



# Berlin Real Estate Trends

INVESTMENT OPPORTUNITIES IN RESIDENTIAL REAL ESTATE 2024/2025

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INVESTMENT OPPORTUNITIES IN RESIDENTIAL REAL ESTATE 2024/2025

In 2024, we had the opportunity to support our clients in a total of 112 notarial appointments, gaining valuable insights into the key trends and drivers of Berlin's residential and commercial property market. We have carefully analyzed our most important findings and compiled them for you in this issue. If you would also like to review the figures and insights from the previous year, you can download our 2023/2024 analysis using the QR code below.



[www.engelvoelkers.berlin/realestatetrends](http://www.engelvoelkers.berlin/realestatetrends)

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# 01

## Residential Investments Berlin

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Residential property market Berlin 2024/2025

RESIDENTIAL INVESTMENTS BERLIN 2024

Upward trend confirmed

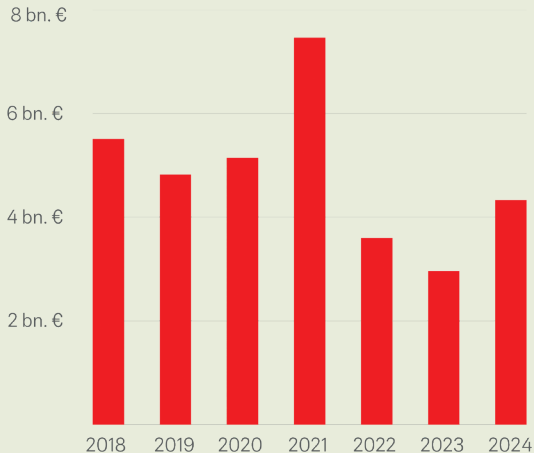
46,2 %

The transaction volume in Berlin's residential investment market rose by 46.2% to €4.33 billion euros in 2024.



RESIDENTIAL INVESTMENTS BERLIN 2024

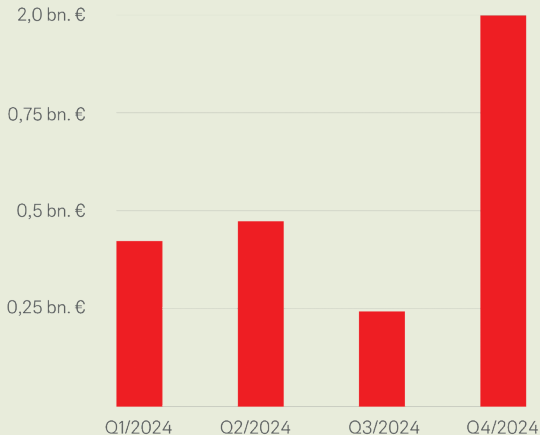
# Residential transaction volume\*



\*total market

RESIDENTIAL INVESTMENTS BERLIN 2024

# Residential transaction volume\*



# 02

The residential and commercial property market

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Residential property market Berlin 2024/2025

RESIDENTIAL AND COMMERCIAL PROPERTY MARKET 2024/2025

# Classic residential and commercial properties remain stable

# 624

624 classic Berlin residential and commercial buildings – in the market segment with a value up to 20 million euros – changed hands in 2024 for a total of 1.7 billion euros.

RESIDENTIAL AND COMMERCIAL PROPERTY MARKET 2024/2025

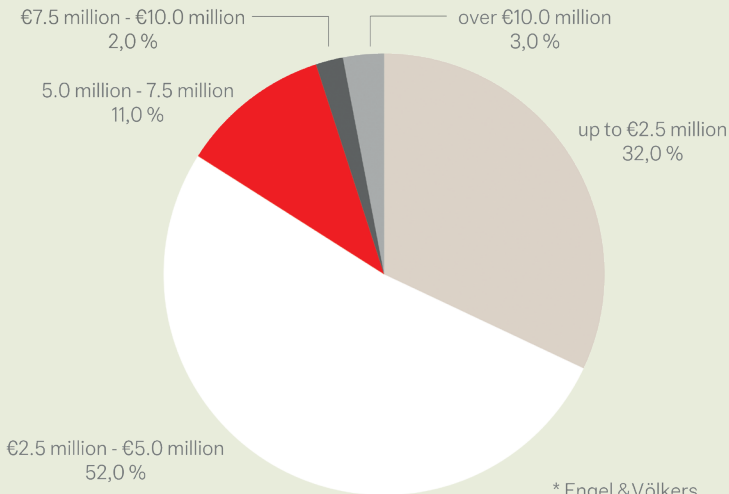
## Increase in smaller transactions

32 %

of the transactions we supported in  
2024 were in the volume range up to  
€2.5 million euros.

