

Municipality profile Königs Wusterhausen

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

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Overview

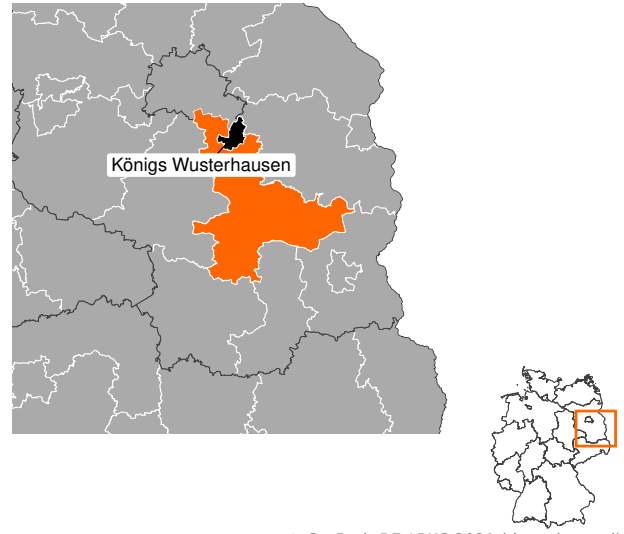
Königs Wusterhausen is located in the district of Dahme-Spreewald in the federal state of Brandenburg. The district of Dahme-Spreewald belongs to the spatial planning region Lausitz-Spreewald.

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, 38,929 people live in the city of Königs Wusterhausen on a total area of 9,600 ha. The population density is thus 405 inhabitants per km². For the respective last five years at hand, the population has increased by 6.1% and the number of employees has increased by 11.9%. 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	38,929 Inhabitants
Population density	405 Inhabitants per km ²
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)

<p>Population Dynamic</p> <p></p> <p>Growing municipality</p>	<p>Labour market dynamic</p> <p></p> <p>Employment growth</p>	<p>Economic Power</p> <p></p> <p>Medium economic power</p>	<p>Real estate price level</p> <p></p> <p>High level</p>
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Housing demand

Demographics 2022



38,929 People

18,951 Households

Net migration 2021



+399 People

migration gain

Natural balance 2022



-204 People

death surplus

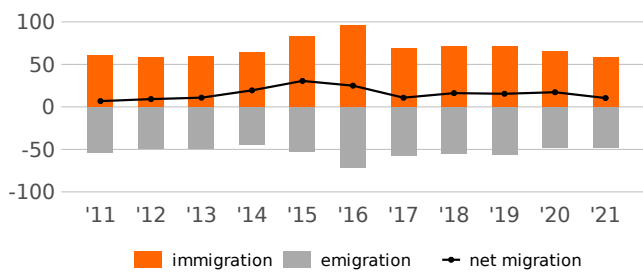
Database: Statistische Ämter des Bundes und der Länder, Deutschland, 2018-2024, Data licence by-2-0

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Since 2017, the city of Königs Wusterhausen has grown by an average of about 445 inhabitants per year, which is an average population increase of 1.21% per year. Due to immigration and emigration, the population has grown by 2,636 people in the corresponding period, the balance of births and deaths has decreased the population by 843 people.

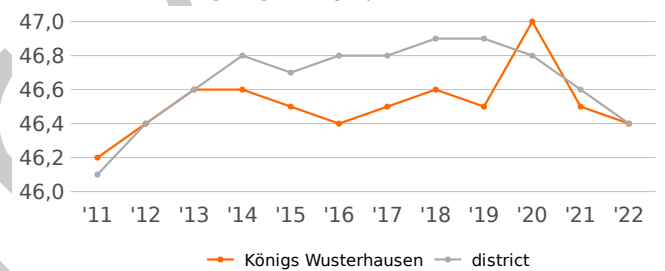
The average age in the city of Königs Wusterhausen was recently higher than the Germany-wide average: The average age in 2022 was 46.4 years. Across Germany, it was 44.6 years.

