

# Communal housing check

## City of Göttingen



### Location

Commune  
Location

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

Type of commune  
District  
District type  
Federal state

■ Smaller city  
■ Göttingen  
■ Rural district  
■ Lower Saxony



### Topics

1. Population
2. Segmentation of demand
3. Taxes, income and purchasing power
4. Stages in life
5. Relocation
6. Housing market
7. Vacancies
8. Real estate offers
9. Market values, market rents, price levels
10. Accessibility and infrastructure
11. Perspectives 2040

# Summary: Macro location text housing

## City of Göttingen

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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 spatially 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%.

# Summary: Communal housing check

## City of Göttingen

### Location

Commune	Göttingen
Location	Göttingen
Federal state	Lower Saxony
District	Göttingen

State capital	Hannover	94 km
Next major centre	Kassel	39 km
Next medium-sized centre	Northeim	19 km
Nearest city	Dransfeld	12 km

### Key data commune

	2019	2024	Δ
Population	118.805	127.259	7,1%
No. of households*	71.314	71.584	0,4%
Foreign population share (District)	8,5%	11,8%	3,3%p.
Ø migratory balance (2018 - 2023)		188	

\*2020-2025

### 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%

	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 centrality (Index, 2025)**	214,8	133,9

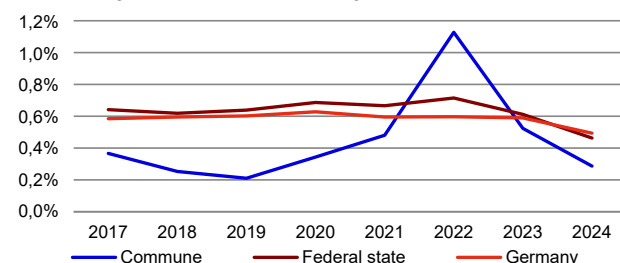
\* purch. power / purch. power in GER, retail sales / retail purch. Power.

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		3,9%	
Medium building activity (2019 - 2024)		0,5%	

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

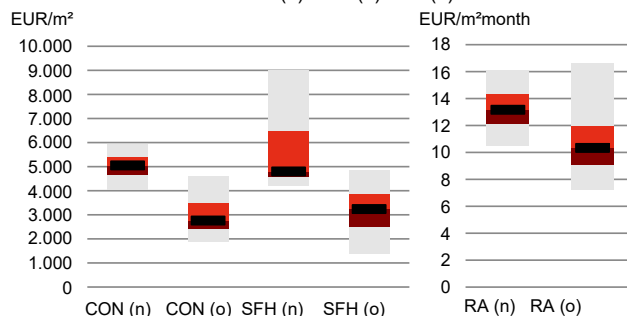


### Market values, market rents, price levels

Göttingen	EUR/m <sup>2</sup>
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/m <sup>2</sup> month
RA new (average standard), 3 rooms	13,8
RA old (average standard), 3 rooms	10,4
Disc. factor for rental apt. (new constr., net terms, average)	4,1%
Gross multiplier (new construction, average standard)	20,8
Affordability of market prices*	7,5
Affordability of market rents**	19,3%

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

### Market values/rents in CHF/m<sup>2</sup>(a): new (n) / old (o) construction

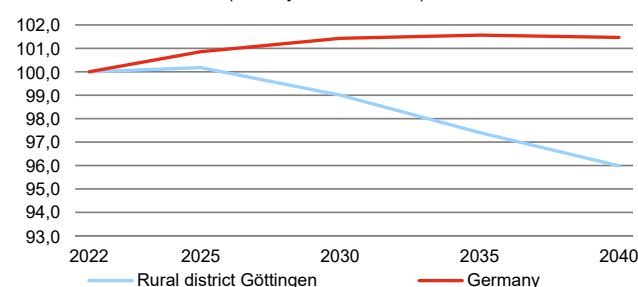


### Perspectives 2040

Rural district Göttingen	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

Forecasts: Population: 06/2025; Households: 08/2025.

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



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

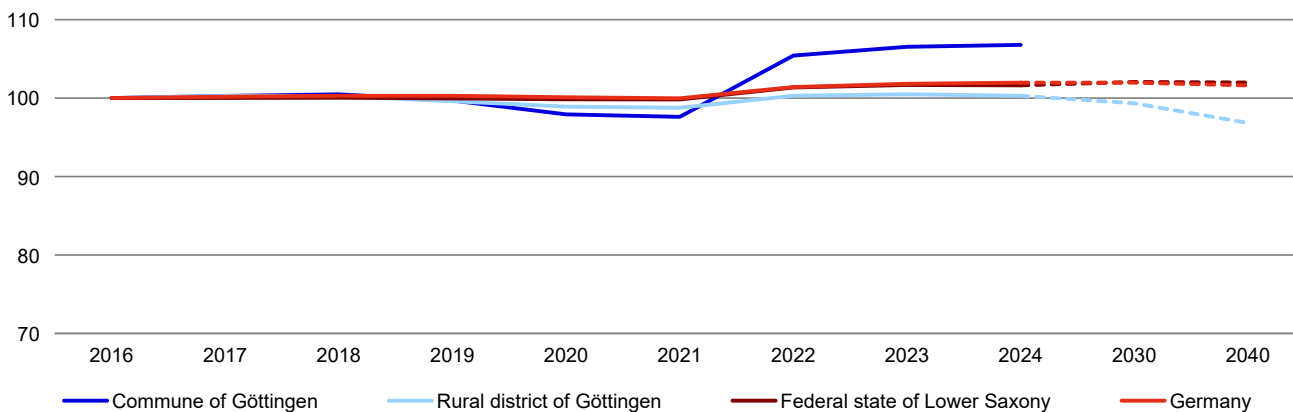
# 1 Population

## Key data population: Commune 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	-

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.  
Households: Projections by Fahrländer Partner until 2019, data from NIQ Geomarketing thereafter.\*\* Data at district level.  
Source: Statistical Offices of the State and Federal States, Fahrländer Partner.

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



Note: The dashed lines are forecasts.

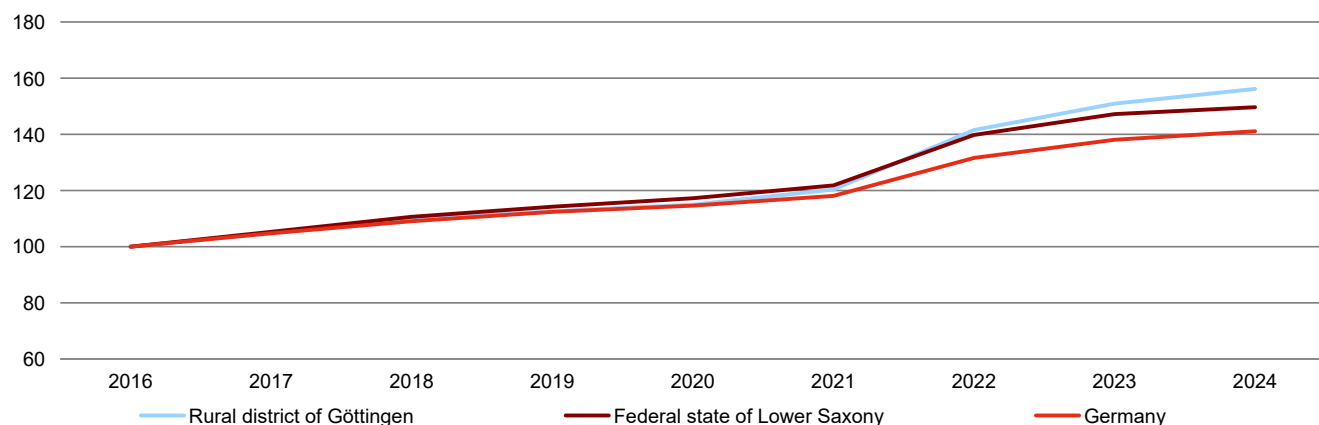
Sources: BBSR Bonn, Statistical Offices of the State and Federal States, Fahrländer Partner.

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

Commune Göttingen	7,1%	above average
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Sources: Statistical Offices of the State and Federal States, Fahrländer Partner.

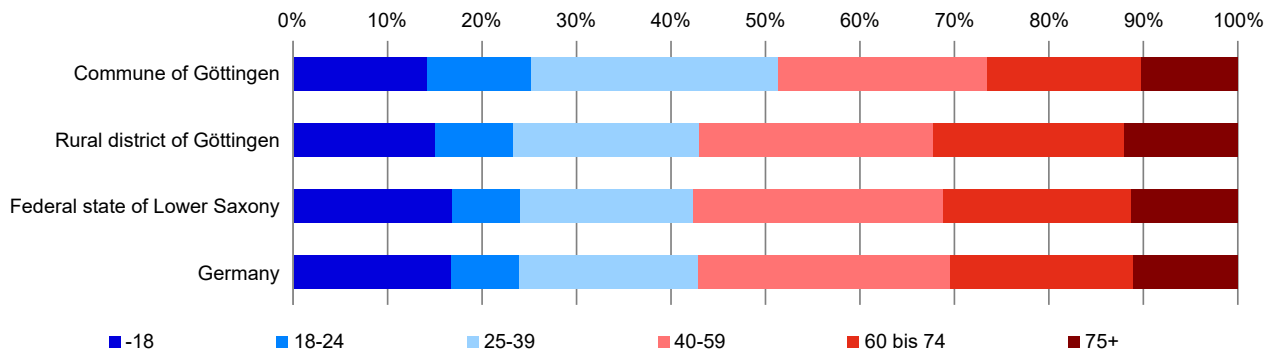
## Foreign population share (Index year 2016 = 100)



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

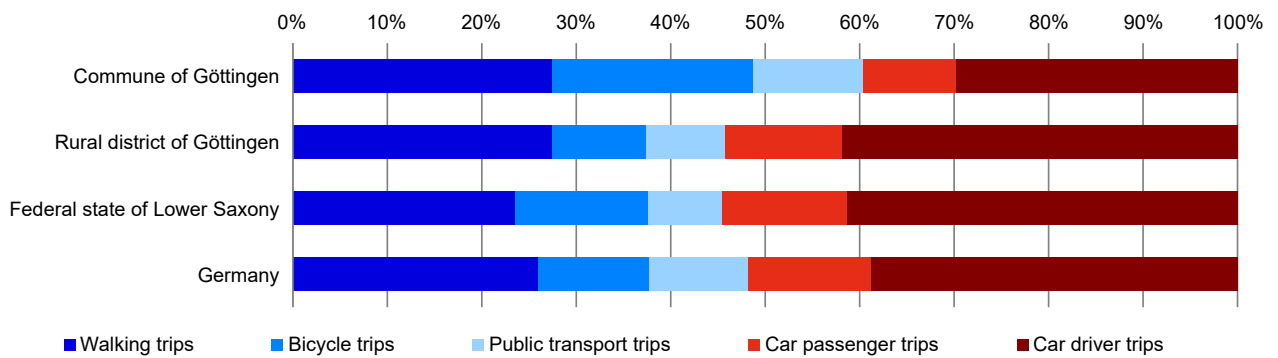
# 1 Population (2)

