

## Municipality profile Königs Wusterhausen

Middle-order centre  
in the district of Dahme-Spreewald  
Brandenburg

empirica regio GmbH  
[www.empirica-regio.de](http://www.empirica-regio.de)

Kurfürstendamm 234  
[info@empirica-regio.de](mailto:info@empirica-regio.de)

10719 Berlin  
[Impressum](#)

+49 (0)30 884 795 55  
March 2025

## Overview

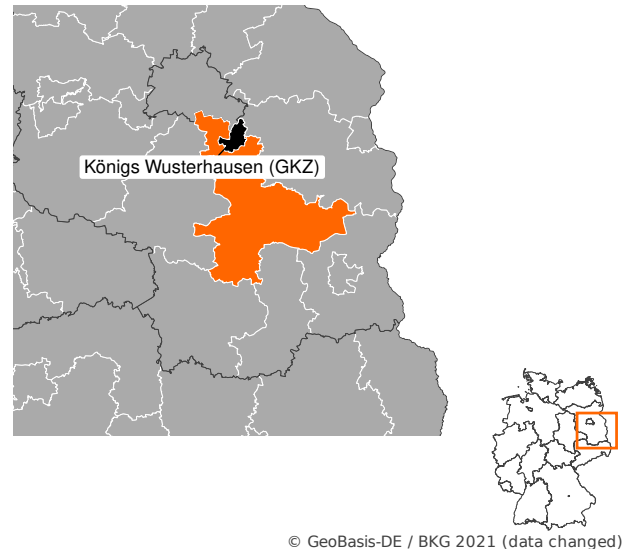
Königs Wusterhausen is located in the district of Dahme-Spreewald in the federal state of Brandenburg. The district of Dahme-Spreewald belongs to the spatial planning region Lausitz-Spreewald.

The city of Königs Wusterhausen is a middle-order centre and a medium city. In spatial planning, medium-sized centres designate central places of the middle level which, in addition to the basic needs of the population, also cover periodic needs, in particular specialist doctors, department stores, cinemas and cultural offerings, hospitals, swimming pools, secondary schools and vocational schools. Cities and municipalities between 20,000 and 50,000 inhabitants are referred to as medium cities.

Currently, 39,096 people live in the city of Königs Wusterhausen on a total area of 9,600 ha. The population density is thus 407 inhabitants per km<sup>2</sup>. For the respective last five years at hand, the population has increased by 5.1% and the number of employees has increased by 13.1%. Thus the labor market dynamics are at a high level.

The economic strength of the region can be considered medium when measured by the gross domestic product of the district of Dahme-Spreewald and the tax revenue power of the city of Königs Wusterhausen. The real estate price level for advertised housing offers, compared to Germany-wide data for the last two available years, is at a high level.

### Micro- and macro location



© GeoBasis-DE / BKG 2021 (data changed)

Municipality	Königs Wusterhausen
District	Dahme-Spreewald
Spatial planning region *	Lausitz-Spreewald
State	Brandenburg
Population	39,096 Inhabitants
Population density	407 Inhabitants per km <sup>2</sup>
Center function	Middle-order centre
Type of municipality	Medium city

\* (large-scale, functionally delimited spatial units, usually related to an economic center and its surrounding area)

Population dynamic



Growing municipality

Labour market dynamic



Employment growth

Economic power



Municipality of medium economic power

Real estate price level



Municipality with high real estate price levels

## Housing demand

### Demographics 2023



39,096 People

19,253 Households

### Net migration 2023



+487 People

migration gain

### Natural balance 2023



-304 People

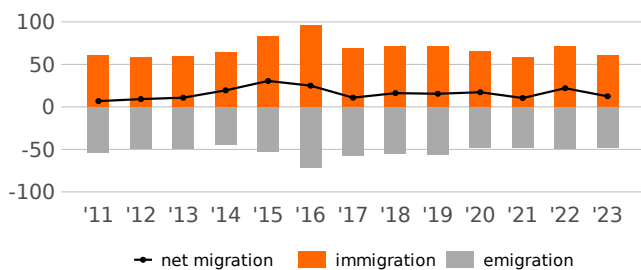
death surplus

Database: Statistische Ämter des Bundes und der Länder, Deutschland, 2018-2024, Data licence by-2-0

empirica regio

Since 2018, the city of Königs Wusterhausen has grown by an average of about 381 inhabitants per year, which is an average population increase of 1.03% per year. Due to immigration and emigration, the population has grown by 2,979 people in the corresponding period, the balance of births and deaths has decreased the population by 1,027 people.

