



**RESIDENTIAL PURCHASE  
PRICES COULD RISE  
SIGNIFICANTLY AGAIN FROM  
THE MIDDLE OF THE YEAR**

The German residential real estate platforms Immowelt and Immoscout24 expect purchase prices to rise again from mid-2024 onwards. The main reasons for this are the stabilization of interest rates, the reduction of the supply overhang and the continued sharp rise in residential rents.

The asking prices for new-build and existing apartments were stable in the last quarter of 2023 compared to the previous quarter, moving only sideways or slightly upwards, Immowelt and Immoscout24 report. Compared to 2022, they had fallen by an average of 4.8% across Germany and had even fallen by 10.2% in relation to the absolute price peak in May 2022. However, a comparison with the previous quarters shows how much the negative price momentum has slowed in the past three months. In the first quarter of 2023, the decline was still 1.7%, in the second quarter it was 1.4% and in the third quarter 1.5%. According to Immoscout24, asking prices for new-build condominiums were even up across Germany in the 4th quarter (1%) compared to the previous quarter. There was a slight decline of 0.2% in the existing stock.