



BERLINMÆGLEREN  
FRIENDLY PROFESSIONALS



## The real estate agency with Danish roots

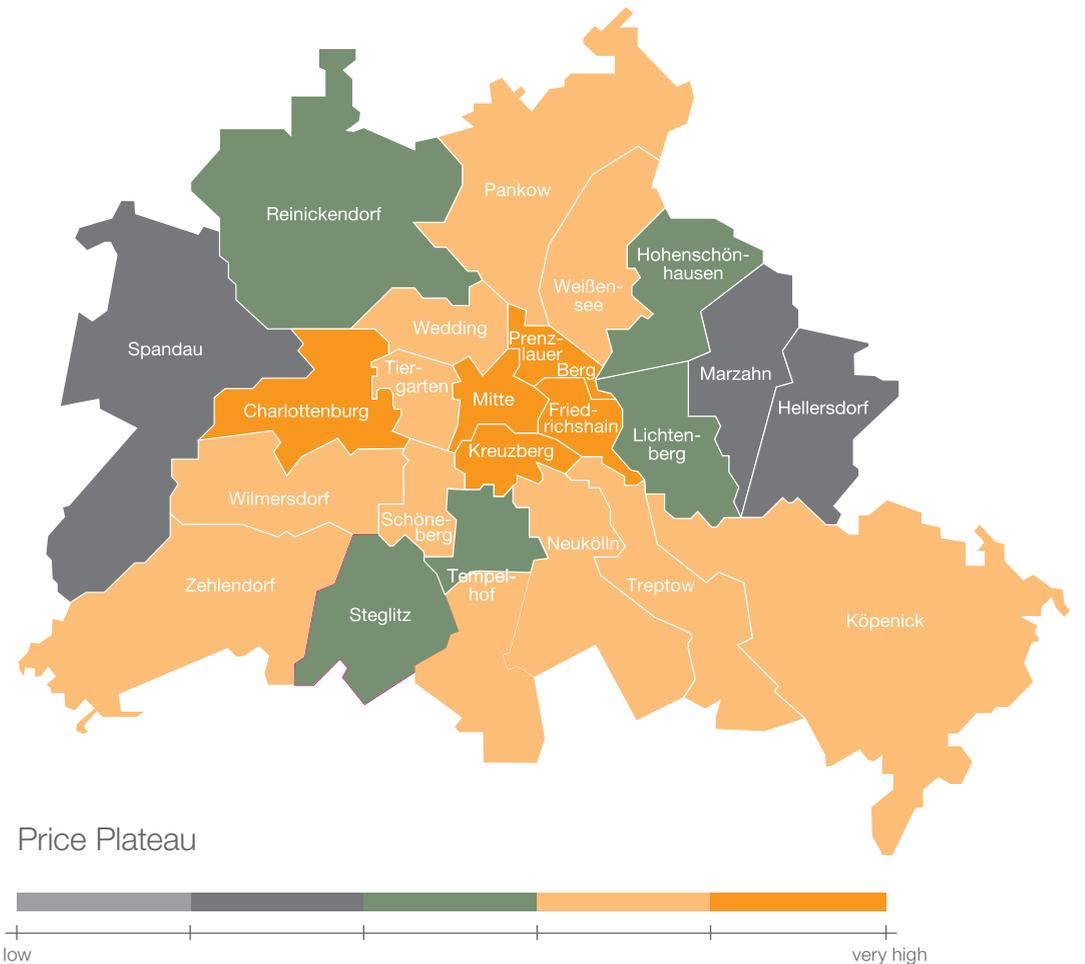
Berlinmaegleren, that's us: Trine Borre, a certified real estate agent from Denmark along with a team of experienced colleagues. All headquartered in our successful real estate agency located in Berlin since 2006. We cater to the needs of numerous international customers as well as property owners and are specialized in the sales of condominiums located in Berlin. Since the company was founded, we have stood for solid and competent consulting in Danish, German and English within our office in Prenzlauer Berg.