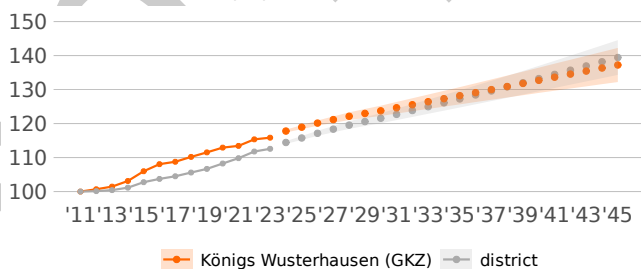
### Immigration, emigration & net migration per 1,000 inhabitants



Database: Statistische Ämter des Bundes und der Länder, Deutschland, 2018-2024, Data licence by-2-0  
empirica regio

In 2023, 39,096 people lived in the city of Königs Wusterhausen. Until the year 2045 we forecast an increase of the population by about 7,214 (18.5%) people compared to the base year 2023.

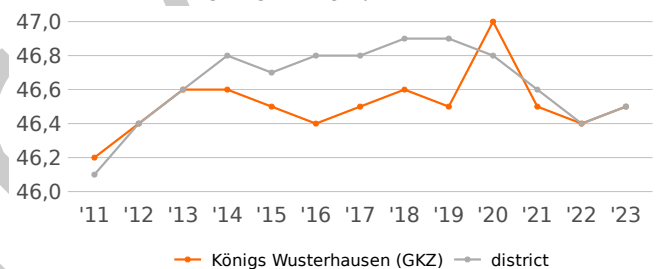
### Relative evolution of population index (2011 = 100)



Database: empirica population forecast 2024, base year 2022; Statistische Ämter des Bundes und der Länder, Deutschland, 2018-2024, Data licence by-2-0  
empirica regio

The average age in the city of Königs Wusterhausen was recently higher than the Germany-wide average: The average age in 2023 was 46.5 years. Across Germany, it was 44.6 years.

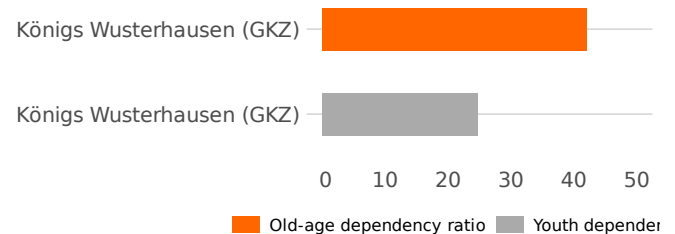
### Evolution of average age in age years



Database: Statistische Ämter des Bundes und der Länder, Deutschland, 2018-2024, Data licence by-2-0  
empirica regio

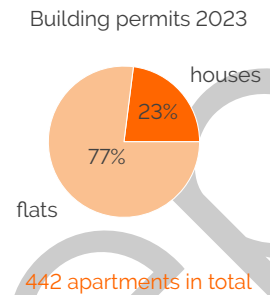
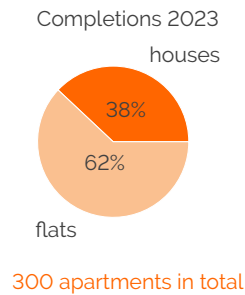
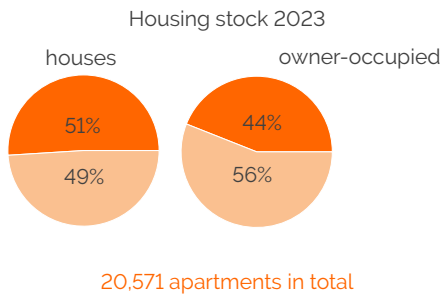
The youth dependency ratio describes the ratio of the number of young people (up to under 15 years) to the number of people of working age (15 to under 65 years). The old-age dependency ratio, on the other hand, describes the ratio of people aged 65 and older to the number of people of working age. In the year 2023, the youth dependency ratio was 24.8 and the old-age dependency ratio was 42.1.

