



# Der Immobilienmarkt 2026

## - Was uns erwartet

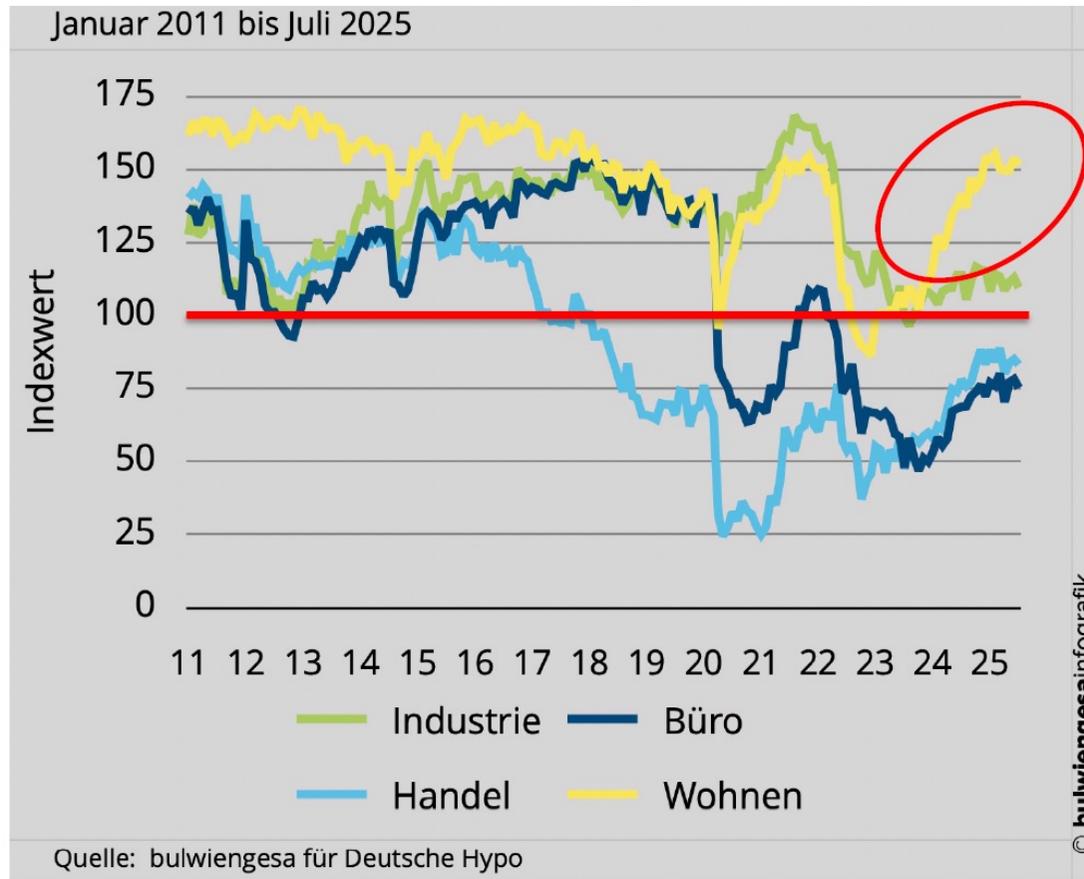
**Jürgen Michael Schick, FRICS**

CEO MICHAEL SCHICK IMMOBILIEN GmbH & Co. KG  
Ehrenpräsident Immobilienverband IVD – Die Immobilienunternehmer

# Großwetterlage



# Immobilienklima nach Segmenten



Quelle: bulwiengesa AG, Marktbericht 2025

# Ehrenpräsident Immobilienverband IVD



# Gesicht und Stimme in den Medien



# Nah an der Politik



A dramatic landscape photograph showing a bright sun low on the horizon, casting long, golden rays through a sky filled with dark, heavy clouds. The foreground is a vast, flat green field.

