

vdp

Real Estate-
INDEX

Q2.2022

Property prices increase again



Market as a whole

The vdp property price index rose by 8.4% in the second quarter of 2022 compared with the prior-year quarter, reaching a new peak of 194.8 points. The German property market therefore again proved robust in the face of economic turbulence. The war in Ukraine and the associated energy crisis

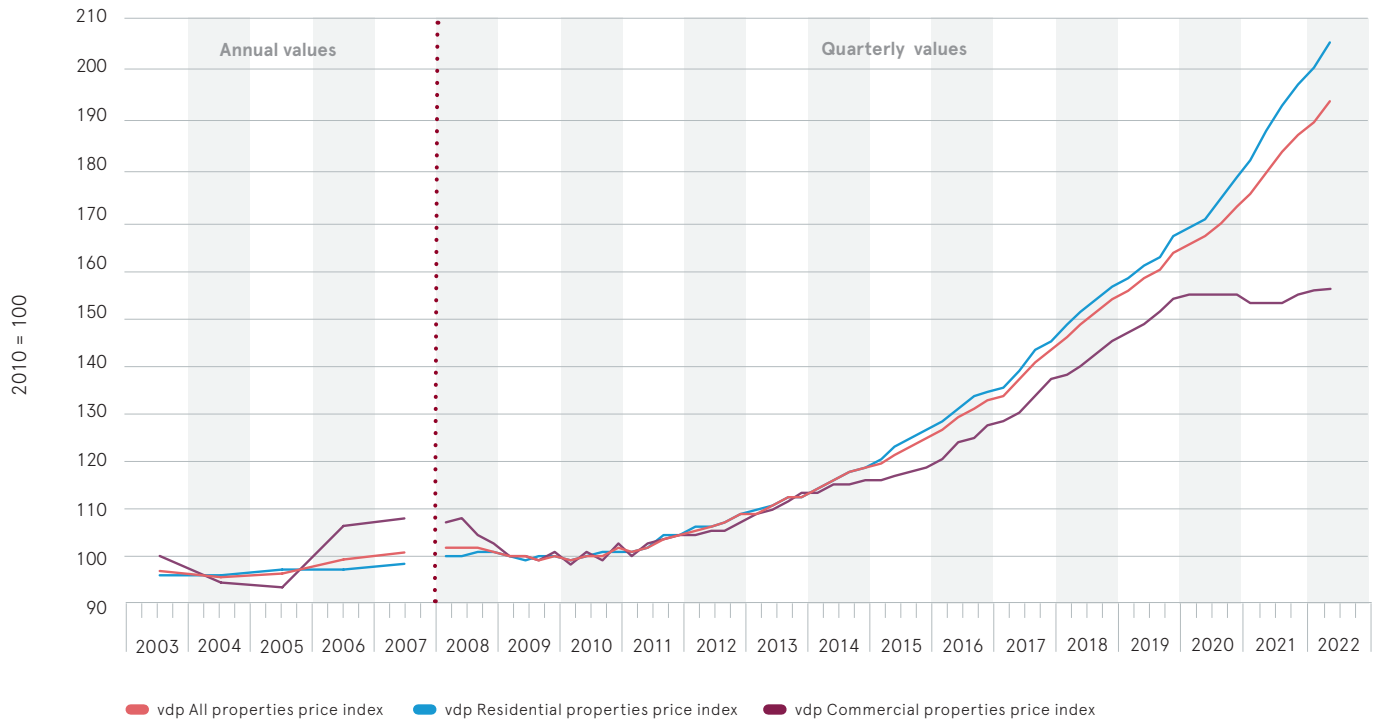
Market as a whole

+8.4%

are putting an increasing strain on the domestic economy, while the pandemic is causing bottlenecks in international supply chains. The sharp rise in inflation is increasingly resulting in loss of purchasing power for private households. As part of its efforts to combat inflation,

the European Central Bank has also begun to raise key interest rates significantly, leading to higher lending rates. As the process of selling property usually takes quite a long time, it can be expected that current events will be reflected in the real estate market at some stage in the future. With prices rising 10.1% year on year, the residential property market once again dominated the increase in the overall index, while the price of commercial real estate went up by only 1.9% over the same period.

Property prices increase again



Quarter	All properties		All residential properties		All commercial properties	
	Index	y-o-y change in %	Index	y-o-y change in %	Index	y-o-y change in %
Q3 2020	169.3	6.1	174.2	7.1	154.3	2.6
Q4 2020	172.8	6.0	178.9	7.5	154.1	0.6
Q1 2021	175.3	6.2	182.7	8.4	152.4	-1.5
Q2 2021	179.7	8.0	188.5	10.7	152.6	-1.1
Q3 2021	184.0	8.7	194.1	11.4	153.0	-0.9
Q4 2021	187.4	8.4	198.0	10.7	154.5	0.3
Q1 2022	190.8	8.8	202.3	10.7	155.2	1.8
Q2 2022	194.8	8.4	207.5	10.1	155.4	1.9

