

# Condominiums up 9.5 %, houses steady — what was actually paid in the Ruppiner Land 2026

Four data layers. 510 official standard land values. Appraiser commentary from a member of the Ostprignitz-Ruppin Expert Committee. Reference date Q1/2025.

## Methodology and Sources

**510 official standard land values from BORIS-BB. Four data sources. Reference date Q1/2025.**

The co-author of this report is a member of the expert committee for property valuation in the Ostprignitz-Ruppin district — one of the few local valuation bodies with access to non-public transaction data under §192 of the Federal Building Code.

In detail, the report combines: **(1) portal market data** from Immowelt, ImmobilienScout24, Engel & Völkers, and Homeday for the corridors observed in Q1–Q2/2025; **(2) official standard land values** from the BORIS-BB system maintained by the expert committee for property valuation in the Ostprignitz-Ruppin district (510 standard values); **(3) the ImmoScout24 local rent index** for existing stock (8.63 €/m<sup>2</sup>, +7.8 % year-on-year) and new build from 2021 (15.67 €/m<sup>2</sup>) along with our own rental-listing survey; **(4) appraiser commentary by Dirk Pospiech**, member of the expert committee for property valuation in the Ostprignitz-Ruppin district, providing qualitative interpretation of local market specifics and valuation spreads.

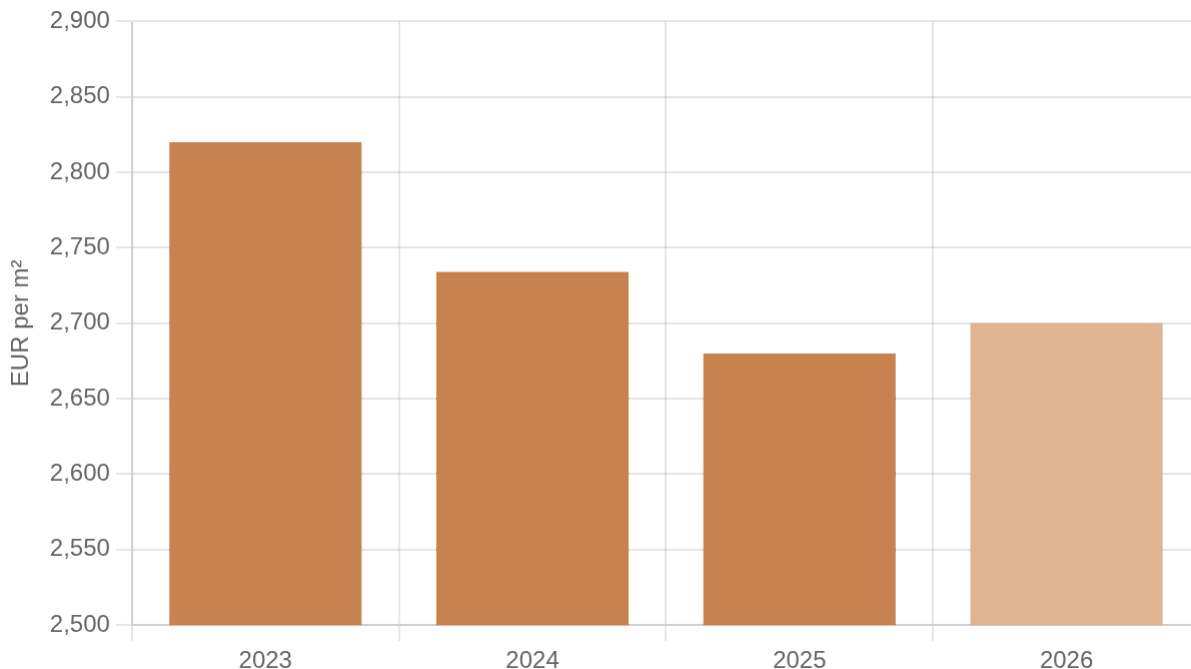
Population of Neuruppin: 31,962 (as of 31 December 2024, Office for Statistics Berlin-Brandenburg). Reference date for market data: Q1/2025. Year-on-year values relate to the twelve-month comparison against Q1/2024. The report deliberately omits individual-property valuations and focuses on the bandwidths within which the local market moves. An object-specific valuation requires an individual expert appraisal.