Trine Borre  
Company Founder



## Berlin – The address with potential!

Berlin is an exceptional city. It is one of the most exciting European metropolises. As a large city, Berlin offers open spaces and still maintains its distinct district culture. Here change is constant and the demand for condominiums continuously grows year after year especially within the city centre. Many German as well as international customers dream of owning a home or even a second home within Berlin. Buying real estate as an investment and protection against inflation is also interesting for many, because in addition to the continuous increase in the value of the property, the rents guarantee a stable return.





## The current housing market in Berlin

Since 2010, the purchase prices in the big cities have increased steadily, mostly multiplied. The purchase prices rose significantly more than the rents, also because the low interest rates attracted investors.

Berlin has gone through a change. Until the early 2000s, Berlin felt like the world capital for artists, creative people, globetrotters and was known for cheap rents and brownfields in the cityscape. In the years that followed, the city attracted companies, and the companies in turn attracted highly qualified, well-paid young people. Over the years, the population of the capital has increased. The construction of new buildings boomed. This was also due to the increased prices.

Now the trend has reversed. The effects of the war in Ukraine with the energy crisis and rising raw material prices, overall increased construction costs and high inflation have led to a significant reluctance on the prospective buyers from the second half of the year. With rising interest

rates on loans and high construction costs, many people can no longer afford to own property or are withdrawing from construction projects. Many are switching to rented apartments, so that rents are climbing more strongly again. This affects many people in Germany, since only around half of the population owns property - fewer than in almost any other country in Europe.

At the end of 2022, purchase prices for residential real estate in Germany fell by 3.6% compared to the end of the previous year.<sup>1)</sup> According to experts, the trend is likely to accelerate and a fall in property prices of up to 10% is possible in 2023.<sup>2)</sup> However, property prices have risen so much in recent years that even a speculative drop of around 20 percent, which some in the industry believe is possible, would mean only 2020 price levels.

In Berlin, the number of purchases in 2022 fell significantly by 21% to 21,586. The decline in cash transactions is correspondingly clear (minus 27% to EUR 17.3 billion). The strongest decline was recorded for residential and commercial buildings (minus 49%).<sup>3)</sup> This development can be seen clearly in the case of condominiums in Berlin: While average purchase prices rose to €5,740/m<sup>2</sup> in the second quarter of 2022, there are the trend reversal at the end of the year. The average prices here are around €5,400/m<sup>2</sup>

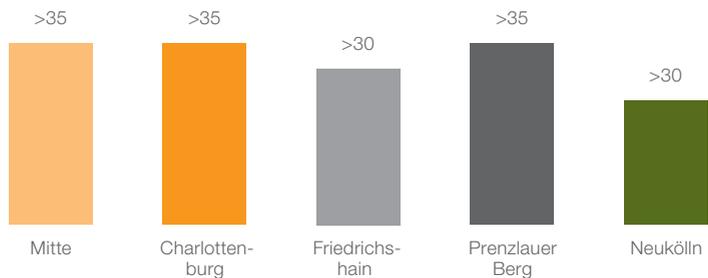
After more than twelve years of a real estate boom in Germany, prices are now falling slightly, but rents are increasing. The position of prospective buyers has improved somewhat. There are currently more offers on the real estate market and greater scope for price negotiations.

Source: 1) Destatis, 2) DIW (German Institute for Economic Research), 3) Expert committee for real estate values in Berlin