## Population by age class (2024)



Sources: 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 of Göttingen (abs.)	5.200	-5.000	4.000	-22.500	7.300	-11.000
Rural district of 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%	17,6%	0,7%
Germany	3,9%	-2,1%	4,8%	-17,1%	14,9%	0,2%

Sources: BBSR Bonn, Fahrländer Partner

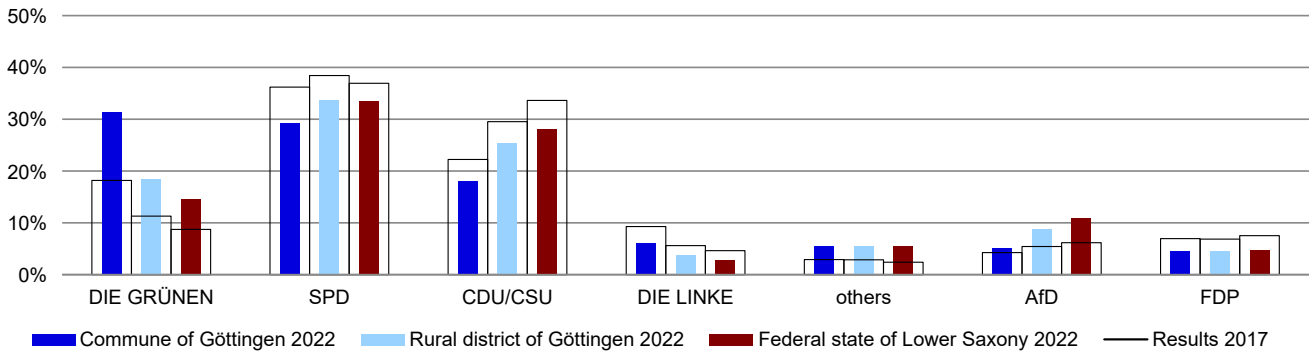
## Household forecasts (2022-2040)

	2025	2030	2035	2040
Rural district of Göttingen (abs.)	311	-1.742	-4.540	-7.028
Rural district of 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%

Sources: BBSR Bonn, Fahrländer Partner  
Source: BBSR Bonn, Fahrländer Partner.

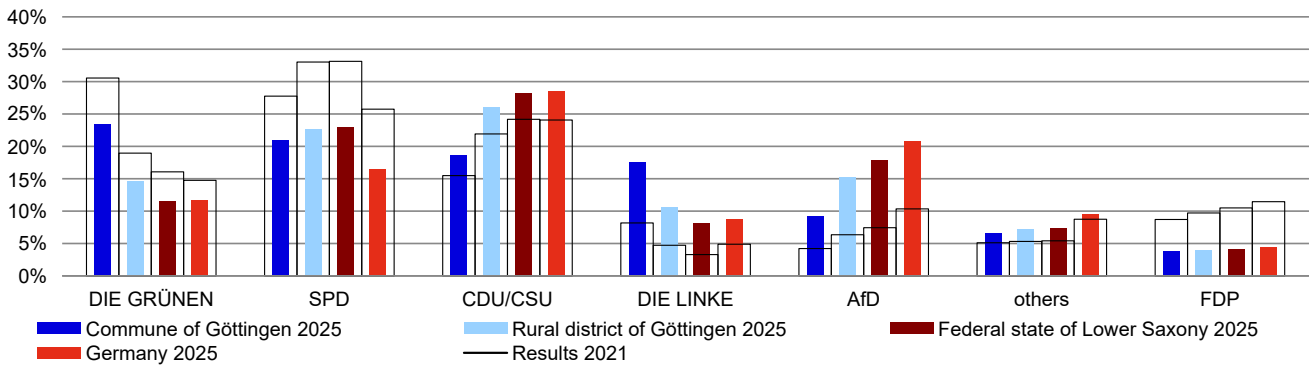
# 1 Population (3)

Federal states' elections: 2022 and 2017 in comparison



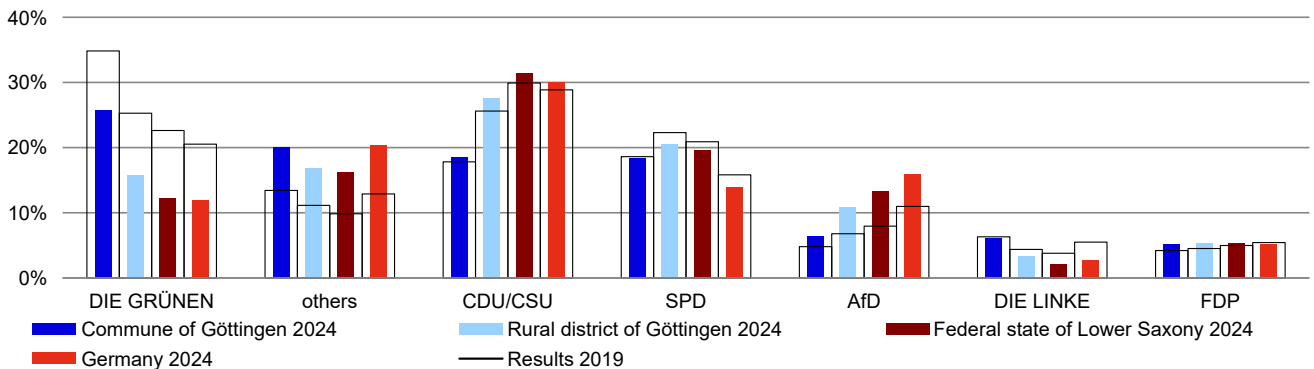
Source: Statistical Offices of the State and Federal States, Fahrländer Partner.

Federal elections: 2025 and 2021 in comparison



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

Elections to the European Parliament: 2024 and 2019 in comparison



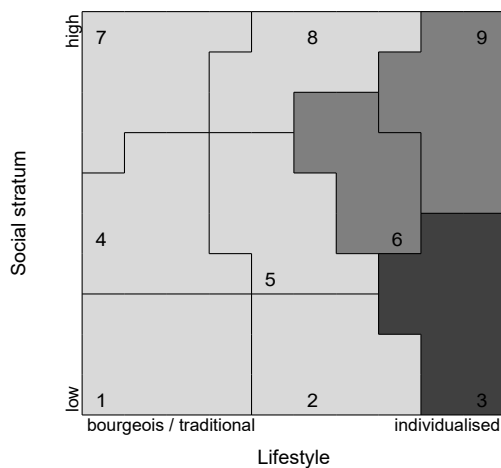
Source: Statistical Offices of the State and Federal States, Fahrländer Partner.

# 2 Segmentation of demand

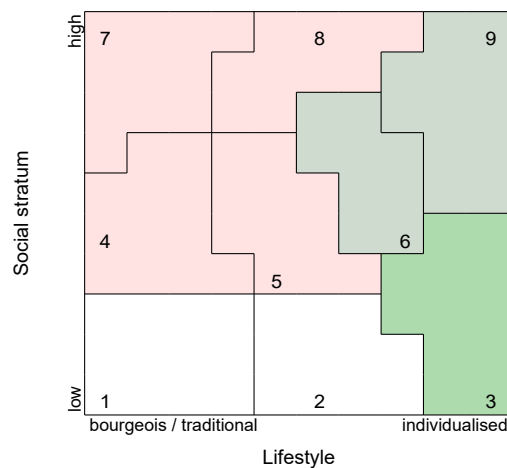
Segmentation of demand 2025	Commune of Göttingen		Rural district of Göttingen	Niedersachsen	Germany
	Households	Distribution			
1 Rural-traditional	5.360	7,5%	8,7%	9,6%	9,4%
2 Modern worker	5.928	8,3%	8,7%	9,2%	8,3%
3 Transitional-alternative	14.734	20,6%	14,3%	11,5%	11,9%
4 Traditional middle class	4.671	6,5%	10,1%	11,5%	11,7%
5 Liberal middle class	5.166	7,2%	10,0%	11,0%	10,2%
6 Established-alternative	12.841	17,9%	15,1%	13,3%	14,0%
7 Upper middle class	4.714	6,6%	9,4%	10,9%	11,1%
8 Professional elite	5.213	7,3%	9,3%	10,4%	9,8%
9 Urban elite	12.957	18,1%	14,4%	12,6%	13,6%
<b>Total</b>	<b>71.584</b>	<b>100,0%</b>	<b>100,0%</b>	<b>100,0%</b>	<b>100,0%</b>

Note: Further information on the demand segments (factsheets): <https://en.fahrlaenderpartner.de/marktdaten/nachfragersegmente/nachfragersegmente-im-wohnungsmarkt/>  
 Source: Fahrländer Partner.

Distribution of the segments within the commune



Deviation from nationwide percentages



Source: Fahrländer Partner.

### 3 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.

#### Share 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%

\* Segments of demand 1-3, \*\* Segments of demand 4-6, \*\*\* Segments of demand 7-9,  
Sources: BBSR Bonn, Fahrländer Partner  
Source: Fahrländer Partner.

#### Share of payroll- and income-taxpayers in total population

	2017	2018	2019	2020	2021
Commune of Göttingen	51,1%	51,8%	52,6%	52,2%	52,8%
Rural district Göttingen	48,5%	49,1%	49,8%	49,5%	50,0%
Federal state of Lower Saxony	50,5%	51,1%	51,6%	51,5%	52,1%
Germany	50,6%	51,3%	51,8%	51,8%	52,5%

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

#### Amount of annual payroll and income tax per inhabitant (in EUR)

	2017	2018	2019	2020	2021
Commune of Göttingen	3.544	3.724	3.925	4.119	4.342
Rural district Göttingen	3.107	3.236	3.376	3.488	3.662
Federal state of Lower Saxony	3.337	3.496	3.699	3.708	3.881
Germany	3.696	3.872	4.063	4.077	4.352

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

#### Tax on land and buildings ("Hebesatz Grundsteuer B"): municipal rate

	2020	2021	2022	2023	2024
Commune of Göttingen	590	600	600	600	600
Rural district Göttingen	300 - 590	300 - 600	300 - 600	300 - 600	300 - 600
Federal state of Lower Saxony	250 - 640	250 - 640	250 - 640	250 - 650	250 - 949
Germany	45 - 1050	45 - 1050	45 - 1050	80 - 1050	80 - 1100

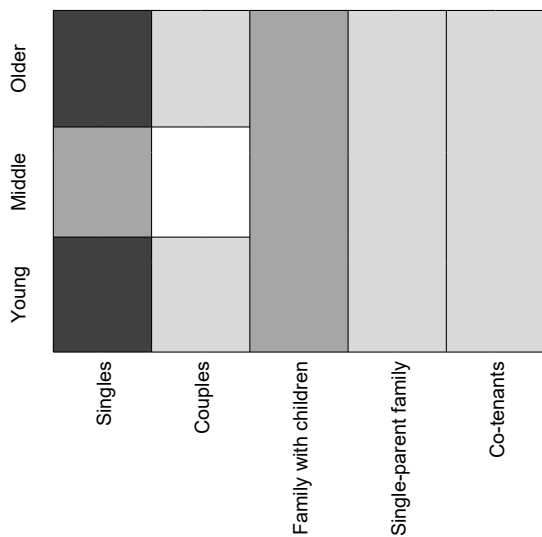
Source: Statistical Offices of the State and Federal States, Fahrländer Partner.