### Youth- & old-age dependency ratio (2023)



Database: Statistische Ämter des Bundes und der Länder, Deutschland, 2018-2024, Data licence by-2-0  
empirica regio

## Housing supply

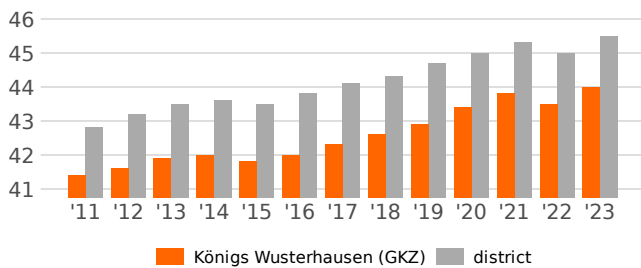


Database: Statistische Ämter des Bundes und der Länder, Deutschland, 2018-2024, Data licence by-2-0; Census: Statistisches Bundesamt (Destatis), 2014/2024, Data licence by-2-0

empirica regio

In the city of Königs Wusterhausen there are currently 20,571 apartments, so for every apartment there are about 1.9 people. The average living space per inhabitant is 44 m<sup>2</sup>, in a national comparison Königs Wusterhausen has a value of 96 (Germany = 100).

### Living space per inhabitant in m<sup>2</sup>

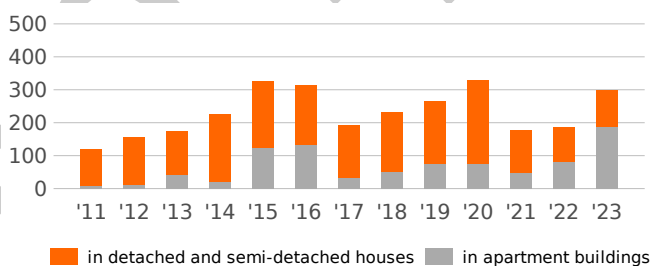


Database: Statistisches Bundesamt (Destatis), 2018-2024, Data licence by-2-0

empirica regio

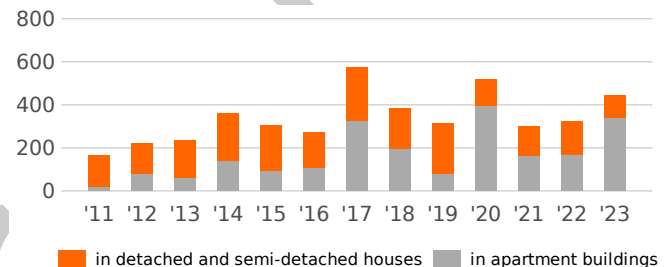
At the moment 44% of all apartments in the city of Königs Wusterhausen are occupied by the owner (home ownership rate). Over the past five years, an average of 252 apartments were newly completed per year and 380 apartments were approved per year. About 37% of the apartments completed during this period are in apartment buildings.

### Completed new apartments



Database: Statistische Ämter des Bundes und der Länder, Deutschland, 2018-2024, Data licence by-2-0  
empirica regio

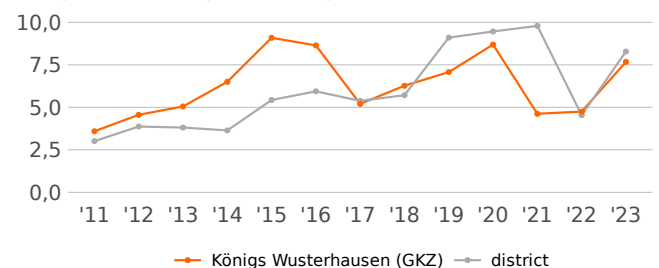
### Building permits for new apartments



Database: Statistische Ämter des Bundes und der Länder, Deutschland, 2018-2024, Data licence by-2-0  
empirica regio

In the city of Königs Wusterhausen about 7.7 apartments were newly built per 1,000 inhabitants in 2023. In a national comparison, this corresponds to a value of 253 (Germany = 100). In the year 2018, the value was still 6.3.

