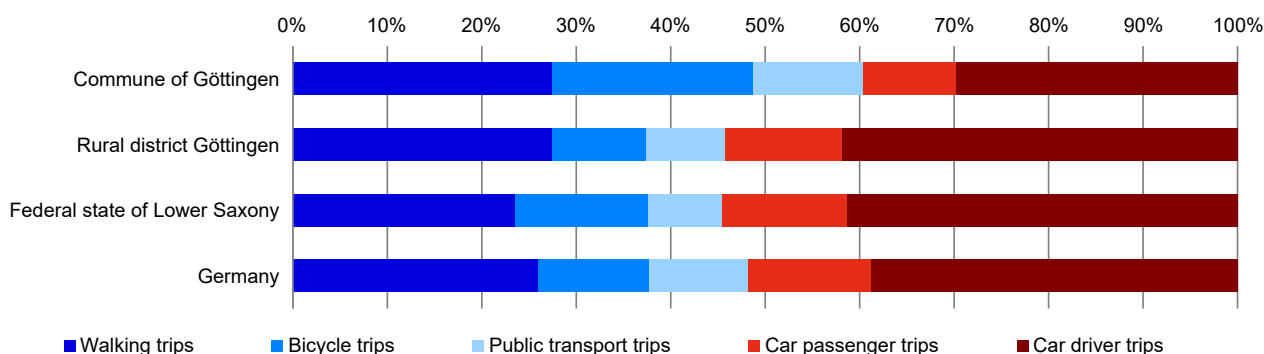
# 9 Population (2)

## Population by age class (2024)



Sources: BBSR Bonn, NIQ Geomarketing, Statistical Offices of the State and Federal States, Fahrländer Partner

## Everyday mobility



Note: Share of daily trips by mode of transport. Each trip counts equally, regardless of distance or purpose.  
Source: Federal Ministry of Transport (BMV).

## Population forecast (2022-2040), by age group

	0-19	20-34	35-49	50-66	67+	Total
Rural district Göttingen (abs.)	5.200	-5.000	4.000	-22.500	7.300	-11.000
Rural district Göttingen	9,4%	-7,7%	7,3%	-26,9%	10,5%	-3,4%
Federal state of Lower Saxony	5,8%	-4,7%	9,1%	-20,0%	19,8%	0,7%
Germany	3,9%	-2,1%	4,8%	-17,1%	16,9%	0,2%

Source: BBSR Bonn, Fahrländer Partner.

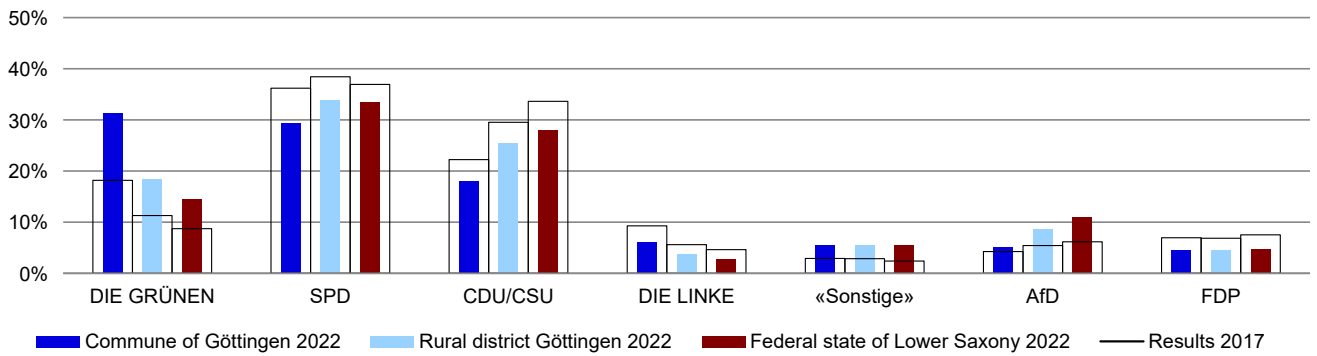
## Household forecasts (2022-2040)

	2025	2030	2035	2040
Rural district Göttingen (abs.)	311	-1.742	-4.540	-7.028
Rural district Göttingen	0,2%	-1,0%	-2,6%	-4,0%
Federal state of Lower Saxony	1,0%	1,7%	2,0%	2,0%
Germany	0,9%	1,4%	1,6%	1,5%

Source: BBSR Bonn, Fahrländer Partner.

