Berlin Market Intelligence Report

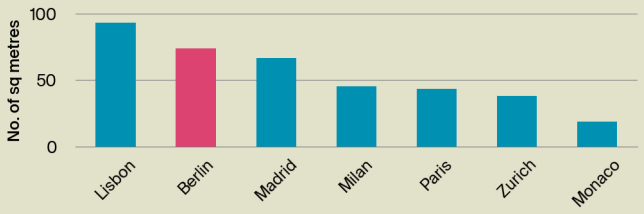
Knight Frank

Q3 2026	A summary of prime residential market conditions highlighting the latest data, trends and market insights.	knightfrank.com/research

Knight Frank's research team has pulled together key statistics and datapoints on the Berlin market to help you assess your next move. From market performance to relative pricing, we have you covered. If you want deeper insights, or advice on sale or purchase, contact our team lead on the next page.

What does €1 million buy?

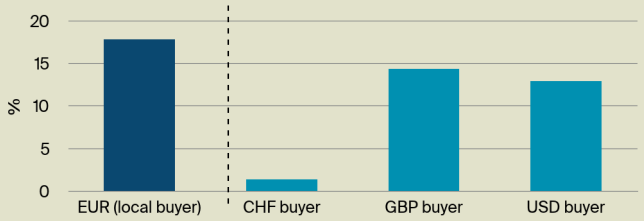
Q4 2025



Source: Knight Frank Research

Property price change taking currency shifts into account

2020 - 2025

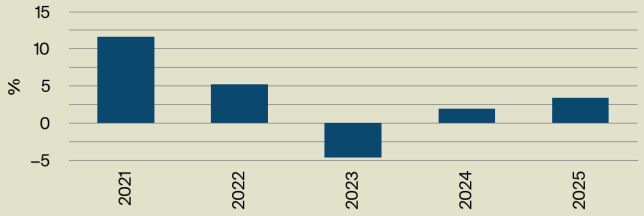


Source: Knight Frank Research, Macrobond

Location Map

Prime price performance to Q2

Annual % change



Source: Knight Frank Research

Top international prime buyer nationalities

2025

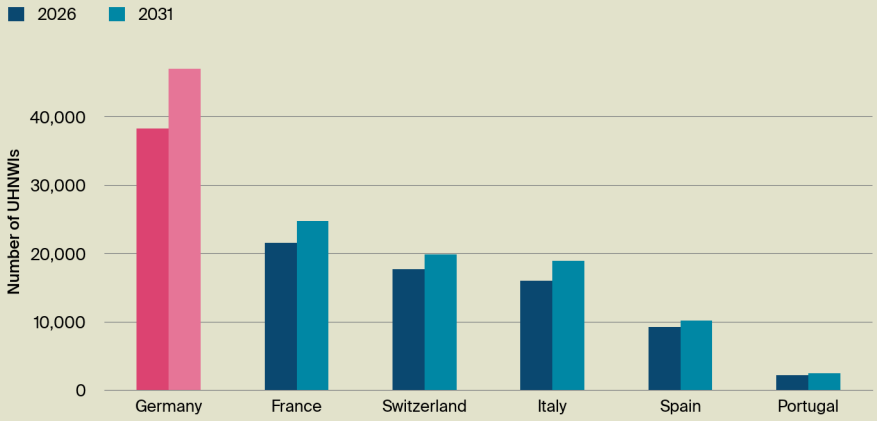
1. China

2. CIS

3. Israel

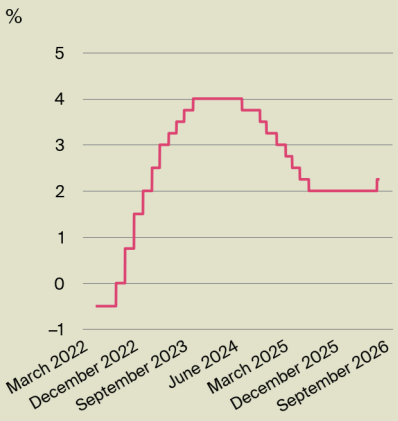
Source: Knight Frank Research

Wealth population growth forecasts by country



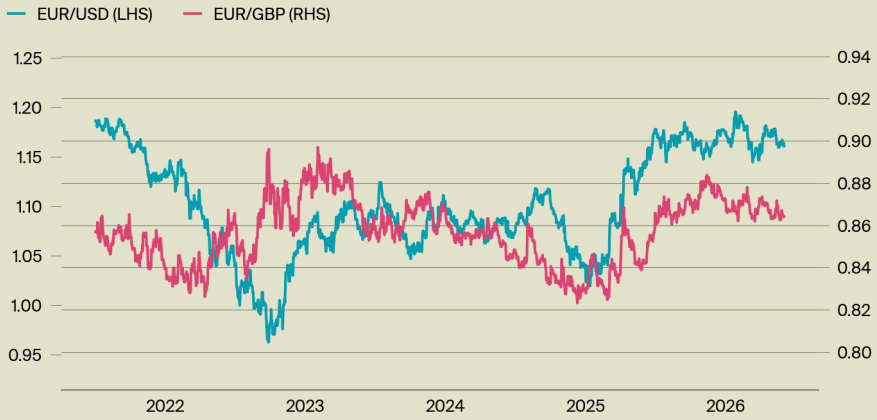
Source: Knight Frank Wealth Sizing Model

Eurozone policy rate



Source: Macrobond

Currency shifts



Source: Macrobond

161

Total number of direct flights

* To nearest commercial airport/s.
Source: FlightFrom as at Q3 2026

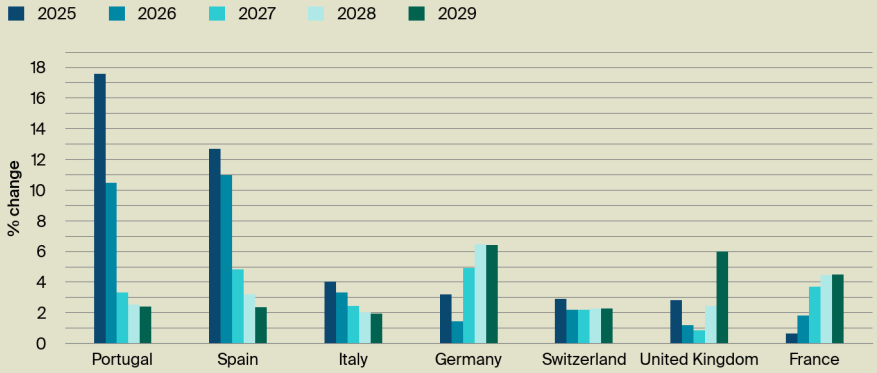
11.6%

Typical purchase costs

Note: Based on a non-resident buyer purchasing a US $2 million resale property. Includes stamp duty, legal, registration and notary fees where applicable.

Mainstream house price forecast

Annual % change



Source: Knight Frank Research, Oxford Economics

Knight Frank International Desk

Would you like to know what your property is potentially worth? If you're thinking of buying or selling, or would just like some advice, please get in touch

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