

# The Housing Market in Germany

## Presentation for the Board of Co-operative Housing International

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# GdW and the Member Companies



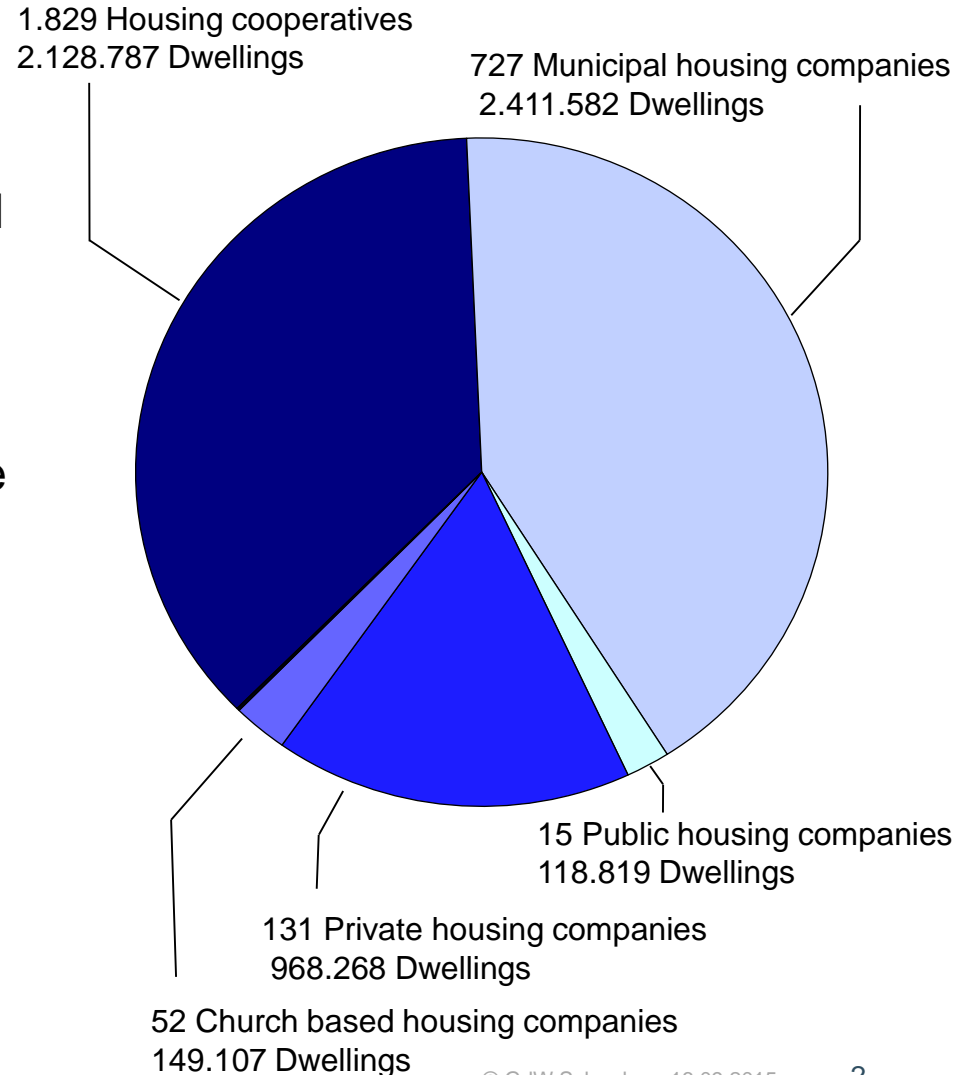
GdW is the biggest head federation of housing and real estate in Germany.

Nearly 3.000 housing cooperatives and other legal forms of housing companies are organized in 15 regional federations.

The housing companies all together are managing nearly 6 million housing units. This corresponds to 30 % of all rental housing units in Germany.

[www.gdw.de](http://www.gdw.de)

GdW Bundesverband deutscher Wohnungs- und Immobilienunternehmen e.V.



# Supplier structure in German housing market as of 9. May 2011

## Housing stock in Germany

40.545 thousand dwellings

add. 15 T.  
other occupied  
accommodation

**Professional-commercial suppliers**  
8.273 thousand dwellings

20 %

### Cooperatives

2.145 thousand dwellings

### Municipal housing companies

2.347 thousand dwellings

### Public housing companies

305 thousand dwellings

### Private professional-commercial Owners\*

3.152 thousand dwellings

### Church and others

324 thousand dwellings

**Private small suppliers**  
14.980 thousand dwellings

37 %

### One- and two-family houses

4.451 thousand dwellings

### Apartments

10.529 thousand dwellings

\*private sector housing companies, credit institutions, insurance companies, real estate funds, other companies and non-profit organizations