## RESIDENTIAL AND COMMERCIAL PROPERTY MARKET 2024/2025

# Transaction volume\*



# 03

## Who's Buying? Investor Profiles & Trends

RESIDENTIAL AND COMMERCIAL PROPERTY MARKET 2024/2025

## Berlin. A Private Affair.

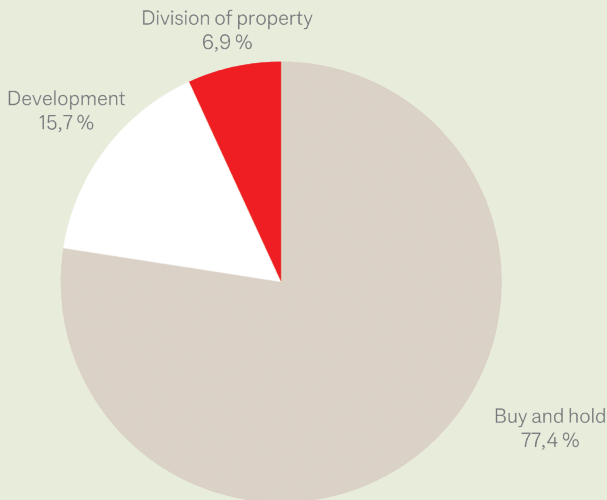
75 %

of buyers of Berlin residential and commercial buildings in 2024 were private investors or family offices.