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

Evolution of average age in age years

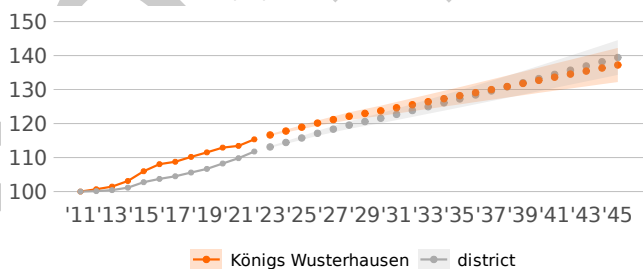


Database: Statistische Ämter des Bundes und der Länder, Deutschland, 2018-2024, Data licence by-2-0 empirica regio

In 2022, 38,929 people lived in in the city of Königs Wusterhausen. Until the year 2045 we forecast an increase of the population by about 7,381 (19%) people compared to the base year 2022.

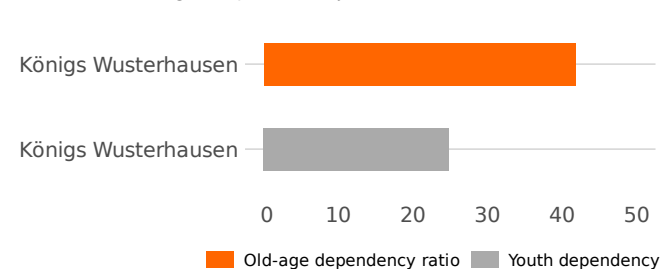
The youth dependency ratio describes the ratio of the number of young people (up to under 15 years) to the number of people of working age (15 to under 65 years). The old-age dependency ratio, on the other hand, describes the ratio of people aged 65 and older to the number of people of working age. In the year 2022, the youth dependency ratio was 24.8 and the old-age dependency ratio was 41.8.

Relative evolution of population index (2011 = 100)



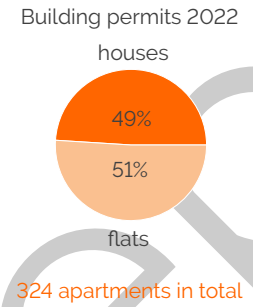
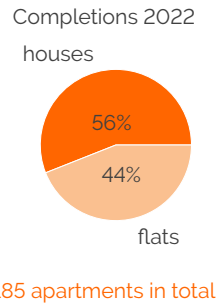
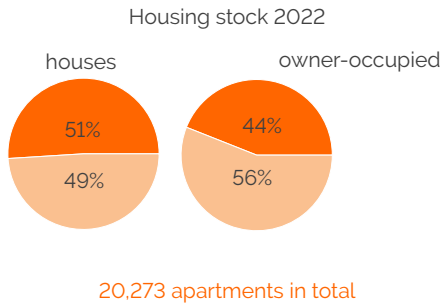
Database: empirica population forecast 2024, base year 2022; Statistische Ämter des Bundes und der Länder, Deutschland, 2018-2024, Data licence by-2-0 empirica regio

Youth- & old-age dependency ratio (2022)



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

Housing supply

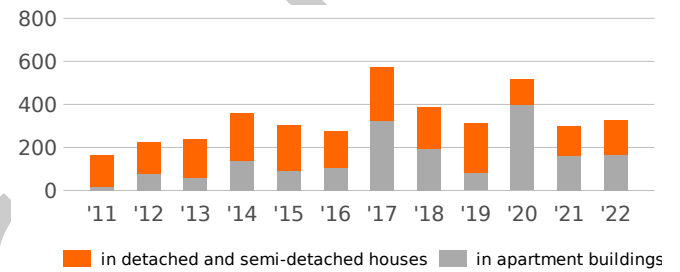


Database: Statistische Ämter des Bundes und der Länder, Deutschland, 2018-2024, Data licence by-2-0, Census 2011: © Statistische Ämter des Bundes und der Länder, 2014

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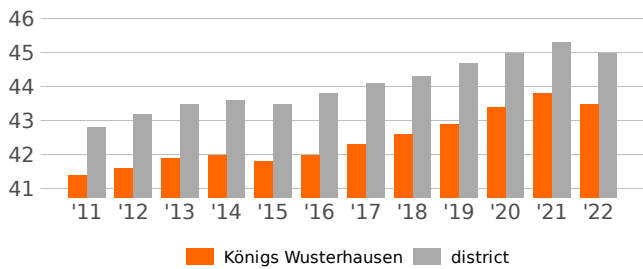
In the city of Königs Wusterhausen there are currently 20,273 apartments, so for every apartment there are about 1.9 people. The average living space per inhabitant is 43.5 m², in a national comparison Königs Wusterhausen has a value of 95 (Germany = 100).