# 4 Stages in life

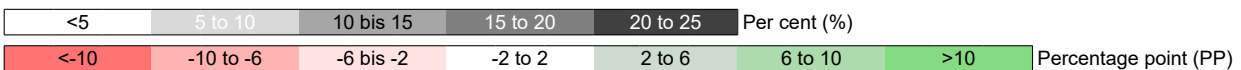
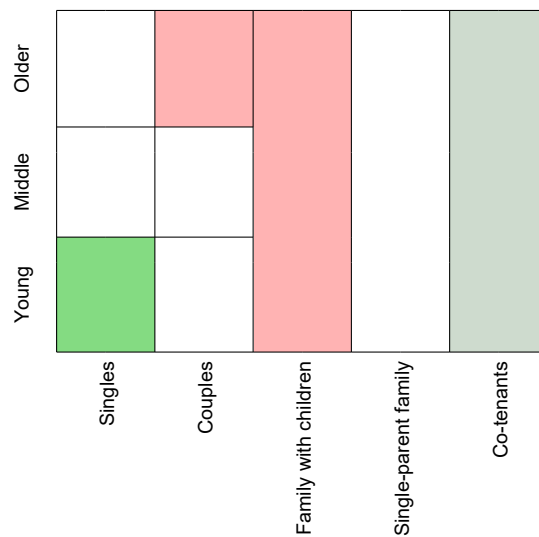
Stages in life 2025	Commune of Göttingen		Rural district of Göttingen	Niedersachsen	Germany
	Households	Distribution			
Young single (to 34 years)	15.382	21,5%	12,8%	9,3%	9,9%
Middle-aged single (35 to 54 years)	8.303	11,6%	9,2%	8,8%	9,8%
Older single (55+ years)	15.657	21,9%	23,3%	22,9%	23,5%
Young couple (to 34 years)	4.362	6,1%	4,9%	4,9%	4,8%
Middle-aged couple (35 to 54 years)	2.437	3,4%	3,8%	4,3%	4,1%
Older couple (55 years)	6.848	9,6%	16,0%	17,7%	16,4%
Family with children (regardless of age)	10.156	14,2%	19,3%	21,9%	21,2%
Single-parent family (regardless of age)	3.867	5,4%	6,8%	7,3%	7,3%
Co-tenants (regardless of age)	4.573	6,4%	4,0%	2,8%	2,9%
<b>Total</b>	<b>71.584</b>	<b>100,0%</b>	<b>100,0%</b>	<b>100,0%</b>	<b>100,0%</b>

Sources: BBSR Bonn, Fahrländer Partner  
Source: Fahrländer Partner.

Distribution of the stages in life within the commur



Deviation from nationwide percentages



Source: Fahrländer Partner.

# 5 Relocation

## Relocations: Commune Göttingen

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Inflow	11.198	11.954	11.744	11.159	10.870	10.392	7.721	9.182	12.030	10.968
Outflow	10.534	10.636	11.516	10.700	10.704	11.234	9.818	9.428	9.457	9.395
Migration balance	664	1.318	228	459	166	-842	-2.097	-246	2.573	1.573

Note: Inter-communal relocations.

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

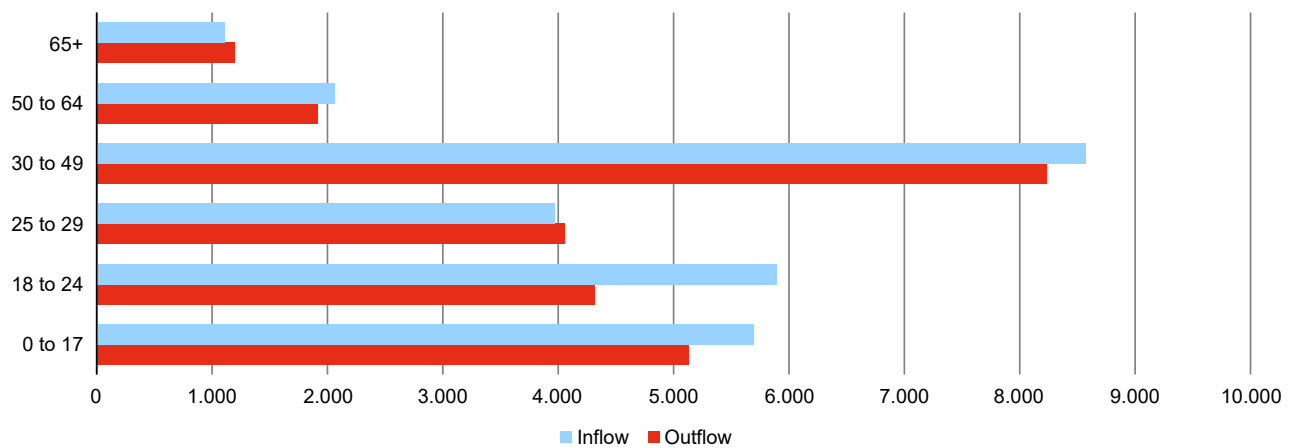
## Average net migration 2018-2023 and comparison with the national development.

Commune Göttingen	188	Above-average emigration tendencies
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Note: Inter-communal relocations.

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

## Relocations by age group (2023): Rural district Göttingen



## Migration balance 2023

	0 to 17	18 to 24	25 to 29	30 to 49	50 to 64	65+
Rural district Göttingen	561	1.576	-88	342	153	-84

Note: Relocations between districts.

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

## Natural balance: Commune Göttingen

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Births	1.084	1.250	1.137	1.245	1.116	1.157	1.127	1.074	996	981
Deaths	1.183	1.168	1.133	1.261	1.186	1.110	1.178	1.248	1.254	1.253
Natural balance	-99	82	4	-16	-70	47	-51	-174	-258	-272

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

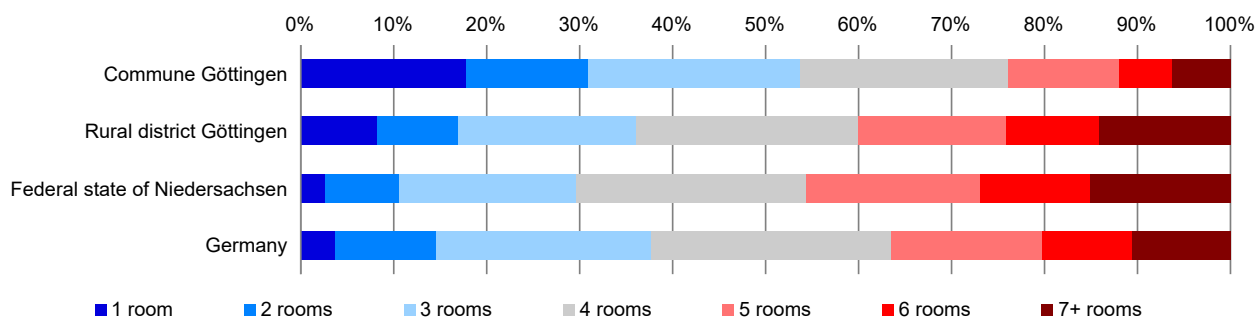
# 6 Housing market

## Key data housing market: Commune Göttingen

	2016	2017	2018	2019	2020	2021	2022	2023	2024
Number of households*	72.720	72.755	72.742	72.024	71.314	69.176	68.769	68.569	68.380
Housing stock	70.674	70.946	71.165	71.357	71.630	72.007	72.909	73.317	77.455
of which single family houses	9.515	9.539	9.585	9.620	9.649	9.698	9.722	9.740	10.055
Housing stock 1 room	9.693	9.721	9.759	9.786	9.810	9.889	10.409	10.460	13.770
Housing stock 2 rooms	8.354	8.420	8.449	8.469	8.570	8.670	8.773	8.877	10.183
Housing stock 3 rooms	14.150	14.192	14.240	14.286	14.338	14.443	14.567	14.682	17.630
Housing stock 4 rooms	18.045	18.140	18.176	18.204	18.230	18.267	18.338	18.431	17.320
Housing stock 5 rooms	10.393	10.413	10.442	10.465	10.480	10.493	10.510	10.529	9.237
Housing stock 6 rooms	4.878	4.882	4.903	4.927	4.949	4.968	4.991	4.999	4.414
Housing stock 7+ rooms	5.161	5.178	5.196	5.220	5.253	5.277	5.321	5.339	4.901
New construction	282	260	180	150	246	346	822	384	222
Newly built living space in 1'000 m <sup>2</sup>	23	20	19	17	21	28	37	32	20
Net housing stock change	305	272	219	192	273	377	902	408	4.138
Building permits: housing units	236	187	312	428	692	606	291	472	125
Building permits: living space in 1'000 m <sup>2</sup>	21	19	31	32	31	52	26	36	8

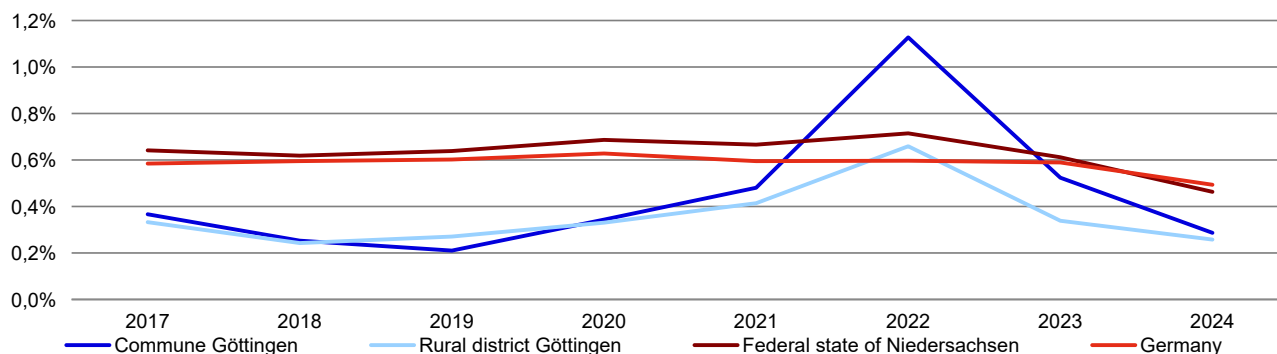
\* Households: Projections by Fahrländer Partner until 2019, data from NIQ Geomarketing thereafter. Housing stock: until 2023 based on 2011 Census; from 2024 based on 2022 Census. Source: BBSR Bonn, Statistical Offices of the State and Federal States, Fahrländer Partner.

