

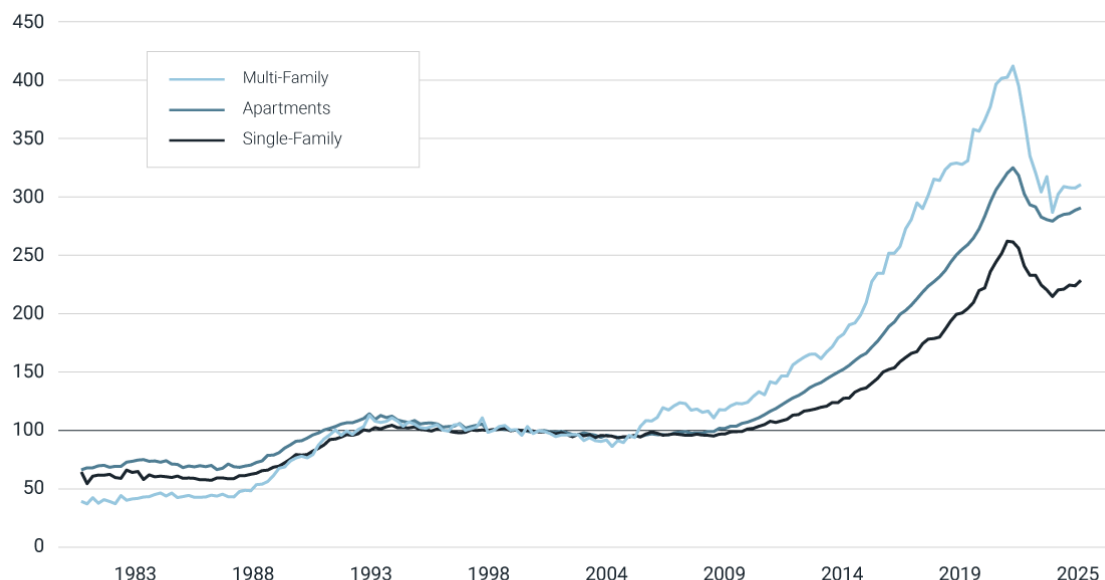
## GREIX Sales Price Index: Results for 2025 Q2

# Small increase in house prices — all-time highs aren't expected anytime soon

**Bonn & Kiel, 07.08.2025** - In the second quarter of 2025, prices for residential real estate in Germany continued their upward trend, though without significant acceleration. The strongest gains were seen in single-family houses, while apartments and multi-family houses saw only modest increases, roughly in line with overall inflation. In most regions, prices remain well below their 2022 peaks. Given the current sluggish momentum, it is not expected that those levels will be reached again - on average nationwide - for another four years. These insights are based on the latest update of the German Real Estate Index (GREIX), a joint project of the local expert committees for property values (Gutachterausschüsse für Grundstückswerte (GAAs)), ECONtribute, and the Kiel Institute for the World Economy (IfW Kiel).

## Sales price development market segments

GREIX, Index, nominal, 2000=100



The GREIX is a joint project of the local expert committees, ECONtribute and the Kiel Institute tracking real estate price trends of currently 21 German cities and regions.

» 2025 Q2, as of August 7, 2025

» [greix.de](https://greix.de)

Compared to the **previous quarter (Q2 2025 to Q1 2025)** apartment prices rose by 0.7 percent. **Multi-family houses** increased in price by 1.0 percent. Due to the low number of transactions in this segment, however, there is a high degree of volatility, which limits the informational value of this figure.

**Single-family houses** saw the strongest growth, with prices rising by 2.0 percent.

When **adjusted for inflation** - that is, measured in terms of current purchasing power - prices for apartments and multi-family houses remained virtually constant. Meanwhile, prices for single-family homes rose slightly by just over one percent.

## Sales price development market segments

GREIX, Index, nominal, change in %



	Previous Quarter	Previous-Year Quarter
Apartments	+ 0.7 %	+ 2.7 %
Single-Family Houses	+ 2.0 %	+ 3.7 %
Multi-Family Houses	+ 1.0 %	+ 2.7 %

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Compared to the **same quarter of the previous year (Q2 2025 to Q2 2024)**, the picture is clearer: prices for apartments and multi-family homes rose by 2.7 percent. The price of single-family houses increased by as much as 3.7 percent.