## Single-family houses: -1 to -2 % year-on-year — a moderate correction

For single-family houses in Neuruppin, the Ruppiner Lake District, and the Ostprignitz-Ruppin district, market purchase prices in 2025 fall within a corridor of approximately **2,181 to 2,680 €/m<sup>2</sup>**. The segment has stabilised slightly compared to 2023: after the interest-rate peak of 2022/23, year-on-year movement ranges from about -1 to -2 % — a moderate correction, not a downturn. The spread arises from three factors that, in valuation practice, make the largest difference: location within the city (proximity to the historic centre and lake access carry premiums), state of refurbishment (energy-related modernisation of stock built between 1970–1990 is price-relevant under GEG §87), and plot size and shape. Fully refurbished properties in preferred locations achieve values at the upper end of the corridor; unrefurbished stock with renewal needs in heating and roofing settles at the lower end. The appraiser commentary by Dirk Pospiech (member of the expert committee for property valuation in the Ostprignitz-Ruppin district) confirms the corridor and adds: the locally observed market is less volatile in the region than portal data initially suggests, because a substantial share of transactions runs through local networks and existing client relationships. Buyers in this phase benefit from a stronger negotiating position than in the peak phases of 2021/22.

*What this means: the correction is moderate — and reversible. Sellers in 2026 negotiate from a realistic basis.*

Lighter shade = 2026 forecast (appraiser commentary by Pospiech)



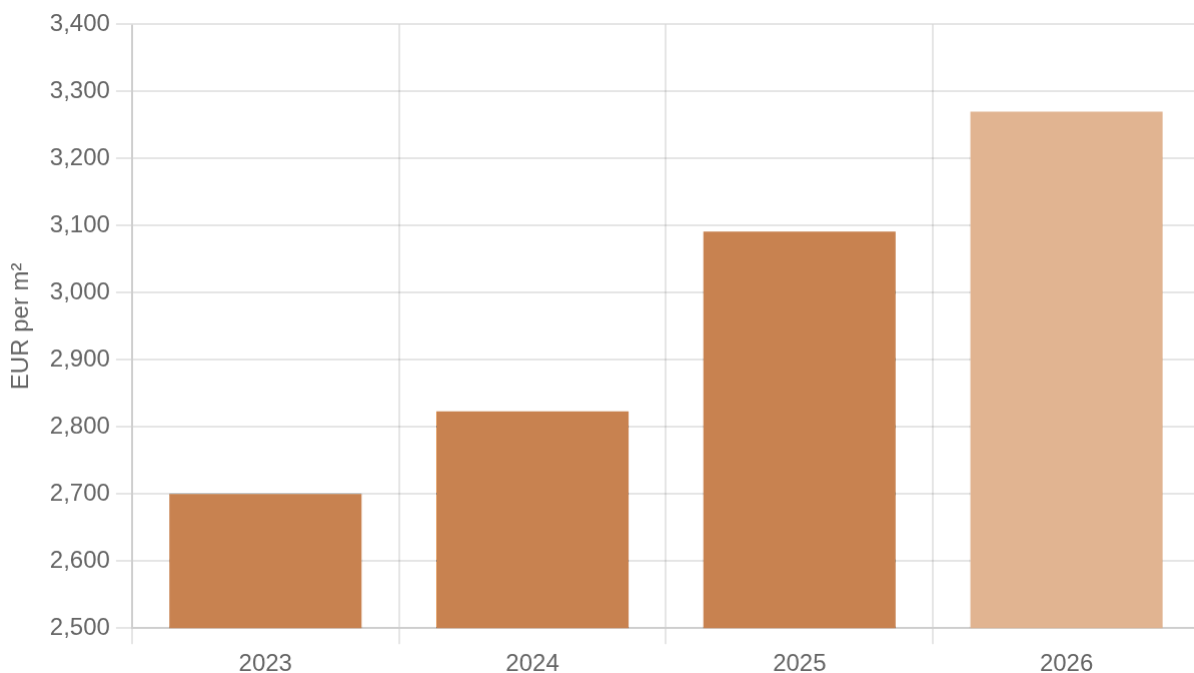
## Condominiums: +9.5 % year-on-year, driven by Berlin in-migration and yields