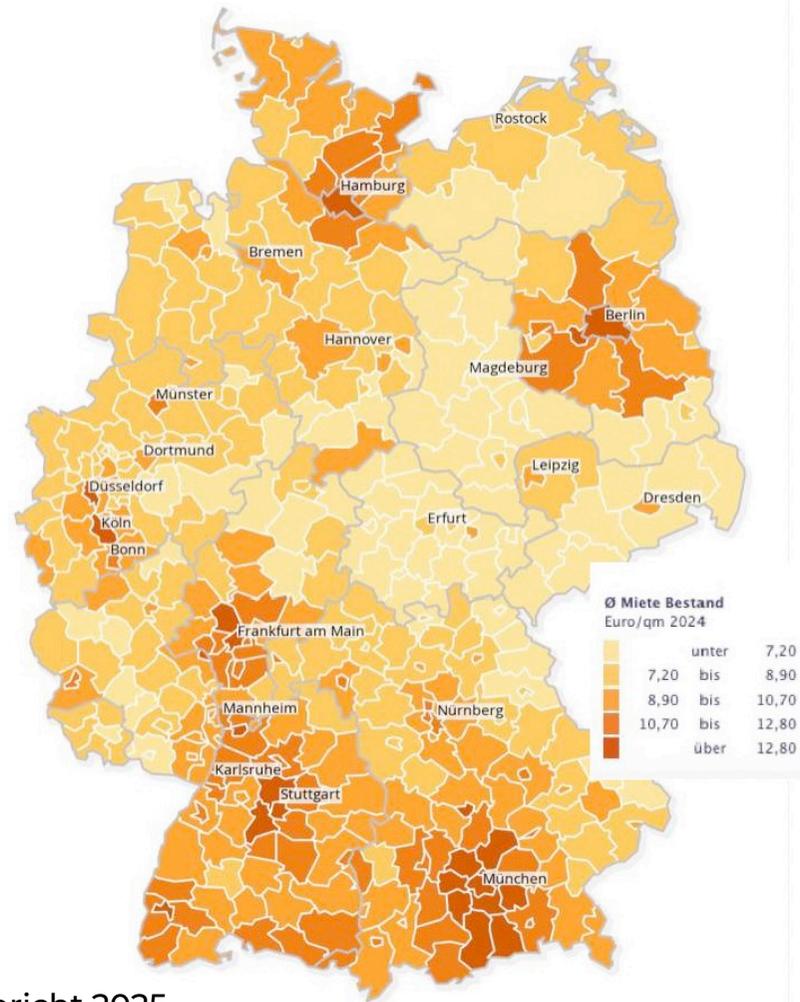
# Immobilienmarkt

# Mieten

**SCHICK**  
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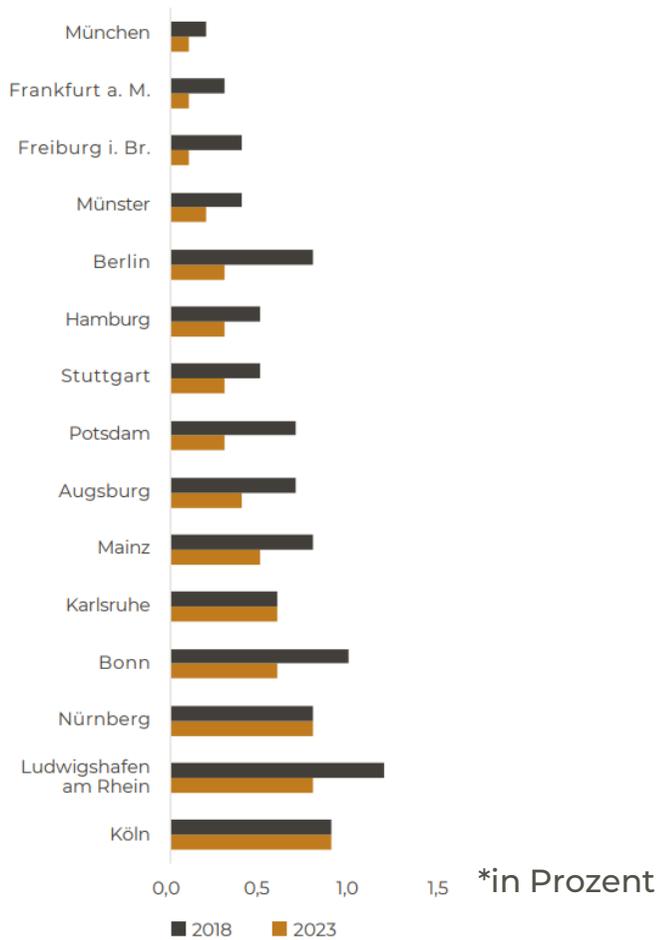


# Mietentwicklung



Quelle: bulwiengesa AG, Marktbericht 2025

# Leerstandsquote 2018 vs. 2023\*



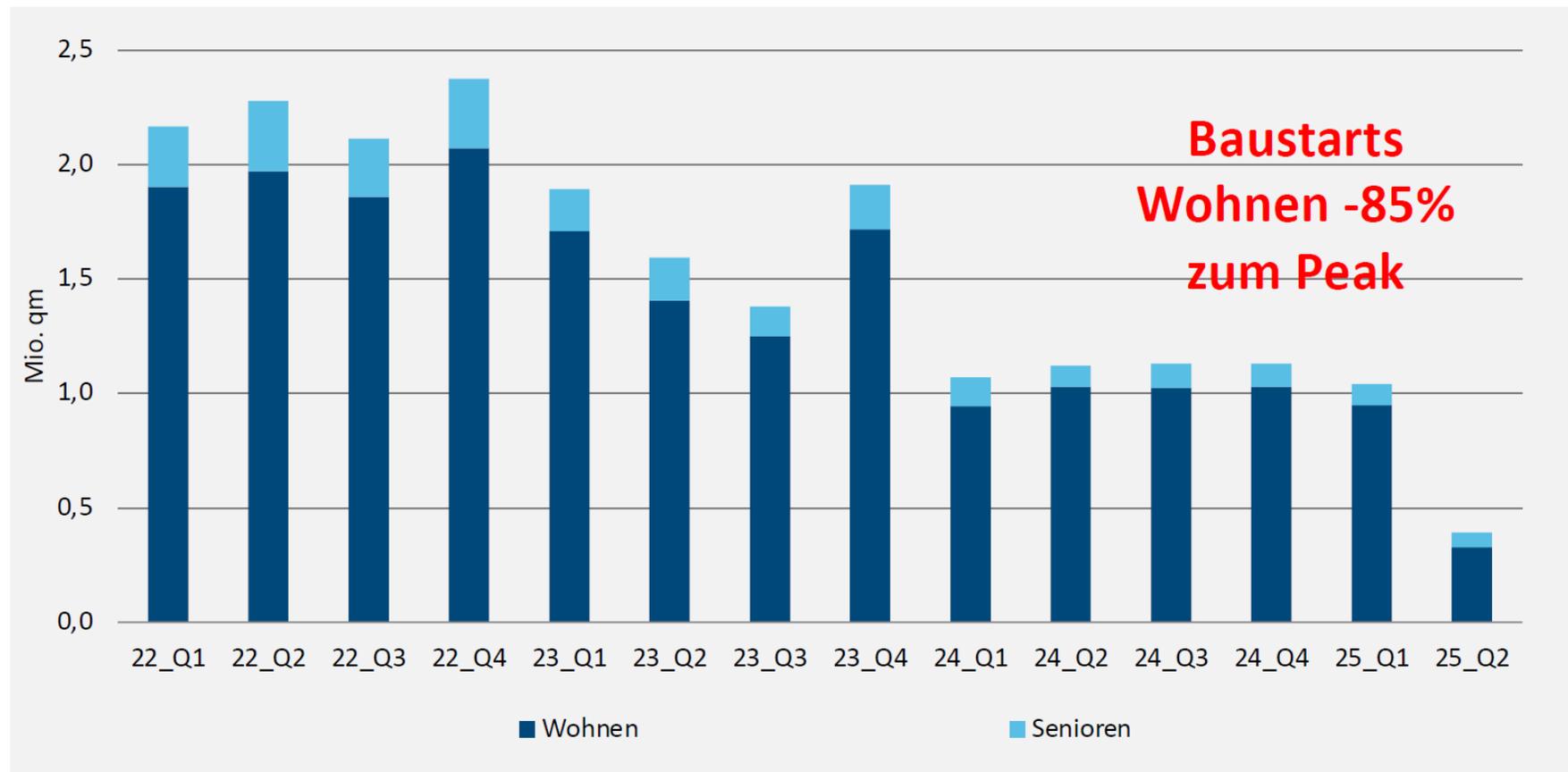
Quelle: MICHAEL SCHICK IMMOBILIEN GmbH & Co. KG, Zinshaus-Marktbericht Deutschland 2025/2026

A dark brown rectangular box containing the word "Neubau" in a white, bold, sans-serif font.