Building permits for new apartments



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

Living space per inhabitant in m²

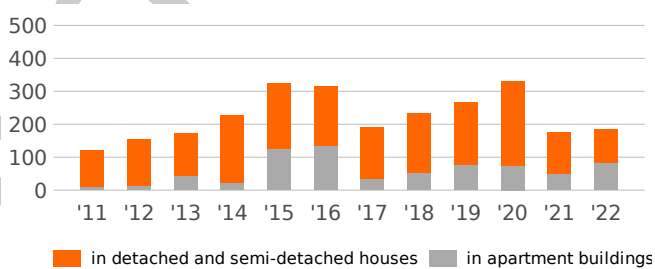


Database: Statistisches Bundesamt (Destatis), 2018-2024, Data licence by-2-0 empirica regio

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 238 apartments were newly completed per year and 368 apartments were approved per year. About 28% of the apartments completed during this period are in apartment buildings.

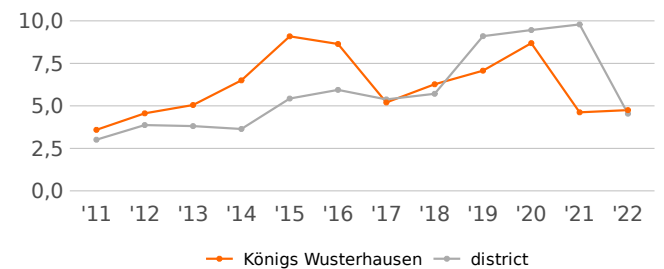
In the city of Königs Wusterhausen about 4.8 apartments were newly built per 1,000 inhabitants in 2022. In a national comparison, this corresponds to a value of 156 (Germany = 100). In the year 2017, the value was still 5.2.

Completed new apartments



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

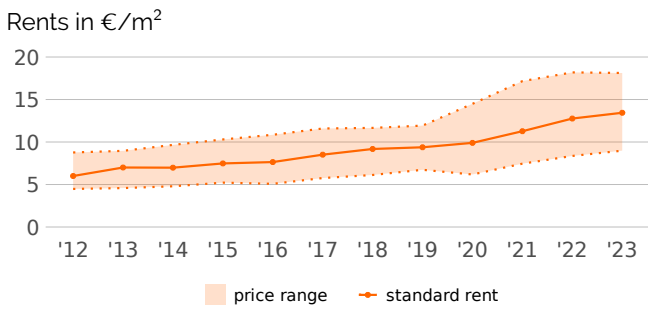
Completed new apartments per 1,000 inhabitants



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

Rents for apartments in Brandenburg

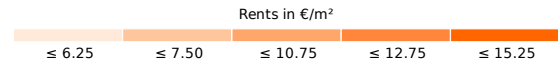
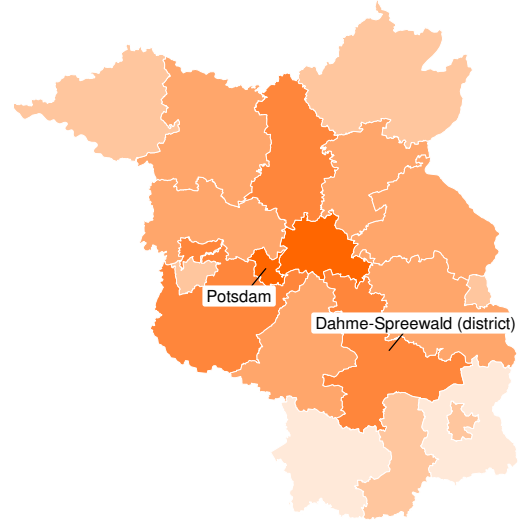
The current rent level in the city of Königs Wusterhausen ranges between 9.00 and 18.10 €/m². Standard rents are currently at 13.40 €/m² and thus 4.20 €/m² above the level of 2018 (+45.7%). In a national comparison the current rent level is 137 (Germany = 100). The standard rents shown are calculated as the median of the evaluated net cold rents per m² based on supply data (advertisements).