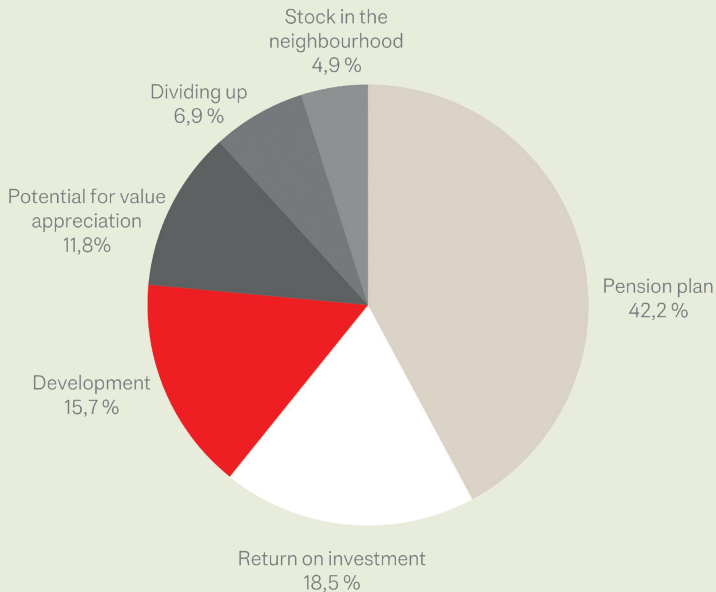
## RESIDENTIAL AND COMMERCIAL PROPERTY MARKET 2024/2025

# Investment target



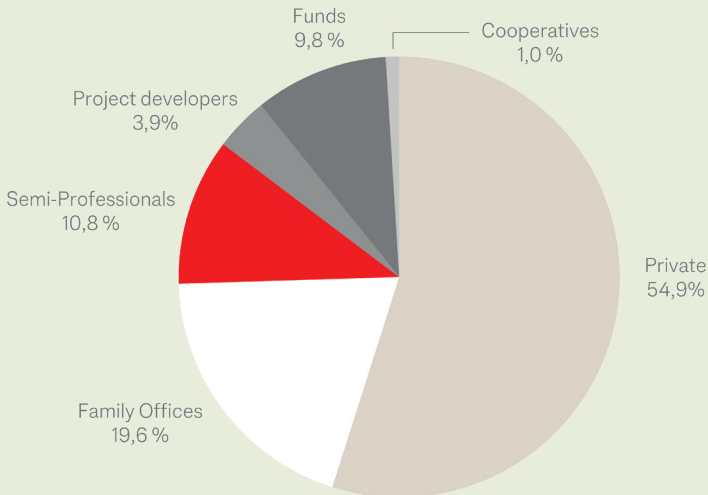
## RESIDENTIAL AND COMMERCIAL PROPERTY MARKET 2024/2025

# Motivation to buy



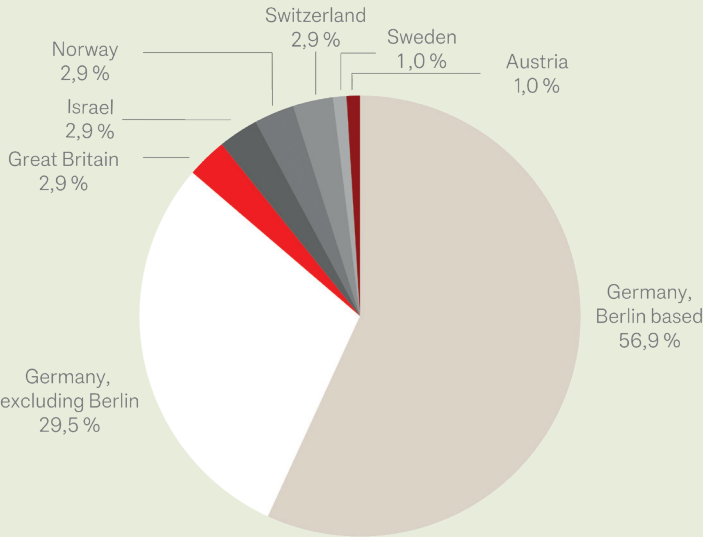
## RESIDENTIAL AND COMMERCIAL PROPERTY MARKET 2024/2025

### Buyer groups



RESIDENTIAL AND COMMERCIAL PROPERTY MARKET 2024/2025

# Origin of buyers



# 04

## Who's Selling? Ownership Cycles & Motivations

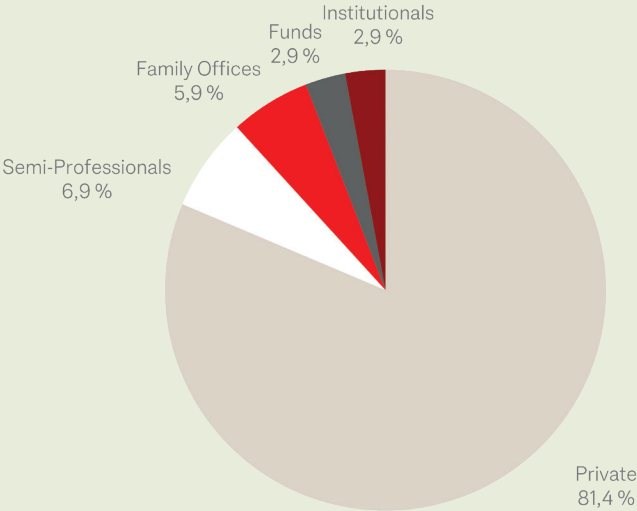
RESIDENTIAL AND COMMERCIAL PROPERTY MARKET 2024/2025

**Owned with Passion. Passed  
with Purpose.**

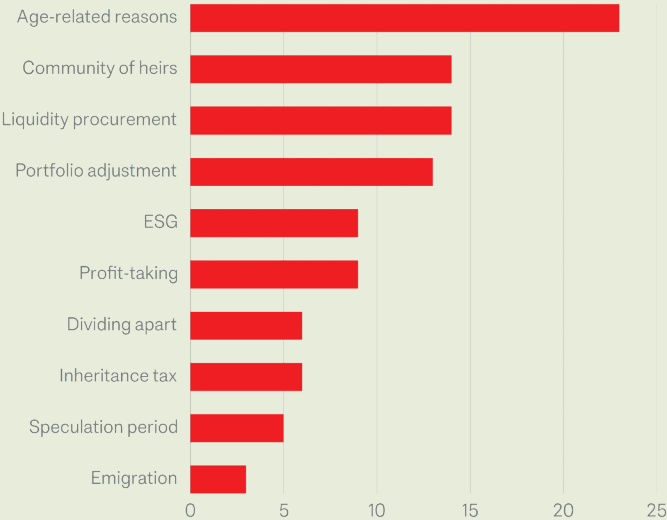
**17**

17 years is the average holding period that  
sellers of residential property in Berlin  
have been in possession of their property.