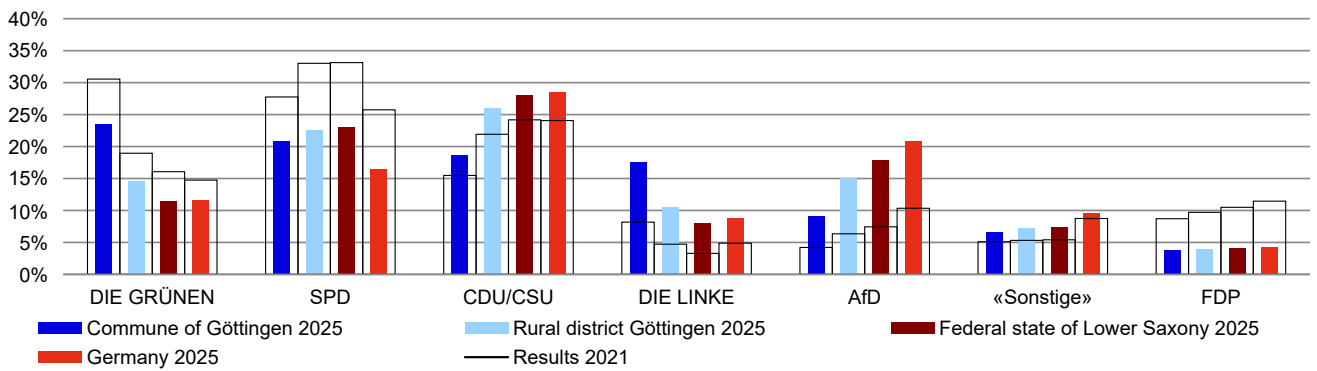
# 9 Population (3)

Federal State elections: 2022 and 2017 in comparison

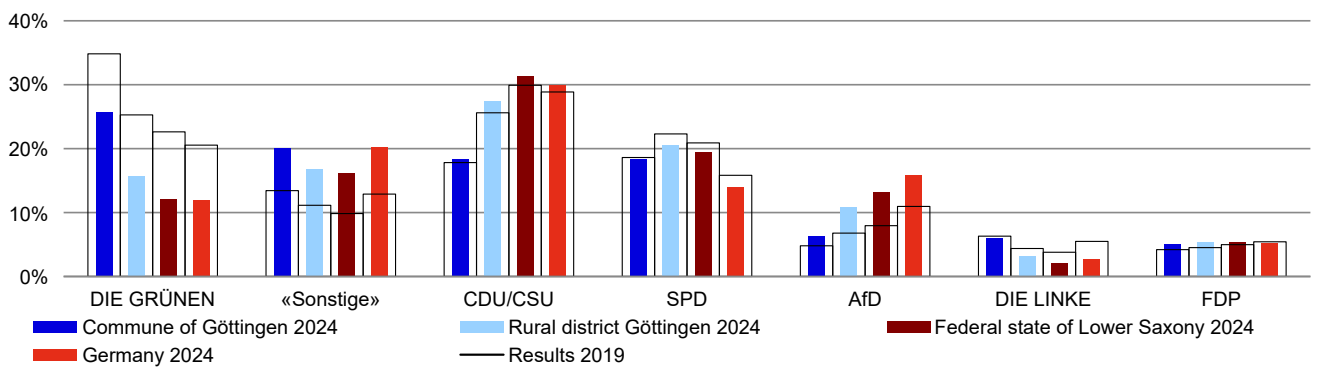


Source: Statistical Offices of the State and Federal States, Fahrländer Partner.