**Number of transactions and transaction volume.** The figures for the second quarter of 2025 confirm the previous quarter's trend of a significant increase in transactions. Compared to the **same quarter last year (Q1 2025 to Q1 2024)**, 16 percent more **apartments**, nine percent more **single-family houses**, and 25 percent more **multi-family houses** were sold. There is also no substantial difference in development between the top 8 metropolitan areas and all other cities and regions. However, the final changes compared to previous periods cannot yet be determined for the second quarter of 2025 because, as described in the methodology, individual purchase agreements may not yet have been recorded.

The trend of rising prices and increased sales figures is reflected in the transaction volume, i.e., the total number of completed transactions measured in euros. Compared

to the same quarter of the previous year (Q1 2025 to Q1 2024), the volume was 17.8 percent higher for apartments, 12.5 percent higher for single-family houses, and 26.6 percent higher for multi-family houses.

Despite these developments, market activity remains below historical highs. In the first quarter of 2025, the number of apartments traded decreased by 16.7 percent, the number of single-family houses decreased by 11.0 percent, and the number of multi-family houses decreased by 18.5 percent compared to the average for the record years 2019–2021.

The total transaction volume for apartments in monitored cities was back up to €15.5 billion in 2024. While this figure remains 35.5 percent below the record-breaking €24.1 billion volume of 2021, it is notably higher than the €11.6 billion recorded in 2023, which was affected by price and quantity declines.

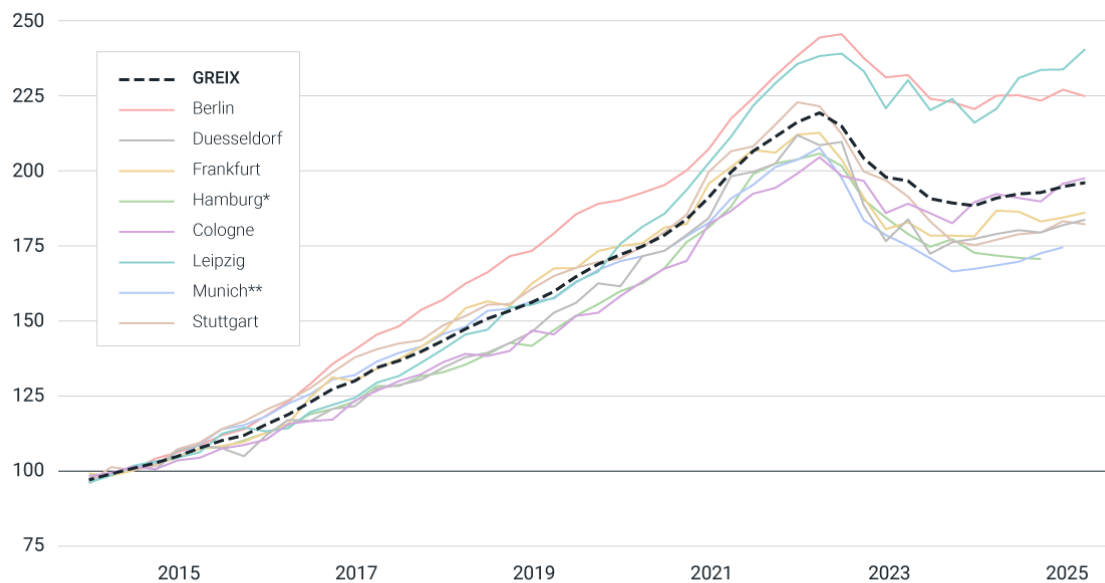
**Major German cities.** Across Germany’s eight largest cities (Berlin, Düsseldorf, Frankfurt am Main, Hamburg, Cologne, Leipzig, Munich, Stuttgart), real estate prices largely plateaued, while Leipzig stood out by reaching a new all-time high.

There, prices rose by 2.9 percent compared to the previous quarter (Q2 2025 to Q1 2025). More modest gains occurred in Düsseldorf (+1.0 percent), Cologne, and Frankfurt (each +0.9 percent). Slight declines were observed in Stuttgart (-0.6 percent) and Berlin (-1.0 percent), though both cities had already seen relatively strong increases in the previous quarter.

