

ImmoScout24 WohnBarometer

Q2 2025

Executive Summary for the Purchase and Rental Market

Every quarter, the "ImmoScout24 WohnBarometer" shows the development of rental and purchase prices in Germany as a whole and in the eight largest metropolitan areas (Berlin, Düsseldorf, Frankfurt (Main), Hamburg, Cologne, Munich, Leipzig and Stuttgart). The analysis is based on the listings for existing and newly built objects for rent or purchase on ImmoScout24, Germany's largest online marketplace for real estate. The price data is supplemented by information on the relation of demand to supply.

Housing Shortage Shifts Focus to Rural Markets

Purchase demand reaches record levels / Rising asking rents particularly in Cologne, Leipzig and Stuttgart

- Rural demand boom: Quarter-on-quarter increase of +9 percent – strongest growth since 2023
- Search volume in B-cities has more than tripled since 2021 (+210 percent)
- Asking rents for existing properties: Moderate increase in Germany (+1.4 percent) and top 8 metropolitan areas (+1.5 percent) within the last quarter
- New build asking rents: Strongest price growth in Leipzig within one year (+11.1 percent)
- Strong housing demand drives prices toward previous peaks
- Home buyers increasingly target rural markets for single-family properties
- Market continues to stabilize: All major cities show positive price development year-on-year
- Hamburg and Frankfurt am Main pull ahead of Berlin in new-build pricing

Summary

Germany's purchase market sustained growth in Q2 2025. Quarterly gains stayed modest, but annual comparisons demonstrate a turnaround with positive indicators throughout. Housing demand and pricing hit boom levels last seen in 2021, marking a notable market comeback. Rural areas attract more buyers while major cities continue to dominate price levels. This rural shift reflects broader market dynamics, as Germany's rental sector faced continued pressures from nationwide increases in both demand and asking rents. Structural housing shortages extending from major metropolitan areas to second-tier centers have intensified buyer migration toward rural markets.

Purchase Market

Purchase demand for existing condominiums rose +3 percent nationwide in Q2 2025, with stronger growth in the top 8 cities (+5 percent) and surrounding areas (+4 percent). Both regions posted a +10 percent annual increase. Independent cities outperformed with +7 percent quarterly and +17 percent annual growth. Rural demand rebounded with +8 percent quarterly growth after a weaker phase, nearly matching pandemic urban flight levels.

Looking at individual property classes, Single-family homes drove particular interest, gaining +6 percent quarterly to reach 2021 peak levels. Annual demand jumped +11 percent, while new-build single-family demand climbed +16 percent year-over-year.

Purchase prices for existing apartments in Germany rose by a moderate +1.1 percent in the second quarter of 2025 to €2,545 per square meter. The year-on-year price development of +3.4 percent signals sustainable market recovery. All eight major cities posted positive annual rates, led by Düsseldorf (+4.0 percent), Stuttgart (+3.9 percent) and Leipzig (+3.6 percent), which remains the most affordable major city at €2,917 per square meter. Quarterly performance was driven by Cologne (+1.6 percent to €4,237) and Stuttgart (+1.5 percent), with Stuttgart crossing the €5,000 threshold for the first time. Frankfurt am Main reclaimed its position as the second-most expensive major city at €5,261 per square meter, while Hamburg showed sideways movement (+0.3 percent) and dropped to third place. Munich maintained its undisputed price leadership at €8,706 per square meter despite modest +1.1 percent growth - matching Berlin's growth rate, where prices reached €4,737, approximately half of Munich's level.

New-build apartment prices rose +0.9 percent quarterly to €4,073 per square meter nationwide. Annual growth recovered to +1.6 percent after previous declines. Metropolitan areas delivered mixed results: Hamburg led gains at +1.6 percent to €6,749, ranking third behind Munich and Stuttgart. Cologne, Frankfurt am Main, Leipzig and Stuttgart all exceeded 1 percent quarterly growth. Berlin held steady at +0.3 percent. Only Düsseldorf declined (-1.0 percent).

Houses showed strong momentum in Q2. Quarterly performance was solid across both segments: existing houses gained +2.1 percent to €2,846 per square meter, while new construction rose +1.9 percent to €3,883. Annual data revealed stronger growth trajectories. New-build houses led with +4.9 percent national growth, exceeding the +3.6 percent average in major cities. Hamburg topped new

construction markets at +7.1 percent, followed by Cologne (+5.8 percent). Existing houses posted their strongest annual gains in Cologne (+6.6 percent) and Leipzig (+5.6 percent).

Rental Market

Competition remains intense in the rental market. Demand for existing rental apartments shows a clear upward trend across all region classes in Q2 2025. Nationwide, demand for both existing and new-build rental apartments rose by +6 percent. Existing properties in rural areas gained +9 percent quarterly, reaching their highest demand since 2023. Metropolitan areas posted +4 percent growth, while surrounding areas gained +7 percent.

Individual city performance varied significantly. Leipzig led rental apartment searches with +11 percent quarterly growth. Hamburg gained +7 percent. Stuttgart (-2 percent) and Frankfurt am Main (-1 percent) declined.

Demand in independent cities rose by +8 percent in Q2 2025, twice as strong as in metropolitan areas. A long-term evaluation shows that the housing shortage in metropolitan areas is increasingly spreading to regional centers. Since Q2 2021, A-cities (top 8 excluding Leipzig) gained +27 percent. B-cities (15 major cities like Bonn, Bremen, Dresden) surged +210 percent. C-cities like Erfurt, Freiburg and Potsdam more than doubled (+135 percent). D-cities rose +191 percent.

