Macro-location rating of RA 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

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1 Text of the Macro-situation housing City of Göttingen

The City of Göttingen is part of the Rural district Göttingen in the federal state of Niedersachsen. Göttingen has a population of 130.521 (31.12.2025), which is distributed over 71.584 households (2025), resulting in an average household size of approximately 1,82 persons. Göttingen is densely populated and is not located in a defined agglomeration («Verdichtungsraum»). BBSR spacially 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 2019 and 2024, Göttingen reports yearly average net migration of 249 persons. Compared to the national development, Göttingen hereby shows below-average immigration. In 2024, 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 1.317 and 270 persons, whereas the age groups of 30 to 49 and 25 to 29 count the lowest migratory balances with -147 and -117 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%).

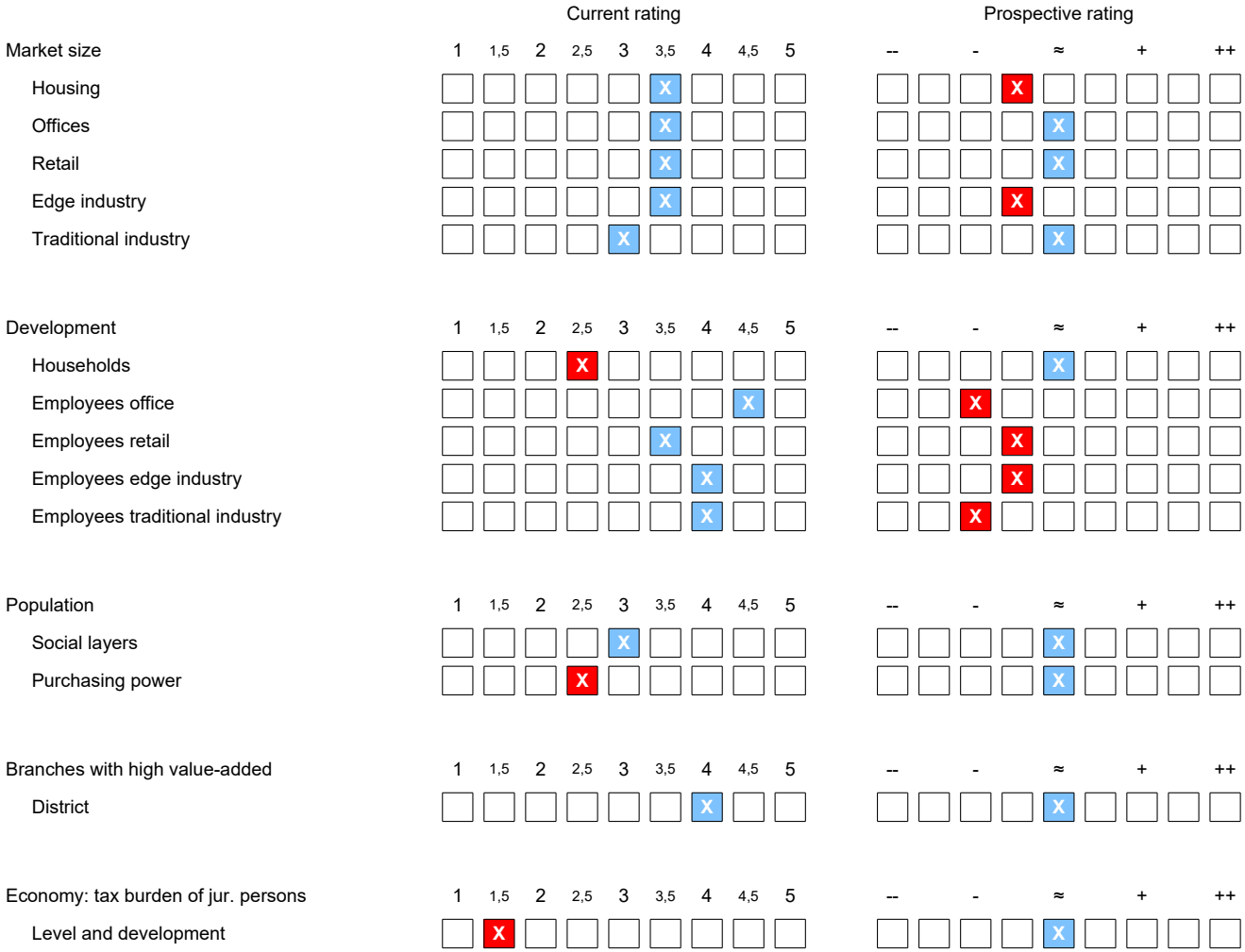
As of 2024, Göttingen reports a housing stock of 77.455 units, being divided into 10.055 single-family houses and 67.400 apartments in apartment buildings. The single-family house rate therefore corresponds to 13% and is, in national comparison (30,7%), significantly below average. A majority of 22,8% 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 0,51% and is therefore lower than in Germany (0,59%). This corresponds to the completion of 2.170 accomodation 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 30 June 2026), the price levels for owner-occupied homes (average new buildings) in Göttingen are at 5.267 EUR/m² for single family houses and at 5.522 EUR/m² for apartments. The net market rental price of an apartment in an average location meanwhile is, according to FPRE.s hedonic models, 14 EUR/m² per month for new constructions and 11 EUR/m² 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 30,9%. The percentage price increase for an average condominium is 22,6%. In the same time period, the market rents changed by 17,3%.