**Owner-occupied**  
17.292 thousand dwellings

43 %

### One- and two-family houses

13.757 thousand dwellings

### Apartments

3.535 thousand dwellings

# General features of the German housing market

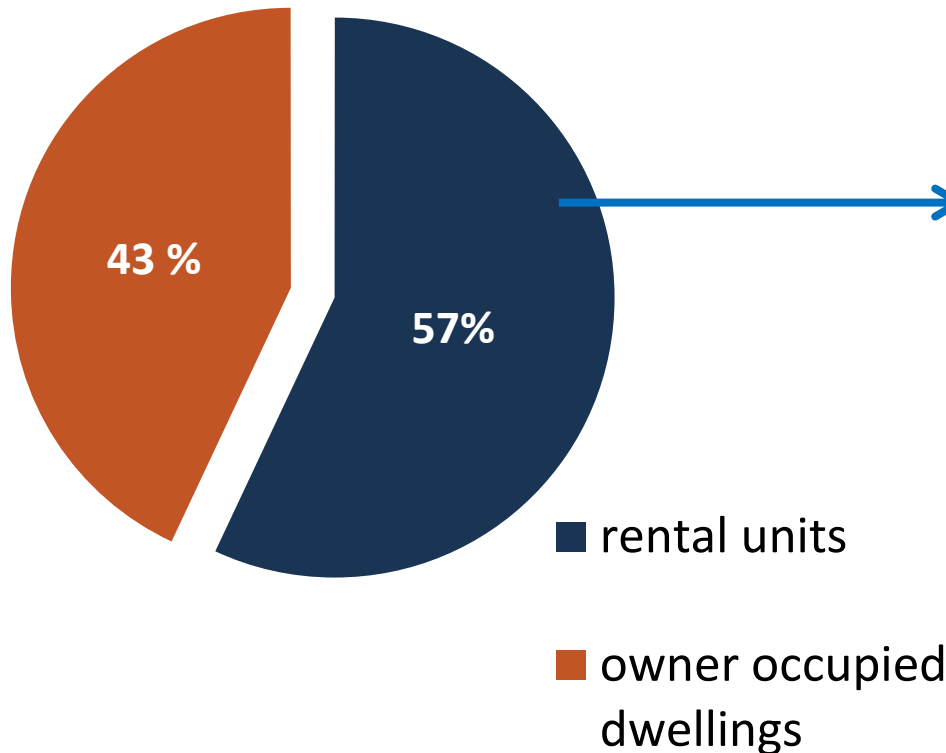


- 41 million housing units
- 80 million inhabitants in about 40 million private households
  - The German housing market is theoretically balanced.
  - But the current housing market trends show considerable regional disparities.
  - In some areas, the markets are quite tense; in others, a significant share of the housing stock is vacant. While there is **strong demand-side pressure in metropolitan areas**, on the contrary, **population is decreasing in other areas** resulting in costly structural vacancy in the housing stock
- 57 % of the households live in rental dwellings
- Only 43 % live in owner-occupied dwellings
  - Low home ownership, compared to other countries (Norway: 77 %, Spain 85 %, France 57 %)
  - Only Switzerland has an even lower rate of home ownership: 39 %

