

For immediate release

Data shows why Berliners just voted to socialise over 240,000 rental properties from private real estate firms in a referendum.

The study highlights why Berliners voted in favour of mandating the local government to purchase 11% of the city’s properties to make housing more affordable. The results reveal the most and least affordable neighbourhoods in the German capital.

- **Berlin has one of the lowest average salaries in the country but some of the highest rental prices.**
- **17 out of 19** neighbourhoods are **unaffordable to the average earner** in Berlin.
- **Mitte is the second most unaffordable neighbourhood in Germany**, with someone earning the average salary of the city needing to **spend 61.88% of their net income on rent.**

Berlin, 23. September, 2021 - Berliners have just voted to socialise 240,000 properties owned by private firms in the ‘Deutsche Wohnen & Co enteignen’ Referendum. This is the latest attempt to combat rising rental prices. The signs that people were struggling with accommodation costs became newsworthy when a price cap was recently deemed unconstitutional, nevertheless Berliners still felt the need to force the government to intervene. [Homeday.de](https://www.homeday.de), the next generation real estate agent, has recently published a study that shows the affordability of rental properties in Berlin and gives insight into why Berliners voted for this groundbreaking mandate.

A ‘**Rental Burden**’ is the amount of someone’s net salary that they need to spend on rent each month. According to the Federal Statistical Office, **a rental burden of more than 40% of the household income is defined as financial overload**, meaning the average earner is **priced out** of **17 out of 19** neighbourhoods. The data below reveals how overburdened people are in each neighbourhood in Berlin.

The table below shows the affordability of a 59m² single person property.

Neighbourhood	Average Rent	Minimum Required Monthly Salary	Rental Burden
1. Mitte	1,351€	3,376€	61.88%
2. Französisch Buchholz	1,299€	3,249€	59.54%
3. Wilmersdorf	1,249€	3,121€	57.20%
4. Prenzlauer Berg	1,244€	3,111€	57.01%
5. Tiergarten	1,190€	2,974€	54.50%
6. Westend	1,180€	2,950€	54.06%

7. Kreuzberg	1,068€	2,669€	48.91%
8. Charlottenburg	1,064€	2,659€	48.73%
9. Britz	1,062€	2,655€	48.66%
10. Gesundbrunnen	1,059€	2,647€	48.51%
11. Grunewald	1,054€	2,634€	48.27%
12. Schmargendorf	1,017€	2,542€	46.59%
13. Moabit	1,017€	2,542€	46.58%
14. Weißensee	974€	2,434€	44.60%
15. Friedrichshain	955€	2,386€	43.74%
16. Grünau	934€	2,335€	42.80%
17. Halensee	911€	2,278€	41.76%
18. Rosenthal	890€	2,225€	40.78%
19. Steglitz	850€	2,126€	38.96%

N.B. This is a sample of the full results, which you can find here:

<https://www.homeday.de/de/blog/immobilienpreis-erschwinglichkeits-index/>

The table below shows the affordability of a sample of 95m² family properties.

Neighbourhood	Average Rent	Minimum Required Monthly Salary	Rental Burden
1. Französisch Buchholz	2,055€	5,137€	46.95%
2. Mitte	1,951€	4,877€	44.58%
3. Tiergarten	1,917€	4,793€	43.81%
4. Westend	1,902€	4,755€	43.46%
5. Prenzlauer Berg	1,898€	4,746€	43.37%
6. Wilmersdorf	1,854€	4,636€	42.37%
7. Kreuzberg	1,824€	4,561€	41.68%
8. Moabit	1,713€	4,282€	39.13%
9. Charlottenburg	1,708€	4,271€	39.03%
10. Grunewald	1,698€	4,246€	38.80%
11. Britz	1,667€	4,167€	38.08%
12. Schmargendorf	1,639€	4,098€	37.45%
13. Gesundbrunnen	1,617€	4,042€	36.94%

14. Rosenthal	1,523€	3,807€	34.79%
15. Halensee	1,522€	3,804€	34.77%
16. Friedrichshain	1,522€	3,804€	34.77%
17. Weißensee	1,474€	3,685€	33.68%
18. Steglitz	1,366€	3,415€	31.21%
19. Grünau	1,284€	3,209€	29.33%

The complete table with all data, sources and methodology can be found on the study page:

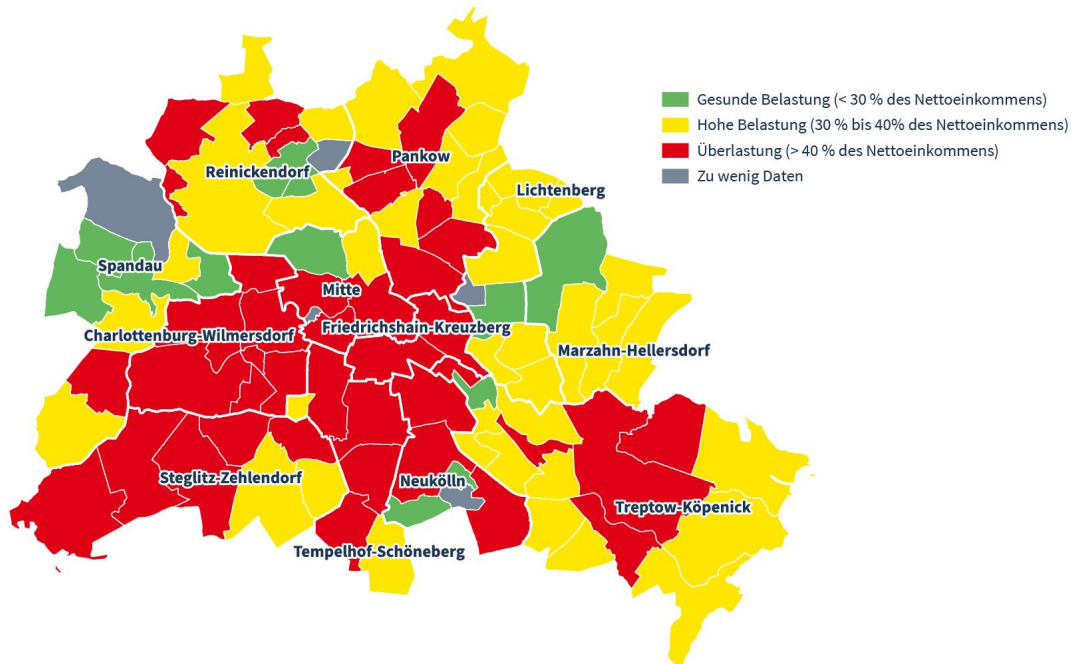
<https://www.homeday.de/de/blog/immobilienpreis-erschwinglichkeits-index/>

Further findings and quotes from spokespeople at Homeday can be found at the bottom of the press release.

The maps below show **the neighbourhoods where food delivery drivers could afford to live**. A red area shows a rental burden of over 40%, a yellow area shows a rental burden of between 30 and 40% and a green area shows a rental burden of less than 30%.

Wohnkosten in Berlin

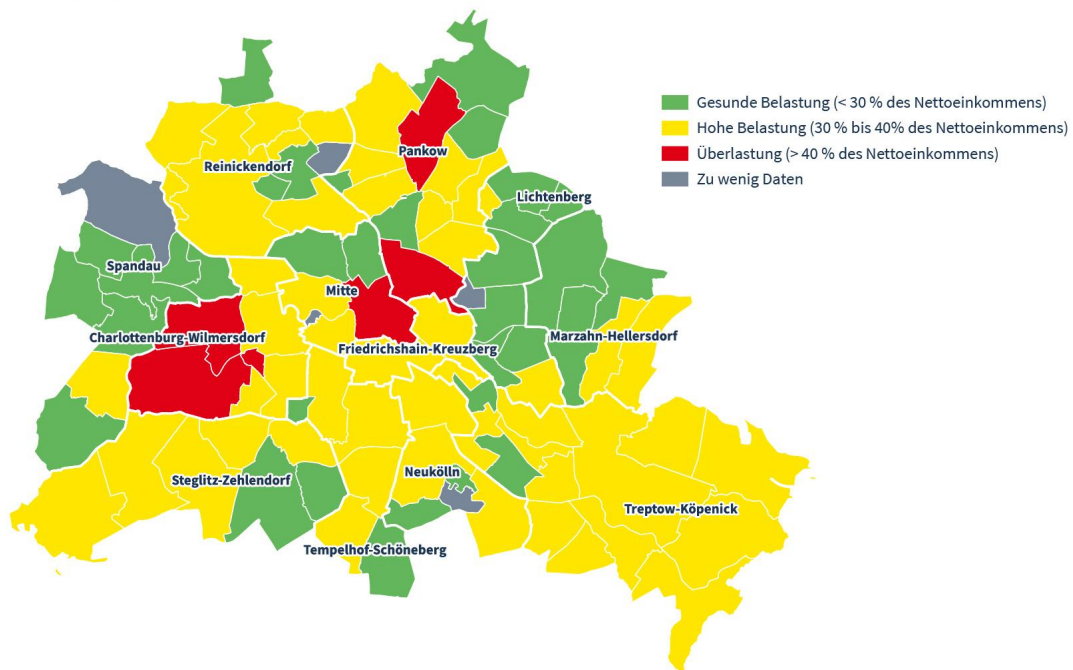
Wo Fahrer*innen von Lieferdiensten sich die Miete noch leisten können



The maps below show **the neighbourhoods where nurses could afford to live**. A red area shows a rental burden of over 40%, a yellow area shows a rental burden of between 30 and 40% and a green area shows a rental burden of less than 30%.