Federal elections: 2025 and 2021 in comparison



Elections to the European Parliament: 2024 and 2019 in comparison



Source: Statistical Offices of the State and Federal States, Fahrländer Partner.

# 10 Taxes, income and purchasing power

## Purchasing power (2026)

	Purchasing power per inhabitant		Purchasing power per household	
	in EUR	Index	in EUR	Index
Postcode 37079	30.929	99,2	64.621	102,2
Commune of Göttingen	29.099	93,3	51.731	81,8
Rural district Göttingen	28.984	92,9	54.779	86,6
Federal state of Lower Saxony	30.292	97,1	61.749	97,7
Germany	31.193	100,0	63.225	100,0

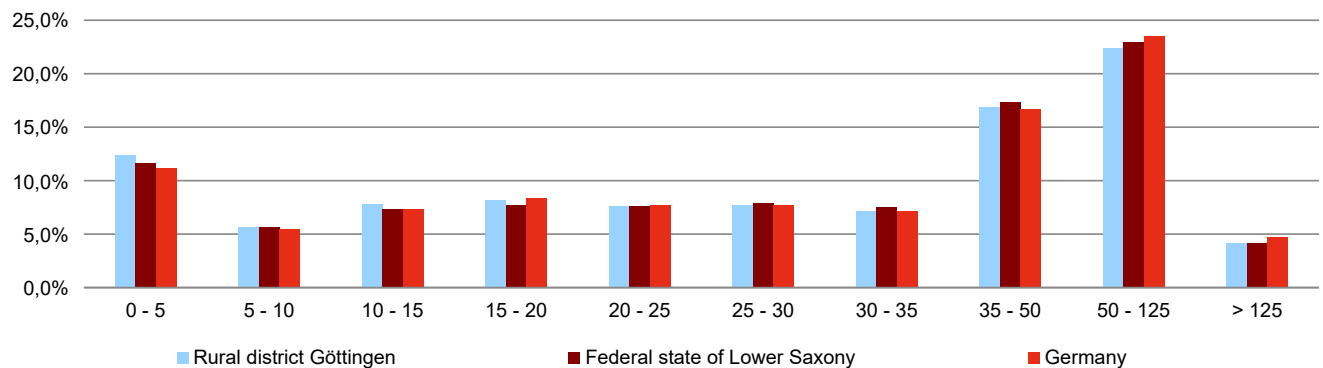
Note: Index = purchasing power per inhabitant or household / purchasing power per inhabitant or household in Germany.  
Source: NIQ Geomarketing.

## Proportion of households by social stratum (purchasing power potential, 2025)

	Lower class*	Middle class**	Upper class***
Commune of Göttingen	36,4%	31,7%	32,0%
Rural district Göttingen	31,8%	35,2%	33,0%
Federal state of Lower Saxony	30,2%	35,8%	33,9%
Germany	29,7%	35,9%	34,4%

\* Segmentation of demand 1-3; \*\* Segmentation of demand 4-6; \*\*\* Segmentation of demand 7-9  
Sources: Fahrländer Partner

## Wage and income taxpayers by size category of income in 1'000 EUR (2021)



Note: Classes in 1'000 EUR.  
Source: Statistical Offices of the State and Federal States, Fahrländer Partner.

## Assessment rate of business taxes

	2020	2021	2022	2023	2024
Commune of Göttingen	430	430	430	430	430
Rural district Göttingen	300 - 450	300 - 450	300 - 460	300 - 460	300 - 460
Federal state of Lower Saxony	300 - 500	300 - 500	300 - 520	300 - 520	300 - 520
Germany	200 - 600	200 - 600	200 - 650	200 - 700	200 - 700

Source: Statistical Offices of the State and Federal States, Fahrländer Partner.