Index: 2010 = 100

+8.4%

Market as a whole

+10.1%

Housing market

+1.9%

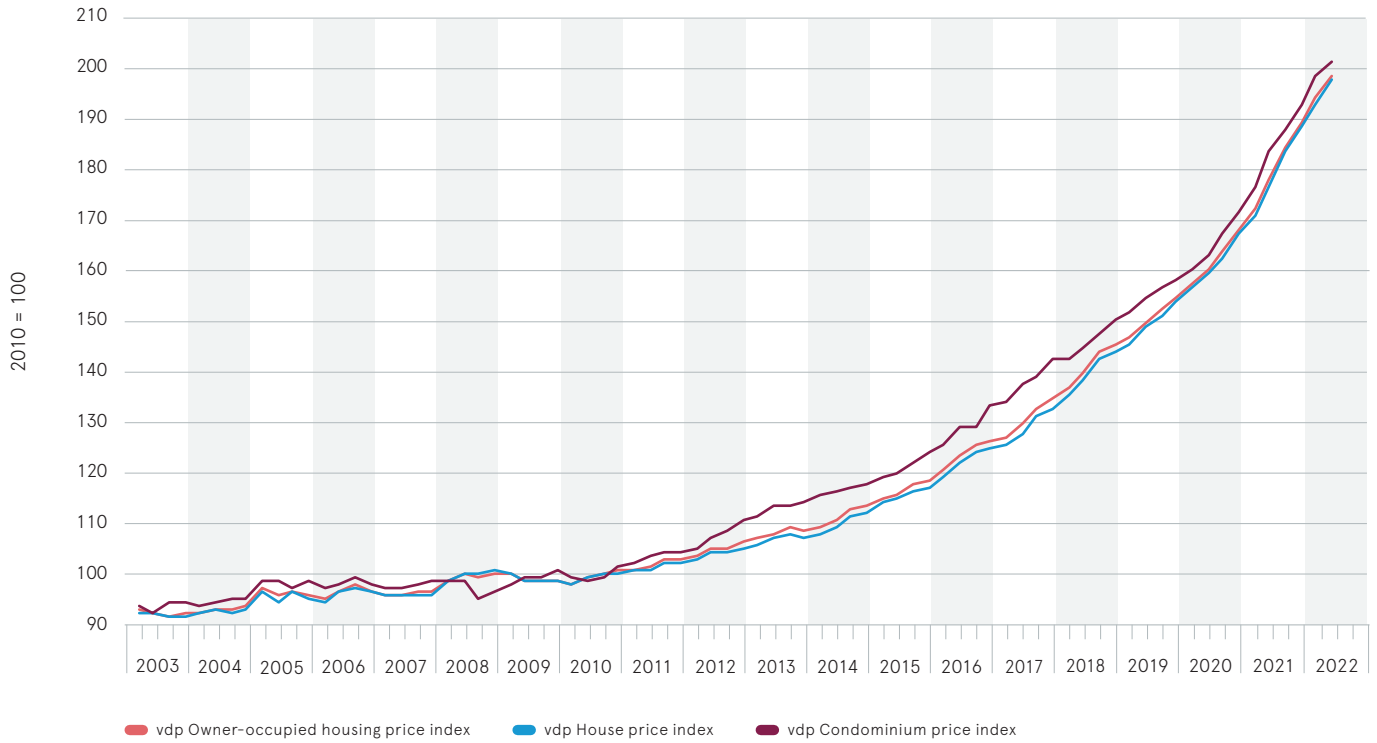
Commercial property market

Housing market

Residential property prices grew by 10.1% year on year in the second quarter of 2022. Demand continues to outstrip supply in this market segment. This rise was once again driven by the market for owner-occupied housing, where prices were up 11.6% year on year. Prices for single- and two-family houses increased by 12.1%, while those for condominiums went up 9.8%. General conditions have changed in recent months, with sharply rising lending rates and construction costs curbing demand. However, this will not become apparent until prices flatten out in the next few quarters.

Prices for multi-family houses also increased further, rising 8.6% year on year. Due to high demand for rental apartments but insufficient supply, especially in cities, rents under new contracts climbed a further 4.4%. On the investor side, uncertainty increased due to a mix of rising interest rates on loans, increasing construction costs and high inflation. Recent figures nevertheless show that this has not yet been reflected in the cap rate for multi-family houses: the cap rate index stood 3.9% below the previous year's level.

Prices for owner-occupied housing up 11.6%



Quarter	Owner-occupied housing		Single family houses		Condominiums	
	Index	Y-o-Y change in %	Index	Y-o-Y change in %	Index	Y-o-Y change in %
Q3 2020	163.6	7.3	162.6	7.4	167.4	6.7
Q4 2020	168.0	8.5	167.1	8.5	171.6	8.4
Q1 2021	172.0	9.4	170.9	9.3	176.3	9.8
Q2 2021	177.6	10.9	176.1	10.4	183.3	12.5
Q3 2021	184.0	12.5	183.1	12.6	187.9	12.2
Q4 2021	188.9	12.4	188.0	12.5	192.4	12.1
Q1 2022	193.6	12.5	192.4	12.6	198.3	12.5
Q2 2022	198.3	11.6	197.5	12.1	201.2	9.8