**Neubau**



# Baustarts

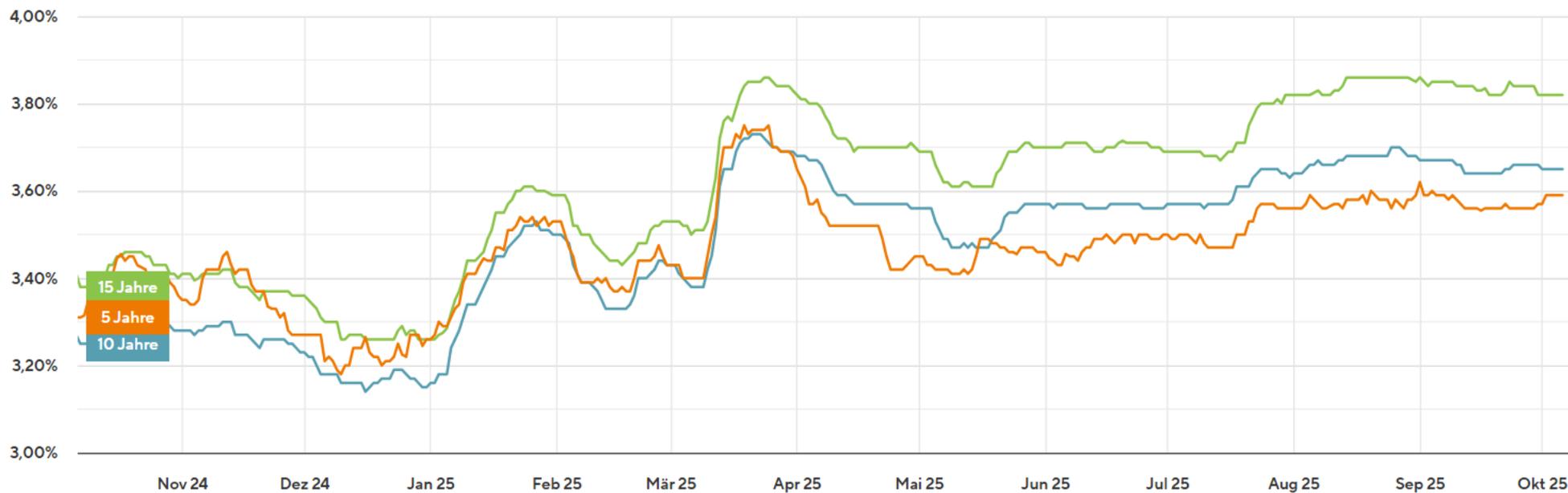


Quelle: bulwiengesa AG, Developer Monitor, Marktbericht 2025

# Zinsen



# Bauzins-Entwicklung



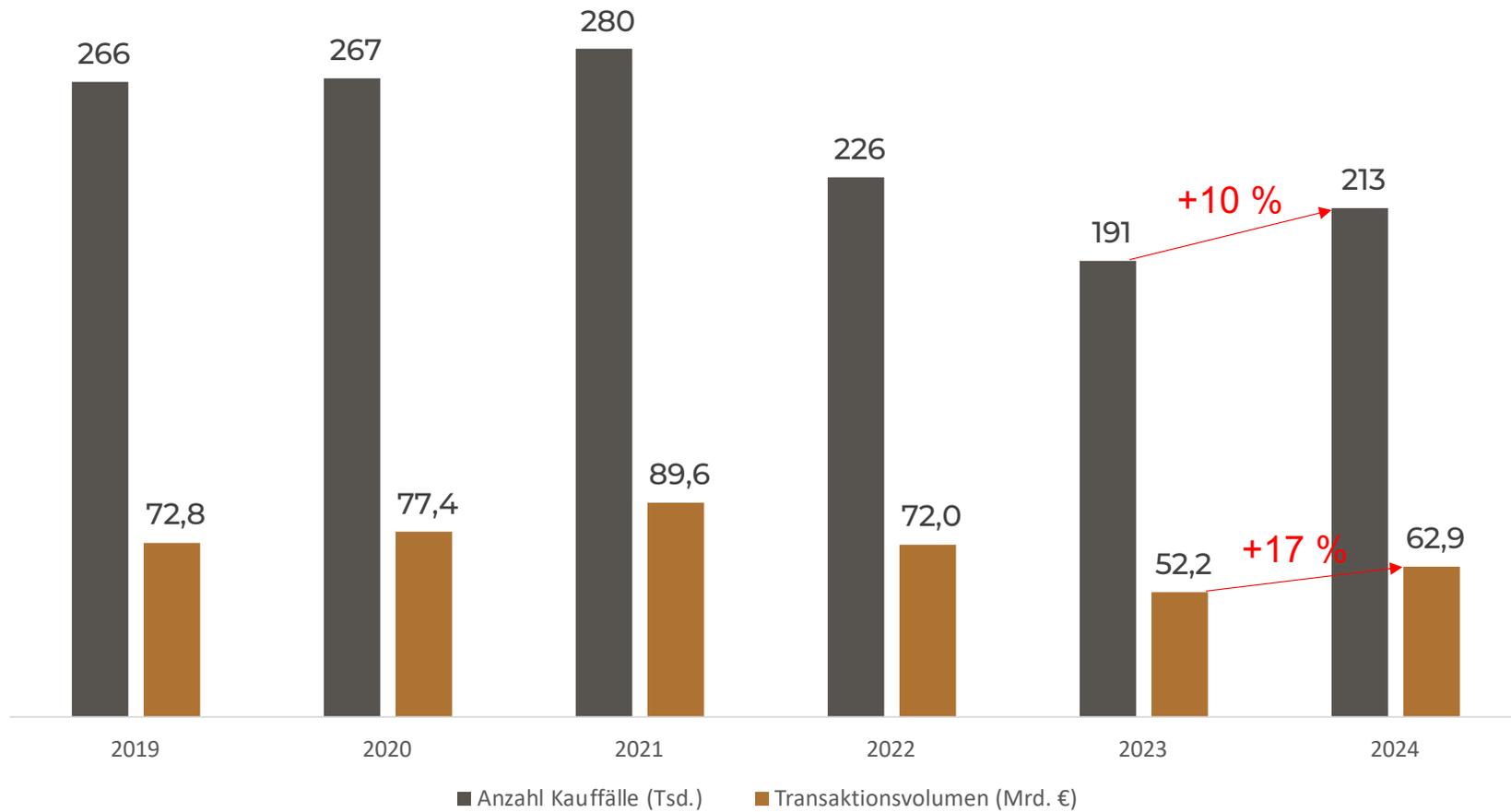
Quelle: Interhyp AG