# 11 Market rents and price levels

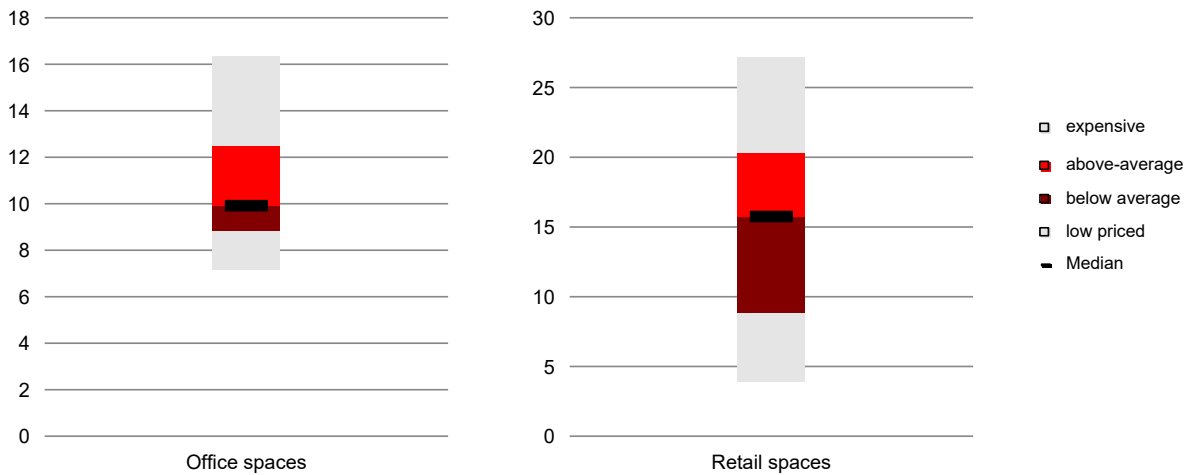
Göttingen

## Market rents of typical commercial floor spaces

Market rents office spaces (150 m <sup>2</sup> , EUR net by m <sup>2</sup> month)*	14,5
Market rents retail spaces (150 m <sup>2</sup> , EUR net by m <sup>2</sup> month)**	17,5

\* New construction, 1st floor, ready for completion, average standard and average office location, 150m<sup>2</sup>, NUF DIN 277.  
 \*\* New construction, ground floor, ready for completion, average standard and good retail location, 150m<sup>2</sup>, NUF DIN 277.  
 Source: Offer data from real estate portals, modelling by Fahrländer Partner. Date as of 31 December 2025.

## Distribution of rents (EUR net by m<sup>2</sup>month)



Source: Offer data from real estate portals, modelling by Fahrländer Partner. Date as of 31 December 2025.

## Discounting factors

Office (net real terms; new construction, average standard and office location)	5,4%
Retail (net real terms; new construction, average standard and good retail location)	5,9%

Source: IMBAS Fahrländer Partner. Date as of 31 December 2025.

## Gross multiplier

	Average location	Good location	Very good location
Office (gross real terms; new construction, average standard)	15,7	16,7	18,0
Retail (gross real terms; new construction, average standard)	13,1	14,8	16,1

Source: IMBAS Fahrländer Partner. Date as of 31 December 2025.