## Housing stock by number of rooms 2024



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

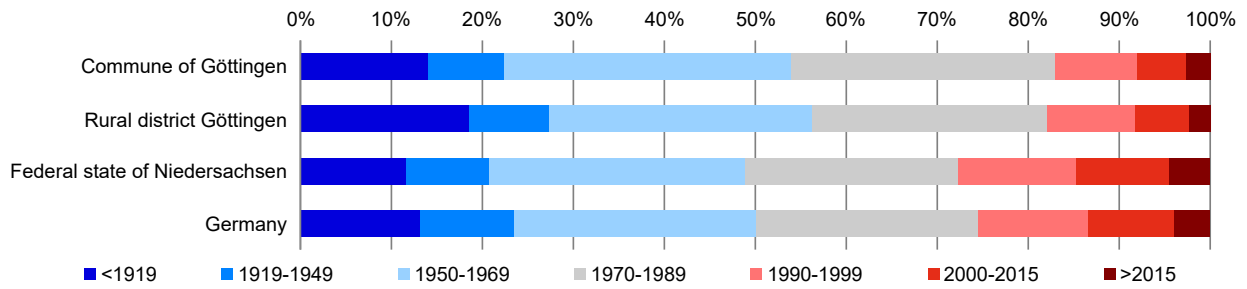
## New housing units as % of total housing stock



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

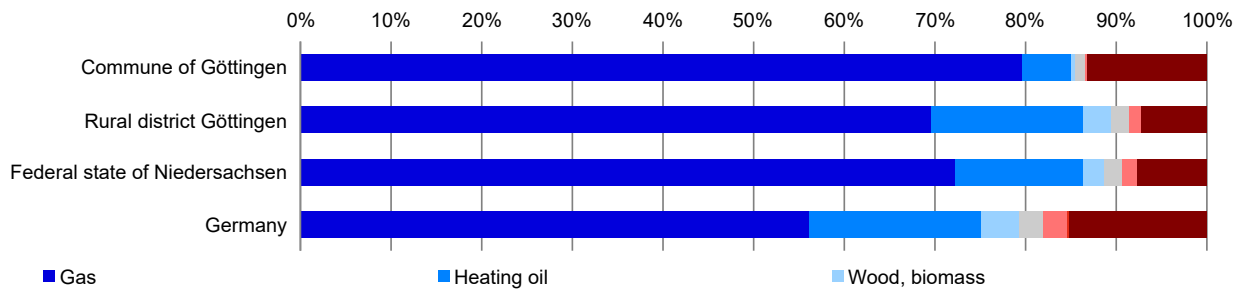
# 6 Housing market (2)

Dwelling stock by construction period 2022



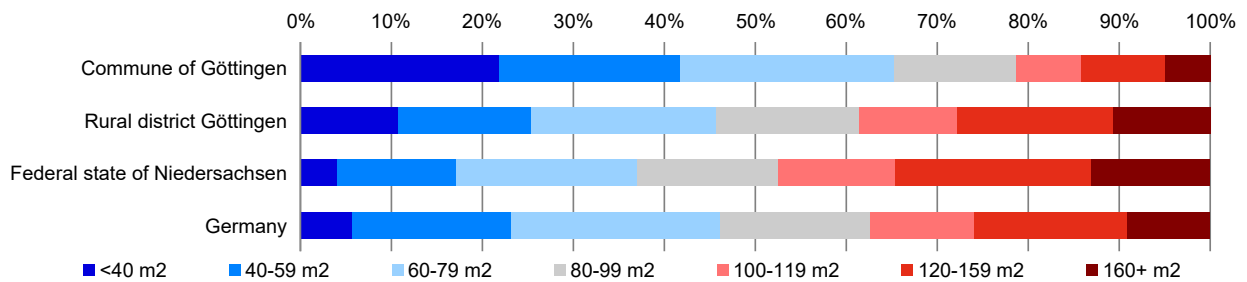
Source: Census 2022 with cut-off date May 15, 2022, FPPE.

Dwelling stock by energy source of heating 2022



Source: Census 2022 with cut-off date May 15, 2022, FPPE.

Dwelling stock by living space 2022



Source: Census 2022 with cut-off date May 15, 2022, FPPE.

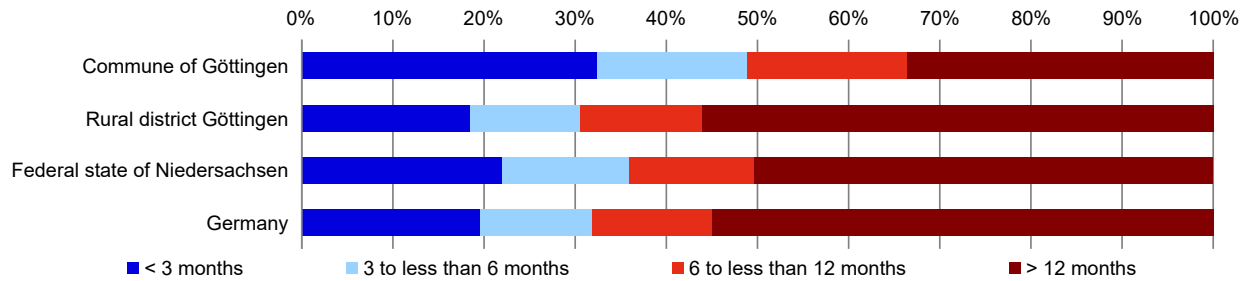
# 7 Vacancies

## Vacant dwellings 2022

	Vacancies absolute	Vacancy rate
Commune of Göttingen	2.990	3,9%
Rural district Göttingen	9.710	5,3%
Federal state of Niedersachsen	172.711	4,2%
Germany	1.924.985	4,5%

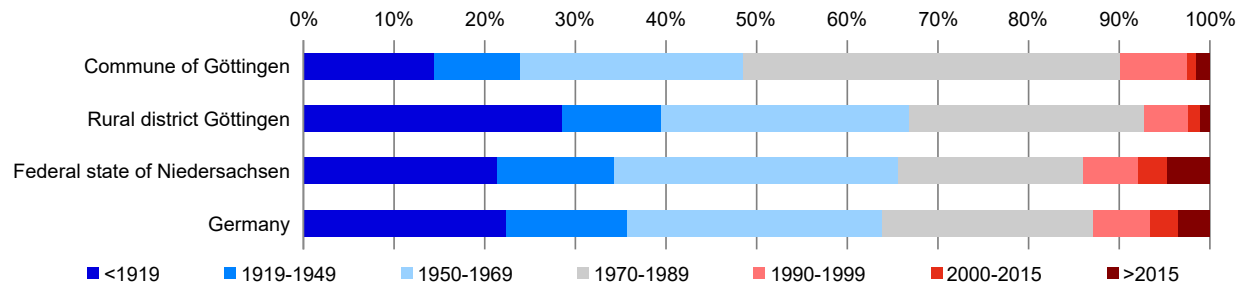
Source: Census 2022 with cut-off date May 15, 2022, FPPE.

## Duration of vacancy 2022



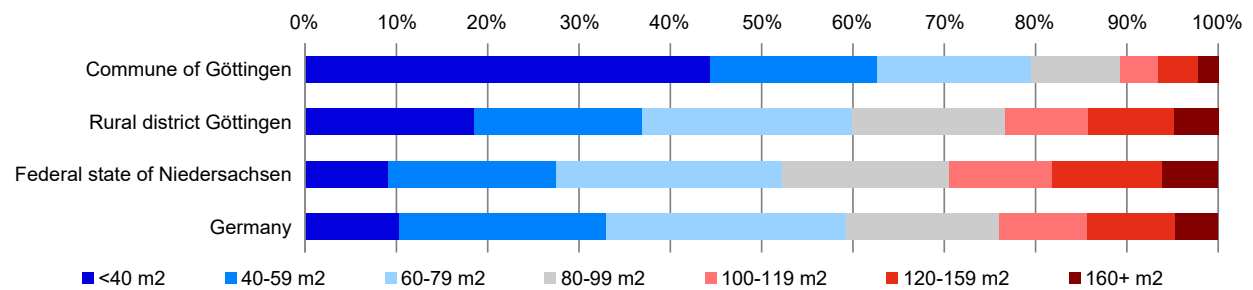
Source: Census 2022 with cut-off date May 15, 2022, FPPE.

## Vacancies by construction period 2022



Source: Census 2022 with cut-off date May 15, 2022, FPPE.

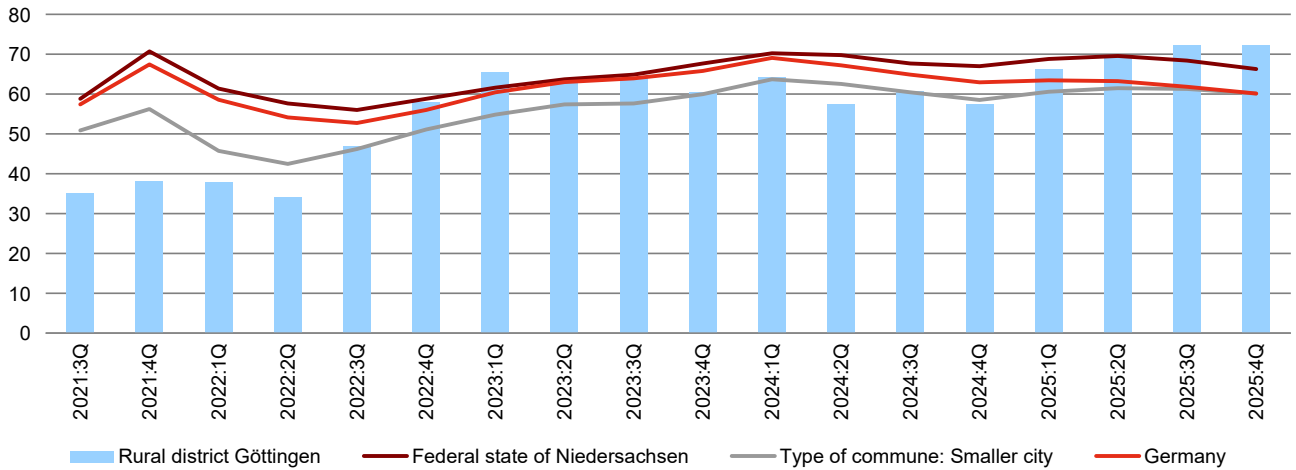
## Vacancies by living space 2022



Source: Census 2022 with cut-off date May 15, 2022, FPPE.