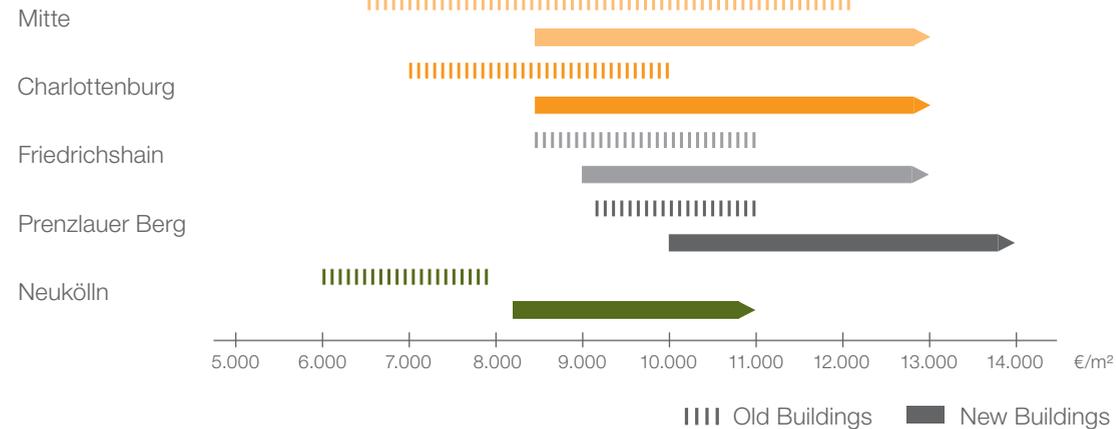


## The sales prices in Berlin 2023

### Residential and commercial housing (Multiple of the rental income)



### Condominiums



Our service – Competent,  
reliable and transparent



We will advise and accompany you not only with the selling of a residence in Berlin, but we will also assist you with purchasing of your new condominium.

Thanks to our extensive years of experience with the fast-paced and every changing Berlin market, we are quite capable of realizing the optimal price. We advertise your real estate on our website as well as on various online markets with the aid of descriptive texts and professional images. Our mediation takes place within just a few weeks.

Once you have decided to sell your residence, we will go about the process in a transparent and easy-to-understand manner and with as little stress as possible. Is a potential customer interested in remodelling; is a multi-lingual sales contract required or should we record the handing over of keys in writing? For numerous years, we have worked closely with competent and truly reliable architects, attorneys and notary publics.

We are there for you no matter what the question may be.



It is often reasonable, when dividing a residence, to plan the converting of the attic floor. Not only does the creation of new penthouses increase the value of a house, but also measures such as adding balconies, installation of a lift, energy saving refurbishment, beautification of courtyards as well as of course an increase of rent.

We are here to advise you competently and extensively at every step of the way and to offer our support with any additional questions concerning your real estate.



## The dividing of a house into condominiums

In order to be able to sell individual condominiums within a multi-family house, it must be divided. Together with architects, notary publics and attorneys, we offer general consulting for the division, the preparing of all applications and the documentation. After the property has been successfully divided, we will assist you with a marketing plan for selling your condominiums.



## This is what our customers have to say...

” Vi er fuldt ud tilfredse med jeres arbejde! Vi aftalte et møde hvor I kom med en vurdering. I var ikke de eneste mæglere vi havde ude og kigge på lejligheden. Vi valgte jer, da vi syntes jeres salgspris kom tættest på det som vi gerne ville have for lejligheden. På andet møde blev vi enige om udbudspris og betingelser. Kommunikationen mellem os er altid foregået hurtigt og uden komplikationer og lejligheden blev solgt til prisen. De bedste anbefalinger herfra.

Charlotte N., Roedovre, Denmark



” Un grand merci à Berlin Maeglere, grâce à qui j'ai trouvé l'appartement dont je rêvais à Berlin (lumineux et traversant) dans un quartier exceptionnel. C'est une équipe à l'écoute, sérieuse et dynamique, qui connaît bien le marché et ne ménage pas sa peine pour accompagner ses clients du début à la fin de la transaction.

Martine D., Perpignan, France

” Ich habe mich nun schon gut in der Wohnung eingerichtet und eingelebt. Ich wollte mich in diesem Zusammenhang bei Ihnen für alles bedanken. Ich habe mich in der gesamten Zeit sehr gut betreut und unterstützt gefühlt. Ich schätze vor allem an Ihnen, dass Sie sehr gewissenhaft und kompetent sind und mir immer schnell Rückmeldung gegeben haben. Ich würde jederzeit wieder mit Ihnen zusammen arbeiten. Vielen Dank und alles Gute für Sie!

Benjamin R., Berlin, Germany



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