# 11 Market rents and price levels (2)

## Market rents in the region

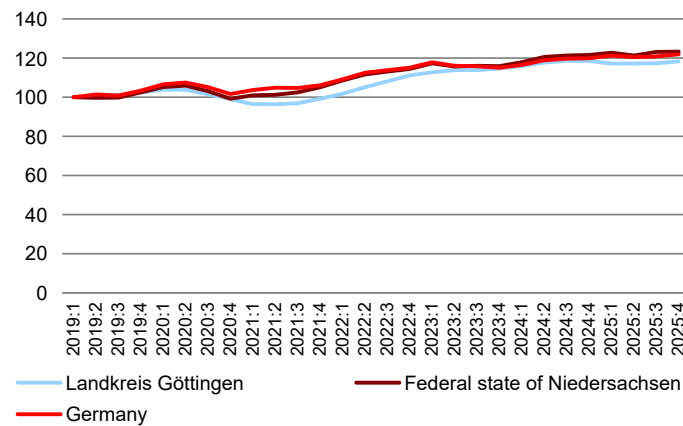
	Office spaces (EUR/m <sup>2</sup> month)*		Retail spaces (EUR/m <sup>2</sup> month)**	
Göttingen	14,5		17,5	
Bovenden	11,3	(-22%)	13,1	(-25%)
Nörten-Hardenberg	10,4	(-28%)	15,0	(-14%)
Rosdorf	12,1	(-17%)	14,0	(-20%)
Friedland	11,9	(-18%)	13,4	(-23%)
Waake	9,9	(-32%)	11,3	(-36%)
Gleichen	10,1	(-30%)	11,5	(-34%)
Jühnde	10,6	(-27%)	12,0	(-31%)
Rohrberg	9,5	(-34%)	10,8	(-39%)
Kirchgandern	9,0	(-38%)	10,2	(-42%)
Landolfshausen	9,9	(-32%)	11,4	(-35%)
Neu-Eichenberg	9,3	(-36%)	10,6	(-40%)
Ebergötzen	9,2	(-37%)	10,4	(-40%)
Dransfeld	7,9	(-45%)	10,6	(-40%)
Rustenfelde	9,3	(-36%)	10,5	(-40%)
Hardeggen	11,3	(-22%)	12,9	(-26%)
Freienhagen	9,2	(-37%)	10,3	(-41%)
Hohengandern	8,4	(-42%)	9,5	(-46%)
Marth	9,4	(-35%)	10,7	(-39%)
Adelebsen	8,7	(-40%)	10,0	(-43%)
Schachtebich	9,5	(-34%)	10,8	(-39%)

\* New construction, 1st floor, ready for completion, average standard and average office location, 150m<sup>2</sup>, NUF DIN 277.

\*\* New construction, ground floor, ready for completion, average standard and good retail location, 150m<sup>2</sup>, NUF DIN 277.

Source: Offer data from real estate portals, modelling by Fahrländer Partner. 31 December 2025.

## Rental price development: Office spaces\*



	Rate of change		
	1 quarter	1 year	5 years
Landkreis	0,9%	-0,1%	19,6%
Federal state	0,1%	1,4%	24,3%
Germany	0,9%	1,7%	20,0%

\*Office spaces: 115 m<sup>2</sup>, new construction, average micro-location, refined shell construction.

Note: Index (1st quarter 2019 = 100). The indices at the district level are smoothed. The most actual data point is provisional.

Source: Price indexes Fahrländer Partner. Date as of 31 December 2025.

# 12 Accessibility and infrastructure

## Airline distance (in km)

State capital	Hannover	94
Next major center	Kassel	39
Next medium-sized centre	Northeim	19
Nearest city	Dransfeld	12
Second nearest city	Hardegsen	14

Note: Only communes from Germany were taken into account.  
Source: Bundesamt für Kartographie und Geodäsie, calculations Fahrländer Partner.

## Retail purchasing power and turnover per inhabitant, retail centrality (2025)

	Retail purchasing power		Retail turnover		Centrality
	in EUR	Index	in EUR	Index	Index
Postcode 37079	6.376	102,4	11.224	219,9	214,8
Commune of Göttingen	6.062	97,4	6.655	130,4	133,9
Rural district Göttingen	5.863	94,2	5.209	102,1	108,4
Federal state of Lower Saxony	6.144	98,7	5.231	102,5	103,9
Germany	6.226	100,0	5.103	100,0	100,0

Note: Index = retail purchasing power or turnover per inhabitant / retail purchasing power or turnover per inhabitant in Germany. Retail centrality = Index retail turnover\*100 / Index turnover.