Index: 2010 = 100

+11.6%

Owner-occupied housing

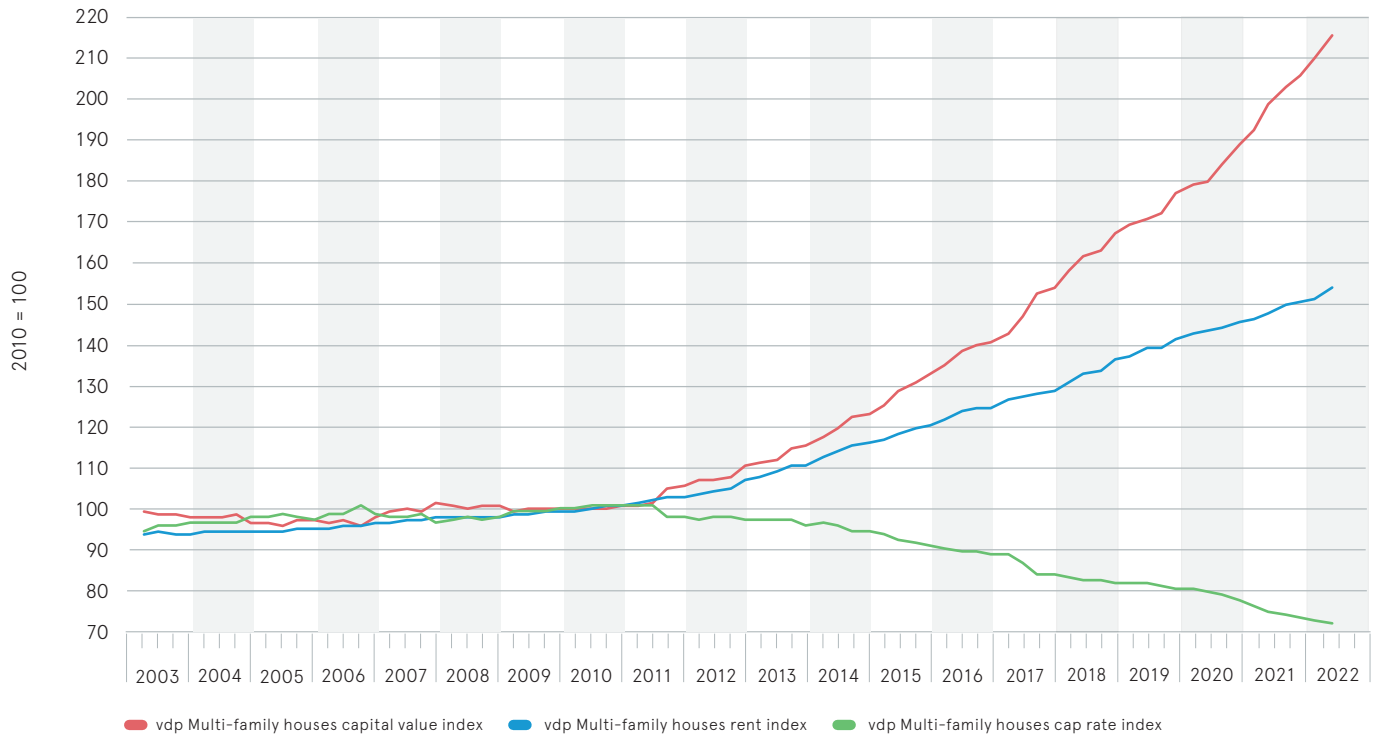
+12.1%

Single family houses

+9.8%

Condominiums

Rents under new contracts for multi-family houses up 4.4%



Quarter	Capital value		Residential rents		Cap rate	
	Index	y-o-y change in %	Index	y-o-y change in %	Index	y-o-y change in %
Q3 2020	185.1	7.0	144.5	3.4	78.1	-3.3
Q4 2020	190.1	6.7	145.9	2.8	76.7	-3.6
Q1 2021	193.8	7.6	146.4	2.3	75.6	-4.9
Q2 2021	199.8	10.5	148.3	3.3	74.2	-6.5
Q3 2021	204.4	10.4	150.2	4.0	73.5	-5.9
Q4 2021	207.4	9.1	150.6	3.3	72.6	-5.3
Q1 2022	211.3	9.1	151.9	3.7	71.9	-4.9
Q2 2022	216.9	8.6	154.9	4.4	71.4	-3.9

Index: 2010 = 100

+8,6%
Capital value

+4.4%
Residential rents

-3.9%
Cap rate

Housing market top 7

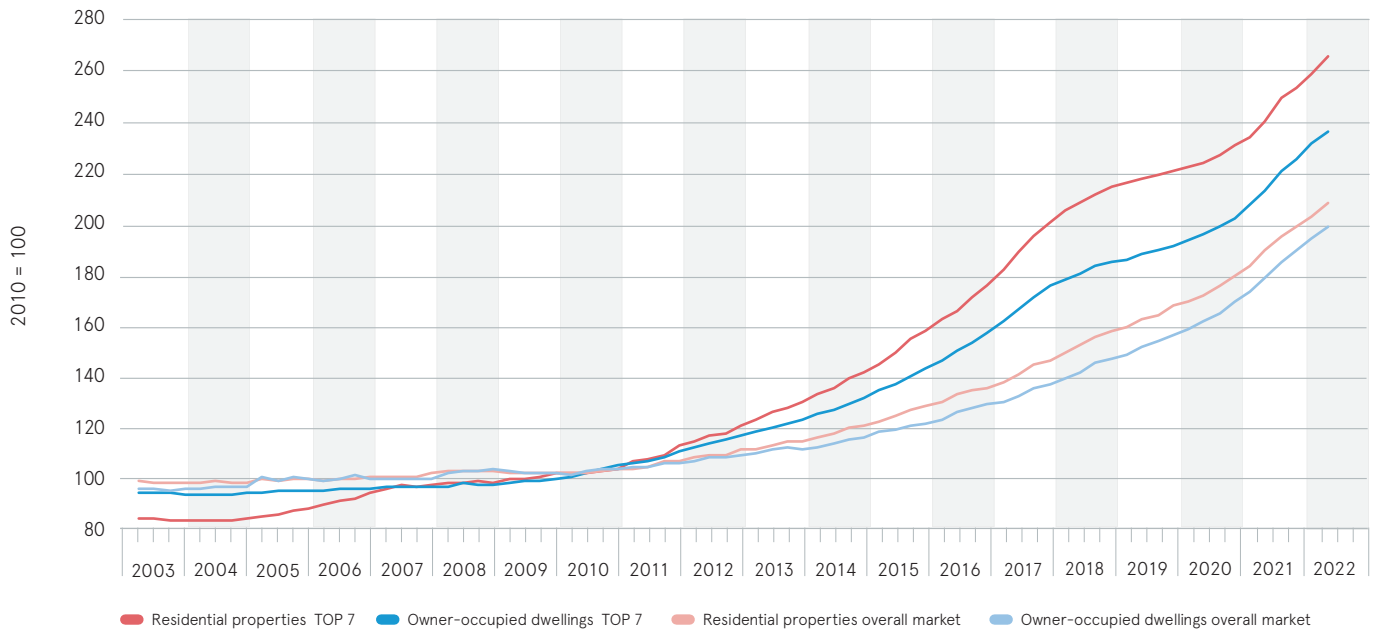
Prices also continued to rise in Germany's top 7 cities in the second quarter of 2022. The **vdp top 7 index climbed 11%** compared with the prior-year quarter, hitting a new all-time high of 266.5 points.