# Eigentumswohnungen

**SCHICK**  
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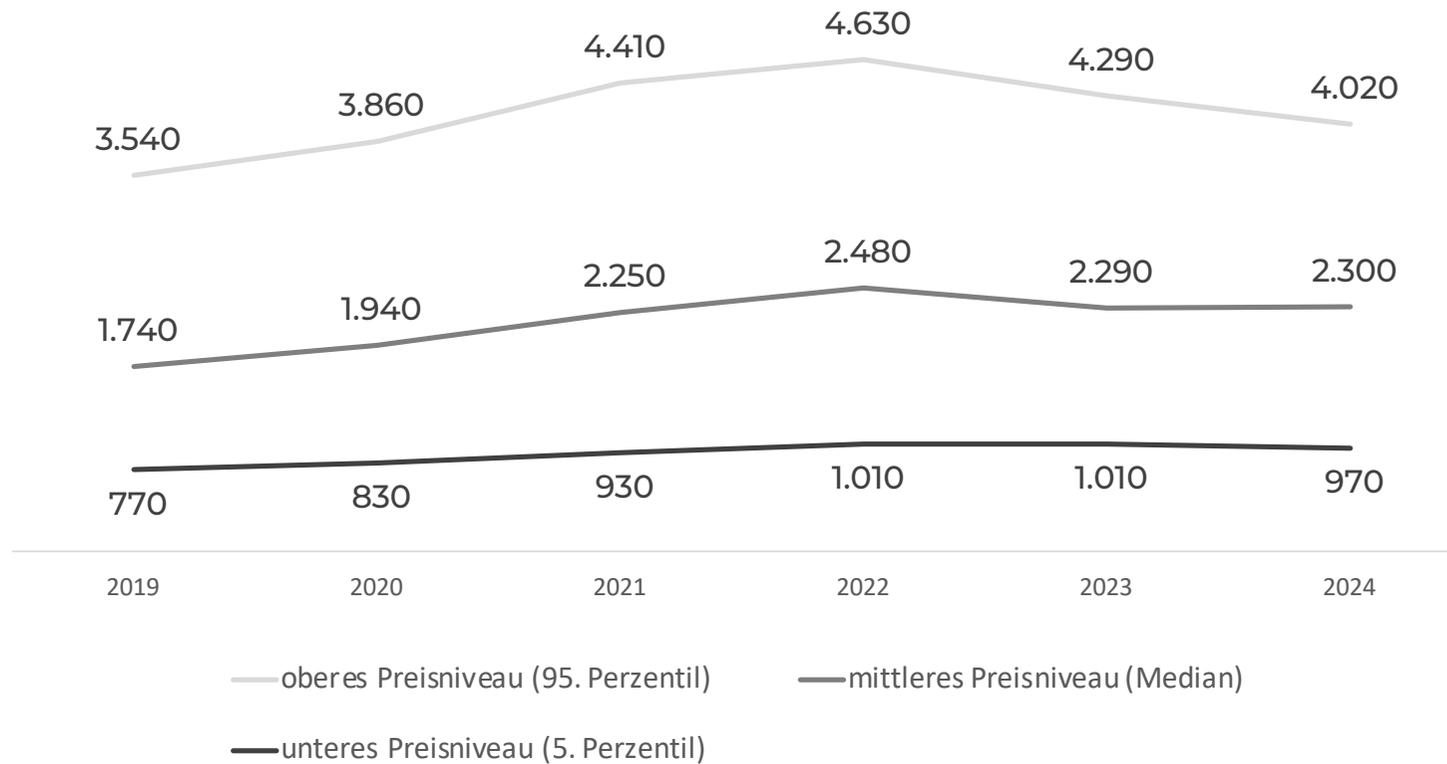


# Entwicklung Kauffälle und Transaktionsvolumen



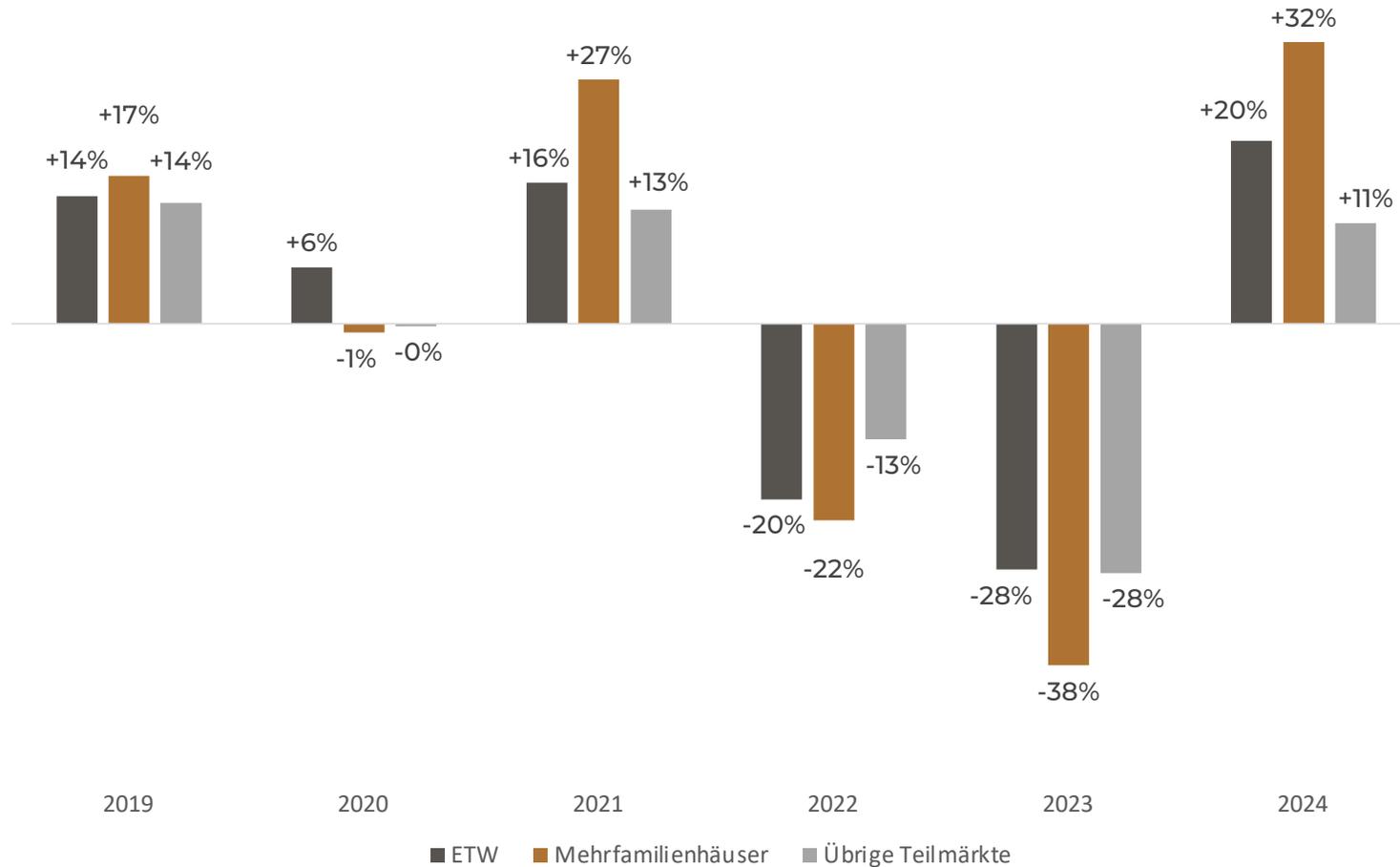
Quelle: AK der Oberen GAA Deutschland, MSI Research 2025