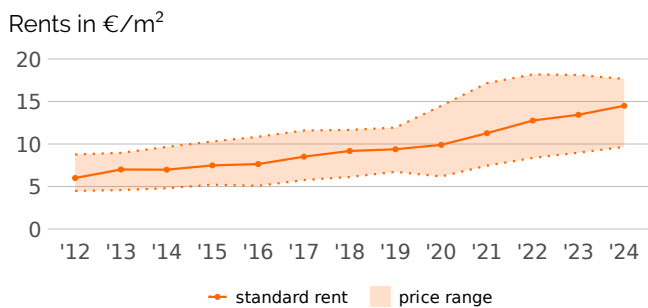
### Completed new apartments per 1,000 inhabitants



Database: Statistische Ämter des Bundes und der Länder, Deutschland, 2018-2024, Data licence by-2-0  
empirica regio

## Rents for apartments in Brandenburg

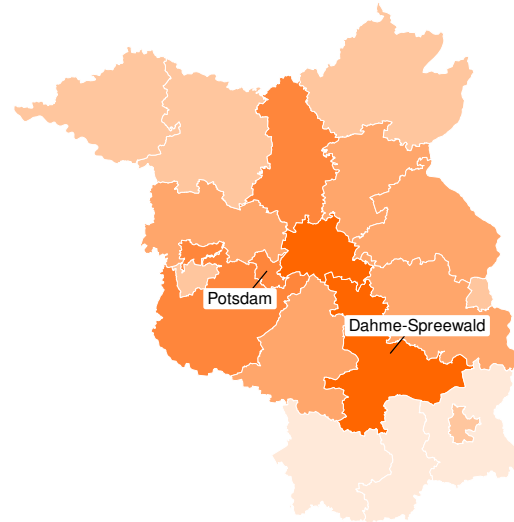
The current rent level in the city of Königs Wusterhausen ranges between 9.70 and 17.70 €/m<sup>2</sup>. Standard rents are currently at 14.50 €/m<sup>2</sup> and thus 5.10 €/m<sup>2</sup> above the level of 2019 (+54.3%). In a national comparison the current rent level is 140 (Germany = 100). The standard rents shown are calculated as the median of the evaluated net cold rents per m<sup>2</sup> based on supply data (advertisements).



Database: VALUE market data

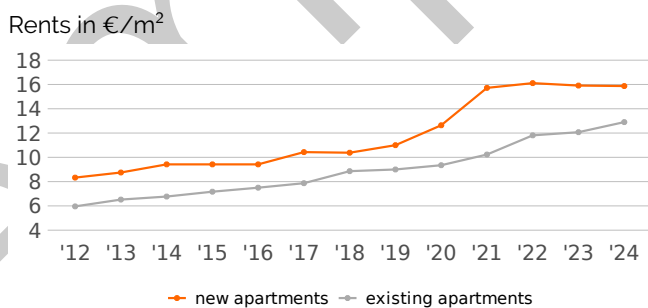
empirica regio

Rents all buildings 2024



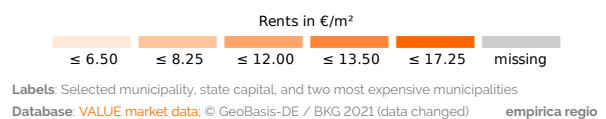
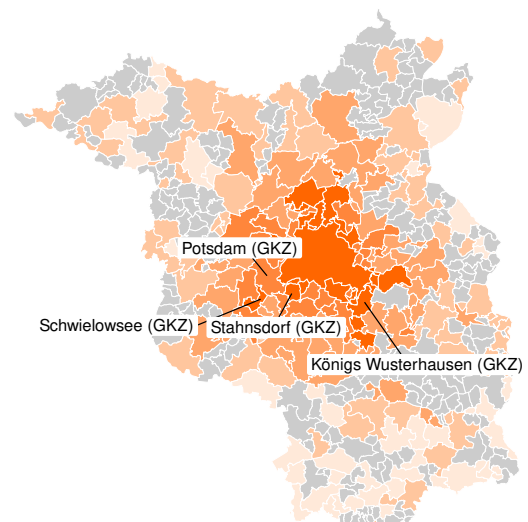
Rents all buildings 2024

