

28. July 2022

Planning and building

Expert committee presents semi-annual report on the housing market

Further price increases observed for residential property, price stability for detached and semi-detached houses

The expert committee for property values in the city of Bocholt has conducted an analysis of the Bocholt property market for the first half of 2022. Once again, price increases were recorded in the residential property submarket, while the price level stabilized in the detached and semi-detached house segment.

As an independent state authority not bound by instructions, the expert committee maintains a collection of purchase prices. All purchase contracts - and thus all purchase prices actually paid - are made available by the notaries on the basis of legal obligations and evaluated anonymously by the office of the expert committee. The Valuation Committee is thus the only body to have a complete picture of the real estate market.

In the first half of 2022, 449 purchase contracts for undeveloped and developed land, heritable building rights and residential or partial ownership were recorded. This is roughly in line with the level of previous years. Cash sales increased by around 20% year-on-year to around €140 million.

In the segment of undeveloped land for individual residential construction, a total of eight suitable sales have been registered at various locations in the Bocholt urban area. The sales prices ranged from €235 to €490 per square meter of land (excluding the localities of Barlo, Hemden, Liedern, Spork and Suderwick).

In the submarket of developed land, there are a total of 131 suitable sales cases, including 101 detached and semi-detached houses. The monetary turnover amounts to around 36.3 million euros and thus remains almost the same as in the previous year.

The average purchase price for single-family and two-family homes in 2021 as a whole was around 366,000 euros. In the first half of 2022, the average purchase price fell by around 2% to around €359,000. It should be noted here that the purchase prices evaluated are heavily dependent on the location, type, year of construction and condition of the property.

The semi-annual report is available online at:

<https://www.bocholt.de/gutachterausschuss/halbjahresbericht.pdf>



Bauen oder kaufen? Der Gutachterausschuss hat jetzt seinen Halbjahresbericht zum Wohnungsmarkt vorgelegt.

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