Condominiums in Neuruppin and the Ruppiner Lake District show the most distinct upward movement in the 2025 market report: the price corridor sits at **2,734 to 3,091 €/m<sup>2</sup>** with year-on-year growth of approximately **+9.5 %**. The segment benefits from steady demand from Berlin in-movers, regional first-time buyers, and capital investors who find substantially lower entry prices than in Berlin and Potsdam. Rental yields from the current local rent index (existing stock 8.63 €/m<sup>2</sup>, new build from 2021 at 15.67 €/m<sup>2</sup>) underpin the investment case.

From a valuation perspective, relevant variances arise depending on location and building condition: pre-war condominiums in the Neuruppin historic centre with modernised substance achieve the upper end of the corridor; pre-fab stock on the eastern side — depending on service charge level and the refurbishment plan of the homeowners' association — is valued at the lower end. The appraiser commentary highlights the disproportionate effect of service charges and ongoing maintenance reserves on the achievable sale price: a well-managed homeowners' association can justify premiums of several hundred euros per square metre.

*What this means: in the only clearly rising segment, time works for sellers. Service charge level and the homeowners' association refurbishment plan co-determine where your property lands in the corridor.*

Lighter shade = 2026 forecast (appraiser commentary by Pospiech)



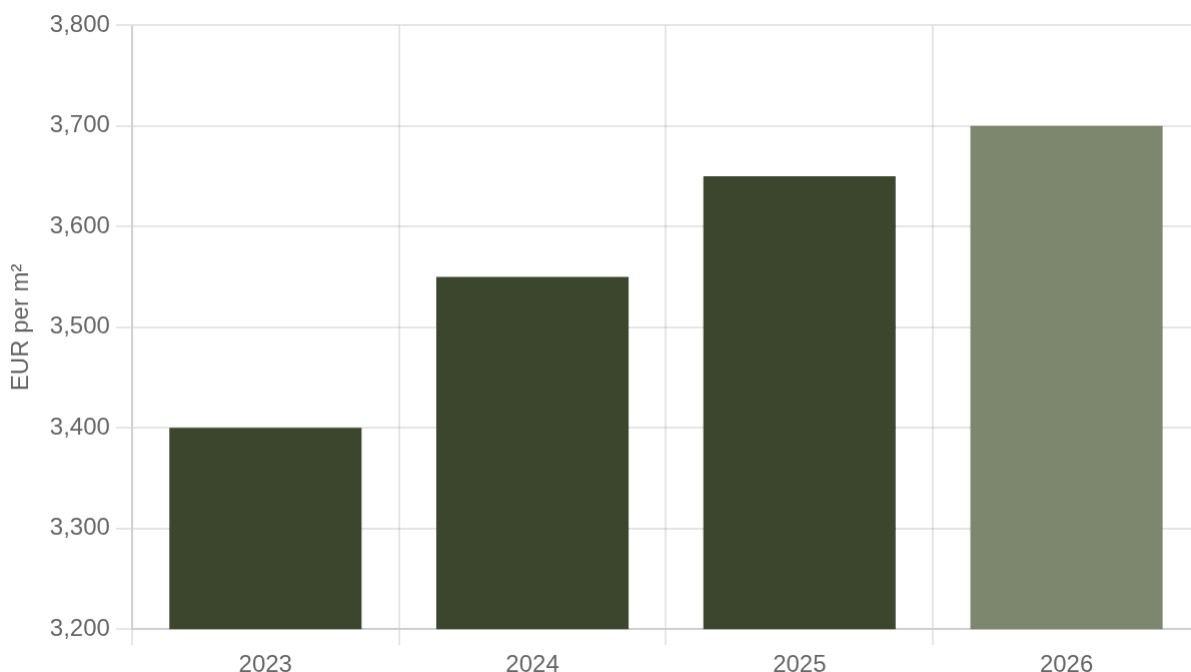
## Lakefront: +15 to +30 % premium over comparable inland locations

Holiday properties and residential properties in front-row lakefront locations achieve a clearly observable price premium in the Ruppiner Lake District — comprising Lake Ruppiner, the Tornowsee, the Stechlinsee, and the smaller waterbodies of the region — over comparable properties without lake access. From current market observation, the price corridor for holiday flats with direct waterfront access ranges from approximately **3,500 to 3,800 €/m<sup>2</sup>**; for detached lakefront properties, the spread is wider and depends strongly on shoreline, building permission status, and infrastructure access.