New-build asking rents rose +1.7 percent quarterly to €13.04 per square meter nationwide. Annual growth reached +6.6 percent. Metropolitan areas showed modest quarterly growth, averaging +0.9 percent. Düsseldorf and Stuttgart posted the strongest quarterly gains at +1.8 and +1.9 percent respectively. Munich recorded minimal growth (+0.2 percent) but broke through the €26 mark, reaching €26.04 per square meter. Berlin maintained its position as the second-most expensive new-build market at €20.36 per square meter despite modest +0.6 percent quarterly growth.

Existing property asking rents rose +1.4 percent quarterly to €8.74 per square meter nationwide. Year-over-year growth reached +2.1 percent. Metropolitan areas gained +1.5 percent quarterly and +4.9 percent year-over-year to €14.56 per square meter.

Methodology

The ImmoScout24 WohnBarometer is the market report on the development of the real estate market. It is published by ImmoScout24, Germany's leading online platform for residential real estate. The ImmoScout24 WohnBarometer reflects the price development in real offer prices, supplemented by an indicator of the relationship between supply and demand. The database comprises over 8.5 million advertisements from the last five years on ImmoScout24. The values are calculated for reference properties for the respective property type considered by an algorithm from the field of machine learning. The reference object for rental flats is a two-room existing flat of 70 square meters. For flats for sale, a three-room flat with 80 square metres of living space is taken as a basis. The single-family house under consideration has 140 square metres of living space and a plot of 600 square metres. The category new construction contains all offers with a construction age of two years or less at the respective time of determination. The demand in relation to the supply is calculated based on the contact enquiries per listing of the respective property type per week. It is a standardised value to compensate for different standing times of the advertisements on the portal. The current asking prices always refer to the last data point in the market report and thus represent the asking price in the second quarter of 2025. The algorithm applied also forms the basis for the price forecast. For this current population balances and the available and planned housing stock are included in the calculation.

Appendix

Data Cockpit - Condominium Sales

	Germany	Berlin	Düsseldorf	Frankfurt (Main)	Hamburg	Cologne	Leipzig	Munich	Stuttgart
Existing Condominiums									
Price development Q2 2025 to Q1 2025	+1.1%	+1.1%	+1.3%	+1.2%	+0.3%	+1.6%	+1.4%	+1.1%	+1.5%
Price development Q2 2025 to Q2 2024	+3.4%	+2.1%	+4.0%	+2.0%	+2.0%	+1.4%	+3.6%	+3.1%	+3.9%
Price per m2 Q2 2025	2,545 €	4,737 €	4,501 €	5,261 €	5,221 €	4,237 €	2,917 €	8,706 €	5,001 €
New-build Condominiums									
Price development Q2 2025 to Q1 2025	+0.9%	+0.3%	-1.0%	+1.4%	+1.6%	+1.5%	+1.4%	+0.9%	+1.3%
Price development Q2 2025 to Q2 2024	+1.6%	+3.5%	-0.7%	+1.5%	+4.8%	+3.6%	+3.8%	+2.8%	+2.5%
Price per m2 Q2 2025	4,073 €	6,696 €	6,433 €	6,703 €	6,749 €	6,175 €	5,158 €	11,405 €	6,991 €

Data Cockpit – Single-family Home Sales

	Germany	Berlin	Düsseldorf	Frankfurt (Main)	Hamburg	Cologne	Leipzig	Munich	Stuttgart
Existing single-family home									
Price development Q2 2025 to Q1 2025	+2.1%	+0.9%	+1.8%	+0.9%	+1.3%	+1.6%	+2.0%	+0.2%	+0.3%
Price development Q2 2025 to Q2 2024	+3.5%	+1.2%	+2.8%	+2.8%	+4.9%	+6.6%	+5.6%	+2.1%	+2.1%
Price per m2 Q2 2025	2,846 €	4,883 €	5,673 €	5,867 €	5,816 €	5,418 €	3,822 €	8,561 €	5,955 €
Newbuild single-family home									
Price development Q2 2025 to Q1 2025	+1.9%	+0.9%	-0.6%	+1.0%	+1.2%	+1.1%	-0.3%	+0.3%	+0.2%
Price development Q2 2025 to Q2 2024	+4.9%	+3.4%	+2.3%	+1.6%	+7.1%	+5.8%	+1.6%	+1.3%	+5.5%
Price per m2 Q2 2025	3,883 €	6,173 €	6,761 €	7,193 €	6,628 €	6,453 €	4,562 €	10,609 €	7,507 €

Data Cockpit for Newbuild Rental Flats

	Germany	Berlin	Düssel-dorf	Frankfurt	Hamburg	Cologne	Leipzig	Munich	Stuttgart
Price development Q2 2025 to Q1 2025	+1.7%	+0.6%	+1.8%	+1.1%	+0.4%	+0.5%	+0.9%	+0.2%	+1.9%
Price development Q2 2025 to Q2 2024	+6.6%	+4.3%	+6.3%	+4.1%	+3.3%	+8.0%	+11.1%	+3.8%	+6.2%
Price per m2 Q2 2025	13.04 €	20.36 €	16.88 €	18.64 €	17.72 €	17.33 €	13.52 €	26.04 €	17.45 €
Cold rent for 70sqm reference apartment	913 €	1,425 €	1,182 €	1,305 €	1,240 €	1,213 €	946 €	1,823 €	1,222 €

Data Cockpit for Existing Rental Flats

	Germany	Top 8 Metropolises
Price development Q2 2025 to Q1 2025	+1.4 %	+1.5 %
Price development Q2 2025 to Q2 2024	+2.1 %	+4.9 %
Price per m2 Q2 2025	8.74 €	14.56 €
Cold rent for 70sqm reference apartment	611.80 €	1,019.20 €

Contact:

Filip Lindvall
 Director Group Strategy & Investor Relations
 Fon: +49 89 262024922
 Email: ir@scout24.com