

Rental Market Overview Report



Munich

The Munich rental market remains highly competitive. Finding a home requires an open mind, preparedness, and quick decision-making. Dwellworks’ services are critical in this market. Consultants maintain area expertise and are skillful guides in navigating this competitive region.

Your consultant will manage your home search and may work with trusted real estate professionals to tailor home options according to your specific needs and budget. Property availability can change swiftly due to fast demand and turnover. Those interested in a property must be prepared to make quick decisions and have funds, references, and proof of employment readily available.

Types of Housing – Munich

Apartments

These are multi-residential units in low or high rise buildings. They range in size from a studio apartment to units with three bedrooms and 2.5 baths. Styles include flats and townhouses. Apartment complexes can be as small as five units and as large as 500 units. Apartment buildings have a common entrance shared by all residents.

Advantages

Disadvantages

No maintenance responsibilities.

Lack of privacy.

Major appliances and/or hook-up provided.

Limited covered/enclosed parking.

Recreational amenities may be available.

Limited storage.

Some utilities may be included.

Pet restrictions.

Multiplexes

Multiplexes are usually 2, 3, or 4 connected units. They can be designed as a townhouse, terraced house, mid-terrace house, end-of-terrace house (more than 3 units) or as a semi-detached house (only 2 units).

Advantages

Disadvantages

Yard (garden) space.

Yard maintenance may be your responsibility.

Garage/covered parking.

Tenant responsible for several utilities.

Some privacy.

Tenant may have to provide major appliances.

Single-Family Homes

Single-Family Homes are free standing residential properties. Styles include ranch (single story), split-level, tri or multi-level, and mid-entry.

Advantages

Disadvantages

Privacy.

Yard maintenance is your responsibility.

Garages.

Tenant responsible for all utilities.

Yard (gardens).

Snow removal, as applicable.

Neighborhoods

| Neighborhood | | 1BD | 2BD | 3BD | 4BD | 5BD |
|-----------------------------|------------------|-------------------|--------------------|--------------------|---------|----------|
| Altstadt Lehel | Apartment | €1,250- €3,500 | €1,900 - €5,000 | €5,200 - €8,500 | N/A | N/A |
| Bogenhausen / Haidhausen | Apartment | €1,000- €2,600 | €1,200 - €3,400 | €1,600 - €6,000 | N/A | N/A |
| | House | N/A | N/A | €3,000 - | €3,000- | €10,000- |

| | | | | €3,500 | €8,500 | €13,500 |
|----------------------------------|------------------|-------------------|--------------------|--------------------|-------------------|-------------------|
| Giesing | Apartment | €1,400- €1,750 | €1,800 - €2,200 | N/A | N/A | N/A |
| Glockenbachviertel | Apartment | €1,400- €2,600 | €2,000 - €4,500 | €3,100 - €4,100 | N/A | N/A |
| Ludwigsvorstadt- Isarvorstadt | Apartment | €1,000- €2,500 | €1,600 - €5,500 | €3,100 - €8,800 | N/A | N/A |
| Maxvorstadt | Apartment | €1,200- €5,400 | €1,700 - €4,100 | €1,800 - €6,600 | N/A | N/A |
| Neuhausen- Nymphenburg | Apartment | €1,000- €2,400 | €1,200 - €3,000 | €2,000 - €2,500 | N/A | N/A |
| | House | N/A | N/A | N/A | N/A | €6200 |
| Neuried | Apartment | €1,300- €1,700 | N/A | N/A | N/A | N/A |
| Schwabing | Apartment | €1,000- €2,700 | €1,250 - €3,800 | €1,350 - €5,400 | N/A | N/A |
| | House | N/A | N/A | N/A | €3000 | N/A |
| Schwanthalerhöhe | Apartment | €1,100- €2,700 | €1,500 - €3,000 | €2,200 - €2,600 | N/A | N/A |
| Sendling | Apartment | €1000- €2,400 | €1,600 - €2,600 | N/A | N/A | N/A |
| Solln | Apartment | €1,100- €2,200 | €1,700 - €4,000 | €2,000 - €3,500 | N/A | N/A |
| | House | N/A | N/A | N/A | €3,500 | €3,400 |
| Trudering | Apartment | €1,000- €3,200 | €1,500 - €2,600 | €1,600 - €2,700 | N/A | N/A |
| | House | N/A | N/A | N/A | €2,500- €4,100 | €3,000- €3,500 |