

01. April 2026

Planning and building

Expert committee for property values in the city of Bocholt publishes property market report

Increased total sales show higher market activity

In the 2025 financial year, 759 purchase agreements for developed and undeveloped properties were submitted to the expert committee for property values. This corresponds to an increase of around 19.5 % compared to the previous year. This is according to the property market report that the expert committee has now published.

The analysis of all purchase cases in 2025 revealed a monetary turnover of around €271 million and a land turnover of around 78 hectares. Overall, this shows a revitalisation of the property market, with increased market activity compared to the previous year.

As an independent state authority that is not bound by instructions, the expert committee maintains a collection of purchase prices. All purchase contracts - and therefore all purchase prices actually paid - are made available by the notaries on the basis of legal obligations and analysed anonymously by the office of the expert committee. The expert committee is therefore the only body with a complete picture of the property market. The now published property market report ensures market transparency by presenting sales, price trends and price levels of various submarkets and providing the data required for the valuation of properties (including comparative factors, property interest rates and market adjustment factors).

Detached and semi-detached houses

The index series derived by the expert committee record price trends on the property market. The stabilisation of the price level for detached and semi-detached houses that has been apparent since last year will continue in 2025. With a slight increase of around 2% compared to the previous year, a sideways trend can be observed.

For the submarket of detached and semi-detached houses, a property has the following characteristics according to the median value of all suitable purchase cases in this submarket: It dates from 1966 and has a living space of 126 m² with a plot area of 374 m². The median purchase price for this property was around 309,000 euros. The detailed analysis, differentiated according to detached detached and semi-detached houses, semi-detached houses and end-of-terrace houses as well as mid-terrace houses, shows the following values: The median purchase price for detached detached detached and semi-detached houses was €397,000, for semi-detached houses and end-of-terrace houses €295,000.

The median purchase price for a mid-terraced house is 252,000 euros. It should be noted that the purchase prices are highly dependent on the location, type and structural condition of the property.

Residential property

In the residential property sector, a total of 162 suitable sales were registered in 2025, generating a monetary turnover of around 38 million euros. This represents a 40.7 % increase in cash sales compared to the previous year (€27.0 million). Of the 162 sales, 23 were first-time sales from new builds. With a share of 14.2 %, the proportion of first-time sales increased again compared to previous years.

The price level for existing flats in properties with 4-16 units and a flat size of 60-100 m² is at an average selling price of around €2,530/m² of living space. The registered sales contracts ranged between €1,500/m² and €3,900/m² of living space. It should also be noted here that the purchase prices analysed are heavily dependent on the location, type, year of construction and condition of the property.

Standard land values

In the segment of building plots for individual residential construction, a total of 15 suitable purchase contracts were registered with a monetary turnover of around €2.6 million. The purchases were primarily private sales of building plots or redensifications. The purchase prices range between €220/m² and €590/m² of land. The land value level for residential and commercial building land is unchanged compared to the previous year. The standard land value for agricultural land increased by 8.7% to €12.50/m² of land area.