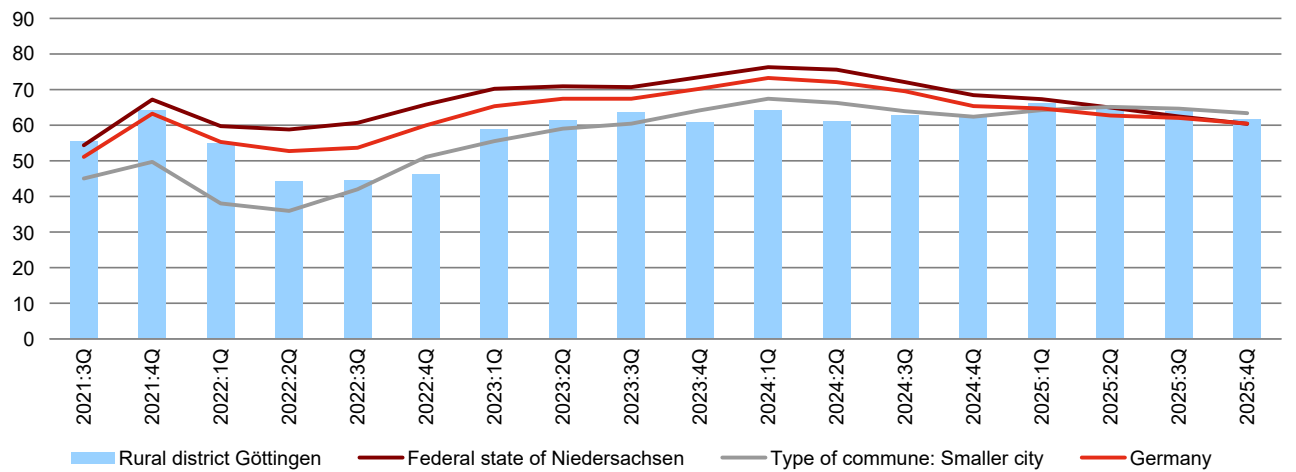
# 8 Real estate offers

Time on market (days): Condominiums



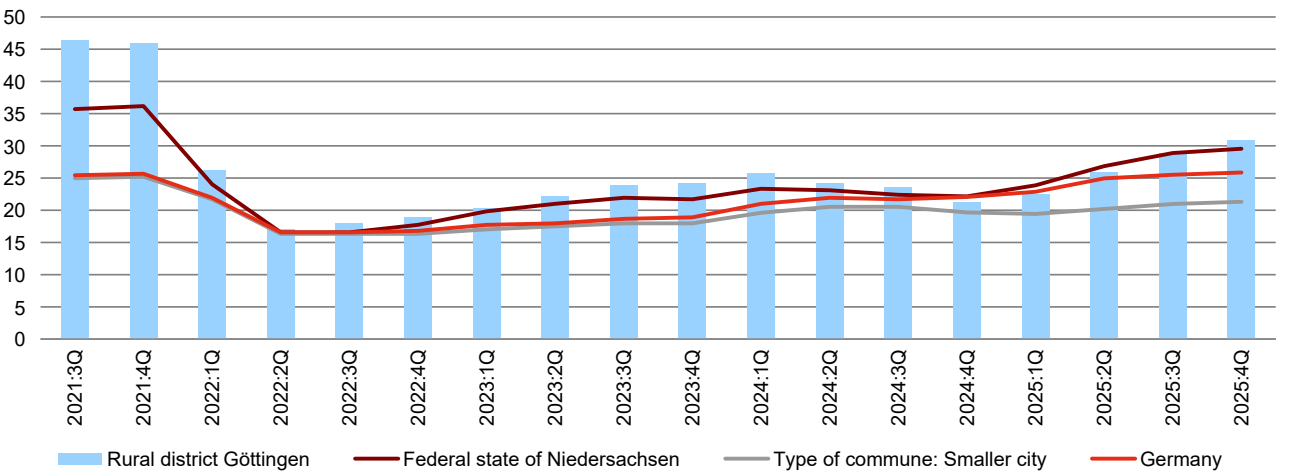
Note: The most recent data point is provisional.  
Source: Advertisements from real estate portals, data processing: Fahrländer Partner.

Time on market (days): Single family houses



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

Time on market (days): Rental apartments



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

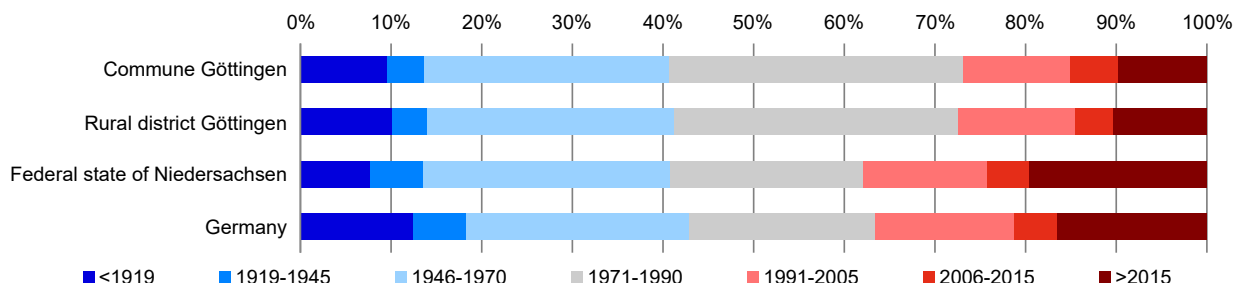
## 8 Real estate offers (2)

### Offer rate, Commune Göttingen in comparison (4th quarter 2025)

	Apartments	Single family houses	Total
District	strongly above average (1,5)	below average (0,6)	average (1)
Federal state	below average (0,8)	below average (0,7)	below average (0,7)
Germany	below average (0,7)	below average (0,5)	below average (0,6)

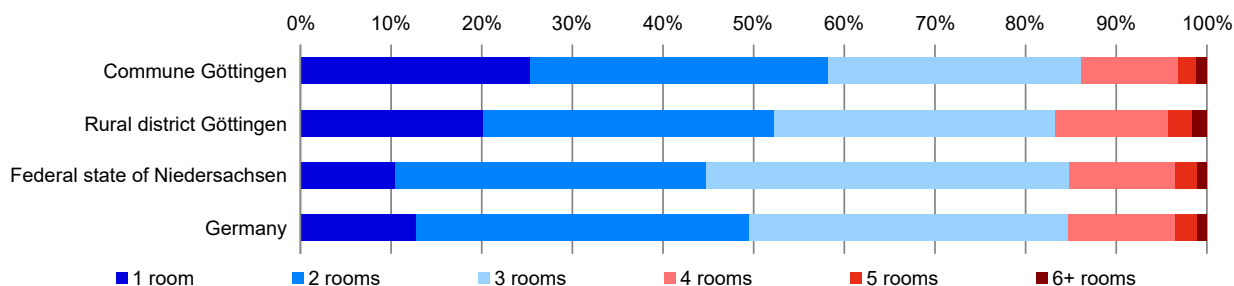
\* The supply ratio (number of listings/housing stock) at the municipality level is compared with those of the district, federal state, and Germany.  
Source: Advertisements from real estate portals, modelling by Fahrländer Partner. Data as of 31 December 2025.

### Distribution of real estate advertisements of apartments by construction period



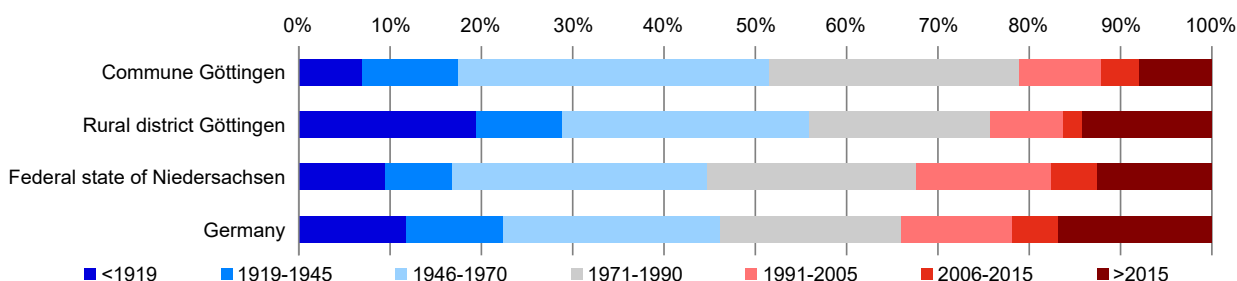
Source: Advertisements from real estate portals, modelling by Fahrländer Partner. Data as of 31 December 2025.

### Distribution of real estate advertisements of apartments by number of rooms



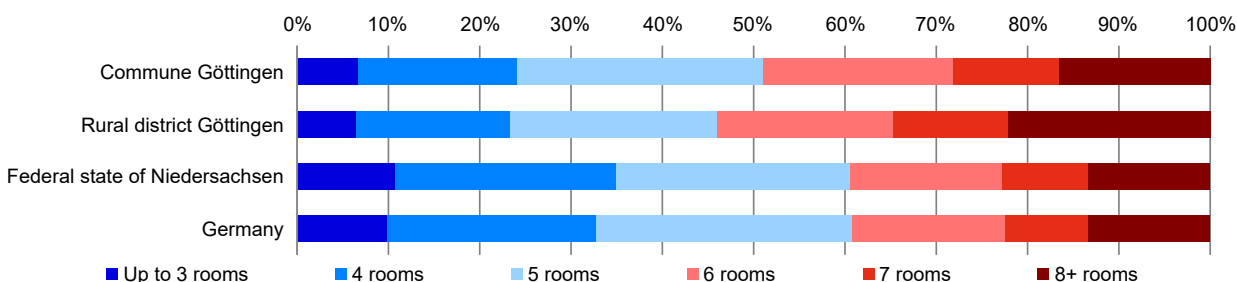
Source: Advertisements from real estate portals, modelling by Fahrländer Partner. Data as of 31 December 2025.

### Distribution of real estate advertisements of single-family houses by construction period



Source: Advertisements from real estate portals, modelling by Fahrländer Partner. Data as of 31 December 2025.

