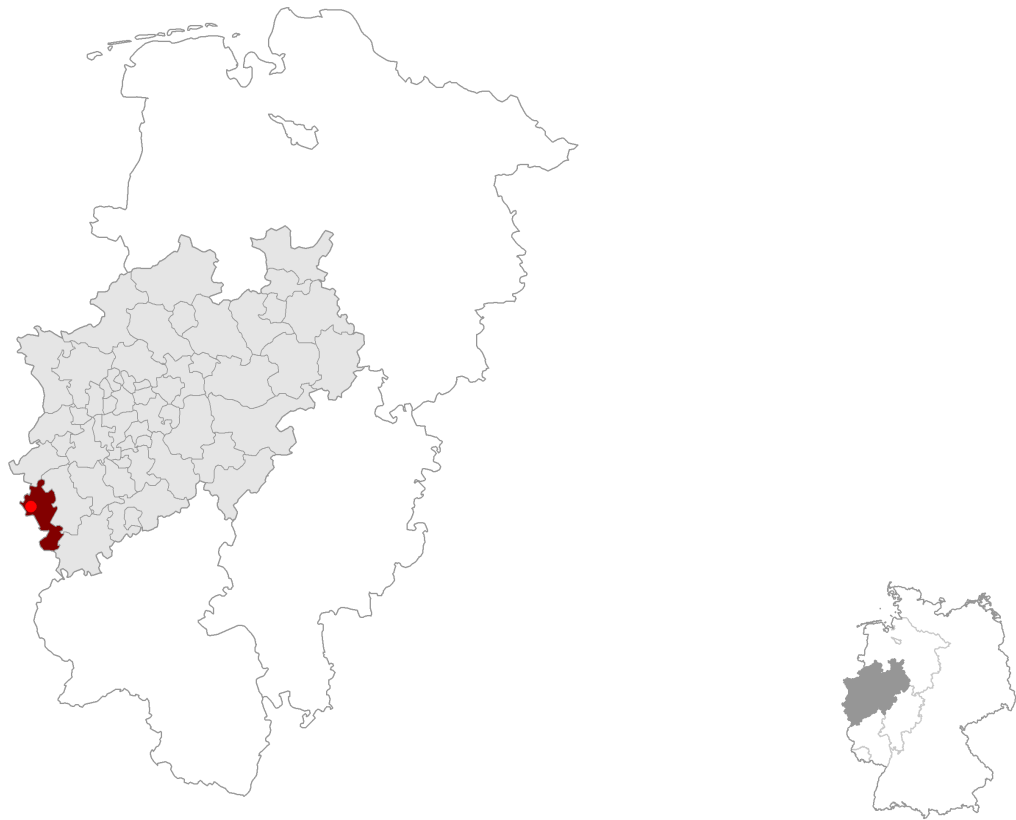


### Location

Commune	Aachen (Code: 5334002)
Location	Aachen (PLZ: 52062) (FPRE: DE-05-000334)
Commune type	Kleinere Großstadt
District	Städteregion Aachen
Type of district	Kreis
Federal state	North Rhine-Westphalia



### Topics

- 1 Text of the Macro-situation housing
- 2 Macro-location rating: Indicators
- 3 Macro-location rating of rented apartments
- 4 Macro-location rating: Interpretation

Aachen (PLZ: 52062) lies in the City of Aachen in the District Städteregion Aachen in the federal state of North Rhine-Westphalia. Aachen has a population of 248.878 (31.12.2020), which is distributed over 142.321 households (2021), resulting in an average household size of approximately 1,74 persons. Aachen is densely populated and is located, according to the BBSR definition, in the agglomeration («Verdichtungsraum») of Aachen. BBSR spatially locates Städteregion Aachen in the residential market region of Aachen, which is identified, based on demographic and socio-economic demand factors, as a commune without any clear trend.

Throughout the years of 2015 and 2020, Aachen reports yearly average net migration of 1.140 persons. Compared to the national development, Aachen hereby shows average migration tendencies. In 2020, 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 3.319 and 222 persons, whereas the age groups of 25 to 29 and 30 to 49 count the lowest migratory balances with -1.287 and -1.152 persons.

According to Fahrländer Partner (FPRE), in the year of 2021, approximately 32,2% of the resident households belong to the higher social classes (Germany: 33,4%), 29,7% of the households belong to the middle classes (Germany: 35,7%) and 38,1% belong to the lower social classes (Germany: 30,9%). The majority of the households, approximately 22,2% (Germany: 19,3%) belongs to the group of «Older single» (55+ years), followed by the group of «Young single» (to 34 years) with a share of 18,1% (Germany: 8,1%) and the group of «Family with children» with 16,7% (Germany: 25,1%).

At the federal states' elections in the year of 2017, approximately 28,4% of the voters (valid second votes) in Aachen voted for SPD (Federal state of Nordrhein-Westfalen: 31,2%), 28,0% voted for CDU/CSU (Federal state of Nordrhein-Westfalen: 33,0%) and 14,9% voted for FDP (Federal state of Nordrhein-Westfalen: 12,6%). At the federal elections of 2021 in Aachen, approximately 29,0% of the voters (valid second votes) voted for DIE GRÜNEN (Germany: 14,8%), 22,8% for CDU/CSU (Germany: 24,1%) and 6,2% for Others (Germany: 8,7%). At the European Parliament election 2019, most votes were counted for the political parties DIE GRÜNEN with 32,2% (Germany: 20,5%), CDU/CSU with 22,0% (Germany: 28,9%) and SPD with 15,3% (Germany: 15,8%).