# Entwicklung Kaufpreise ETW Bestand €/m<sup>2</sup>



Quelle: AK der Oberen GAA Deutschland, MSI Research 2025

# Transaktionsvolumen: Veränderung zum Vorjahr

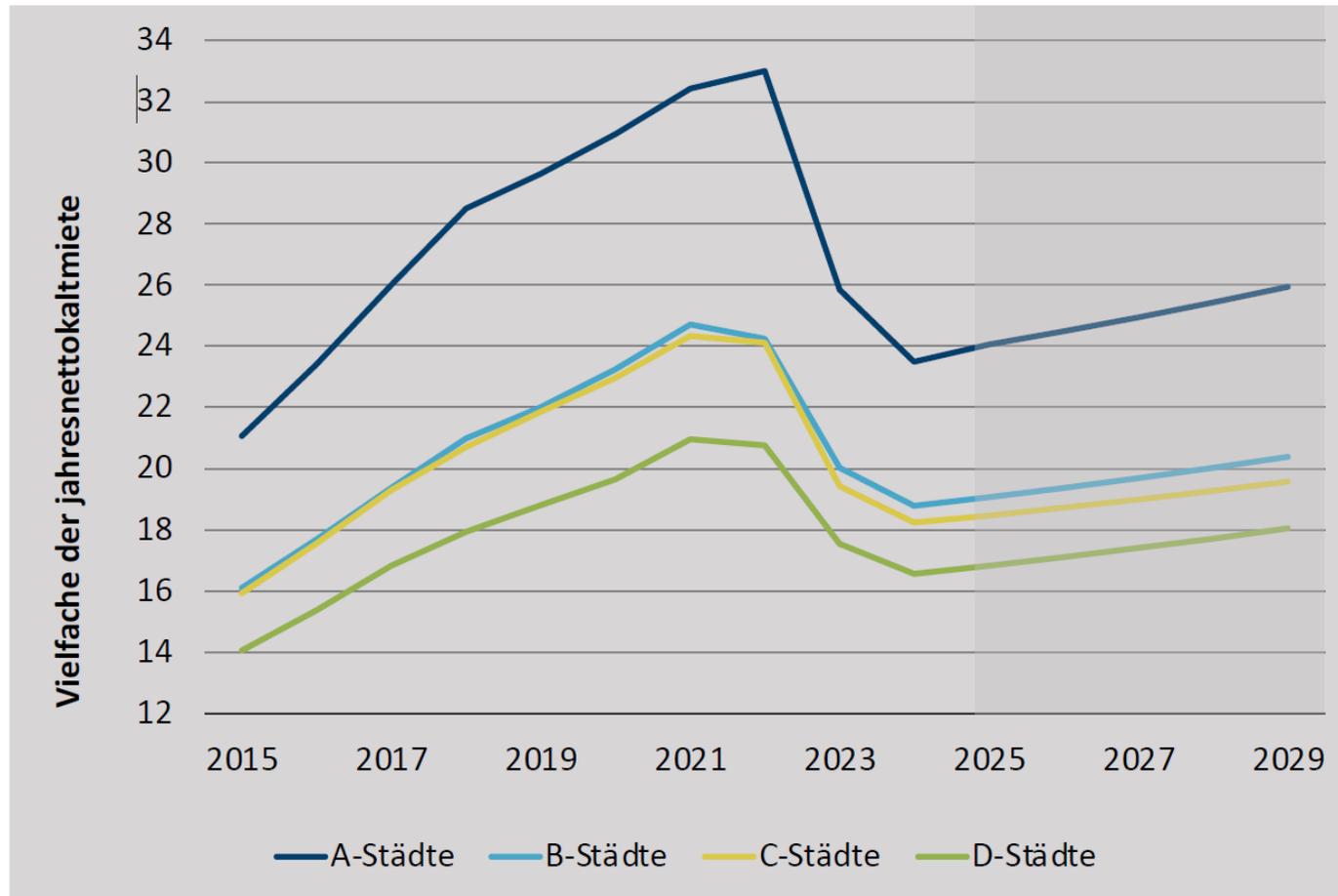


Quelle: AK der Oberen GAA Deutschland, MSI Research 2025

A photograph of a grand, multi-story historical building with a mix of red brick and light-colored stone or plaster. The building features ornate architectural details, including decorative window surrounds, balconies with wrought-iron railings, and a mansard-style roof with dormer windows. The sky is bright blue with scattered white clouds.