Database: VALUE market data

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Rents all buildings 2023



Labels: District of selected municipality and state capital

Database: VALUE market data; © GeoBasis-DE / BKG 2021 (data changed)

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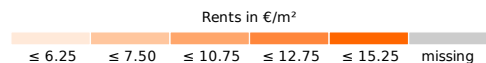
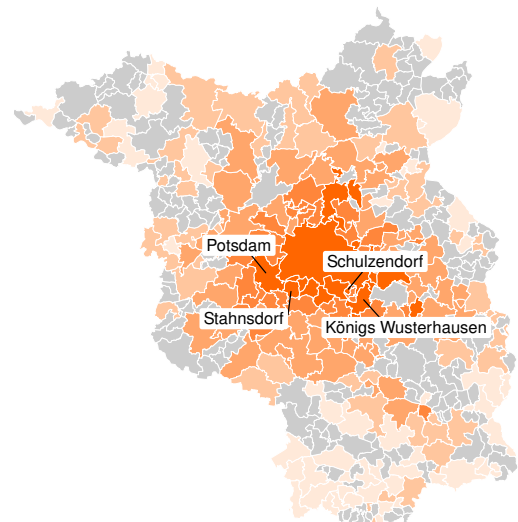
Rents all buildings 2023

The rent level for apartment offers in existing buildings in the city of Königs Wusterhausen was at 12.10 €/m² in 2023. Compared to the previous year, rents increased by 2.5%. In the last five years, the increase was 36%. Rents in new-build apartments in the city of Königs Wusterhausen were at 15.90 €/m² in 2023. This is 1.2% less than in the previous year. Over the five-year period, rents for new-build apartments increased by 52.9%.



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

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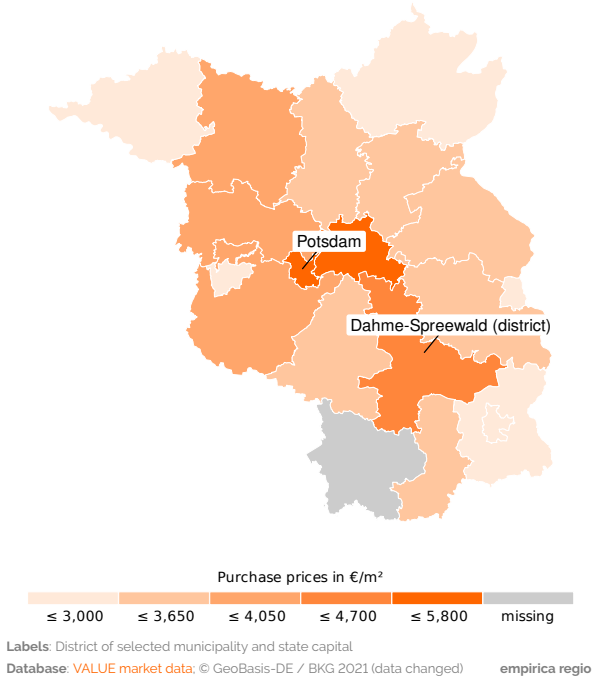
Labels: Selected municipality, state capital, and two most expensive municipalities

Database: VALUE market data; © GeoBasis-DE / BKG 2021 (data changed)