Strong price growth was recorded both in owner-occupied housing and in the market segment for multi-family houses. **The index for owner-occupied residential properties rose by 11%** year on year, with **single-family houses up 12%**. In Cologne, prices for single-family houses increased by 15.6% year on year. The rest of the top 7 cities also posted double-digit rates of increase in this segment, apart from Stuttgart (8.7%).

The market for condominiums recorded a price rise of 10.2% in the second quarter of 2022 compared with the prior-year period. The frontrunner was once again Berlin, where prices increased by 12.1%.

Excess demand on **the market for multi-family houses** in metropolitan regions caused the **capital value index to rise 10.8%** year on year. **Rents** also continued to go up, with the relevant index **climbing 5.5%**. The biggest rent increases of 6.3% occurred in Berlin. Of the other top 7 cities, only Munich (5.7%) and Hamburg (5.6%) recorded rent growth of more than 5%. The lowest growth in rents was recorded in Frankfurt am Main, with a rise of 3.5% year on year. The **cap rate index** in the top 7 cities **dropped by 4.8%** compared with the same period of the previous year.

Owner-occupied housing – top 7 markets: prices rise by 11%



For all the individual figures of the **TOP 7** cities, go to www.vdpresearch.de

Quarter	Residential properties TOP 7		Owner-occupied housing TOP 7	
	Index	y-o-y change in %	Index	y-o-y change in %
Q3 2020	227.1	3.8	198.6	5.2
Q4.2020	230.5	4.7	201.4	5.7
Q1 2021	233.6	5.3	206.7	7.3
Q2 2021	240.2	7.5	213.0	9.0
Q3 2021	249.5	9.9	220.3	10.9
Q4 2021	253.9	10.2	225.0	11.7
Q1 2022	259.6	11.2	231.6	12.0
Q2 2022	266.5	11.0	236.5	11.0

Index: 2010 = 100

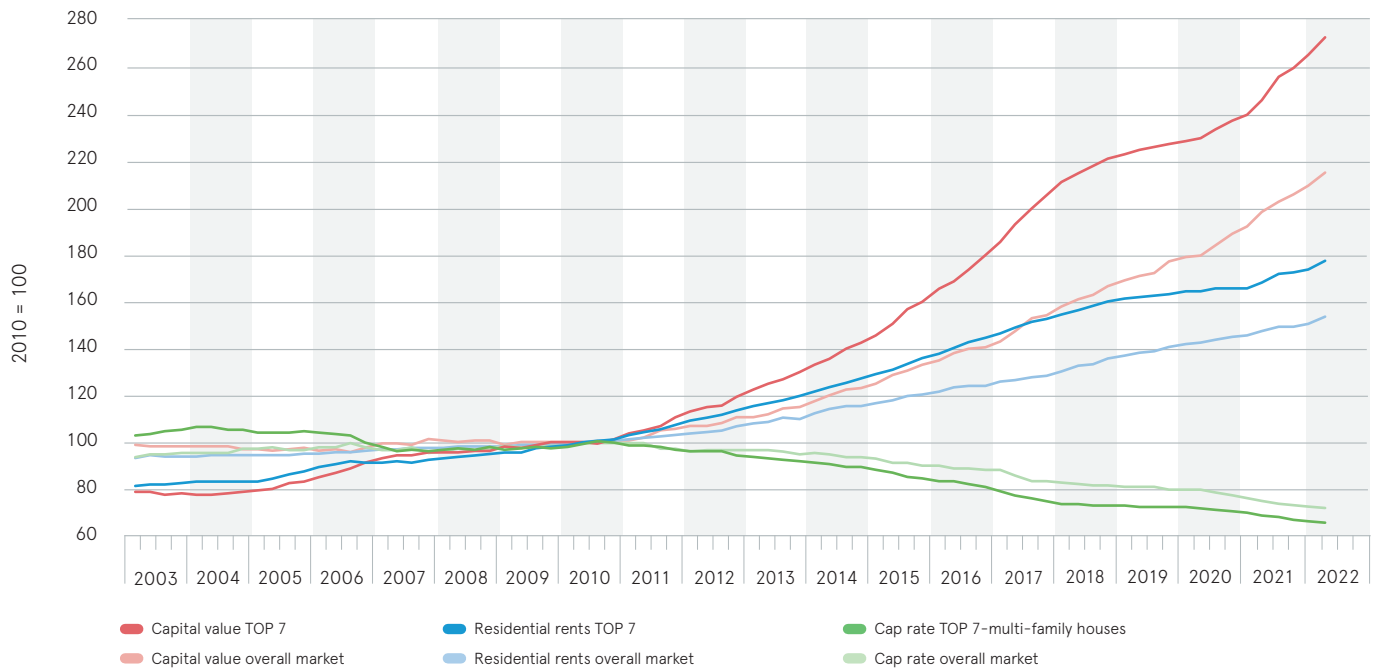
+11.0%

Residential properties TOP 7

+11.0%

Owner-occupied housing TOP 7

Multi-family houses – top 7 markets: rents increase 5.5%



Quarter	Capital value TOP 7		Residential rents TOP 7		Cap rate TOP 7	
	Index	y-o-y change in %	Index	y-o-y change in %	Index	y-o-y change in %
Q3 2020	235.4	3.5	166.7	1.8	70.8	-1.6
Q4 2020	239.0	4.5	167.1	1.7	69.9	-2.7
Q1 2021	241.4	4.8	167.2	1.1	69.2	-3.5
Q2 2021	248.2	7.2	169.4	2.1	68.3	-4.7
Q3 2021	257.9	9.5	173.2	3.9	67.2	-5.2
Q4 2021	262.2	9.7	173.9	4.0	66.3	-5.2
Q1 2022	267.7	10.9	175.3	4.9	65.5	-5.4
Q2 2022	275.1	10.8	178.8	5.5	65.0	-4.8