### Distribution of real estate advertisements of single-family houses by number of rooms

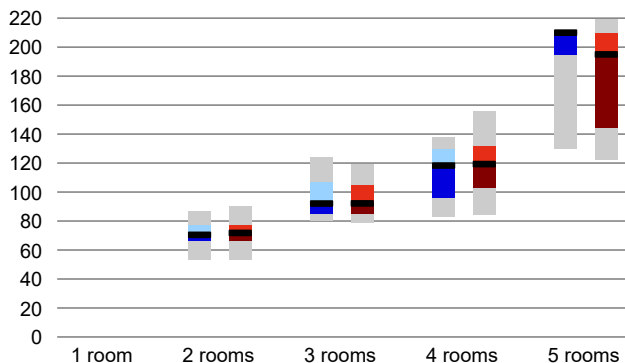


Source: Advertisements from real estate portals, modelling by Fahrländer Partner. Data as of 31 December 2025.

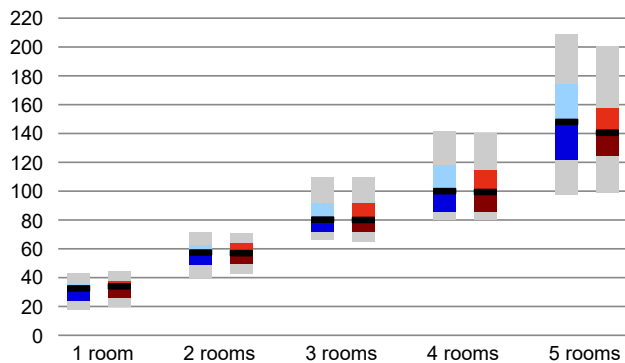
# 8 Real estate offers (3)

## Distribution of living space of real estate advertisements by number of rooms

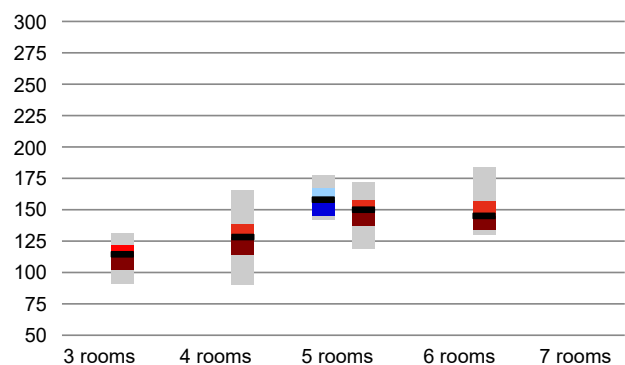
Condominiums: New building



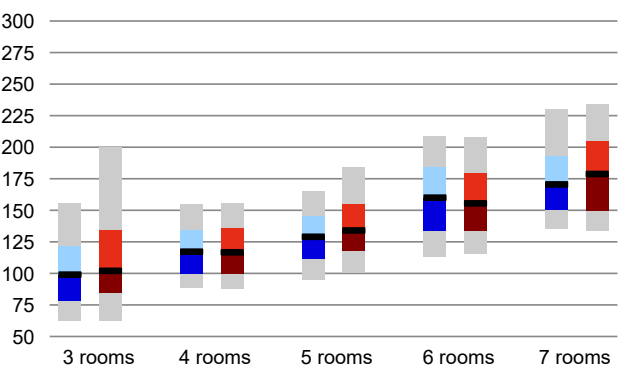
Condominiums: Old building



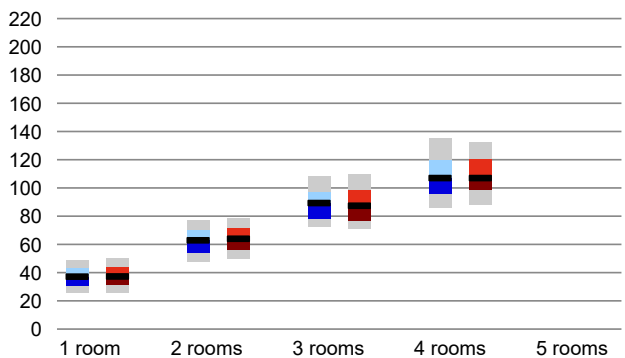
Single family houses: New building



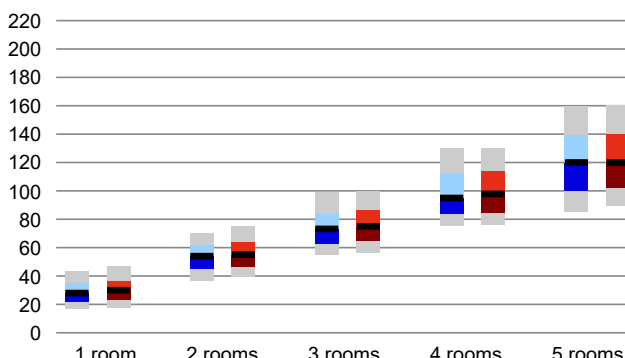
Single family houses: Old building



Rental apartments: New building



Rental apartments: Old building



### Legend

- large
  - above average
  - below average
  - small
  - Median
- 
- Commune Göttingen
  - Rural district Göttingen

Note: Old building refers to properties built before 2015. If the boxplots are not shown, the amount of data is not representative.  
 Source: Advertisements from real estate portals, modelling by Fahrländer Partner. Data as of 31 December 2025.

# 9 Market values, market rents, price levels (CON)

Göttingen

## Market values for condominiums

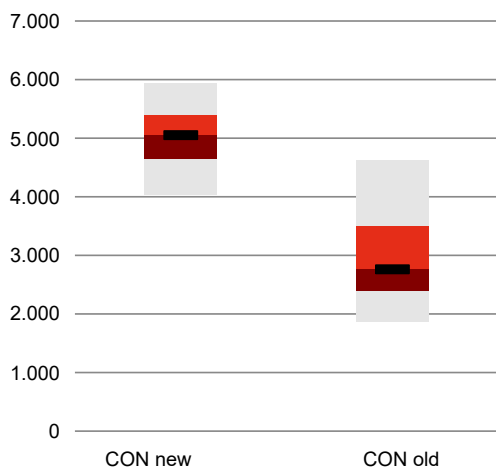
	New construction*		Old construction**	
	EUR/m <sup>2</sup>	EUR	EUR/m <sup>2</sup>	EUR
4-room-apartment (110 m <sup>2</sup> / 100 m <sup>2</sup> )	5.791	637.000	3.560	356.000
3-room-apartment (90 m <sup>2</sup> / 80 m <sup>2</sup> )	5.800	522.000	3.563	285.000
2-room-apartment (65 m <sup>2</sup> / 60 m <sup>2</sup> )	5.831	379.000	3.617	217.000

\* 1st floor, average standard, with balcony, good micro-location, 1 parking place.

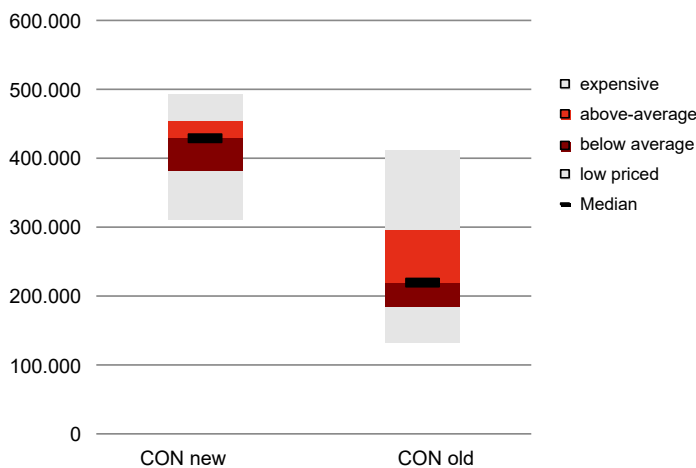
\*\* Year of constr. 40 years ago, intact/good condition, 1st floor, with balcony, good micro-location, 1 parking place.

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

Distribution of market values (EUR/m<sup>2</sup>), 3 rooms



Distribution of market values (EUR), 3 rooms



\* Old building: objects with construction year before 2019.

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

## Market volume for condominiums (2024)

	Number of transactions	Turnover (m EUR)
Rural district Göttingen	870	125
Federal state of Niedersachsen	22.170	4.001
Germany	245.780	63.325

Note: Estimation based on different data sources and inhouse models or data from the expert committee für land values.

Source: AK OGA, Gutachterausschüsse, Fahrländer Partner.

## Affordability of residential real estate owned

Göttingen	7,5
Commune of Göttingen	9,4
Rural district Göttingen	4,4
Federal state of Lower Saxony	5,3
Germany	6,6

Note: Mean purchase price for condominiums and single-family homes divided by purchasing power per household and year.

Source: NIQ Geomarketing, offer data from real estate portals, modelling by Fahrländer Partner. Data as of 31 December 2025.

# 9 Market values, market rents, price levels (SFH)

Göttingen

## Market values for single family houses

	New construction*		Old construction**	
	EUR/m <sup>2</sup>	EUR	EUR/m <sup>2</sup>	EUR
Detached single family house (450 m <sup>2</sup> land, 135 m <sup>3</sup> )	4.800	648.000	3.844	519.000
Semi detached single family house (370 m <sup>2</sup> land, 120 m <sup>3</sup> )	4.767	572.000	3.817	458.000

\* Average standard, good micro-location.

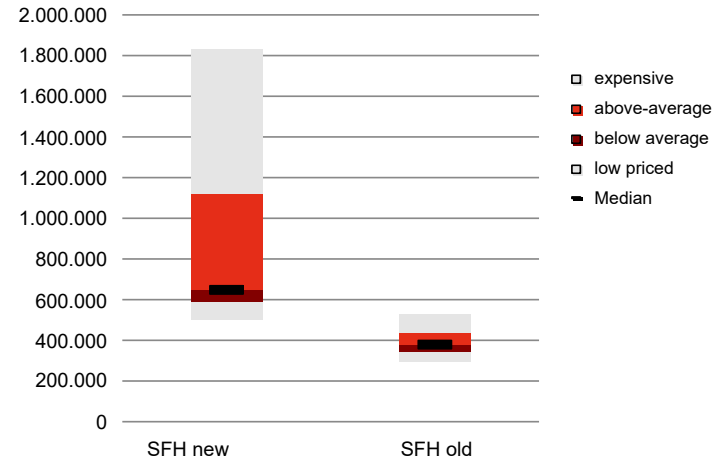
\*\* Year of constr. 40 years ago, intact/good condition, good micro-location.

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

Distribution of market values (EUR/m<sup>2</sup>), 5 rooms



Distribution of market values (EUR), 5 rooms



\* Old building: objects with construction year before 2019.

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

## Market volume for single family houses (2024)

	Number of transactions	Turnover (m EUR)
Rural district Göttingen	820	195
Federal state of Niedersachsen	27.200	7.479
Germany	219.990	77.175

Note: Estimation based on different data sources and inhouse models or data from the expert committee für land values.

Source: AK OGA, Gutachterausschüsse, Fahrländer Partner.