The valuation practice of Dirk Pospiech places the typical waterfront premium at **+15 to +30 %** compared to an identically equipped property without lake access — depending on the quality of access (private jetty, shared beach, sight lines), the buildable extent of the shoreline zone, and planning-law restrictions. Buyers frequently underestimate three aspects: the relevance of the floodplain designation (under §76 of the Federal Water Act), the limited buildable scope within the 50-metre shoreline zone (under §61 of the Federal Nature Conservation Act), and the location within a water protection zone, which makes refurbishment and extension works subject to permit. The official standard land value (BORIS-BB) provides a reliable initial anchor here; the final valuation requires an individual expert appraisal.

*What this means: the waterfront premium is real — it realises with clean location documentation, jetty evidence, and verification of shoreline zone and water-protection-area status.*

Lighter shade = 2026 forecast (appraiser commentary by Pospiech)



## Farmsteads and commercial: three valuation risks that set the price

Beyond the city limits of Neuruppin, the Ostprignitz-Ruppin district is seeing activity in farmsteads and agricultural estates with conversion potential. Buyer groups consist primarily of regional owner-occupiers with a concept (rural hospitality, guesthouses, equestrian operations, small artisan workshops), Berlin in-movers with a remote-work background, and small investor groups developing existing stock as multi-generation projects. Pure investment purchases without a clear use concept have become rare in this segment.

From the appraiser perspective, the largest valuation uncertainties lie in three areas: **contaminated sites** (former agricultural storage, heating-oil tanks, legacy workshop use), **unresolved building rights** (outdoor zone under §35 of the Federal Building Code, grandfathering for ancillary buildings, missing permits from the GDR-era building stock), and **heritage protection** for farmsteads with historic substance. The range of square-metre prices in this segment is so wide that a generic price quote carries little informative value — an individual appraisal with reference to the standard land value, building-condition analysis, and a preliminary contaminated-sites review is the substantive basis. Classic commercial properties (offices, retail, warehousing) show a stable to slightly improving demand pattern in 2025/26 in Neuruppin and Wittstock/Dosse.

*What this means: an individual appraisal with a preliminary contaminated-sites review and the complete building file is the precondition here for a defensible price.*

## Outlook 12–18 months: interest rates, Berlin in-migration, 6.5 % transfer tax

The outlook for the next 12 to 18 months rests on three observable drivers that cannot be read from portal data alone. **First**, interest-rate development — with current construction-loan rates between 3.5 and 4.0 % — remains the principal factor on the buyer side; further easing would additionally stimulate condominium demand, while the single-family-house market reacts with a time lag. **Second**, the Berlin in-migration into the Ruppiner Land continues, supported by remote-work structures, the RE6 axis Berlin–Neuruppin–Wittstock, and relative price attractiveness compared to the immediate Berlin commuter belt. **Third**, Brandenburg's elevated land-transfer tax (6.5 %, the highest rate nationally) shifts transactions toward carefully prepared sales and reduces speculative short-hold patterns. The appraiser assessment by Dirk Pospiech reaches a differentiated expectation: in the condominium segment, moderate upward movement (+3 to +6 % p.a.) is plausible, supported by rent levels and in-migration. In the single-family-house segment within the city, sideways movement with mild upward tendencies from Q4 2026 onward is plausible. In the lakefront segment, structural scarcity of high-quality locations keeps prices stable or slightly rising. Funding programmes — KfW 261, BEG-EM, and regional refurbishment subsidies — are increasingly becoming a price-relevant factor for existing properties with refurbishment needs.

*What this means: sellers in 2026 benefit from in-migration — provided the report on their own property is as carefully prepared as this one.*

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Cite this report. Link to it. Use the numbers in your documents. Source: *Ruppiner Land Market View 01/2026* — neuruppin.immobilien & Immobilien Pospiech GbR.