Macro-location rating of offices
City of Göttingen

Location

Commune	Göttingen (Code: 3159016)
Location	Göttingen (FPRE: DE-03-000185)
Commune type	Kleinere Großstadt
District	Göttingen
Type of district	Landkreis
Federal state	Lower Saxony

Topics

1. Text of the Macro-situation commercial
2. Macro-location rating: Indicators
3. Macro-location rating of offices
4. Macro-location rating: Interpretation

1 Text of the Macro-situation commercial City of Göttingen

The City of Göttingen is part of the Rural district Göttingen in the federal state of Lower Saxony. Göttingen has a population of 130.521 inhabitants (31.12.2025), living in 71.584 households (2025). Thus, the average number of persons per household is 1,82. The yearly average net migration between 2019 and 2024 for Göttingen is 249 persons. In comparison to national numbers, significantly below-average immigration 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», 12.698 businesses were counted in 2024, which were distributed among 11.390 companies. Their productivity in 2023 as measured by the gross domestic product (GDP) per employee of 78.800 EUR lies below the nationwide productivity of Germany of 90.600 EUR per employee. Throughout the years 2010 - 2023 the GDP per employee increased by 49,7%, whilst the nationwide GDP per employee changed around 61,5%. As measured by the gross value added (GVA) per employee in 2023 the productivity of the 2nd sector resulted as the highest with 99.000 EUR (Germany: 105.800 EUR). If subdivided by means of the economic sectors (WZ2008) the «Business services industry» with 121.015 EUR per employee (GVA increase 2010 - 2023: 27,7%) shows the highest productivity, followed by «Manufacturing industry» with 99.007 EUR (GVA increase 2010 - 2023: 57,2%) and «Processing industry» with 96.405 EUR per employee (GVA increase 2010 - 2023: 46,4%).

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%).

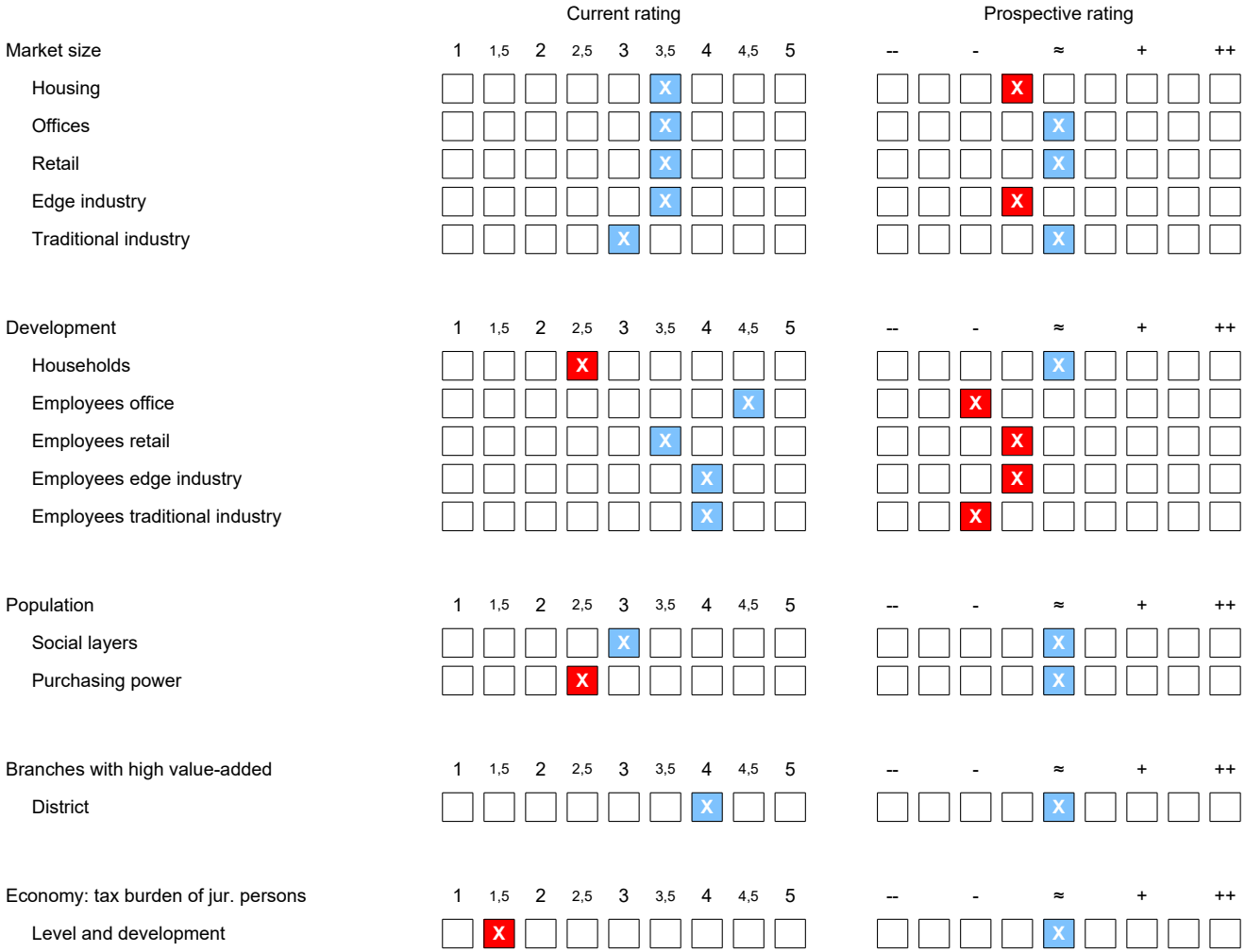
At communal level, the assessment rate of business taxes ('Hebesatz für die Gewerbesteuer') in the year 2024 lies at 430. The lowest value at level «Rural district» lies at 300, whereas the highest value lies at 460. At federal state level, a range from 300 to 520 is reported, whereas Germany has a range 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 30 June 2026), the rent level for a typical office space (new construction) in Göttingen is at 14 EUR/m²month. The rent level for a typical retail space is at 20,3 EUR/m²month. In the last 5 years, rents for office surfaces increased by 22,1% in the rural district Göttingen.