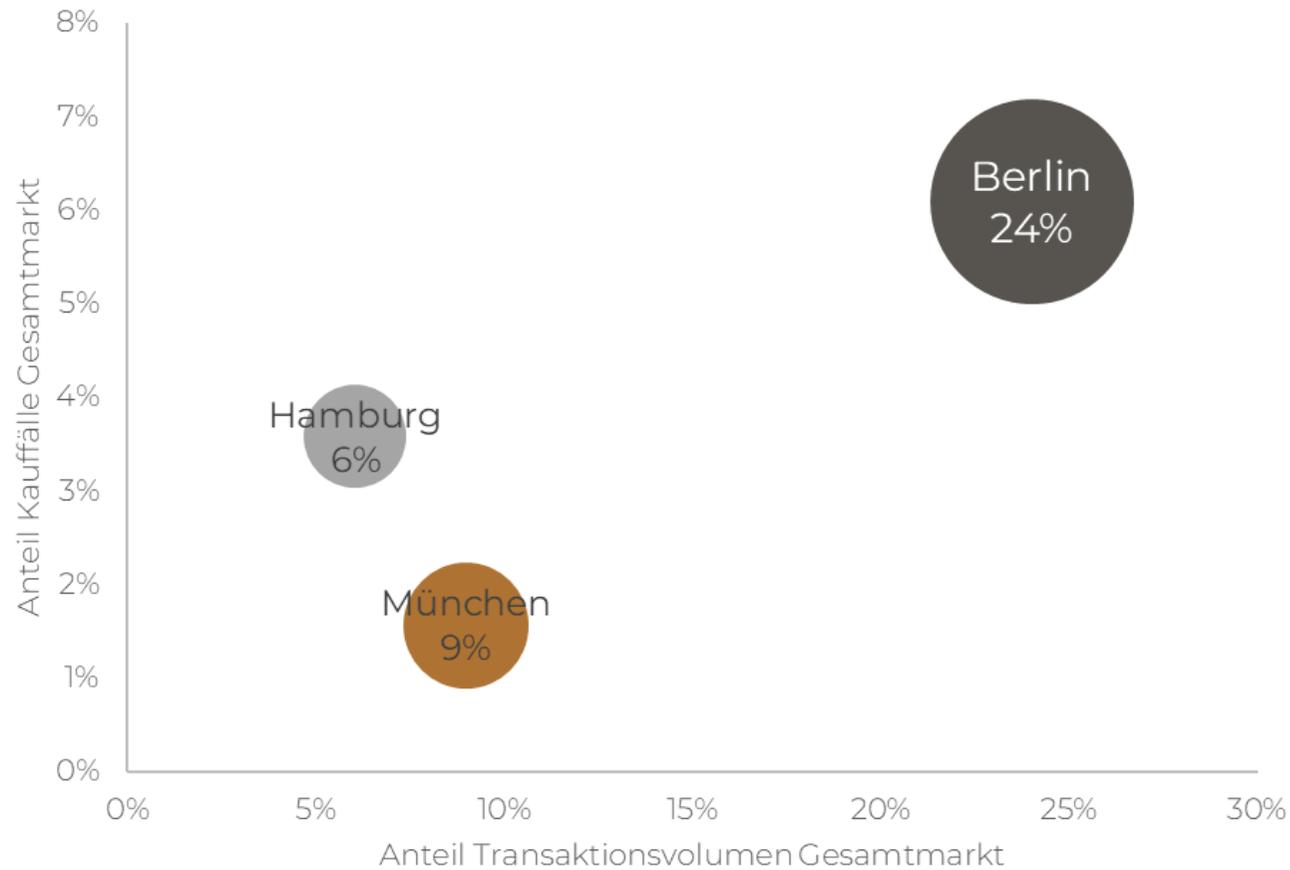
# Mehrfamilienhäuser

# Kaufpreisfaktoren



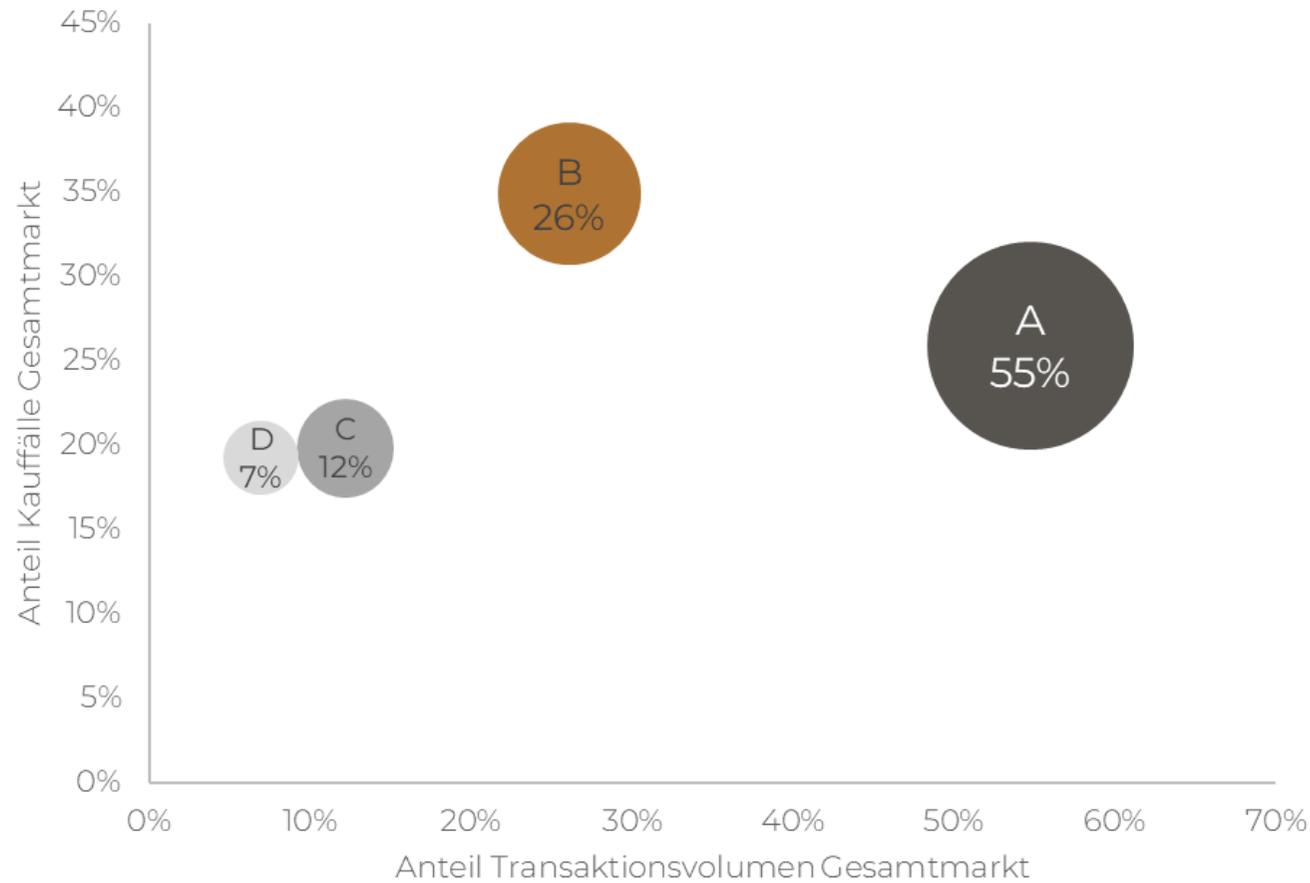
Quelle: bulwiengesa AG, Frühjahr 2025, Marktbericht 2025