Note: No transaction data is yet available for Hamburg and Munich for the second quarter of 2025.

## Sales price development major cities and GREIX

Apartments, Index, nominal, 2014=100



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## Sales price development major cities and GREIX

Apartments, Index, nominal, change in % compared to previous-year quarter



	23Q2	23Q3	23Q4	24Q1	24Q2	24Q3	24Q4	25Q1	25Q2
<b>GREIX</b>	<b>- 10.3</b>	<b>- 11.2</b>	<b>- 7.3</b>	<b>- 4.8</b>	<b>- 2.9</b>	<b>+ 0.8</b>	<b>+ 1.8</b>	<b>+ 3.3</b>	<b>+ 2.7</b>
Berlin	- 5.1	- 8.8	- 6.2	- 4.6	- 3.0	+ 0.5	+ 0.2	+ 2.9	- 0.1
Duesseldorf	- 11.8	- 17.7	- 6.5	+ 0.4	- 2.7	+ 4.6	+ 1.8	+ 2.6	+ 2.6
Frankfurt	- 14.0	- 12.4	- 6.6	- 1.3	+ 2.1	+ 4.4	+ 2.6	+ 3.5	- 0.4
Hamburg	- 13.0	- 13.3	- 6.9	- 6.3	- 4.0	- 2.1	- 3.7	-	-
Cologne	- 7.6	- 6.3	- 7.2	+ 2.0	+ 1.7	+ 2.7	+ 4.0	+ 3.2	+ 2.7
Leipzig	- 3.4	- 7.8	- 4.0	- 2.2	- 4.1	+ 4.8	+ 4.3	+ 8.2	+ 9.0
Munich	- 15.7	- 13.5	- 9.3	- 6.3	- 3.8	- 0.7	+ 3.6	+ 4.3	-
Stuttgart	- 13.6	- 13.7	- 11.6	- 10.9	- 7.5	- 2.3	+ 1.6	+ 4.6	+ 2.9

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**Comparison with the peak.** Prospective buyers in particular may see the current window as a good time to enter the market, not only because the lows have been overcome, but also because prices are still well below the all-time highs reached in mid-2022.

On a weighted average basis, prices for **apartments** are around 10.6 percent below peak values. On average, prices for **single-family houses** are 12.9 percent below record levels. The difference is most pronounced for **multi-family houses**, where the composite index is 24.6 percent below the all-time high. When adjusted for inflation, i.e., measured in terms of current purchasing power, prices are approximately 10 percentage points lower than nominal levels. Compared to the peak, the difference for apartments is 20.7 percent.

However, there are also differences in development trends among the major cities. Leipzig stands out in particular because it is the only metropolis where apartment prices are 0.62 percent higher than the mid-2022 highs. Cologne follows in second place, with prices for apartments only 3.4 percent below their peak. In Berlin, the gap is also in the single digits, at 8.4 percent, despite lower prices this quarter. The difference is more pronounced in Frankfurt, Düsseldorf, and Munich, where prices are 12.5, 13.3, and 16 percent below their respective mid-2022 highs.

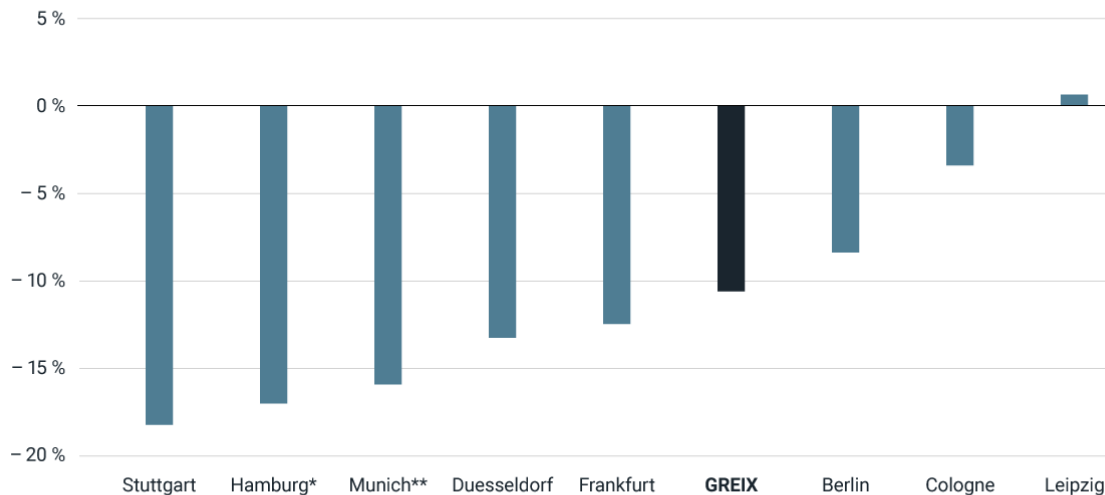
The situation is more consistent for single-family homes: current prices in all major cities are significantly lower than their respective highs.