2 Macro-location rating: Indicators
City of Göttingen

Indicators



Sources: Statistical Offices of the State and Federal States, Federal Employment Agency, BBSR, IMBAS DE FPRE, Modelling Fahrländer Partner.

3 Macro-location rating of offices
City of Göttingen

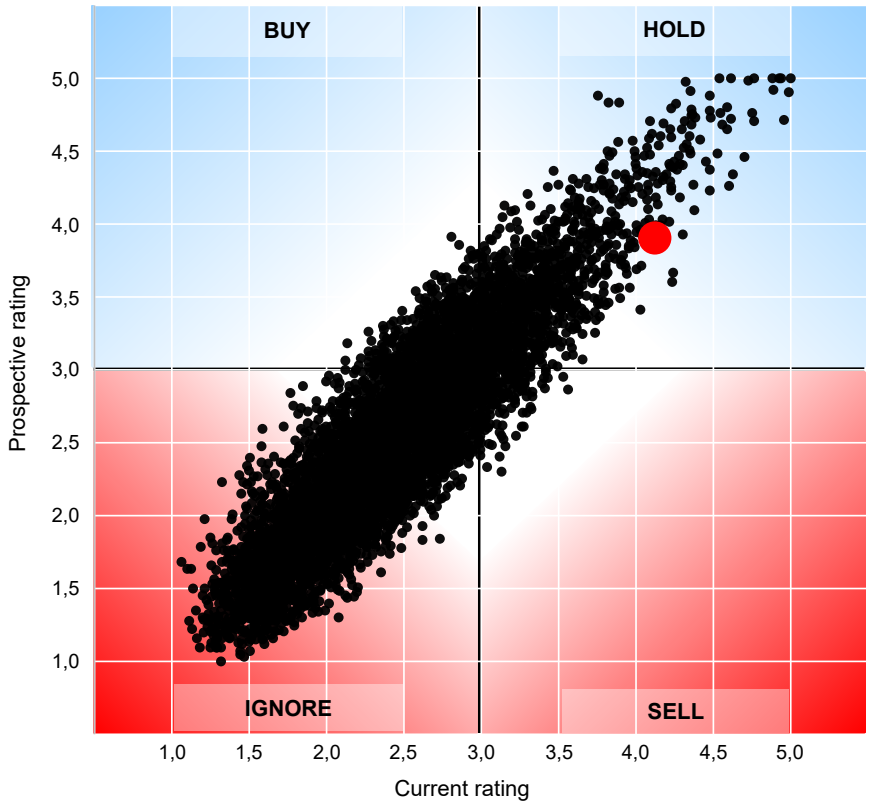
Rating details - Office

	Current rating	Prospective rating
Market size	3,5	3,5
Employment development office	4,5	2,5
Branches with high value-added	4,0	4,0
Tax burden	1,5	1,5
Location / accessiblilty	4,0	4,0