Standard property values

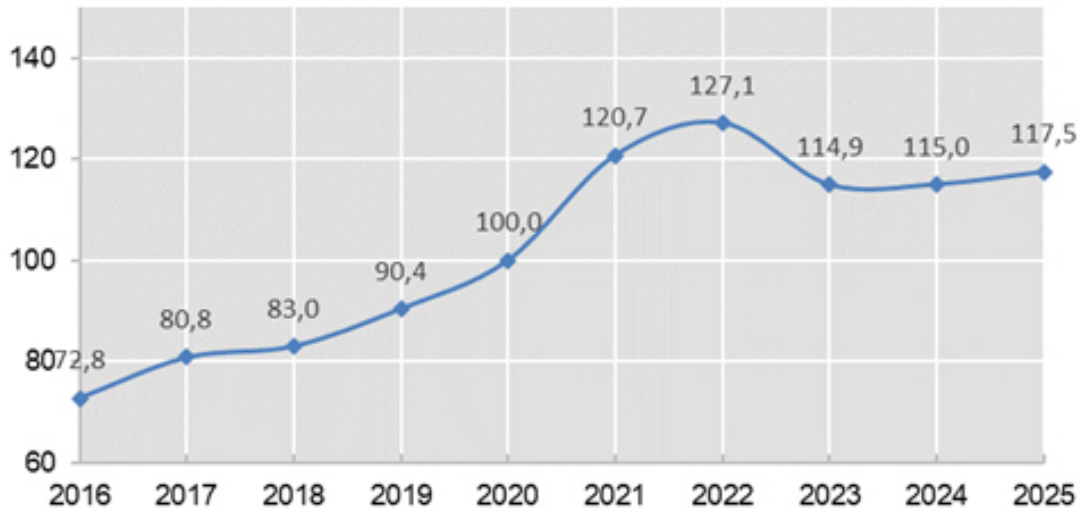
The standard property values for detached and semi-detached houses, semi-detached houses and terraced houses, as well as for condominiums, were updated once again. Standard property values are average location values for properties expressed in euros per square metre of living space. The guideline property values refer to a fictitious property; deviating characteristics such as living space, fittings or type of modernisation must be taken into account individually. The so-called property price calculator (IPK) enables a rough estimate of the value of a detached or semi-detached house or flat, taking into account the individual characteristics of a property. The standard property values and the property price calculator can be accessed free of charge at www.boris.nrw.de.

The results of the analyses are compiled by the expert committee in the so-called property market report. The property market report 2026 as well as the standard land values and standard property values for the city of Bocholt can be accessed free of charge on the website www.boris.nrw.de.

If you have any questions, the office of the expert committee for property values in the city of Bocholt will be happy to provide information. The contact persons are Mr Jörg Böcker (02871/953-3158) and Ms Leonie Waters (02871/953-3160) or by e-mail to [gutachterausschuss\(at\)bocholt\(dot\)de](mailto:gutachterausschuss(at)bocholt(dot)de).

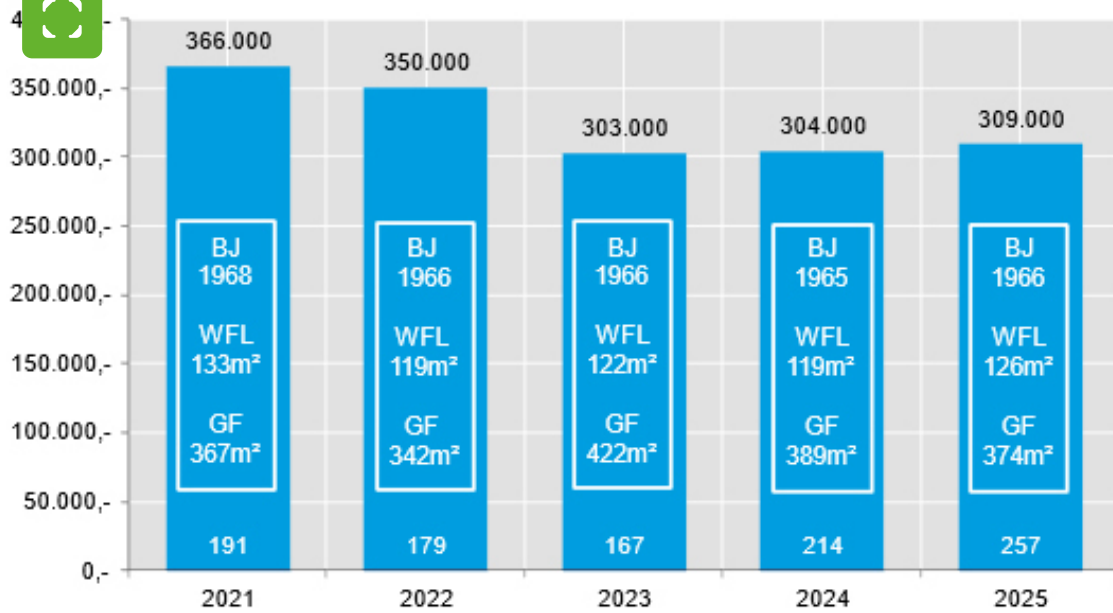


Preisindex Ein- und Zweifamilienhäuser Weiterverkäufe - 2020 = 100



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Price index for detached and semi-detached houses



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Development of median property purchase prices since 2021



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The property market report is now available for inspection