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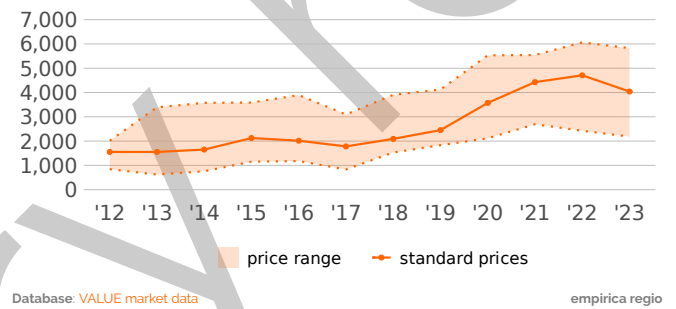
Purchase prices for freehold flats in Brandenburg

Purchase prices (freehold flats) all buildings 2023

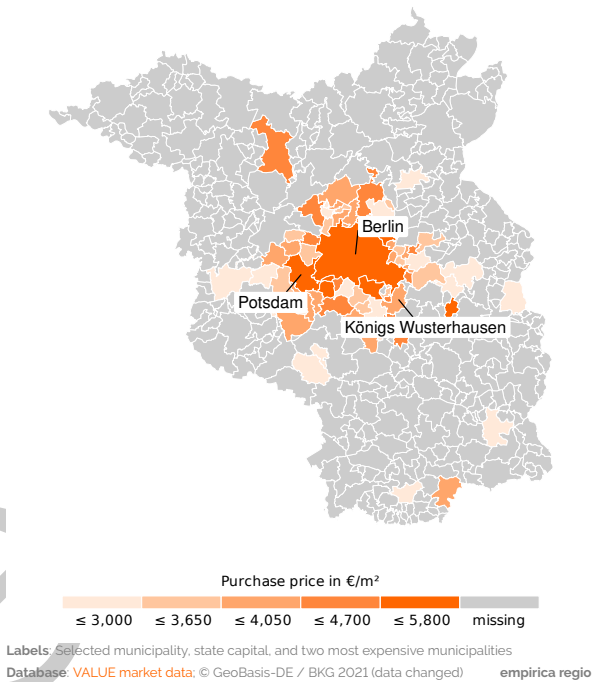


The current price level for freehold flats in the city of Königs Wusterhausen ranges between 2,180 and 5,830 €/m². Standard prices are currently at 4,040 €/m² and thus 1,950 €/m² above the level of 2018 (+93.3%). In a national comparison the current price level is 120 (Germany = 100). The standard purchase 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

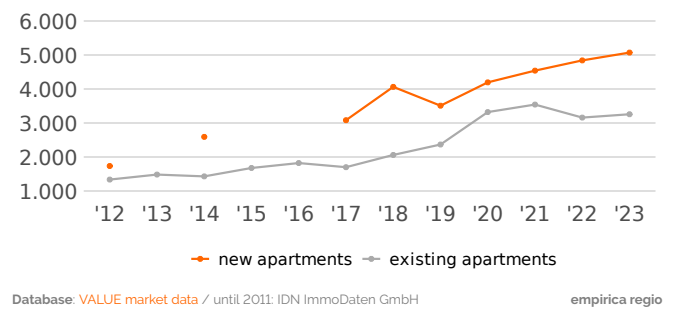


Purchase prices (freehold flats) all buildings 2023



The purchase price level for housing offers in existing buildings in the city of Königs Wusterhausen was at 3,260 €/m² in 2023. Compared to the previous year, purchase prices increased by 3.2%. In the last five years, the increase was 58.3%. Purchase prices in new-build apartments in the city of Königs Wusterhausen were at 5,070 €/m² in 2023. This is 4.8% more than in the previous year. In a five-year comparison, purchase prices for new-build apartments increased by 24.9%.

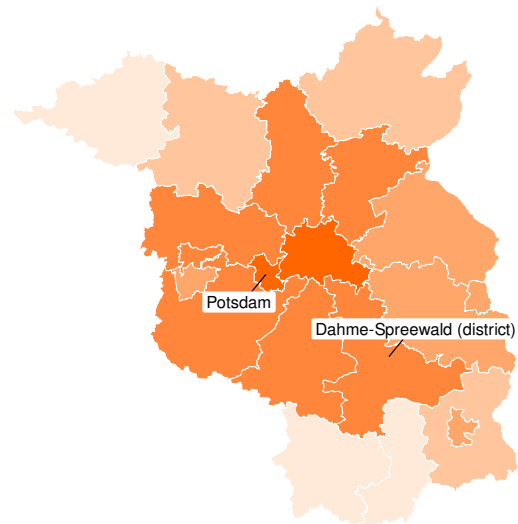
Purchase prices for freehold flats in €/m²