Wohnkosten in Berlin

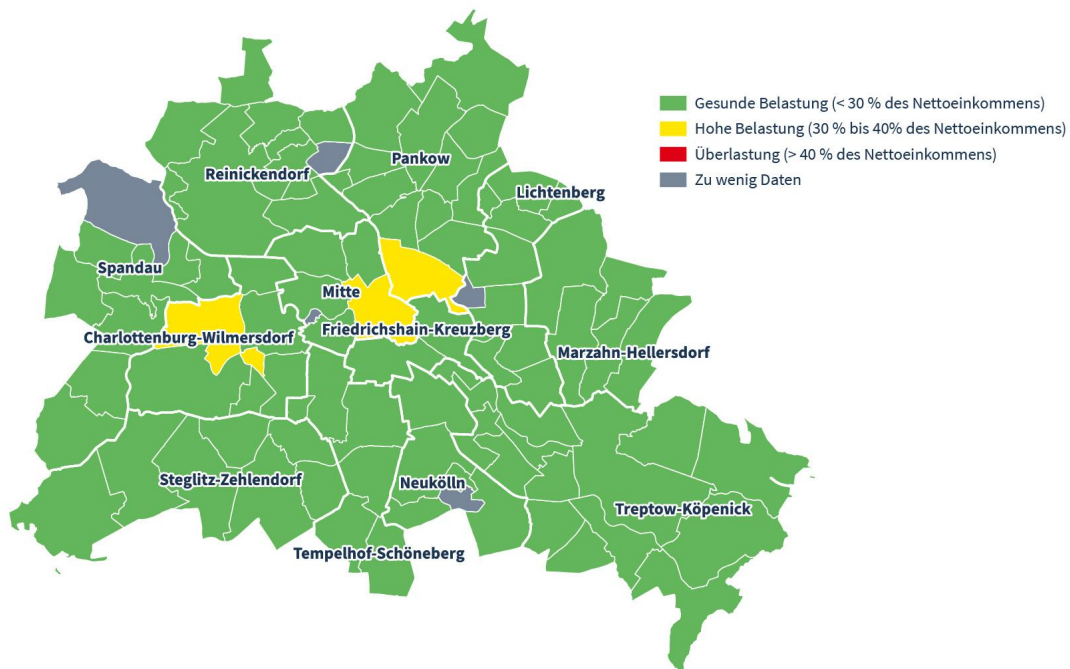
Wo Krankenpfleger*innen sich die Miete noch leisten können



The maps below show **the neighbourhoods where teachers could afford to live**. A red area shows a rental burden of over 40%, a yellow area shows a rental burden of between 30 and 40% and a green area shows a rental burden of less than 30%.

Wohnkosten in Berlin

Wo Gymnasiallehrer*innen sich die Miete noch leisten können



Homeday hat die lokale Mietbelastungsquote für ausgewählte Berufsgruppen ermittelt, indem aktuelle Bruttokal-Angebotsmieten der Wohngegenden aus dem Zeitraum von Mai bis August 2021 in Bezug gesetzt wurden zum Medianeinkommen der jeweiligen Berufsgruppe in der jeweiligen Stadt. Weitere Voraussetzungen: 49 m² Wohnfläche, alleinstehend, kein Kind, Steuerklasse 1 und keine Kirchensteuer. Die ganze Untersuchung und weitere Informationen zur Methodik finden Sie unter www.homeday.de.
Quellen: © Homeday GmbH - Stand September 2021, © OpenStreetMap-Mitwirkende (ODbL), © GeoBasis-DE BKG2018 (dl-de/by-2-0) | Projektion WGS 84 / Pseudo Mercator | EPSG:3857

If you want to see the data for the whole country, please visit {landing.page} where you can find full results as well as a methodology and sources.

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<https://www.homeday.de/de/blog/immobilienpreis-erschwinglichkeits-index/>

Spokespeople from Homeday are available for interviews. If you need an exclusive quote on a specific aspect, please contact us.

About Homeday

Press Release



As a **next generation real estate agent**, Homeday (www.homeday.de) is active nationwide and employs **modern technology** to make real estate sales simpler, more transparent and more successful. At Homeday, a **complete broker service** including individual support by a **Homeday local broker** has a **1.95 percent** commission - for both sellers and buyers. Homeday has the **most 5-star ratings** of any real estate broker on Google and Trustpilot in Germany.

Since its founding in 2015, Homeday has brokered over three billion euros in real estate volume, **saving its customers over 50 million euros in commission** - compared to the usual market commission. The company is constantly growing and today employs more than 250 people at its Berlin and Cologne offices, as well as **220 independent Homeday brokers throughout Germany**. Homeday is managed by Steffen Wicker (CEO), Friederike Hesse (COO) and Dmitri Uvarovski (CMO)

About SweetSpot PR

Based in Berlin, Sweet Spot PR is a team of creatives, journalists and data analysts who founded an agency in response to the growing challenges facing the media as the industry adapts to the digital world. The agency promotes fact-based, informative and compelling journalism by connecting data-driven journalists with excellent content from research agencies and industry patrons.