

Household expectations about the future development of real estate prices and rents in their geographical region in Germany

Survey of roughly 2,000 persons from 30 April to 8 May 2019

Item	Total (median)	By number of inhabitants of respective district				
		<50,000	50,000- 100,000	100,000- 200,000	200,000- 500,000	>500,000
Median expectations about						
Real estate price growth for the next 12 months (% p.a.)	4.4	3.7	3.6	4.4	5.0	6.7
Real estate price growth for the next five years (% p.a.)	2.9	2.5	2.4	3.0	2.9	3.7
Rent growth for the next 12 months (% p.a.)	7.1	6.7	6.7	6.7	7.1	7.1
Rent growth for the next five years (% p.a.)	4.1	3.7	4.1	3.7	4.1	5.0
Implied expectations about						
Price-to-rent ratio, current	25	25	24	25	25	28
Price-to-rent ratio in one year	25	25	23	25	24	28
Price-to-rent ratio in five years	24	24	23	24	24	27
Expected gross return for the next 12 months (% p.a.) ¹	8.7	7.9	8.0	8.7	9.3	10.5
Expected gross return for the next five years (% p.a.) ¹	7.1	6.7	6.7	7.2	7.1	7.5

Sources: Bundesbank Online Pilot Survey on Consumer Expectations, regional database of Germany and Bundesbank calculations. **1** Expected gross price growth added to the product of expected gross rent growth and the current rent-to-price ratio.