As of 2020, Aachen reports a housing stock of 138.471 units, being divided into 21.486 single-family houses and 116.985 apartments in apartment buildings. The single-family house rate therefore corresponds to 15,5% and is, in national comparison (30,1%), significantly below average. A majority of 26,5% include apartments with 3 rooms. Furthermore, apartments with 4 rooms (22,6%) and 2 rooms (14,8%) constitute high shares of the housing stock. Average building activity between the years of 2015 and 2020, compared to housing stock figures, amounts to 0,45% and is therefore lower than in Germany (0,59%). This corresponds to the completion of 3.604 accommodation units.

Regional BBSR prognoses at level «District» predict population evolution from 2020 to 2035 of -1,4% or -7.600 persons (Germany: -0,7%). At household level, an evolution of 0,6% or an increase of 1.700 households is predicted (Germany: 1,1%).

According to the FPRE hedonic models (data as of 31 March 2022), the price levels for owner-occupied homes (average new buildings) in Aachen (PLZ: 52062) are at 5.319 EUR/m<sup>2</sup> for single family houses and at 5.217 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, 12,1 EUR/m<sup>2</sup>/month for new constructions and 9,8 EUR/m<sup>2</sup>/month for old constructions.

## Indicators

	Current rating										Prospective rating				
	1	1.5	2	2.5	3	3.5	4	4.5	5	--	-	≈	+	++	
<b>Market size</b>															
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Offices	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Edge industry	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Traditional industry	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Development</b>															
Households	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Employees office	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Employees retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Employees edge industry	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Employees traditional industry	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Population</b>															
Social layers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Purchasing power	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Branches with high value-added</b>															
District	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Economy: tax burden of jur. persons</b>															
Level and development	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

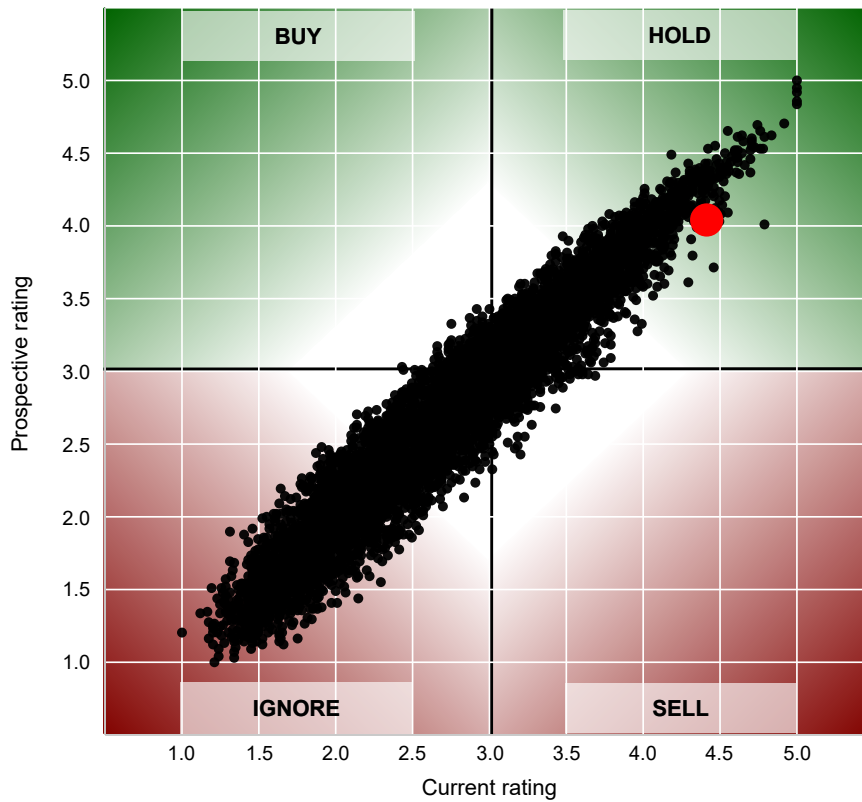
## Rating details - Housing

	Current rating	Prospective rating
Market size	4.0	4.0
Population / Household development	4.5	3.5
Social layers	3.5	3.5
Purchasing power	2.5	2.5
Location / accessibility	4.5	4.5

## Overall housing rating

	Current rating	Prospective rating
Rating	4.41	4.04
Evaluation	Very good location with little potential for improvement	

## Site analysis



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

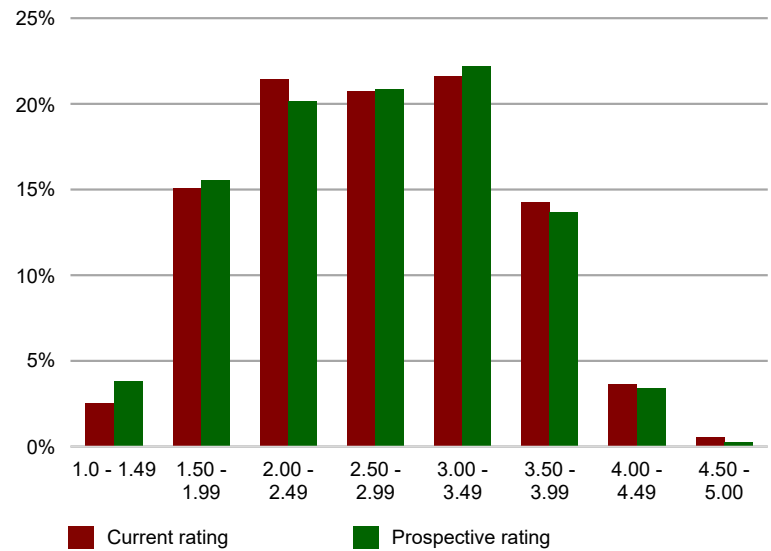
### Interpretation of the rating

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 rented apartments

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.

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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.

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