

# Dresden driving German property market performance

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LONDON, LONDON, UNITED KINGDOM, February 12, 2025 /EINPresswire.com/ -- Real estate values have surged in Dresden, which is the fastest growing German city in terms of house price inflation.

Research by [eXp Realty Germany](#) revealed changing real estate costs over the last year, looking at the average growth across German cities based on the performance seen across both houses and apartments.

[The analysis shows](#) that Dresden sits top of the pile with an increase of 8.9% between the first and final quarters of 2024.

It's likely buyers are drawn to the city due to its affordability, as prices stand at €3,165 per square metre on average for both houses and apartments, the third most affordable city behind Hannover (€2,735) and Dortmund (€2,492).

Real estate values across Hannover have increased at the second highest rate, up by 7.7% in 2024, followed by Hamburg at 7.5%.

Stuttgart saw the lowest rate of growth at 1%, whilst Munich remained by far the least affordable city with an average price of €6,614 per square metre.

When looking specifically at the price increase of houses only, Dresden also leads with real estate values up 13.7% in 2024. However, when it comes to the increase seen in the value of apartments, Hannover is top, with a 12.7% rate of growth.

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