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 rented apartments
City of Göttingen

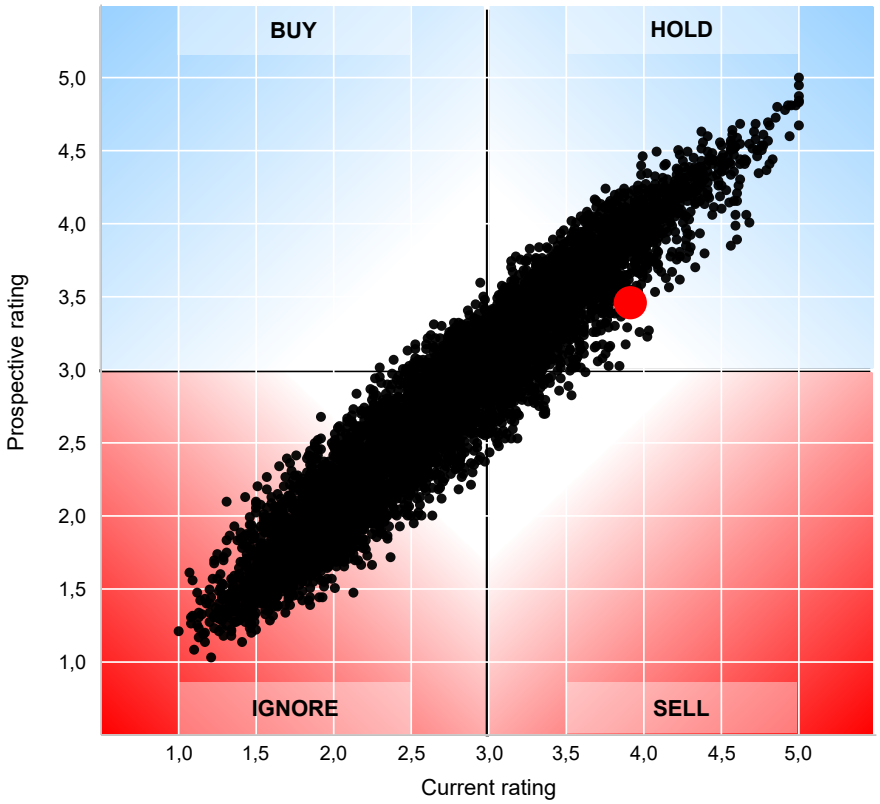
Rating details - Housing

	Current rating	Prospective rating
Market size	3,5	3,0
Population / Household development	2,5	2,5
Social layers	3,0	3,0
Purchasing power	2,0	2,0
Location / accessiblilty	4,5	4,5

Overall housing rating

	Current rating	Prospective rating
Rating	3,91	3,46
Evaluation	Good location with little 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

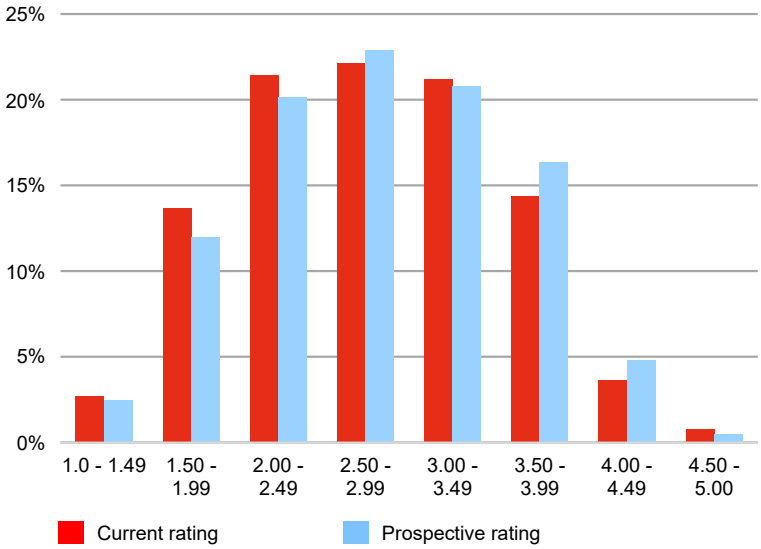
Interpretation of the rating

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 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.

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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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.

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/

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