# 9 Market values, market rents, price levels (RA)

Göttingen

## Market rents of apartments

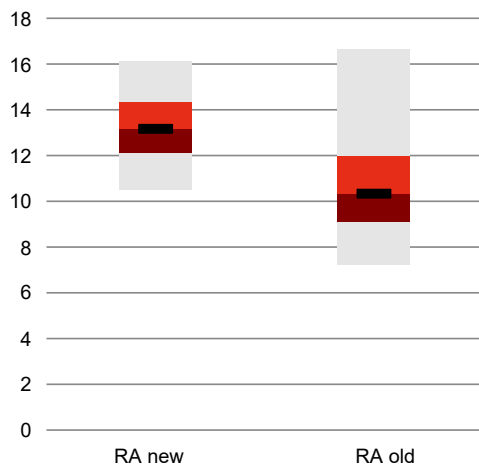
	New construction*			Old construction**		
	EUR/m <sup>2</sup> month	EUR/m <sup>2</sup> a ionth (net)	EUR/m <sup>2</sup> a ionth (net)	EUR/m <sup>2</sup> month	EUR/m <sup>2</sup> a ionth (net)	EUR/m <sup>2</sup> a ionth (net)
4-room-apartment (110 m <sup>2</sup> / 100 m <sup>2</sup> )	13,6	163	1'490	10,3	124	1'035
3-room-apartment (90 m <sup>2</sup> / 80 m <sup>2</sup> )	13,8	165	1'240	10,4	125	835
2-room-apartment (65 m <sup>2</sup> / 60 m <sup>2</sup> )	14,1	169	915	10,7	128	640
1-room-apartment (40 m <sup>2</sup> / 35 m <sup>2</sup> )	15,0	180	600	11,4	137	400

\* 1st floor, average standard, with balcony, average micro-location.

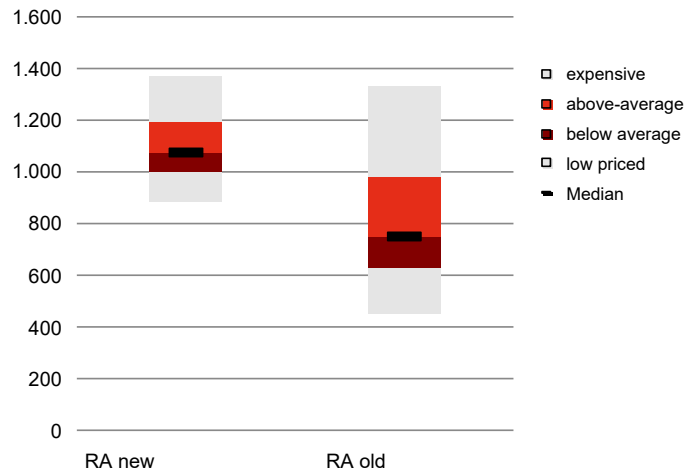
\*\* Year of construction 40 years ago, intact/good condition, 1st floor, with balcony, average micro-location.

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

Distribution of market rents (EUR/m<sup>2</sup>month), 3 rooms



Distribution of market rents (EUR/month), 3 rooms



\* Old building: objects with construction year before 2019.

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

## Discounting factor for rental apartments

net real terms (average standard, average micro-location)	4,1%
---	------

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

## Gross multiplier

	Average location	Good location	Very good location
gross real terms (new construction)	20,8	22,4	23,9

Note: Standard of construction adapted to the location.

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

## Affordability of rented apartments

Göttingen	19,3%
Commune of Göttingen	24,1%
Rural district Göttingen	15,6%
Federal state of Lower Saxony	16,2%
Germany	17,6%

Note: Share of average rent in average purchasing power per household.

Source: NIQ Geomarketing, offer data from real estate portals, modelling by Fahrländer Partner. Data as of 31 December 2025.

## Rent Control and Reduced Rent Cap (Commune of Göttingen)

Rent Control	active
Reduced Rent Cap	active

Note: For definitions, see the glossary. Source: BBSR; as of June 2025.

# 9 Market values, market rents, price levels (4)

## Market values/market rents in the region

	Condominiums*		Single family houses**		Rental apartments***	
	EUR/m <sup>2</sup>		EUR/m <sup>2</sup>		EUR/m <sup>2</sup> /month	
Göttingen	5'800		4'800		13,8	
Bovenden	4'389	(-24%)	3'570	(-26%)	11,4	(-17%)
Nörten-Hardenberg	4'256	(-27%)	2'526	(-47%)	10,7	(-23%)
Rosdorf	5'211	(-10%)	3'385	(-29%)	12,2	(-11%)
Friedland	3'044	(-48%)	2'370	(-51%)	12,5	(-9%)
Waake	3'433	(-41%)	2'844	(-41%)	10,3	(-25%)
Gleichen	4'389	(-24%)	2'207	(-54%)	10,3	(-25%)
Jühnde	3'211	(-45%)	2'667	(-44%)	11,0	(-20%)
Rohrberg	3'378	(-42%)	2'267	(-53%)	9,8	(-29%)
Kirchgandern	3'089	(-47%)	2'326	(-52%)	9,3	(-33%)
Landolfshausen	4'389	(-24%)	3'407	(-29%)	10,2	(-26%)
Neu-Eichenberg	2'622	(-55%)	2'081	(-57%)	9,7	(-29%)
Ebergötzen	3'000	(-48%)	2'467	(-49%)	9,4	(-31%)
Dransfeld	3'056	(-47%)	3'163	(-34%)	9,0	(-35%)
Rustenfelde	3'256	(-44%)	2'207	(-54%)	9,6	(-30%)
Hardeggen	3'556	(-39%)	2'289	(-52%)	11,5	(-17%)
Freienhagen	3'078	(-47%)	2'133	(-56%)	9,4	(-31%)
Hohengandern	3'044	(-48%)	2'341	(-51%)	8,7	(-37%)
Marth	3'322	(-43%)	2'185	(-54%)	9,8	(-29%)
Adelebsen	3'267	(-44%)	2'252	(-53%)	8,6	(-38%)
Schachtebich	3'356	(-42%)	2'393	(-50%)	9,9	(-28%)

\* New construction, 3 rooms, 90 m<sup>2</sup>, 1st floor, average standard, with balcony, good micro-location, 1 parking place.

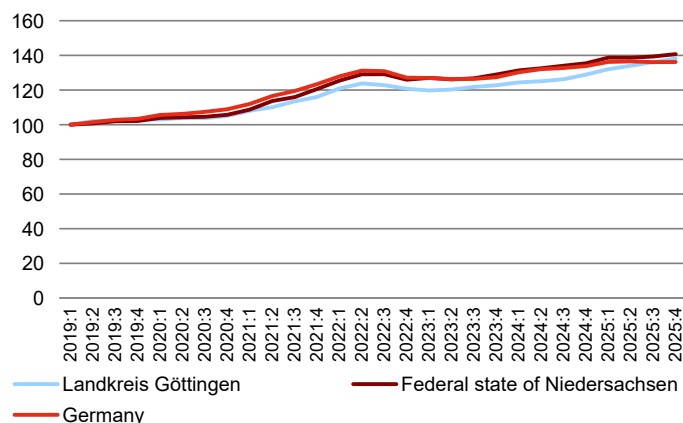
\*\* 450 m<sup>2</sup> of land, 135 m<sup>2</sup>, detached, new construction, average standard, good micro-location.

\*\*\* 3 rooms, 90 m<sup>2</sup>, new construction, 1st floor, average standard, with balcony, insulated shell, average micro-location.

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

# 9 Marktwerte, Marktmieten, Preisniveaus (5)

## Price development: Condominiums\*



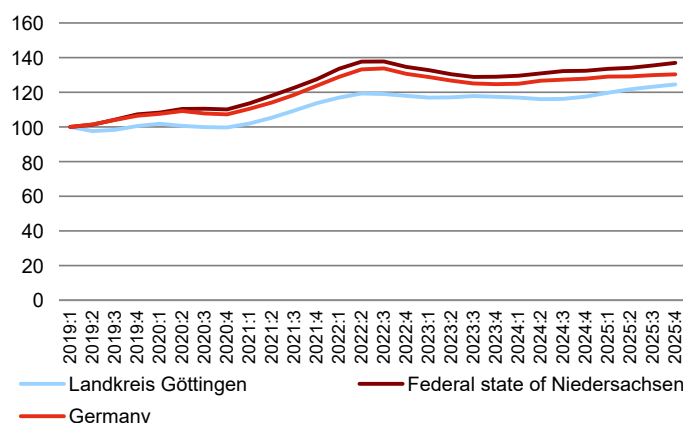
	Rate of change		
	1 year	1 Jahr	Cond.
Landkreis	1,5%	7,2%	31,4%
Federal state	1,0%	3,9%	33,1%
Germany	0,1%	1,8%	25,0%

\*Condominiums: 115 m<sup>2</sup>, new construction, good micro-location, average standard.

Note: Index (1st quarter 2019 = 100). Comparison

The indices at the district level are smoothed. The most actual data point is provisional. Data as of 31 December 2025.

## Price development: Single family houses\*



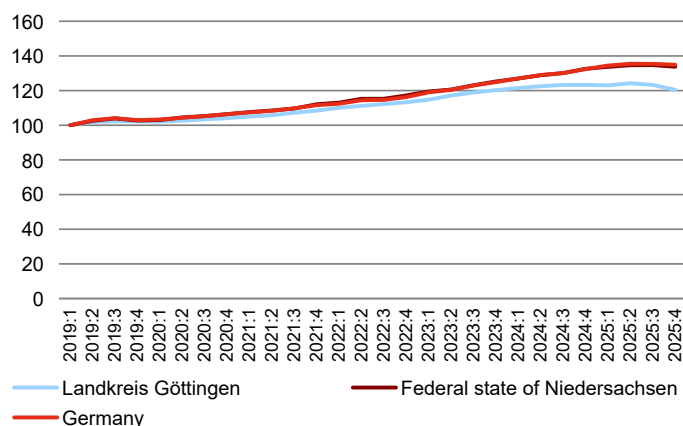
	Rate of change		
	1 year	5 years	Cond.
Landkreis	1,1%	6,0%	24,9%
Federal state	1,1%	3,4%	24,4%
Germany	0,3%	2,0%	21,5%

\*SFH: 500 m<sup>2</sup> land surface, 145 m<sup>2</sup> main floor area, new construction, good microlocation, average standard, semi-detached.

Note: Index (1st quarter 2019 = 100). Comparison

The indices at the district level are smoothed. The most actual data point is provisional. Data as of 31 December 2025.

## Price development: Rental apartments\*



	Rate of change		
	1 year	5 years	Cond.
Landkreis	-2,3%	-2,3%	15,7%
Federal state	-0,7%	0,9%	25,7%
Germany	-0,4%	1,9%	26,8%

\*Rental apartments: 115 m<sup>2</sup>, neu construction, average micro-location, average standard.