The rent level for apartment offers in existing buildings in the city of Königs Wusterhausen was at 12.90 €/m<sup>2</sup> in 2024. Compared to the previous year, rents increased by 6.6%. In the last five years, the increase was 43.3%. Rents in new-build apartments in the city of Königs Wusterhausen were at 15.90 €/m<sup>2</sup> in 2024. Compared with the previous year, rents remained unchanged. In a five-year comparison, rents for new-build apartments have remained constant.



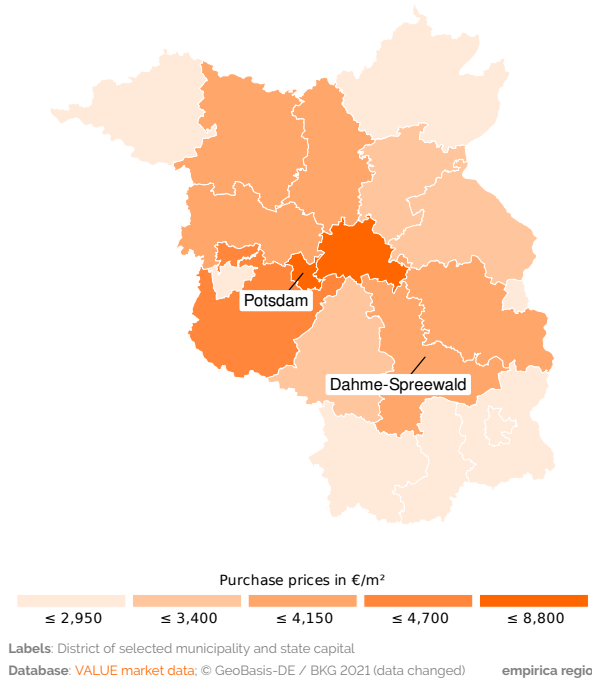
Database: VALUE market data / until 2011: IDN ImmoDaten GmbH