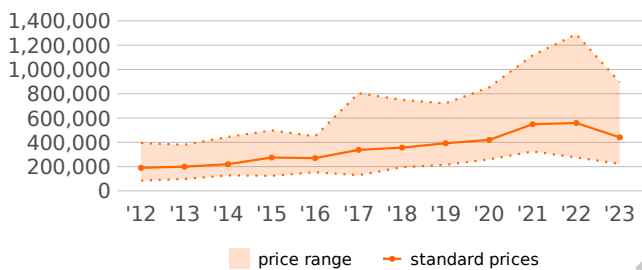
Purchase prices for detached & semi-detached houses in Brandenburg

The current price level for detached and semi-detached houses in the city of Königs Wusterhausen ranges between 222,700 and 895,000 €. Standard prices are currently at 441,000 € and thus 84,600 € above the level of 2018 (+23.7%). In a national comparison the current price level is 97 (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) all buildings 2023

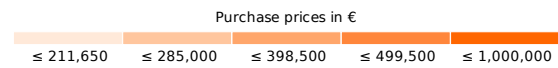


Purchase prices (detached & semi-detached houses) in €



Database: VALUE market data

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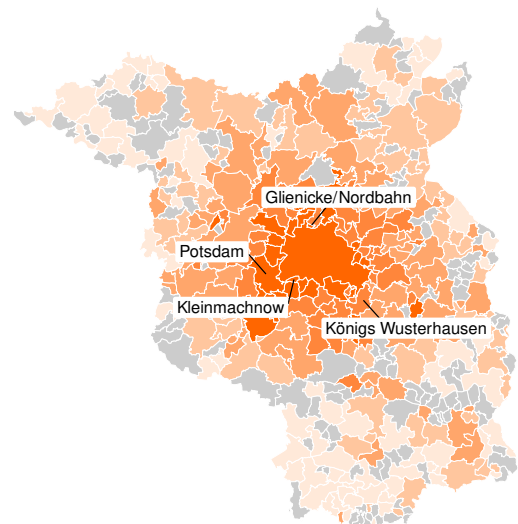
Labels: District of selected municipality and state capital

Database: VALUE market data; © GeoBasis-DE / BKG 2021 (data changed)

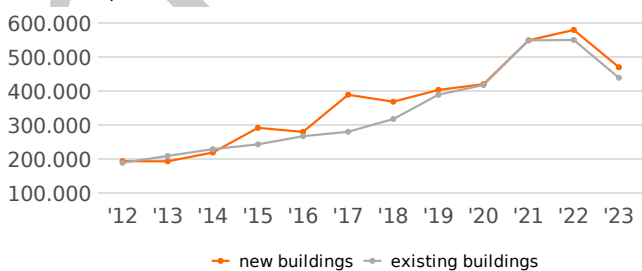
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Purchase prices (detached & semi-detached houses) all buildings 2023

The purchase price level for housing offers in existing buildings in the city of Königs Wusterhausen was at 439,000 € in 2023. Compared to the previous year, purchase prices decreased by 20.2%. In the last five years, the increase was 38.3%. The purchase prices for new-built buildings in the city of Königs Wusterhausen was at 469,900 € in 2023. This is 18.9% less than in the previous year. In a five-year comparison, purchase prices in new-built buildings increased by 27.5%.