Index: 2010 = 100

+10.8%

Capital value TOP 7

+5.5%

Residential rents TOP 7

-4.8%

Cap rate TOP 7

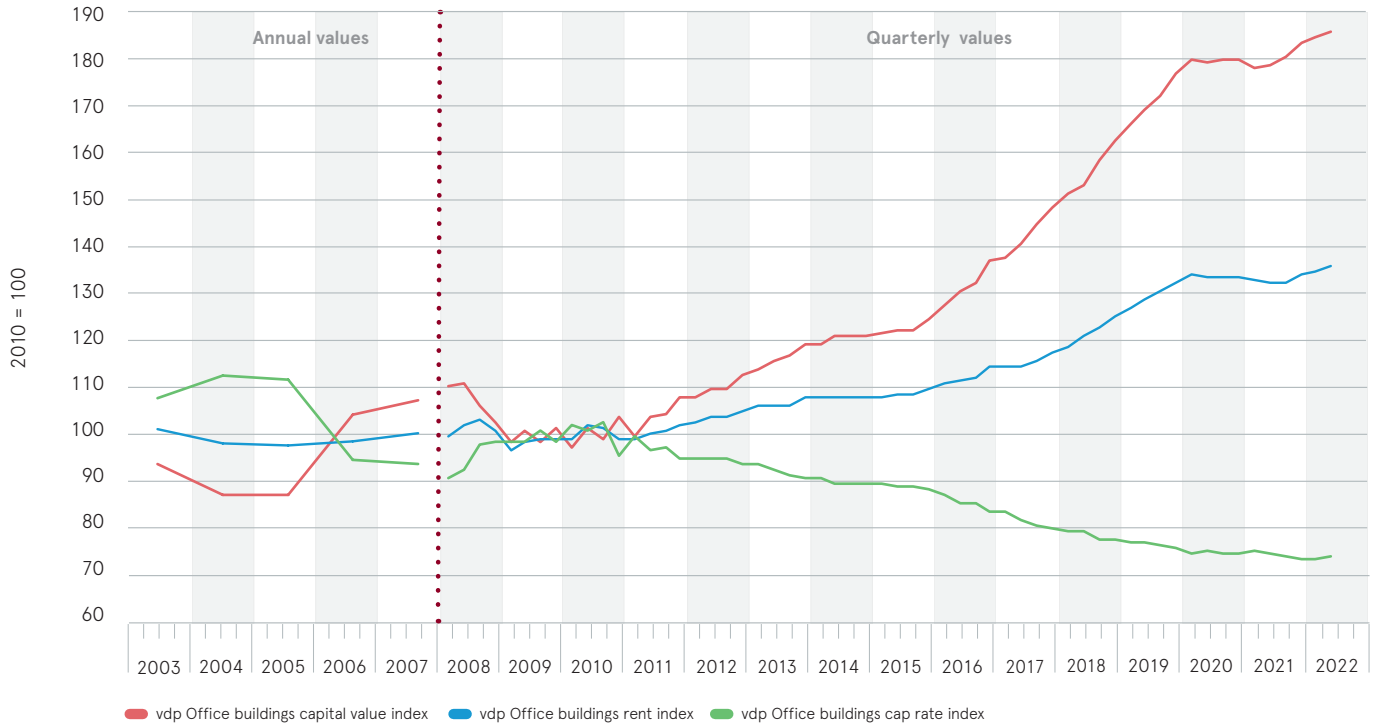
Commercial property market

The trend on the residential property market continues to differ from that on the commercial property market, as the latter was and is much more severely affected by the pandemic. The war in Ukraine and the resulting uncertainty about future economic performance pose new challenges. Despite this, the **commercial property market** performed positively in the second quarter of 2022, with a slight price **rise of 1.9%** year on year.

Prices for **office properties increased by 4.1%**, mainly owing to the rental market. The employment market has proved to be robust recently, which had a positive impact on demand for office space. The focus is very much on hybrid workplace designs that meet sustainability criteria. This was a factor in the **2.8% rise in rents under new contracts** compared with the second quarter of 2021. On the investment market, the uncertain economic environment and interest rate hikes meant that investment decisions had to be recalculated. Investor demand nevertheless remained high for modern properties with financially sound tenants. The **cap rate index for office properties declined by 1.2%** year on year.

The situation for **retail properties** continues to follow the trend that has been ongoing for some time now, with prices **falling 3.5%** compared with the same quarter of the previous year. Higher inflation and the risks associated with the war in Ukraine dampened the purchasing power and consumer spending of private households. This affected the various retail segments in different ways. Higher-value goods in particular experienced a decline in consumer demand. This was especially evident in shops and department stores in city centres. As a result, **rents under new contracts decreased 1.9%** compared with the second quarter of 2021. Investor demand for retail properties focused on specialist stores and supermarkets. The overall reduction in prices for retail properties pushed yields up slightly again as measured by the **cap rate index**, which **was up 1.7%** in comparison with the same quarter of the previous year.

Increase in new contract rents



Quarter	Capital value		Office rents		Cap rate	
	Index	Y-o-Y change in %	Index	Y-o-Y change in %	Index	Y-o-Y change in %
Q3 2020	181.7	4.7	134.2	2.3	73.9	-2.3
Q4 2020	181.4	1.7	134.0	0.7	73.9	-1.0
Q1 2021	179.5	-1.2	133.2	-0.9	74.2	0.3
Q2 2021	180.4	-0.4	132.9	-1.0	73.7	-0.6
Q3 2021	182.2	0.3	132.8	-1.1	72.9	-1.3
Q4 2021	185.2	2.1	134.4	0.3	72.6	-1.8
Q1 2022	186.5	3.9	135.3	1.6	72.6	-2.2
Q2 2022	187.7	4.1	136.7	2.8	72.8	-1.2