# Anteil Teilmärkte Gesamtumsatz 2024



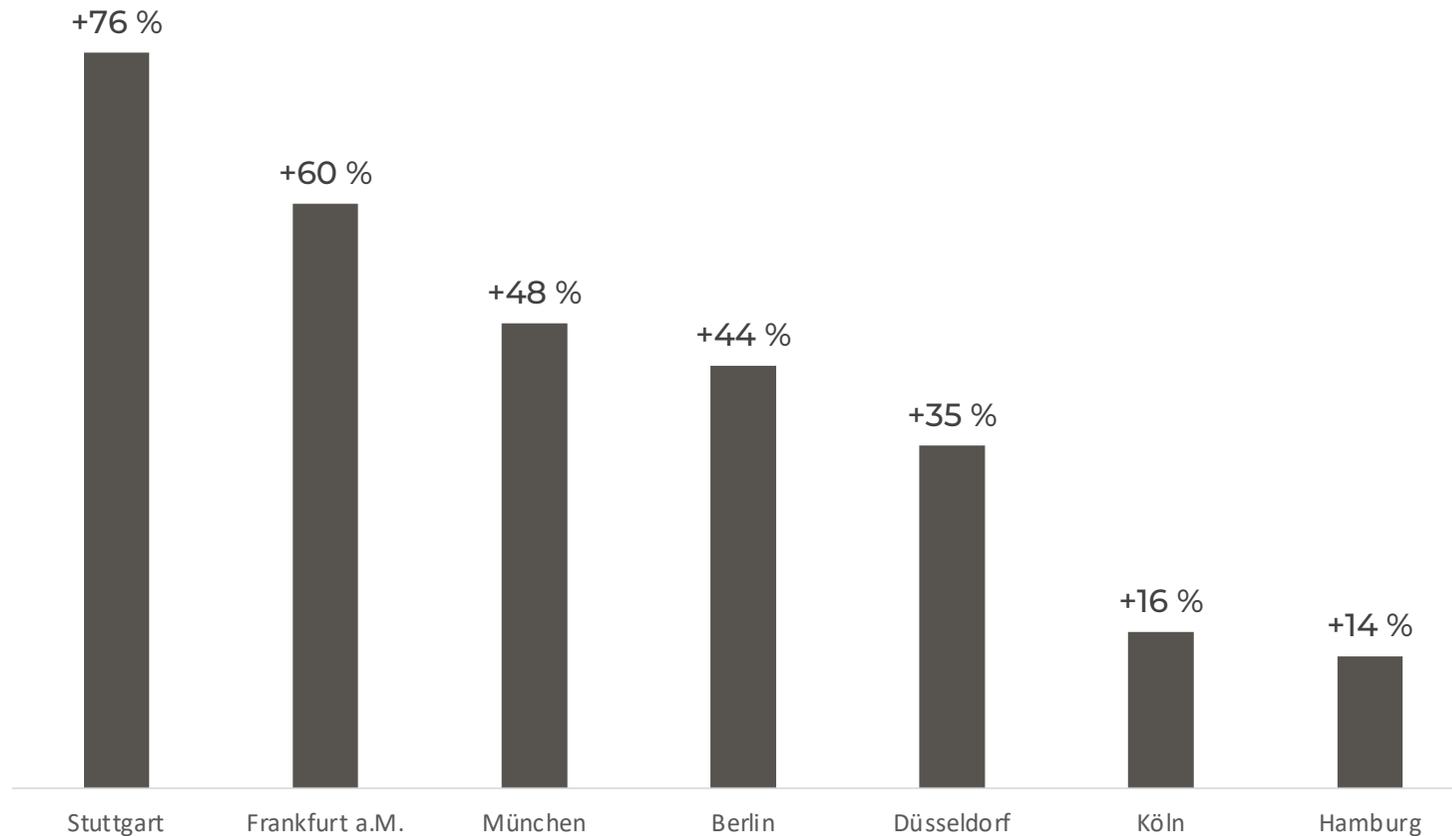
Quelle: MICHAEL SCHICK IMMOBILIEN GmbH & Co. KG, Zinshaus-Marktbericht Deutschland 2025/2026

# Anteil Teilmärkte Gesamtumsatz 2024



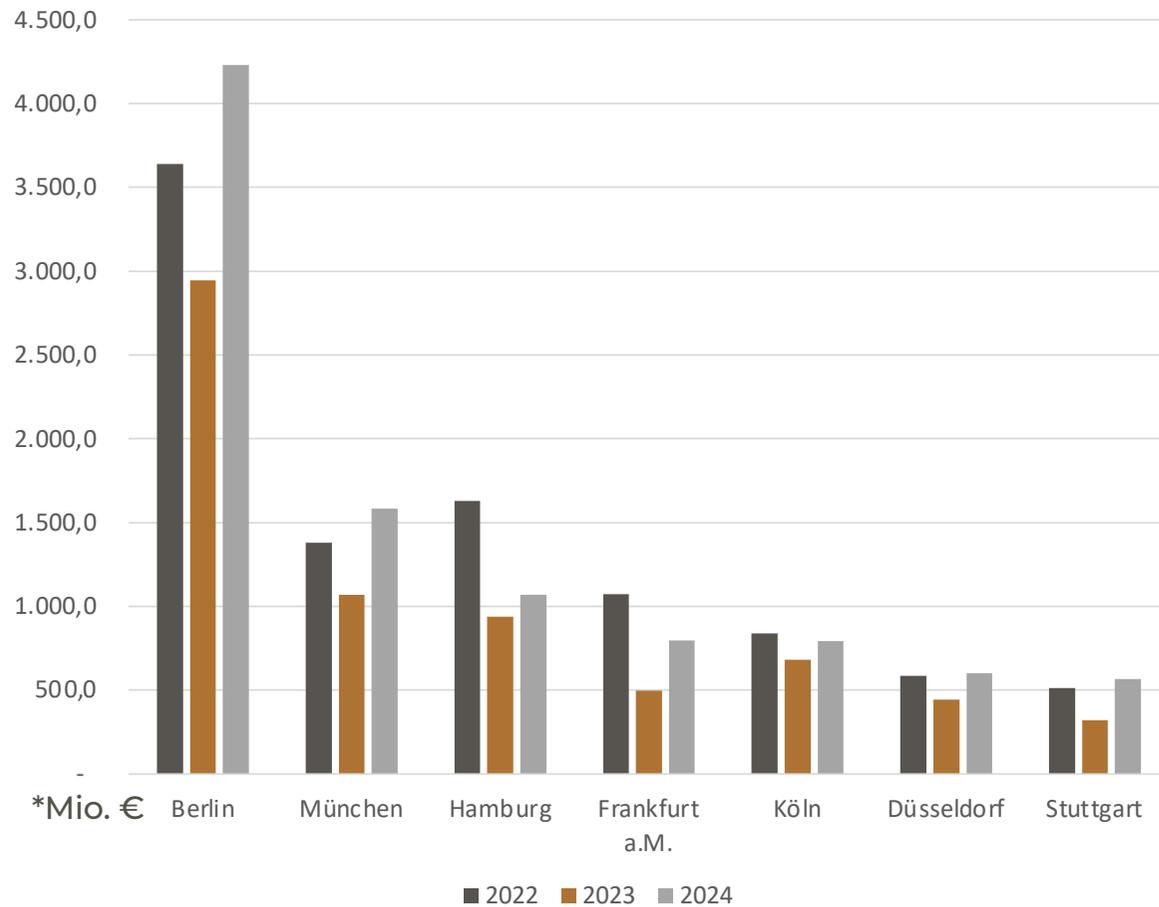
Quelle: MICHAEL SCHICK IMMOBILIEN GmbH & Co. KG, Zinshaus-Marktbericht Deutschland 2025/2026