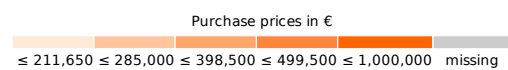


Purchase prices (detached & semi-detached houses) in €



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

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Labels: Selected municipality, state capital, and two most expensive municipalities

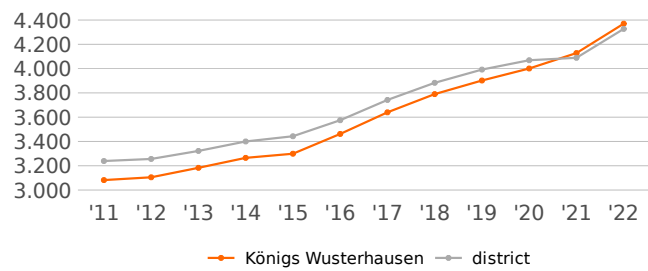
Database: VALUE market data; © GeoBasis-DE / BKG 2021 (data changed)

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Economy

In the city of Königs Wusterhausen, disposable income in 2022 was 4,370 € per household per month. Since 2017, income has thus increased by 20.1%. 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, the city of Königs Wusterhausen was thus 4.1% below the national average and 1% above the value of the district of Dahme-Spreewald.

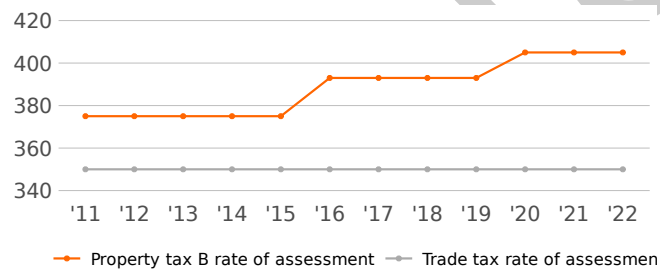
Disposable monthly income per household in €



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 2022 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 2022 and was last adjusted in 2020.

Trade tax and property tax B assesment rates in %



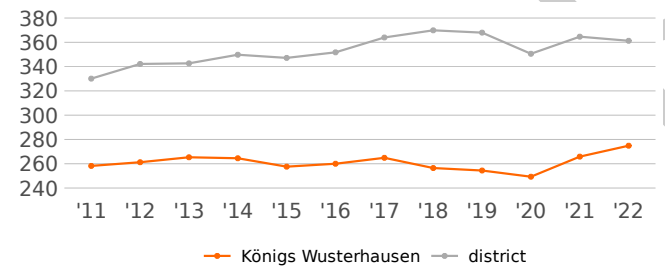
Database: Statistische Ämter des Bundes und der Länder, Deutschland, 2018-2024. Data licence by-2-0. empirica regio

Employment

In the city of Königs Wusterhausen there were around 10,673 employees with obligatory social insurance at place of work in 2023. That is 11.9% more than in 2018. 12,200 peo-

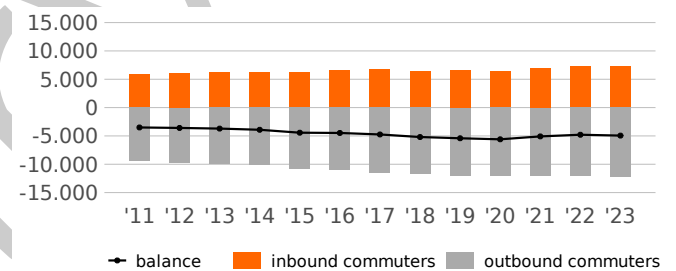
ple with residence in the city of Königs Wusterhausen were employed outside the city of Königs Wusterhausen in 2023. The number of inbound commuters was 7,258 people and the commuter balance was therefore -4,942 people.

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

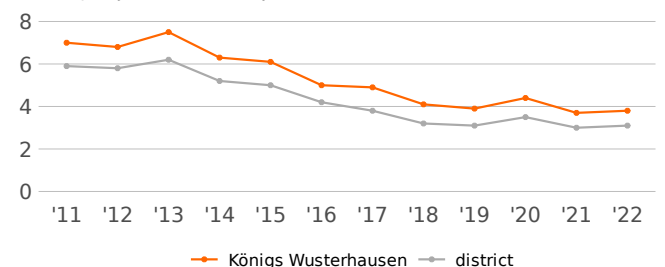
Inbound- & outbound commuter & commuter balance



Database: Statistics of Bundesagentur für Arbeit. empirica regio

In the last five years (2018 - 2022) 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 14th February, 2024 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.

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