Index: 2010 = 100

+4.1%

Capital value

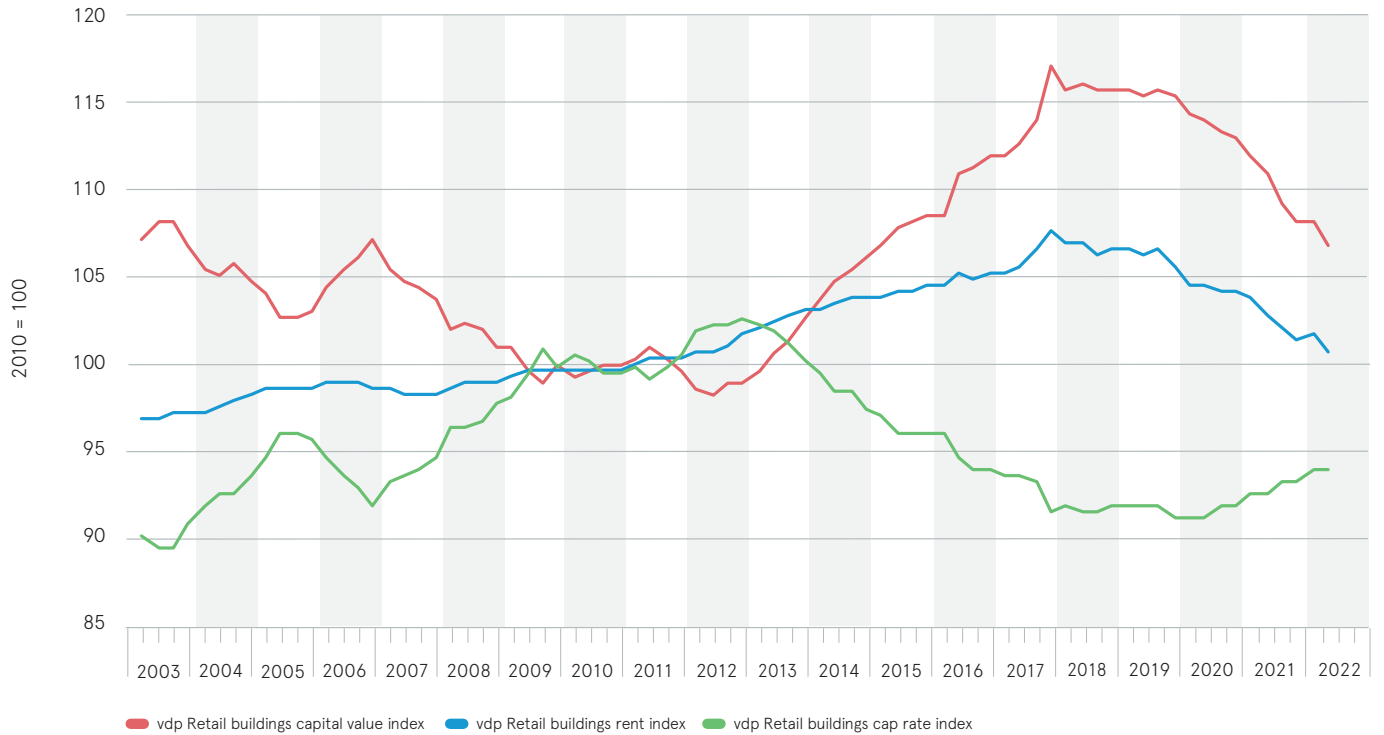
+2.8%

Office rents

-1.2%

Cap rate

Prices for retail properties continue to decline



Quarter	Capital value		Retail rents		Cap rate	
	Index	Y-o-Y change in %	Index	Y-o-Y change in %	Index	Y-o-Y change in %
Q3.2020	113.2	-2.2	104.4	-2.1	92.2	0.1
Q4 2020	113.1	-2.0	104.3	-1.4	92.2	0.6
Q1 2021	111.8	-2.1	103.9	-0.7	92.9	1.4
Q2 2021	110.8	-2.6	102.9	-1.5	92.9	1.2
Q3 2021	109.1	-3.6	102.2	-2.1	93.7	1.6
Q4 2021	108.4	-4.1	101.7	-2.5	93.8	1.7
Q1 2022	108.2	-3.2	101.8	-2.0	94.1	1.3
Q2 2022	107.0	-3.5	101.0	-1.9	94.4	1.7

Index: 2010 = 100

-3.5%

Capital value

-1.9%

Retail rents

+1.7%

Cap rate

Methodology

Data basis

German financial institutions participating in the transaction database provide transaction details from their real estate financing business for input into the database. The database has been maintained since 2004 and provides statistically evaluable information on actual real estate transactions. Data are captured by the participating institutions in the form of appraisals of market and mortgage lending values that are prepared in the course of their mortgage lending activities. Property valuations are determined within each financial institution by certified property valuers or specially trained bank personnel. In addition to purchase price and date of purchase, the appraisal includes information about the property's macro and micro location, its age, layout and other price-influencing variables. In the case of certain types of property, information is also collected with regard to rental agreements and the date they were concluded. Information used to derive market and mortgage lending values is ascertained partly from submitted documentation and partly by valuers working in accordance with codified procedures. Table 1 provides an overview of the variables most frequently applied in the specification of individual indices for various market segments.