Source: NIQ Geomarketing.

## Accessibility of medium-sized and major centres (in min.)

	Göttingen	Rural district Göttingen	Niedersachsen	Germany
Medium-sized centres	0	10	12	11
Major centers	0	25	36	31

\* Area-weighted average driving time, based on route searches in a street network model, 2018.  
Source: BBSR Bonn, Fahrländer Partner.

## Accessibility of important infrastructures (in min.)\*

	Göttingen	Rural district Göttingen	Niedersachsen	Germany
International Airport	80	83	58	57
IC/EC/ICE stations	0	25	28	27
Motorways	3	16	17	16
Hospitals	3	12	15	14

\* Area-weighted average driving time, based on route searches in a street network model, 2018.  
Source: BBSR Bonn, Fahrländer Partner.

## Accessibility of local amenities (in m)\*

	Göttingen	Rural district Göttingen	Niedersachsen	Germany
Public transportation stops	169	385	558	445
Supermarkets	519	1.255	1.158	962
Elementary schools	542	1.085	1.194	1.030
Secondary schools (level 1)		2.305	2.437	2.137
Family doctors		1.060	1.339	1.207
Pharmacies	491	1.424	1.525	1.248

\* Average and population weighted linear distance  
Source: BBSR Bonn, Fahrländer Partner.

## Number of train stations

Long-distance train stations	1
Regional train station	1

Source: Deutsche Bahn.

# 13 Perspectives 2040

## Perspectives: Spatial planning region Göttingen

	Trend	
Occupied persons 2020 - 2040	-32.400	-12,2%
Ages 0 to 30	-6.700	-12,0%
Ages 30 to 50	-1.900	-1,8%
Ages 50 and older	-23.900	-23,2%
Population growth 2022 - 2040 (Rural district)	-11.000	-3,4%
Change in number of households 2022 - 2040 (Rural district)	-7.028	-4,0%

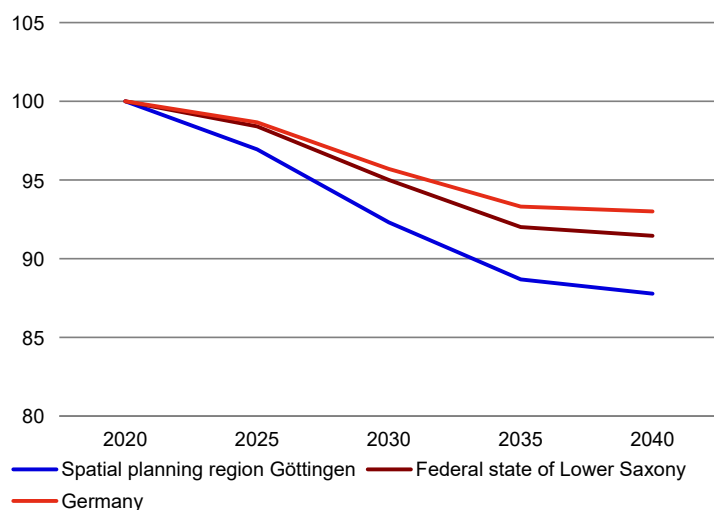
Note: Status of projections (BBSR): Population: June 2025; Households: August 2025 (each based on the 2022 Census); Employed persons: December 2021 (based on the 2011 Census); The household projections are provided by BBSR at the spatial planning region level and have been downscaled to the district level by FPPE.  
Source: BBSR Bonn, Fahrländer Partner.

