



Smart Relocation

Packimpex

HOUSING PRICES GERMANY 2026

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Housing Prices 2026: Germany – Low Rental Locations

Bremen, Hanover, Nürnberg, Kiel, Göttingen, Fürth, Heilbronn, Aachen, Wuppertal, Ludwigshafen, Bielefeld, Bayreuth, Duisburg, Bochum, Lübeck, Erfurt, Rostock, Kassel, Gießen, Saarbrücken

Apartments: furnished (excluding utilities)

TV Radio License (mandatory), parking – Internet & Electricity not included in about 20% of the properties

Bedrooms	Low	High
Studio (up to 30 m ²)	€ 735	€ 1.365
1 Bedroom (up to 60 m ²)	€ 945	€ 1.680
2 Bedroom (up to 90 m ²)	€ 1.155	€ 2.100
3 Bedroom (up to 120 m ²)	€ 1.995	€ 3.150
4 Bedroom (up to 1500 m ²)	€ 2.625	€ 4.200
5 Bedroom	€ 3.780	unlimited

Apartments: unfurnished (excluding utilities)

Electricity, Internet, TV Radio License (mandatory), Parking, Gas - Heating & Warm Water not included in about 20% of the properties

Bedrooms	Low	High
Studio (up to 30 m ²)	€ 525	€ 1.050
1 Bedroom (up to 60 m ²)	€ 785	€ 1.260
2 Bedroom (up to 90 m ²)	€ 1.050	€ 1.680
3 Bedroom (up to 120 m ²)	€ 1.365	€ 1.890
4 Bedroom (up to 1500 m ²)	€ 1.890	€ 3.150
5 Bedroom	€ 2.940	unlimited

Housing Prices 2026: Germany – Mid Rental Locations

Cologne, Bonn, Leipzig, Dortmund, Mainz, Wiesbaden, Heidelberg, Ingolstadt, Freiburg, Konstanz, Darmstadt, Wiesbaden, Ulm

Apartments: furnished (excluding utilities)

TV Radio License (mandatory), parking – Internet & Electricity not included in about 20% of the properties

Bedrooms	Low	High
Studio (up to 30 m ²)	€ 945	€ 1.575
1 Bedroom (up to 60 m ²)	€ 1.155	€ 1.980
2 Bedroom (up to 90 m ²)	€ 1.365	€ 2.625
3 Bedroom (up to 120 m ²)	€ 2.415	€ 3.885
4 Bedroom (up to 1500 m ²)	€ 3.150	€ 4.725
5 Bedroom	€ 3.990	unlimited

Apartments: unfurnished (excluding utilities)

Electricity, Internet, TV Radio License (mandatory), Parking, Gas - Heating & Warm Water not included in about 20% of the properties

Bedrooms	Low	High
Studio (up to 30 m ²)	€ 735	€ 1.310
1 Bedroom (up to 60 m ²)	€ 1.050	€ 1.470
2 Bedroom (up to 90 m ²)	€ 1.260	€ 1.890
3 Bedroom (up to 120 m ²)	€ 1.680	€ 2.415
4 Bedroom (up to 1500 m ²)	€ 2.310	€ 3.990
5 Bedroom	€ 3.360	unlimited

Housing Prices 2026: Germany - High Rental Locations

Berlin, Frankfurt, Stuttgart, Hamburg Düsseldorf

Apartments: furnished (excluding utilities)

TV Radio License (mandatory), parking – Internet & Electricity not included in about 20% of the properties

Bedrooms	Low	High
Studio (up to 30 m ²)	€ 1.260	€ 1.890
1 Bedroom (up to 60 m ²)	€ 1.470	€ 2.100
2 Bedroom (up to 90 m ²)	€ 1.785	€ 3.150
3 Bedroom (up to 120 m ²)	€ 2.730	€ 4.200
4 Bedroom (up to 1500 m ²)	€ 3.780	€ 5.040
5 Bedroom	€ 4.200	unlimited

Apartments: unfurnished (excluding utilities)

Electricity, Internet, TV Radio License (mandatory), Parking, Gas - Heating & Warm Water not included in about 20% of the properties

Bedrooms	Low	High
Studio (up to 30 m ²)	€ 945	€ 1.470
1 Bedroom (up to 60 m ²)	€ 1.260	€ 1.680
2 Bedroom (up to 90 m ²)	€ 1.470	€ 2.100
3 Bedroom (up to 120 m ²)	€ 1.890	€ 2.625
4 Bedroom (up to 1500 m ²)	€ 2.625	€ 4.410
5 Bedroom	€ 4.200	unlimited

Housing Prices 2026: Germany - Munich

Apartments: furnished (excluding utilities)

TV Radio License (mandatory), parking – Internet & Electricity not included in about 20% of the properties

Bedrooms	Low	High
Studio (up to 30 m ²)	€ 1.260	€ 1.890
1 Bedroom (up to 60 m ²)	€ 1.470	€ 2.310
2 Bedroom (up to 90 m ²)	€ 2.100	€ 3.360
3 Bedroom (up to 120 m ²)	€ 3.150	unlimited
4 Bedroom (up to 1500 m ²)	€ 3.780	unlimited
5 Bedroom	€ 4.200	unlimited

Apartments: unfurnished (excluding utilities)

Electricity, Internet, TV Radio License (mandatory), Parking, Gas - Heating & Warm Water not included in about 20% of the properties

Bedrooms	Low	High
Studio (up to 30 m ²)	€ 1.050	€ 1.470
1 Bedroom (up to 60 m ²)	€ 1.260	€ 1.680
2 Bedroom (up to 90 m ²)	€ 1.680	€ 2.520
3 Bedroom (up to 120 m ²)	€ 2.100	€ 3.045
4 Bedroom (up to 1500 m ²)	€ 3.150	€ 5.040
5 Bedroom	€ 4.200	unlimited

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