empirica regio

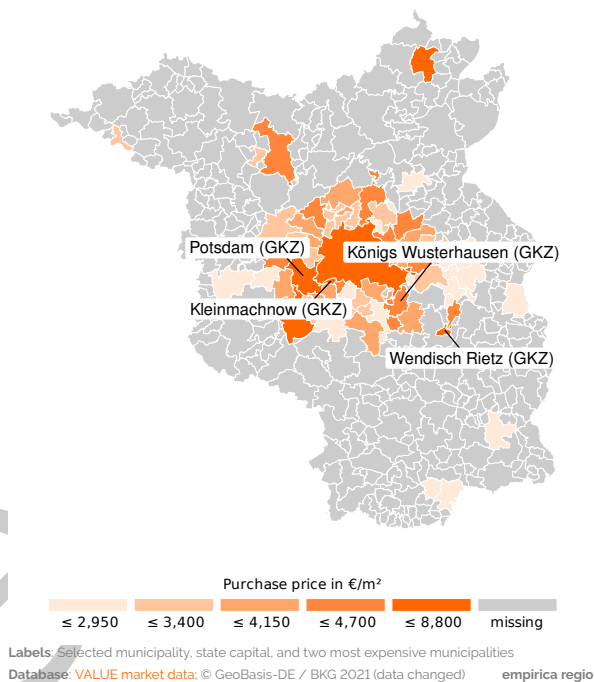


## Purchase prices for freehold flats in Brandenburg

Purchase prices (freehold flats) all buildings 2024

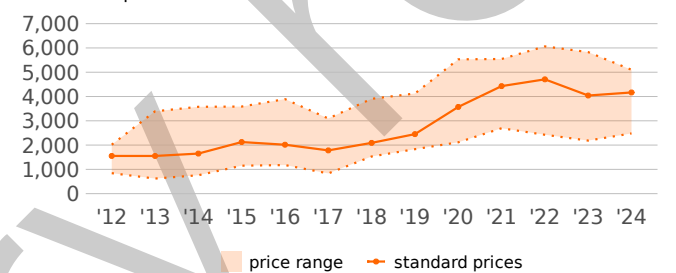


Purchase prices (freehold flats) all buildings 2024



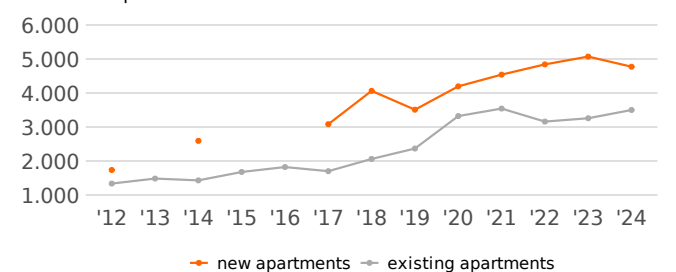
The current price level for freehold flats in the city of Königs Wusterhausen ranges between 2,480 and 5,100 €/m². Standard prices are currently at 4,170 €/m² and thus 1,720 €/m² above the level of 2019 (+70.2%). In a national comparison the current price level is 124 (Germany = 100). The standard purchase prices shown are calculated as the median of the evaluated purchase prices per m² of living space based on supply data (advertisements).

Purchase prices for freehold flats in €/m²



The purchase price level for housing offers in existing buildings in the city of Königs Wusterhausen was at 3,500 €/m² in 2024. Compared to the previous year, purchase prices increased by 7.4%. In the last five years, the increase was 47.7%. Purchase prices in new-build apartments in the city of Königs Wusterhausen were at 4,770 €/m² in 2024. This is 5.9% less than in the previous year. In a five-year comparison, purchase prices for new-build apartments increased by 35.9%.

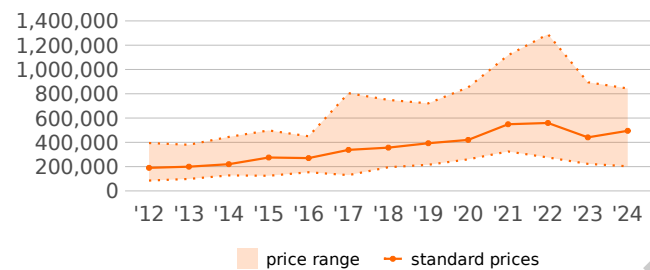
Purchase prices for freehold flats in €/m²



## Purchase prices for detached & semi-detached houses in Brandenburg

The current price level for detached and semi-detached houses in the city of Königs Wusterhausen ranges between 202,800 and 843,400 €. Standard prices are currently at 495,000 € and thus 102,400 € above the level of 2019 (+26.1%). In a national comparison the current price level is 108 (Germany = 100). The purchase prices shown are calculated as the median of the evaluated purchase prices per property including land on the basis of supply data (advertisements).

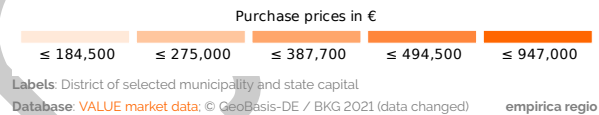
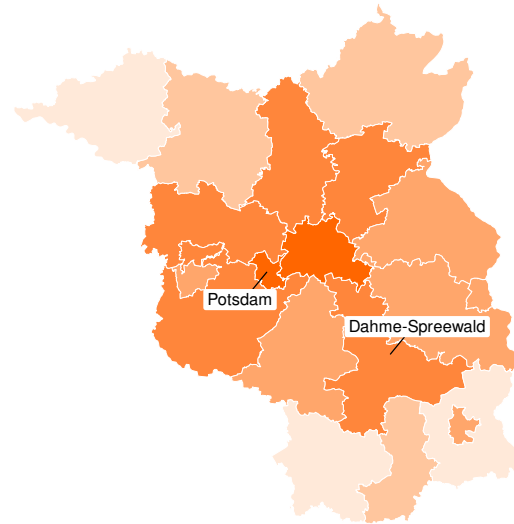
Purchase prices (detached & semi-detached houses) in €