## Perspectives: Federal state Niedersachsen

	Trend	
Occupied persons 2020 - 2040	-351.000	-8,5%
Ages 0 to 30	-82.100	-9,8%
Ages 30 to 50	-21.800	-1,3%
Ages 50 and older	-247.300	-15,9%
Population growth 2022 - 2040	51.900	0,7%
Change in number of households 2022 - 2040	79.436	2,0%

Note: Status of projections (BBSR): Population: June 2025; Households: August 2025 (each based on the 2022 Census); Employed persons: December 2021 (based on the 2011 Census); The household projections are provided by BBSR at the spatial planning region level and have been downscaled to the district level by FPPE.  
Source: BBSR Bonn, Fahrländer Partner.

## Evolution of working population (base year: 2020)



## Perspectives 2040 (Commerce) per year, Trend

Spatial planning region Göttingen	
Occupied persons p.a.	-1.620
Ages 0 to 30 p.a.	-335
Ages 30 to 50 p.a.	-95
Ages 50 and older p.a.	-1.195
Population growth p.a. (Rural district)	-611
Change in nr. of households p.a. (Rural district)	-390
Federal state of Niedersachsen	
Occupied persons p.a.	-17.550
Ages 0 to 30 p.a.	-4.105
Ages 30 to 50 p.a.	-1.090
Ages 50 and older p.a.	-12.365
Population growth p.a.	2.883
Change in nr. of households p.a.	4.413

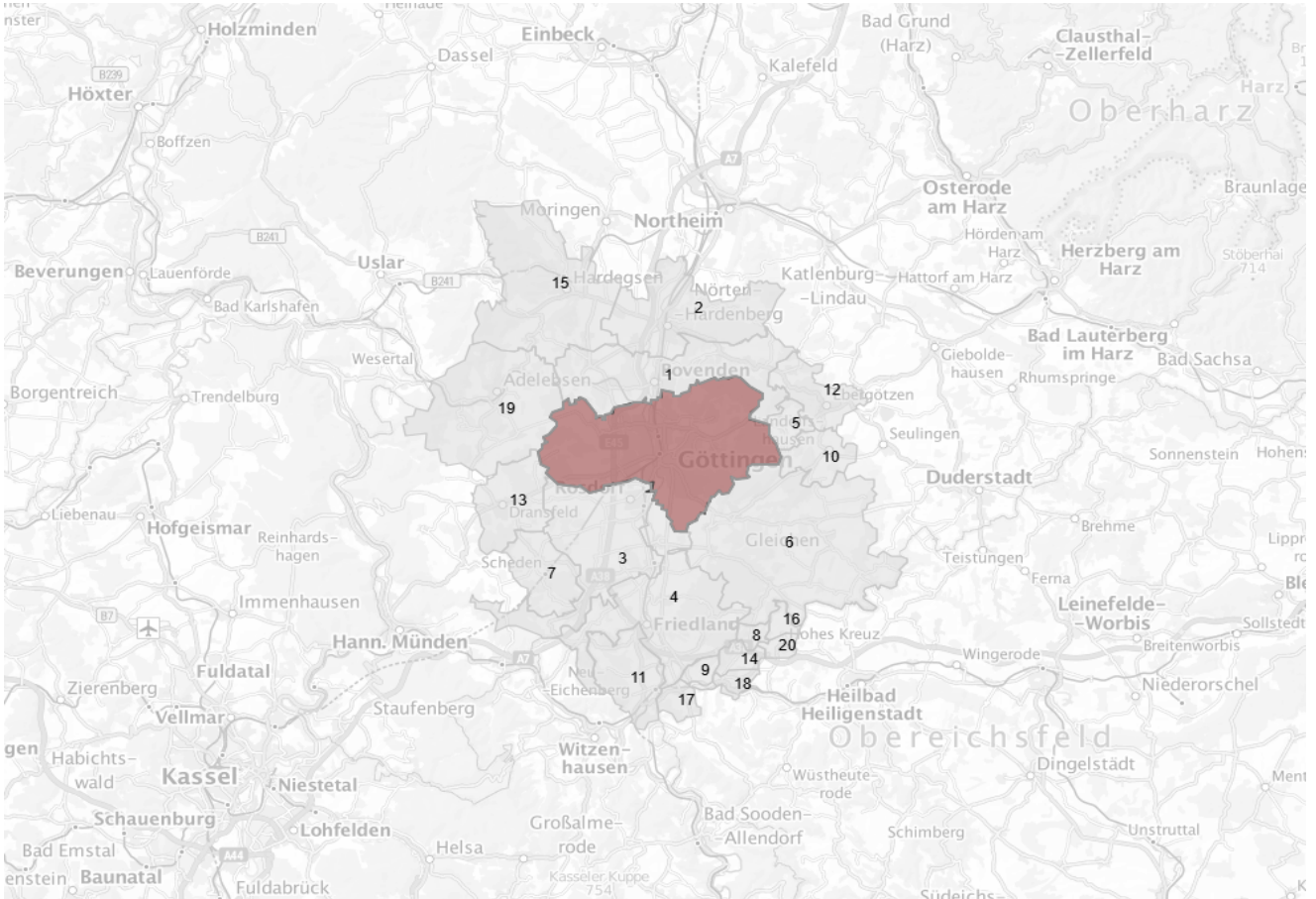
Note: Status of projections (BBSR): Population: June 2025; Households: August 2025 (each based on the 2022 Census); Employed persons: December 2021 (based on the 2011 Census); The household projections are provided by BBSR at the spatial planning region level and have been downscaled to the district level by FPPE.  
Source: BBSR Bonn, Fahrländer Partner.