Note: Index (1st quarter 2019 = 100). Comparison

The indices at the district level are smoothed. The most actual data point is provisional. Data as of 31 December 2025.

# 10 Accessibility and infrastructure

## Airline distance (in km)

State capital	Hannover	94
Next major centre	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	Lower Saxony	Germany
Medium-sized centres	0	10	12	11
Major centres	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	Lower Saxony	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 (hospitals: 2013).  
Source: BBSR Bonn, Fahrländer Partner.

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

	Göttingen	Rural district Göttingen	Lower Saxony	Germany
Public transportation stops	169	385	558	445
Supermarkets	519	1.255	1.158	962
Elementary schools	519	1.085	1.194	1.030
Secondary schools (level 1)		2.305	2.437	2.137
Family doctors		1.060	1.339	1.206
Pharmacies	491	1.424	1.525	1.248

\* Average and population weighted linear distance, 2017 (family doctors and secondary schools level I: 2015).  
Source: BBSR Bonn, Fahrländer Partner.

## Number of train stations

Long-distance train stations	1
Regional train station	1

Source: Deutsche Bahn.

# 11 Perspectives 2040

## Perspectives: Rural district Göttingen

	Trend	
Population growth 2022 - 2040	-11.000	-3,4%
Evolution number of households 2022 - 2040	-7.028	-4,0%
Additional demand: rental apartments 2022 - 2040	0	0,0%
Additional demand: private properties 2022 - 2040	0	0,0%

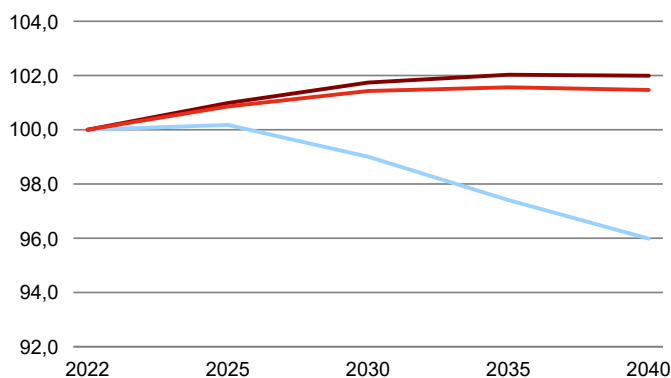
Note: Data status (BBSR): Population: May 2025, Households: July 2025 (each based on the 2022 Census). The household projections are provided by BBSR at the spatial planning region level and have been downscaled to the district level by FPPE.  
Sources: BBSR Bonn, Fahrländer Partner

## Perspectives: Federal State Lower Saxony

	Trend	
Population growth 2022 - 2040	51.900	0,7%
Evolution number of households 2022 - 2040	79.436	2,0%
Additional demand: rental apartments 2022 - 2040	21.529	0,9%
Additional demand: private properties 2022 - 2040	57.908	3,4%

Note: Data status (BBSR): Population: May 2025, Households: July 2025 (each based on the 2022 Census). The household projections are provided by BBSR at the spatial planning region level and have been downscaled to the district level by FPPE.  
Sources: BBSR Bonn, Fahrländer Partner

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



— Rural district Göttingen — Federal state of Lower Saxony — Germany

### Perspectives per year, trend

<b>Rural district Göttingen</b>	
Population growth p.a.	-0,2%
Evolution number of households p.a.	-0,2%
Additional demand: rental apartments p.a.	0
Additional demand: private properties p.a.	0
<b>Federal state of Niedersachsen</b>	
Population growth p.a.	0,0%
Evolution number of households p.a.	0,1%
Additional demand: rental apartments p.a.	1.196
Additional demand: private properties p.a.	3.217

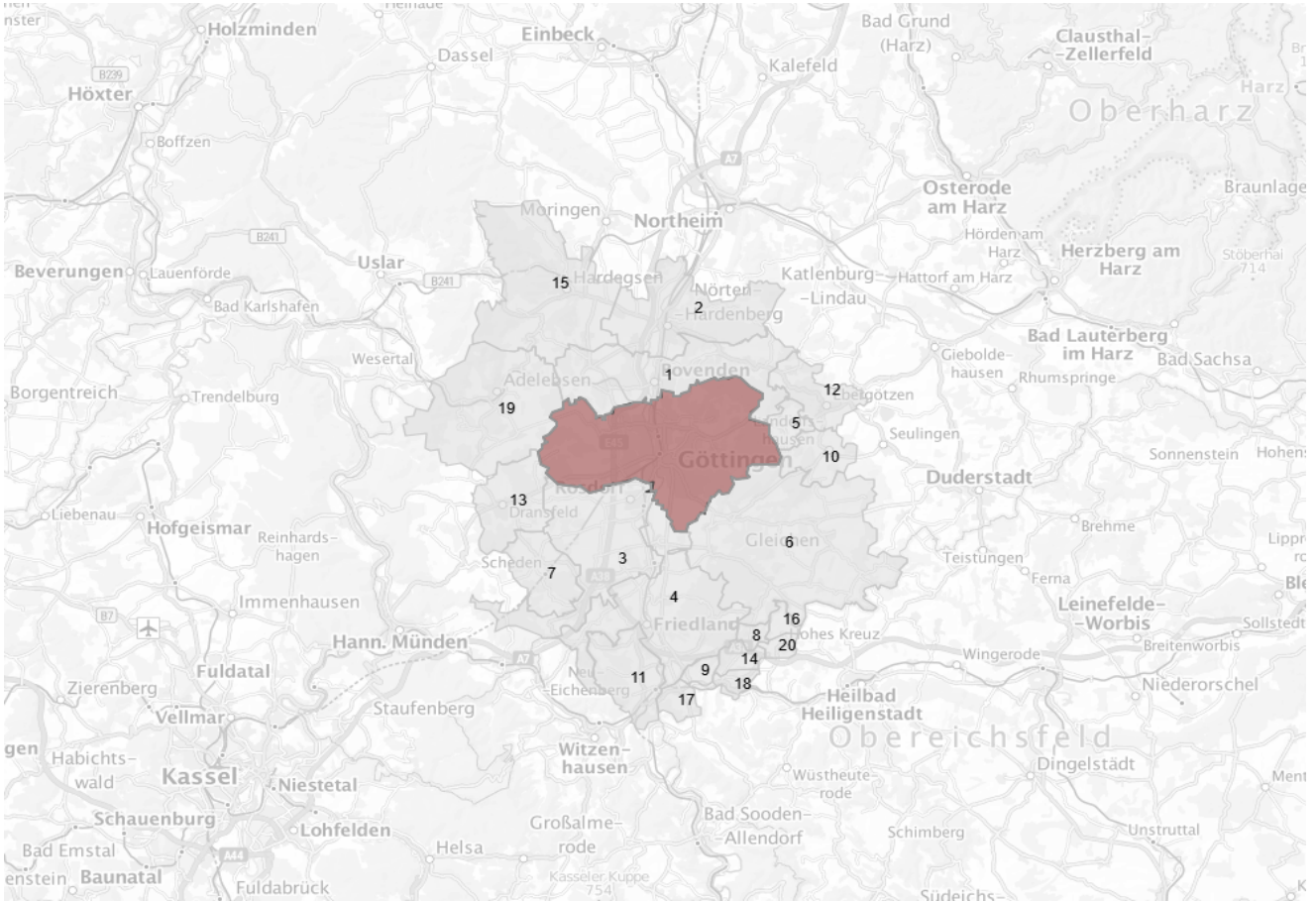
Note: Data status (BBSR): Population: May 2025, Households: July 2025 (each based on the 2022 Census). The household projections are provided by BBSR at the spatial planning region level and have been downscaled to the district level by FPPE.  
Sources: BBSR Bonn, Fahrländer Partner

# 12 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, 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 the level of municipalities, districts, federal states and Germany as a whole.

[Methodological description \(in German\)](#)

# 12 Glossary (2)

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4. Market values and market rents	Using Fahrländer Partner's hedonic models, based on offer data from real estate portals, an otherwise identical property is valued for each location. The market values (market value of residential property; net cold monthly market rent for rental apartments or m2 annual and monthly rents) 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. Market Volume Model	FPRE's Market Volume Model provides a timely estimate of the number of transactions and the resulting turnover in the German residential market. The results are published separately for single-family homes and condominiums. The estimate is based on various data sources and the company's own models and information provided by the Expert Committee for Property Values (AK OGA).																												
7. 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.																												
8. Rent Control and Reduced Rent Increase Cap	The rent control (Mietpreisbremse) limits the rent for re-leased apartments to a maximum of 10% above the local comparative rent, with newly built or extensively modernized apartments exempt. In addition, the reduced rent increase cap (abgesenkte Kappungsgrenze) sets a maximum rent increase of 15% over three years for existing rental agreements, instead of the standard 20%. Both regulations were introduced by the federal government and are implemented by the states in designated areas with tight housing markets. They aim to protect tenants from excessive rent increases and make housing costs more predictable. Currently, these rules are in effect until the end of 2029.																												
9. List of abbreviations	<table><tr><td>BBSR:</td><td>Federal Institute for Research on Building, Urban Affairs and Spatial Development</td></tr><tr><td>SFH:</td><td>Development</td></tr><tr><td>CON:</td><td>Single-family houses</td></tr><tr><td>EUR/m<sup>2</sup>a:</td><td>Condominiums</td></tr><tr><td>EUR/m<sup>2</sup>/month:</td><td>Euro per square meter and year</td></tr><tr><td>IMBAS:</td><td>Euro per square meter and month</td></tr><tr><td>MFH:</td><td>Real estate valuation and analysis system (web application)</td></tr><tr><td>RA:</td><td>Apartment buildings</td></tr><tr><td>OG:</td><td>Rental apartments</td></tr><tr><td>ÖV:</td><td>Upper floor</td></tr><tr><td>Pkw:</td><td>Public transportation</td></tr><tr><td>PLZ:</td><td>Passenger car</td></tr><tr><td>TG-Platz:</td><td>Postal code</td></tr><tr><td></td><td>Underground parking space</td></tr></table>	BBSR:	Federal Institute for Research on Building, Urban Affairs and Spatial Development	SFH:	Development	CON:	Single-family houses	EUR/m <sup>2</sup> a:	Condominiums	EUR/m <sup>2</sup> /month:	Euro per square meter and year	IMBAS:	Euro per square meter and month	MFH:	Real estate valuation and analysis system (web application)	RA:	Apartment buildings	OG:	Rental apartments	ÖV:	Upper floor	Pkw:	Public transportation	PLZ:	Passenger car	TG-Platz:	Postal code		Underground parking space
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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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