Database: VALUE market data

empirica regio

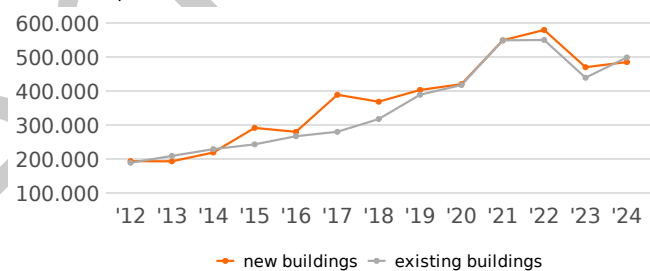
Purchase prices (detached & semi-detached houses) all buildings 2024



empirica regio

The purchase price level for housing offers in existing buildings in the city of Königs Wusterhausen was at 498,600 € in 2024. Compared to the previous year, purchase prices increased by 13.6%. In the last five years, the increase was 28.2%. The purchase prices for new-built buildings in the city of Königs Wusterhausen was at 485,000 € in 2024. This is 3.2% more than in the previous year. In a five-year comparison, purchase prices in new-built buildings increased by 20.3%.

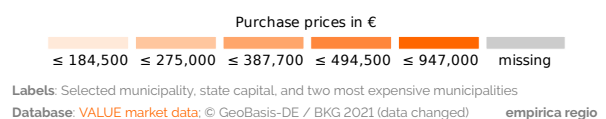
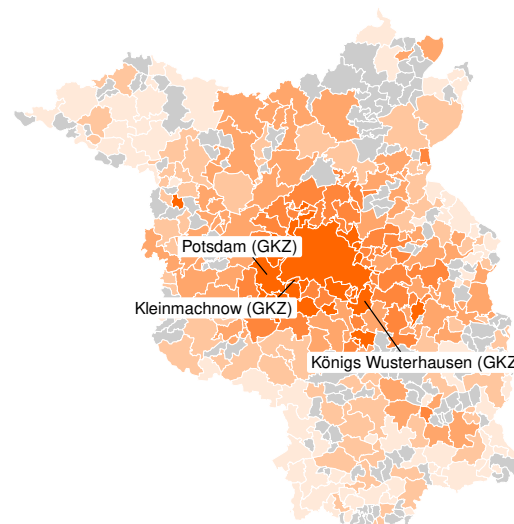
Purchase prices (detached & semi-detached houses) in €



Database: VALUE market data / until 2011: IDN ImmoDaten GmbH

empirica regio

Purchase prices (detached & semi-detached houses) all buildings 2024

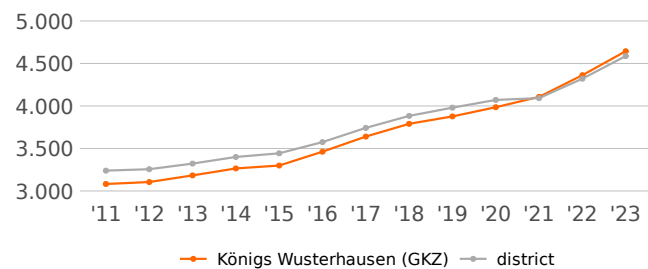


empirica regio

## Economy

In the city of Königs Wusterhausen, disposable income in 2023 was 4,644 € per household per month. Since 2018, income has thus increased by 22.5%. Net income is sometimes referred to as purchasing power, but this requires the deduction of current expenses such as housing or insurances. In the national comparison, NA was thus 5% below the national average and 1.2% above the value of NA.

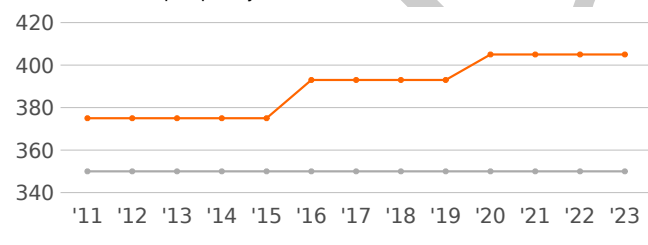
### Disposable monthly income per household in €



Database: Arbeitskreis "Volkswirtschaftliche Gesamtrechnungen der Länder"; Statistisches Bundesamt (Destatis), 2018-2024, Data licence by-2-0; Statistische Ämter des Bundes und der Länder, Deutschland, 2018-2024, Data licence by-2-0  
empirica regio

In 2023 the assessment rate for trade tax in the city of Königs Wusterhausen was 350% and has not been changed since 2011. The assessment rate for property tax B was at 405% in 2023 and was last adjusted in 2020.

