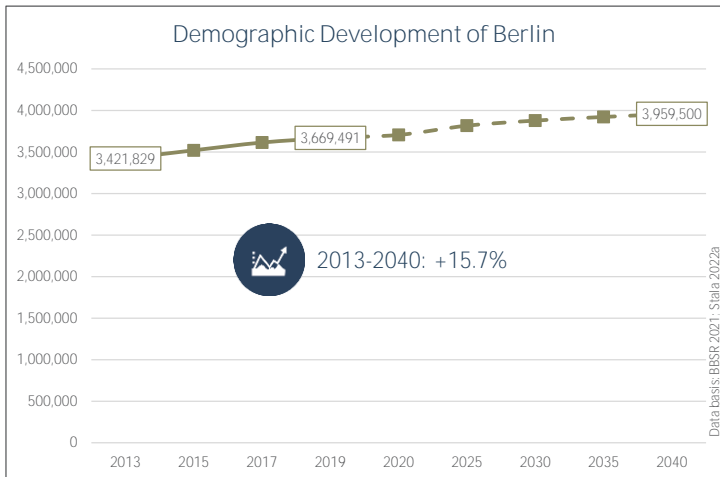


Berlin

Overview of Statistical Key Figures on the Student Housing Market



Growing Population

Berlin as a city of high international significance has had high population gains in recent years. Between 2013 and 2019, there was an increase of around 7.3% to 3,669,500 people (Stala 2022a). According to the BBSR population forecast (2021), the population will increase to almost four million people by 2040.



High Number of Students

193,782 students were enrolled in Berlin during the winter semester 2020/2021. (excluding pure providers of correspondence courses and schools of administrative sciences). 12.8% (24,895) of these were first-year students. At 21.8% (42,161), the share of foreign students is very high compared to the national average (14.6%) (Destatis 2022).



53 Universities

There are currently 53 universities. The largest ones are the Freie Universität of Berlin (37,100 students), the Humboldt University (35,900) and the Technical University (35,000) (Destatis 2022).



Very Few Students in Student Residences

In Berlin, 9,798 students live in student residences. Hence, Berlin's student residence rate (DSW 2021) of 5.7% is well below the national average of 9.5%.



Considerable Need for New Buildings

There are a total of 1,968,315 flats in Berlin, 90% of which are in apartment buildings. One- and two-room flats have a share of around 23%. In the last five years, an average of 12,600 flats p.a. were completed. 11,100 of these were multi-storey buildings (Stala 2022a).



High Price Increase on the Flat-sharing Market

In Berlin, there have been significant price increases on the flat-sharing market in recent years. Average rooms in shared flats are now offered for 495€, an increase of almost 50% since 2013. This corresponds to an increase of almost 50% since 2013. Nationwide, the average price at university locations is 391€. Those looking for a flat share in Berlin calculate with 500€ (MMI 2022).



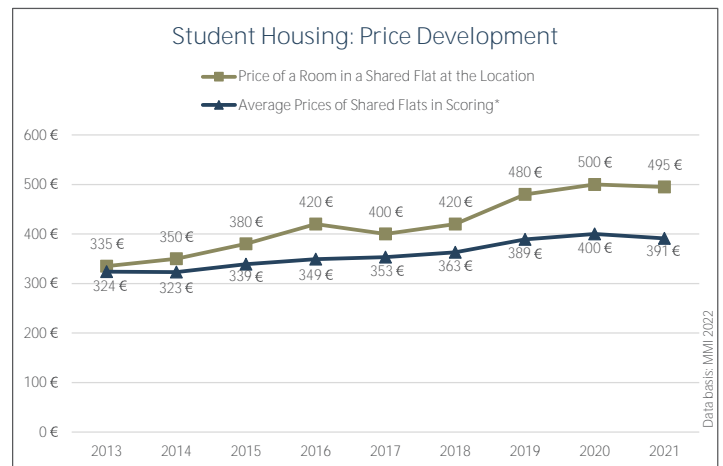
High Level of Rental Prices

Berlin is classified as rent level IV of a total of seven levels (BMI 2020). According to BBSR (2022), the average asking rent in Berlin is more than €11.50/m² by now. According to the IVD (2021), existing flats with good residential value were on offer for €11.00/m² and in new buildings even for 14.50€/m².

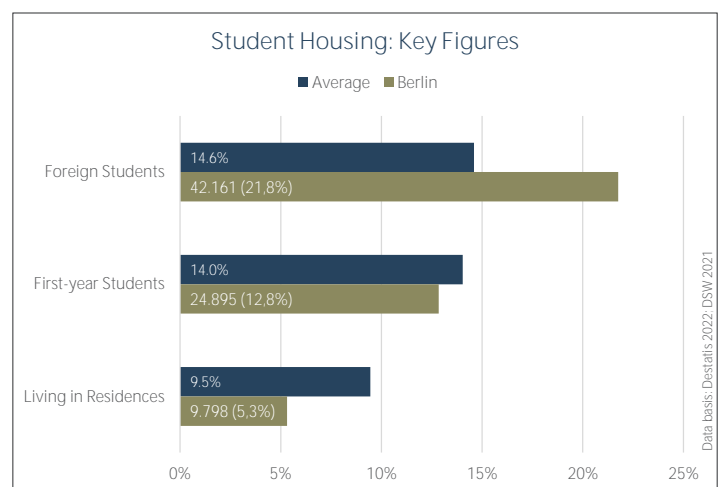


Conclusion

Given its high national as well as international appeal, Berlin is one of the most significant university locations. In contrast, there is only a limited supply of housing in terms of furnishing and location in relation to demand. This is reflected particularly in the recent high price increases.



	Berlin	
Population at age 18 to 29 years (Stala 2022a) and share of total population	544,219	14.7%
Young adults moving additionally to the city during the year** (Ø 2015-2019) and share of total population (Stala 2022a)	175,623	4.7%
Enrolled students (excl. pure providers of correspondence courses and schools of administrative sciences) and share of population (Destatis 2022)	193,782	5.2%
Number of students at the location who have acquired university entrance qualification outside the district and proportion of total students (Stala 2022b)	119,212	61.5%
Ø Number of building completions 2016-2022 and Ø share of new flats in multi-party buildings in total building completions 2016-2020 (Stala 2022a)	12,511	89.8%



Note regarding sources and legend: * weighted by number of students; ** net migration: immigration minus emigration of 18- to 29-year-olds;

Data basis: see www.moses-mendelssohn-institut.de/studquellen