# Veränderung Transaktionsvolumen A-Städte 2023 - 2024



Quelle: MICHAEL SCHICK IMMOBILIEN GmbH & Co. KG, Zinshaus-Marktbericht Deutschland 2025/2026

# Entwicklung Transaktionsvolumen A-Städte\* 2022 - 2024



Quelle: MICHAEL SCHICK IMMOBILIEN GmbH & Co. KG, Zinshaus-Marktbericht Deutschland 2025/2026

# Zinshaus-Marktbericht Deutschland 2025/2026



2025/2026

## Zinshaus-Marktbericht Deutschland



A photograph of a young couple smiling as they receive a set of keys from a real estate agent. The woman is in the foreground, wearing a pink blouse, and the man is behind her, wearing a white shirt and glasses. The agent is partially visible on the right, wearing a white shirt. They are in a bright, modern interior setting.

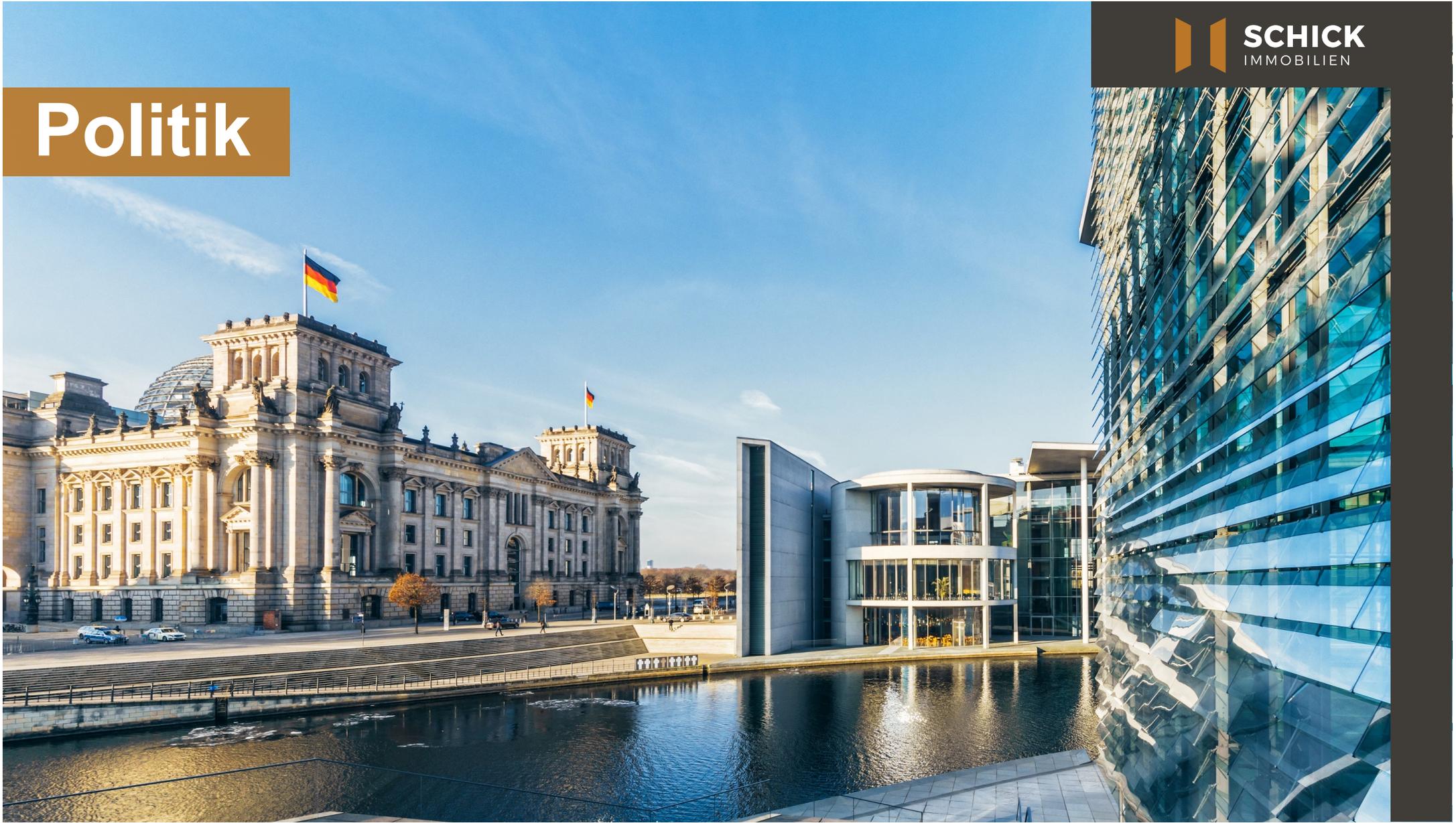
**Warum kaufen?**

A photograph of an older woman with short, styled white hair, wearing a dark brown coat and a grey and white checkered scarf. She is standing in front of a modern, light-colored house with large windows. The scene is lit with warm, golden light, suggesting late afternoon or early morning. Her arms are crossed, and she has a slight smile.

**Warum verkaufen?**

# Politik

**SCHICK**  
IMMOBILIEN



## Harmonisierung Mietrecht: Expertenkommission

- Bußgeld Mietpreisbremse
- Mietwucher § 5 WiStG
- Kappungsgrenze

Preislimitiertes Vorkaufsrecht

Indexmieten

Kurzzeitvermietung

Möblierte Vermietung

**Just do it!**



A close-up photograph of a person's hands planting a small green seedling into dark soil. The background is a soft-focus green landscape with sunlight filtering through the trees, creating a bokeh effect.

# Chancenmarkt

An aerial photograph of Berlin, Germany, taken at sunset. The sky is a mix of orange, yellow, and blue. The city skyline is visible, including the prominent TV Tower (Fernsehturm) with its spherical observation deck. In the foreground, the Brandenburg Gate is visible, surrounded by lush green trees. A wide road with a median runs through the scene.

**Ich freue mich auf den Austausch**

**Jürgen Michael Schick, FRICS**

CEO MICHAEL SCHICK IMMOBILIEN GmbH & Co. KG  
Ehrenpräsident Immobilienverband IVD – Die Immobilienunternehmer