### Trade tax and property tax B assesment rates in %



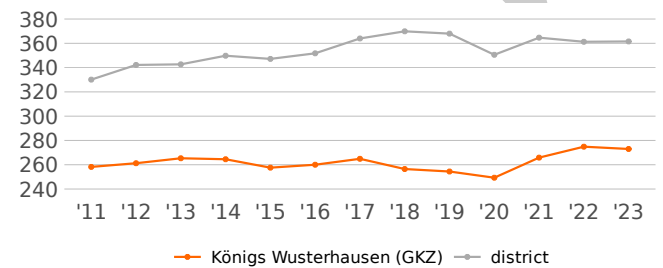
Database: Statistische Ämter des Bundes und der Länder, Deutschland, 2018-2024, Data licence by-2-0  
empirica regio

## Employment

In the city of Königs Wusterhausen there were around 10,830 employees with obligatory social insurance at place of work in 2024. That is 13.1% more than in 2019. 12,222 people with residence in the city of Königs Wusterhausen were

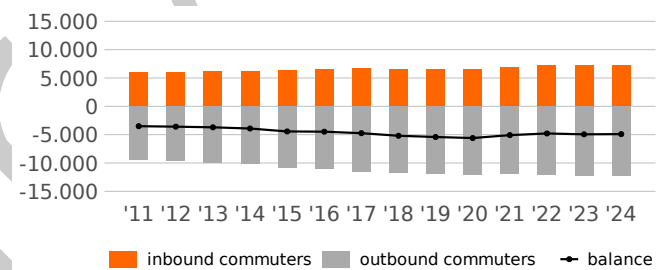
employed outside NA in 2024. The number of inbound commuters was 7,318 people and the commuter balance was therefore -4,904 people.

### Employees at place of work per 1,000 inhabitants



Database: Statistics of Bundesagentur für Arbeit, Statistische Ämter des Bundes und der Länder, Deutschland, 2018-2024, Data licence by-2-0  
empirica regio

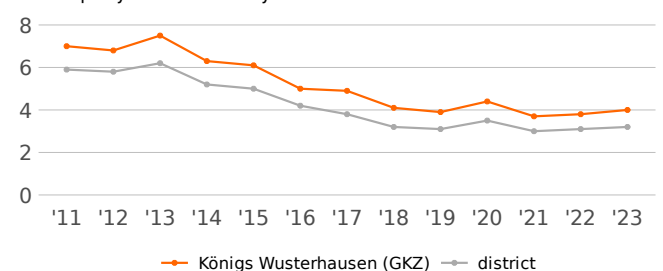
### Inbound- & outbound commuter & commuter balance



Database: Statistics of Bundesagentur für Arbeit  
empirica regio

In the last five years (2019 - 2023) the unemployment density (SGB II und SGB III) in the city of Königs Wusterhausen was 4% on average. In the district of Dahme-Spreewald the rate was 3.2% and thus lower.

### Unemployment density (SGB II und SGB III) in %



Database: Statistics of Bundesagentur für Arbeit, Statistische Ämter des Bundes und der Länder, Deutschland, 2018-2024, Data licence by-2-0  
empirica regio



## Disclaimer

The results and calculations presented in this report are based on the data from the regional database of empirica regio as of 26<sup>th</sup> March, 2025 and have been analysed to the best of our knowledge and with the necessary care. A guarantee for the factual accuracy is only given for information and data within the scope of the usual duty of care. A guarantee for the factual correctness for data and facts from third parties is not assumed. The interpretation and evaluation of the information is the responsibility of the reader.

## Processing

**empirica regio GmbH**

Kurfürstendamm 234 | 10719 Berlin

[info@empirica-regio.de](mailto:info@empirica-regio.de)

☎ +49 (0)30 884 795 55