# Seller groups



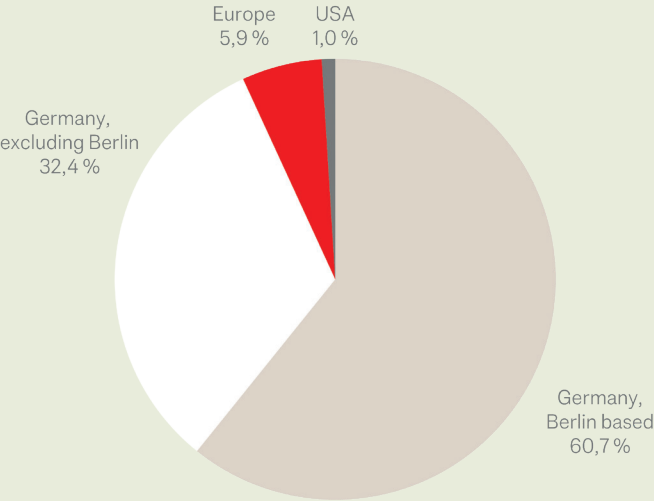
# Reasons for sale



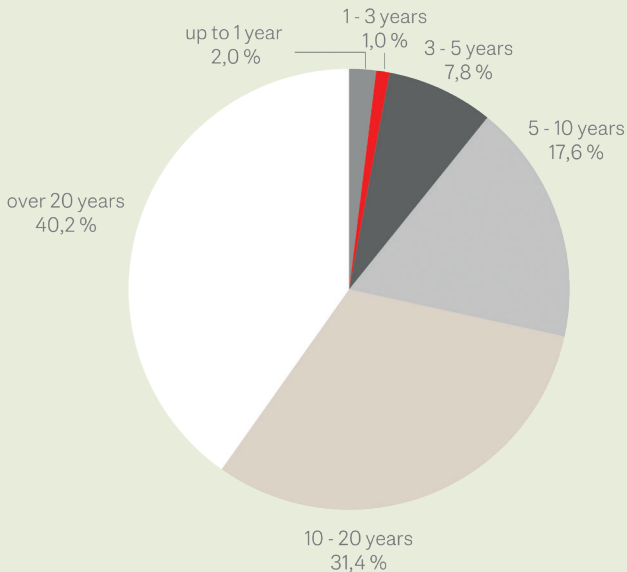


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Origin of seller



## Holding period before sale



# 05

Key indicators: What Drives Berlin's Property Market?

## RESIDENTIAL AND COMMERCIAL PROPERTY MARKET 2024/2025

# Average traded Residential and commercial property:



PURCHASE PRICE IN EUR

**3,8 Mio.**

Change compared to 2023: -2,6 %



PRICE PER SQUARE METRE

**2.399 €/m<sup>2</sup>**

Change compared to 2023: -5,0 %



MULTIPLIER

**22,0**

Change compared to 2023: - 9,7 %



SHARE RESIDENTIAL | COMMERCIAL

**83,7 % | 16,3 %**

Share 2023: 88,1 % | 11,9 %



YIELD

**4,5 %**

Change compared to 2023: + 9,7 %



RESIDENTIAL RENT

**8,34 €/m<sup>2</sup>**

Change compared to 2023: +4,9 %

RESIDENTIAL AND COMMERCIAL PROPERTY MARKET 2024/2025

## Success stories ...

# 112

The Engel & Völkers Commercial 2024 team was able to broker 112 residential and commercial properties in Berlin.



RESIDENTIAL AND COMMERCIAL PROPERTY MARKET 2024/2025

... start like this!

764

To achieve this, we evaluated 764 residential and commercial properties in advance using our free market price and potential analysis.

RESIDENTIAL AND COMMERCIAL PROPERTY MARKET 2024/2025

## Transaction duration

# 123

In 2024, it took 123 days to successfully broker a residential and commercial property.

YOUR PROPERTY PARTNER IN BERLIN

# Welcome to Engel & Völkers

# 130

130 property experts are on hand to advise you on all aspects of residential and commercial properties, commercial investments, and office, retail and industrial space.

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Looking for insights or strategic advice on Berlin's real estate market?  
Whether you're buying, selling, or investing, our experts are here to guide  
you. Contact us for a personalized consultation.

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