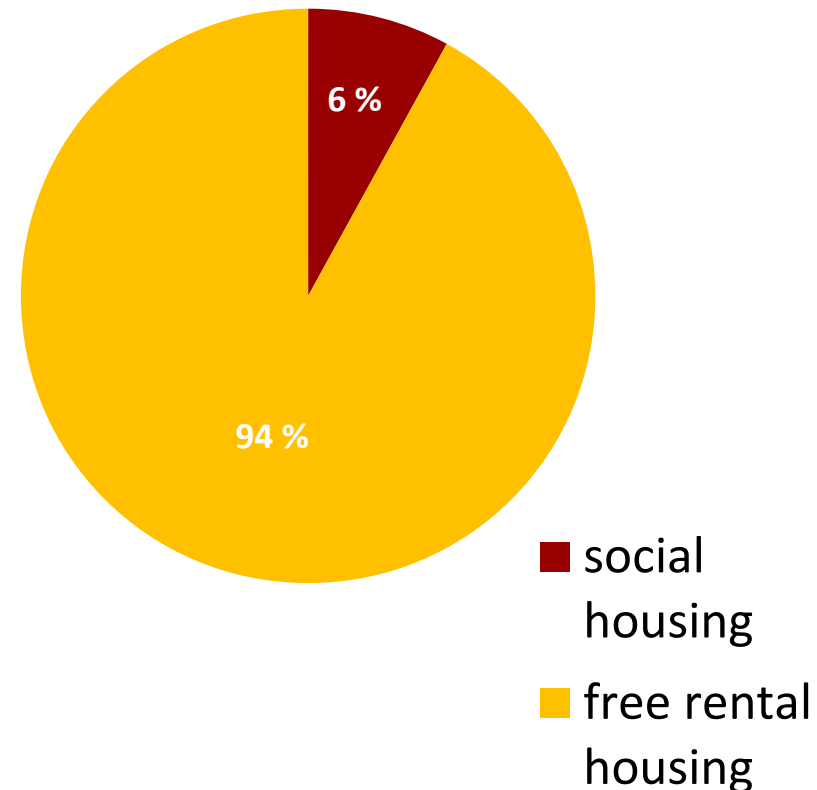


# Structure of the housing market: Importance of the rental market

## Total housing stock



## Rental housing stock



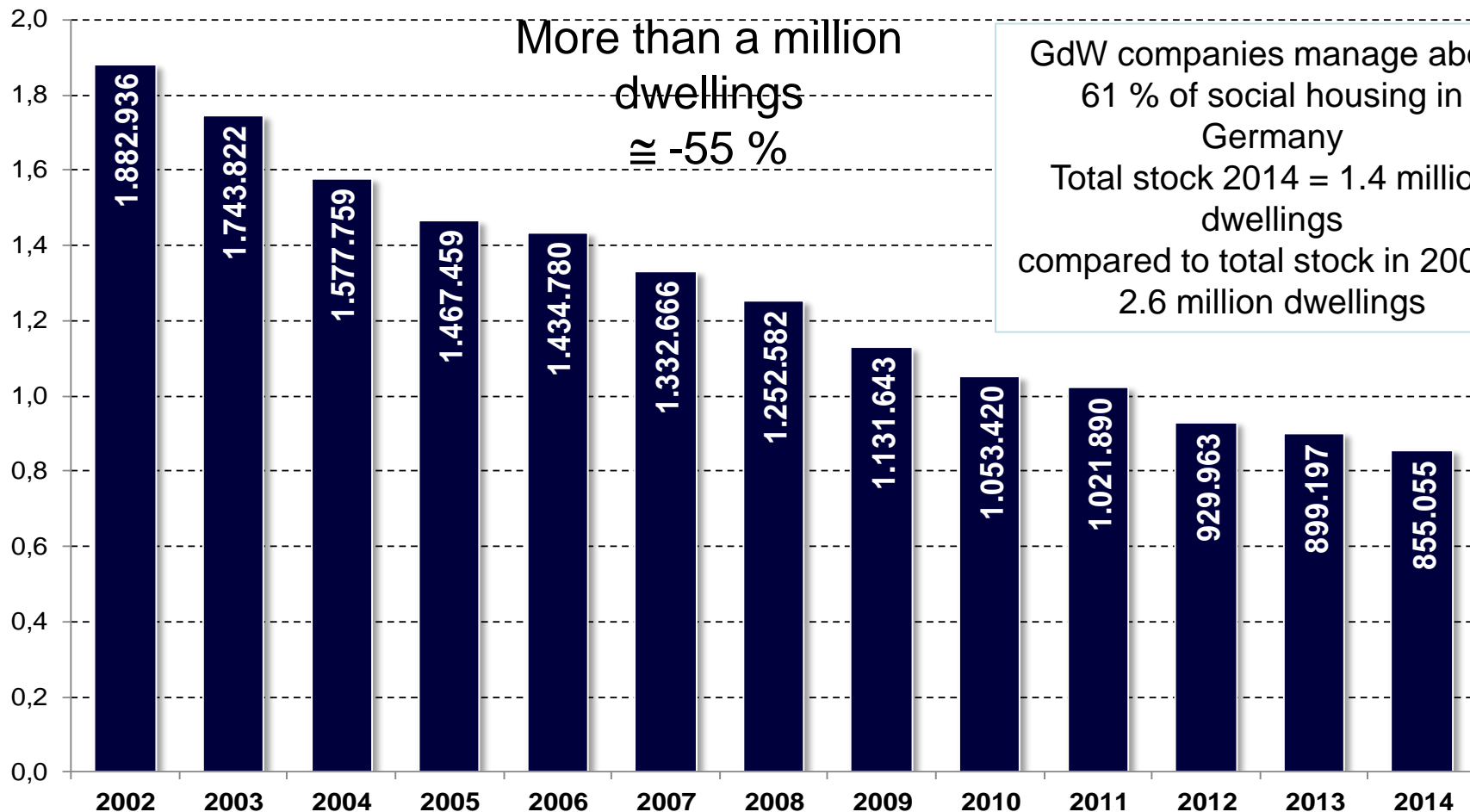
# Rental homes with rental or occupancy-fixing of GdW companies

Billion dwellings

Decrease 2002 – 2014 :

More than a million  
dwellings  
≈ -55 %

GdW companies manage about  
61 % of social housing in  
Germany  
Total stock 2014 = 1.4 million  
dwellings  
compared to total stock in 2002 =  
2.6 million dwellings



# Major trends for German housing providers

## Foreseeable developments in the future

### Migration

#### Demographic change

- Barrier-free or –reduced buildings for the elderly
- Living with service
- Decreasing population with growing number of single-person households

#### Energy and Climate

- Measures in energy efficiency and decarbonisation in general
- Support for renewable energy sources in buildings

#### Regional imbalances

- In spite of rise in construction: number of new built houses does not fulfill future demand for affordable housing