Overall office rating

	Current rating	Prospective rating
Rating	4,12	3,90
Evaluation	Very good location with an unvarying potential for improvement	

Site analysis



Sources: Statistical Offices of the State and Federal States, Federal Employment Agency, BBSR, IMBAS DE FPRE, Modelling Fahrländer Partner.

4 Macro-location rating: Interpretation
City of Göttingen

Interpretation of the rating

Fahrländer Partner's current and prospective macro-location rating assesses a location by comparing it with all other possible locations. The rating is relative. As a result an improvement in the prospective rating compared with the current rating may imply a negative development in a falling market, although this is less negative than the development of the market as a whole.

Macro-location rating of offices

Relative rating

4.50 - 5.00: Excellent

4.00 - 4.49: Very good

3.50 - 3.99: Good

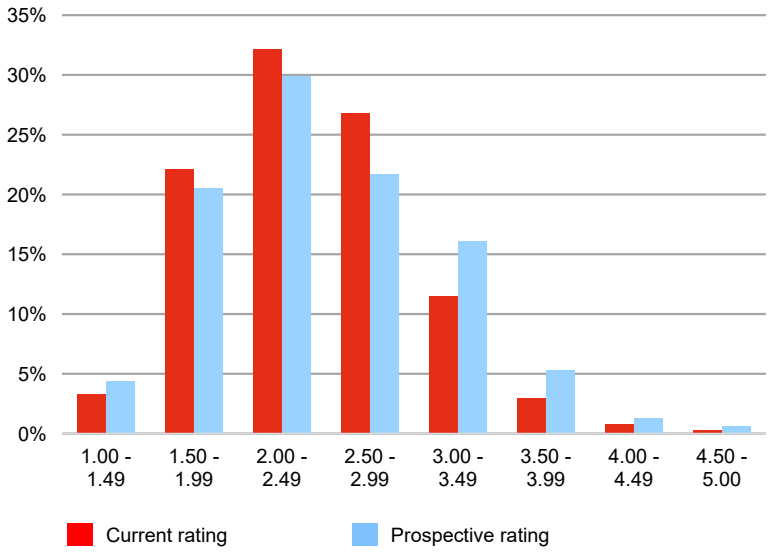
3.00 - 3.49: Average

2.50 - 2.99: Unfavourable

2.00 - 2.49: Bad

1.50 - 1.99: Very bad

1.00 - 1.49: Extremely bad



Remark

Fahrländer Partner calculates the location and market rating extremely carefully on the basis of the most recent available data. The results are based on an assessment of the general locality from available data and do not take into account the particular features of the micro-location and building or the overall suitability.

Sources: Statistical Offices of the State and Federal States, Federal Employment Agency, BBSR, IMBAS DE FPRE, Modelling Fahrländer Partner.

5 Impressum

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Rely on evidence-based ratings for portfolio decisions. Macro-location ratings offer up-to-date and prospective assessments of investment viability. Ratings are available for four separate uses. Obtain macro-location ratings for any location in Germany with just one click in the IMBAS application. Or use our API to integrate the ratings into your ecosystem. The macro-location ratings can be ordered individually or licensed as a package.

More information

https://en.fahrlaenderpartner.de/tools/imbas/makro-lageratings/

Contact

Fahrländer Partner
(Deutschland) AG
Barckhausstraße 1
60325 Frankfurt am Main

+49 (0)69 2475 689 250
info@fahrlaenderpartner.de
www.fahrlaenderpartner.de

Other Locations
Zurich
Bern

Fahrländer Partner (Deutschland) AG - Zurich, Branch Office in Frankfurt am Main; Registered Office: Frankfurt am Main, District Court Frankfurt am Main, HRB No. 120265;
Board of Directors: Dr. Stefan Fahrländer (Chairman), Manuel Lehner (Vice Chairman); CEO Germany: Magnus Danneck