Another interesting indicator is how far current prices, measured in terms of time, are from their peaks assuming current growth rates continue. The GREIX's current average growth rate has been approximately 0.8 percent since apartment prices rose compared to the previous quarter. At this rate, the 2022 highs would not be reached again until the beginning of 2029, i.e., just over 14 quarters.

Taking inflation rates into account, the average growth rate is approximately 0.2 percent per quarter. Assuming this inflation-adjusted growth rate continues, the highs of 2022 will not be reached again for about 30 years.

## Sales price difference in major cities

Apartments, Index, nominal, change in % since peak



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**Other cities.** Outside the top 8 cities, property prices mostly increased quarter-on-quarter.

This is particularly evident in the county of Mettmann und in the 'Rhein-Erft-Kreis' where prices rose by 5.4 and 3.0 percent respectively compared to **the previous quarter (Q2 2025 to Q1 2025)**.

Price growth was also significant in Lübeck and Karlsruhe, at 2.2 percent and 1.5 percent, respectively. Meanwhile, prices in Erfurt rose at a much more moderate rate of 0.5 percent. Wiesbaden was the only city outside the top 8 to experience a slight decline in prices, with a decrease of 1.0 percent.

For the first time, GREIX includes a composite index for North Rhine-Westphalia. Calculated using the same methodology as the Germany-wide index, it enables comparisons of price developments in North Rhine-Westphalian cities with the state average. Compared to the previous quarter, prices for apartments rose by a weighted average of 2.0 percent, and prices for single-family homes rose by 2.5 percent. These figures indicate that price increases in North Rhine-Westphalia exceed the national average.

**Methodology.** The GREIX is a price index based on a hedonic regression method. This method mitigates price distortions that often arise when using average price per square meter. For instance, if a high number of large apartments in a prime location are sold in a given year, this can inflate average prices per square meter. However, such fluctuations may not reflect a general increase in real estate values. Using hedonic regression methods, specific property characteristics do not cause upward or downward distortions in the price trend.

Displaying the average price per square meter provides insight into the local price level. However, the actual value of a property depends on its unique characteristics and may deviate significantly from this indication.

Due to the time lag between the notarized purchase of a property and its recording in the purchase price collection of the expert committees, it is possible that individual purchase contracts have not yet been included in the calculation of the indices.

Before we estimate the indices, we clean the data for outliers. For more information about this, please see our documentation at [www.greix.de](http://www.greix.de).

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## About

### → *What is the GREIX?*

- The GREIX is a real estate price index for Germany based on the purchase price collections of local expert committees, which contain notarially certified sales prices. It tracks the price development of individual cities and neighborhoods back to 1960 and is based on over two million transactions. With the help of this dataset, long-term trends in real estate markets can be analyzed and current developments can be placed in a historical context.

### → *What data and methods are used to create the indices?*

- The local expert committees collect data on all real estate transactions. The price index is estimated using the latest scientific standards and statistical methods (hedonic regression method).

### → *Who is funding the GREIX?*

- The GREIX is funded through public grants and is a project of the DFG-funded Bonn-Cologne Excellence Cluster ECONtribute and the Kiel Institute for the World Economy (IfW Kiel) with the goal of increasing transparency in the real estate market. Various price indexes for 21 cities and regions are freely accessible at [www.greix.de](http://www.greix.de). The dataset will be gradually expanded to include more cities.



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## Impressum

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