# 14 Glossary

## 1. Regionalisation

The majority of the public data for the Communal Check 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. Surrounding FPRE locations of Göttingen



Source: Fahrländer Partner; map basis: Bundesamt für Kartographie und Geodäsie (2024).

- |                     |                   |
|---------------------|-------------------|
| 1 Bovenden          | 11 Neu-Eichenberg |
| 2 Nörten-Hardenberg | 12 Ebergötzen     |
| 3 Rosdorf           | 13 Dransfeld      |
| 4 Friedland         | 14 Rustenfelde    |
| 5 Waake             | 15 Hardeggen      |
| 6 Gleichen          | 16 Freienhagen    |
| 7 Jühnde            | 17 Hohengandern   |
| 8 Rohrberg          | 18 Marth          |
| 9 Kirchgangern      | 19 Adelebsen      |
| 10 Landolfshausen   | 20 Schachtebich   |

## 3. Segmentation of demand in the office / retail 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 \(in German\)](#)

# 14 Glossar (2)

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## 4. Market rents of typical commercial floor spaces

Using Fahrländer Partner's hedonic models, based on offer data from real estate portals, an otherwise identical property is valued for each location. The net market rents (per m<sup>2</sup> and month) for office and retail space (new build, basic fit-out) are shown.

## 5. Distribution of market values and market rents

Comparative data (EUR/m<sup>2</sup>/month) for properties of the same use 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 asking 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. List of abbreviations

GDP:	Gross domestic product
GVA:	Gross value added
NUF:	Utilized area
DIN:	German Institute for Standardization
BBSR:	Federal Institute for Research on Building, Urban Affairs and Spatial Development
EG:	Development
EH:	First floor
EUR/m <sup>2</sup> /month:	Retail
OG:	Euro per square meter and month
ÖV:	Upper floor
IMBAS:	Public transportation
Pkw:	Real estate valuation and analysis system (web application)
PLZ:	Passenger car
SvB:	Postal code
	Employees subject to social insurance contributions

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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 communal checks offer well visualized information on all topics relevant to the real estate markets - nationwide for all cities, municipalities and zip codes in Germany. communal checks are available for residential and commercial uses. Obtain communal checks for any location in Germany at the touch of a button in the IMBAS application. Or use our API to integrate the communal checks into your ecosystem. The community checks can be ordered individually or obtained from IMBAS.

## More information:

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

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