Table 1: Variables from the vdp's transaction database

Variable	Scaling	Characteristics
Makrolage	Nominal	Districts of Germany
Micro location	Ordinal	Very good - good - average - moderate - poor - catastrophic
Living /usable space	Metric	Living or usable space m ²
Plot size	Metric	Plot size of property in m ²
Year built	Metric	Year property built
Layout	Ordinal	Very good - good - average - moderate - poor - catastrophic
Condition	Ordinal	Very good - good - average - moderate - poor - catastrophic
Saleability	Ordinal	Very good - good - average - moderate - poor - catastrophic
Sub-property type	Nominal	Division of market segment into sub-segments
Purchase price	Metric	Purchase price of property in Euros
Rent	Metric	Contractual rent of property in Euros per m ²

Substantive definitions of individual variables are coordinated with financial institutions via the contractual relationship between them and the vdp. In addition, property valuation in Germany is subject to strict regulations, which ensure that the valuation processes of individual institutions are harmonised to the greatest extent possible, especially as a result of the Verordnung über die Grundsätze für die Ermittlung der Verkehrswerte von Grundstücken (Regulation on the Principles for Determining the Market Value of Property – abbreviated to ImmoWertV) and the Beleihungswertermittlungsverordnung (Regulation on the Determination of the Mortgage Lending Value – abbreviated to BelWertV). Because the purchase prices and significant price-influencing characteristics of individual properties are determined in a uniform manner and because they are input into a uniform database structure, it is possible to analyse the data with the help of complex statistical procedures.

Calculation

As a result of the distinct heterogeneity of real estate properties and in order to be able to measure pure price changes, it is necessary to take account of the varying quality of the properties concerned when measuring prices. Various procedures exist which take explicit account of the differences in the quality of individual properties in order to be able to measure pure price changes.

All vdp real estate indices are calculated by making use of so-called hedonic models. The hedonic model is based on the idea that heterogeneous commodities can be described by reference to their characteristics. In other words, a commodity can be represented as the sum of its characteristics. With regard to real estate, this means that this set of attributes might include, for example, details of physical characteristics such as plot size, living area, year built and details as to the property's location. Each of these named attributes has a specific influence on the price of the property, but there is no market for the attributes themselves; they cannot be sold separately and therefore cannot be viewed in isolation. It is possible, nonetheless, implicitly to determine the proportion of the overall price of the property which each individual attribute makes up by examining real estate supply and demand. Multivariate regression models are used for this purpose, helping to provide a statistical estimate of the marginal contribution of each attribute. It is assumed that the model incorporates all relevant attributes and that deviations occur simply by coincidence and are not indicative of any systematic structures.

Weighting

The overall index is the weighted arithmetical average of the various price indices for residential and commercial real estate. The weightings used correspond to the share of monetary turnover in the German real estate market constituted respectively by residential and commercial real estate. Based on details provided by valuer committees (Gutachterausschüsse), these averaged 75.6 % and 24.4 %, respectively, between 2007 and 2012.

The weights used correspond with the percentage share of households in Germany living in their own home. For the year 2011 this share stood at 50.7 %. Accordingly, 49.3 % lived in a rented dwelling. The weights were derived on the basis of the building and housing census conducted by the Federal Statistical Office in 2011. The price index for owner-occupied housing is calculated as a weighted arithmetic mean of the percentage of households living in their own single-family house or condominium. In 2011 these shares amounted to 79.7 % for single-family houses and 20.3 % for condominiums.

For the commercial property price index, the weightings attributable to the office property capital value index and the retail property capital value index correspond to the proportion of loans in the accounts of Pfandbrief Banks that were granted to these two categories. The figures for office property and retail property amount to 60 % and 40 %, respectively.

Top 7 residential properties

The top 7 residential property indices are calculated analogously to the calculation for the vdp's nationwide property price indices. The indices are estimated separately for each of the cities on the basis of the transaction database. Then, the seven individual indices of the relevant market segment are aggregated according to the respective shares to form a top 7 index. For more information, please visit the website of vdpResearch.

Base year

Starting from this edition, the base year for the indices is 2010.

Publication

All vdp real estate price indices are published on a quarterly basis. Each year's first quarter index figures are published on 10 May of the same year (six weeks after the end of the quarter under review). Other publication dates are as follows:

- 10 August, 2nd quarter
- 10 November, 3rd quarter
- 10 February of the following year, 4th quarter (including figures for the year as a whole)

The index figures are released at 8:30 a.m. on the respective publication dates. Where the publication date falls on a Saturday, Sunday or public holiday, the index figures are published on the next working day at 8:30 a.m.

The accompanying press releases are published in German and English on the websites of the Verband deutscher Pfandbriefbanken e.V. (vdp) www.pfandbrief.de and vdpResearch GmbH www.vdpresearch.de.

Liability disclaimer

The data and information contained in this publication are based on the transaction database, which we regard as reliable. However, we are unable to guarantee the accuracy and completeness of the data. All opinions expressed reflect the current assessment of vdpResearch GmbH. No warranty is given with regard to the content of these opinions and prognoses. In particular, no liability can be assumed for future economic and technical developments. Data and information contained in this publication can change in the future without prior notice.

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Appendix

10-year overview of the real estate market



Market as a whole

Year	All properties		All residential properties		All commercial properties	
	Index	y-o-y change in %	Index	y-o-y change in %	Index	y-o-y change in %
2012	106.4	3.7	106.7	3.8	105.5	3.0
2013	110.7	4.1	110.9	3.9	110.4	4.6
2014	115.9	4.7	116.4	5.0	114.6	3.8
2015	121.7	5.0	123.3	5.9	117.0	2.1
2016	129.5	6.4	131.4	6.5	123.7	5.8
2017	138.3	6.8	140.5	6.9	131.8	6.5
2018	149.4	8.0	152.2	8.3	140.7	6.8
2019	159.0	6.4	162.0	6.5	149.7	6.4
2020	168.4	5.9	173.0	6.8	154.3	3.1
2021	181.6	7.8	190.8	10.3	153.1	-0.8

Index: 2010 = 100

Housing market

Owner occupied housing

Year	Owner occupied housing		Single family houses		Condominiums	
	Index	y-o-y change in %	Index	y-o-y change in %	Index	y-o-y change in %
2012	105.5	3.0	104.7	2.7	108.3	3.9
2013	108.7	3.1	107.5	2.6	113.6	4.9
2014	112.1	3.1	110.8	3.1	117.0	3.0
2015	117.2	4.6	116.0	4.7	121.7	4.0
2016	124.2	6.0	122.8	5.8	129.6	6.5
2017	131.4	5.8	129.6	5.5	138.5	6.8
2018	141.5	7.7	140.2	8.2	146.6	5.8
2019	151.0	6.8	150.0	7.0	155.2	5.9
2020	162.2	7.4	161.4	7.6	165.6	6.7
2021	180.6	11.3	179.5	11.2	185.0	11.7

Index: 2010 = 100

Multi-family houses

Year	Capital value		Residential rents		Cap rate	
	Index	y-o-y change in %	Index	y-o-y change in %	Index	y-o-y change in %
2012	107.9	4.8	104.8	2.7	97.1	-1.9
2013	113.1	4.8	109.3	4.2	96.6	-0.5
2014	120.8	6.8	114.5	4.8	94.8	-1.9
2015	129.5	7.3	118.9	3.9	91.8	-3.2
2016	138.7	7.1	123.7	4.0	89.1	-2.9
2017	149.7	7.9	127.7	3.2	85.3	-4.3
2018	163.2	9.0	133.6	4.6	81.9	-4.0
2019	173.2	6.2	139.6	4.5	80.6	-1.6
2020	184.0	6.2	144.3	3.3	78.4	-2.7
2021	201.3	9.4	148.9	3.2	74.0	-5.7

Index: 2010 = 100

Top 7 housing market

Owner occupied housing TOP 7

For all the individual figures of the
TOP 7
cities, go to
www.vdpresearch.de

Year	Residential properties TOP 7		Owner occupied housing TOP 7	
	Index	y-o-y change in %	Index	y-o-y change in %
2012	114.9	8.1	112.0	6.3
2013	124.4	8.3	118.4	5.8
2014	135.3	8.7	125.9	6.3
2015	150.0	10.9	136.7	8.6
2016	167.6	11.7	150.0	9.7
2017	190.5	13.7	167.3	11.5
2018	209.3	9.9	180.7	8.0
2019	218.0	4.2	187.8	3.9
2020	225.7	3.5	197.0	4.9
2021	244.3	8.2	216.3	9.8

Index: 2010 = 100

Multi-family houses Top 7

Year	Capital value		Residential rents		Cap rate	
	Index	y-o-y change in %	Index	y-o-y change in %	Index	y-o-y change in %
2012	115.8	8.6	111.4	6.2	96.2	-2.2
2013	126.2	9.0	117.6	5.6	93.2	-3.1
2014	138.0	9.4	125.0	6.2	90.5	-2.9
2015	153.8	11.4	132.8	6.3	86.4	-4.6
2016	172.6	12.3	142.0	6.9	82.3	-4.8
2017	197.1	14.2	150.7	6.1	76.5	-7.1
2018	217.6	10.4	158.4	5.1	72.8	-4.8
2019	226.8	4.2	163.4	3.1	72.1	-1.0
2020	234.1	3.2	166.3	1.8	71.0	-1.4
2021	252.3	7.8	170.9	2.8	67.8	-4.6

Index: 2010 = 100

Commercial property market

Office and administrative buildings

Year	Capital value		Office rents		Cap rate	
	Index	y-o-y change in %	Index	y-o-y change in %	Index	y-o-y change in %
2012	109.9	6.0	103.6	3.4	94.3	-2.5
2013	116.4	5.9	106.4	2.7	91.5	-3.0
2014	120.9	3.9	108.0	1.5	89.3	-2.3
2015	122.9	1.7	108.7	0.6	88.4	-1.1
2016	132.4	7.7	112.1	3.2	84.7	-4.2
2017	143.6	8.4	115.7	3.2	80.6	-4.9
2018	157.4	9.6	122.1	5.5	77.6	-3.7
2019	172.5	9.6	130.2	6.7	75.5	-2.7
2020	181.5	5.2	134.2	3.1	74.0	-2.1
2021	181.8	0.2	133.3	-0.7	73.3	-0.8

Index: 2010 = 100

Retail properties

Year	Capital value		Retail rents		Cap rate	
	Index	y-o-y change in %	Index	y-o-y change in %	Index	y-o-y change in %
2012	99.0	-1.5	101.2	0.7	102.2	2.3
2013	101.3	2.3	102.8	1.6	101.4	-0.8
2014	105.2	3.8	103.7	0.9	98.6	-2.8
2015	108.0	2.7	104.3	0.5	96.6	-2.1
2016	110.6	2.5	105.0	0.7	94.9	-1.7
2017	113.9	2.9	106.4	1.3	93.4	-1.6
2018	115.8	1.7	106.7	0.3	92.1	-1.3
2019	115.5	-0.2	106.3	-0.3	92.1	-0.1
2020	113.6	-1.7	104.5	-1.8	92.0	-0.1
2021	110.0	-3.1	102.7	-1.7	93.3	1.5

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The member institutions of the **Association of German Pfandbrief Banks** (Verband deutscher Pfandbriefbanken, vdp) have been the market leaders in commercial real estate finance in Germany and hold sizeable market shares in residential real estate finance as well. As the representative of its member banks, the vdp performs this function vis-à-vis all executive bodies of politics on both the national and the European stage and a wider public.

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Scientific editing:

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vdpResearch GmbH, a subsidiary of the Association of German Pfandbrief Banks (vdp), works intensively on compiling, analyzing and forecasting property prices in the context of real estate finance. Its remit includes measuring and forecasting trends in rents and prices in the residential and commercial property sectors at the regional and national level.

To measure the movements of rents and prices, vdpResearch makes use of a unique transaction database that is also used to provide property-related comparative prices, comparative rents and other valuation parameters. These parameters are central to specially developed software solutions for valuing standard and individual properties and are fully compliant with regulations governing market and property valuation.

Today, the products and services of vdpResearch are a key component for many credit institutions in the evaluation and assessment of property and market price risks. The nationwide property price indices that vdpResearch prepares for the Association of German Pfandbrief Banks are geared to an interested public and offer an overview of general price trends in Germany's real estate markets.

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