

Analyse Leerstand WGS auf KdU-geeigneten

Wohnraum

Alle WE WGS per 31.03.2017

Wohneinheit	Anzahl	Wert	Gesamtwert
1	1.454	4,93	
2	4.157	4,91	
3	4.355	4,95	
4	1.141	4,88	
5	222	4,37	
6	6	4,91	
ohne	1	4,15 *	HH 208
Gesamt	11.336	4,91	

Leerstehende WE per 31.02.2017

Wohntyp	Anzahl	Gesamt
1	431	4,31
2	619	4,11
3	557	4,50
4	165	4,34
5	32	4,13
6	3	4,50
Gesamt	1807	4,30

Leerstehende WE ohne Leerstandsgrund Abriss, Verkauf, San./Mod., stillgelegte WE und Planmiete <=4,88 €

1	26	4,51	24,84		
2	48	4,55	47,52		
3	249	4,63	57,87		
4	75	4,45	69,73		
5	15	4,40	97,32		
6	4	4,09	91,17		
Gesamt	417	4,57	58,49		

Portfolio enthält viele 3-Raum-WE
 \emptyset Wohnungsgrößen passen nicht auf aktuelle KdU-Richtlinie

Anzahl Wohnungen nach Lage und Wohnungsgröße

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
Gesamt	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

60% der WE befinden sich im 3./4. OG

Anzahl Wohnungen nach Stadtgebiet und Wohnungsgröße

	1-Raumwohnung	2-Raumwohnung	3-Raumwohnung	4-Raumwohnung	5-Raumwohnung	6-Raumwohnung	Gesamt
Altstadt	1	1	1	1	1	1	4
Geesthacht	3	5	48	22	22	4	82
Krebsförden	1	3	30	13	13	47	47
Lankow	4	64	1	1	1	1	69
Lewenberg	1	2	14	11	11	1	2
Müller Holz	3	33	92	28	28	10	31
Neu Zippendorf	19	48	249	75	75	15	417
Gesamt	26	48	249	75	75	15	417

Lage der WE i. d. R. nicht in Innenstadt

Durchschnittliche Wohnfläche nach Stadtgebiet und Wohnungsgöße

| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 | 101 | 102 | 103 | 104 | 105 | 106 | 107 | 108 | 109 | 110 | 111 | 112 | 113 | 114 | 115 | 116 | 117 | 118 | 119 | 120 | 121 | 122 | 123 | 124 | 125 | 126 | 127 | 128 | 129 | 130 | 131 | 132 | 133 | 134 | 135 | 136 | 137 | 138 | 139 | 140 | 141 | 142 | 143 | 144 | 145 | 146 | 147 | 148 | 149 | 150 | 151 | 152 | 153 | 154 | 155 | 156 | 157 | 158 | 159 | 160 | 161 | 162 | 163 | 164 | 165 | 166 | 167 | 168 | 169 | 170 | 171 | 172 | 173 | 174 | 175 | 176 | 177 | 178 | 179 | 180 | 181 | 182 | 183 | 184 | 185 | 186 | 187 | 188 | 189 | 190 | 191 | 192 | 193 | 194 | 195 | 196 | 197 | 198 | 199 | 200 | 201 | 202 | 203 | 204 | 205 | 206 | 207 | 208 | 209 | 210 | 211 | 212 | 213 | 214 | 215 | 216 | 217 | 218 | 219 | 220 | 221 | 222 | 223 | 224 | 225 | 226 | 227 | 228 | 229 | 230 | 231 | 232 | 233 | 234 | 235 | 236 | 237 | 238 | 239 | 240 | 241 | 242 | 243 | 244 | 245 | 246 | 247 | 248 | 249 | 250 | 251 | 252 | 253 | 254 | 255 | 256 | 257 | 258 | 259 | 260 | 261 | 262 | 263 | 264 | 265 | 266 | 267 | 268 | 269 | 270 | 271 | 272 | 273 | 274 | 275 | 276 | 277 | 278 | 279 | 280 | 281 | 282 | 283 | 284 | 285 | 286 | 287 | 288 | 289 | 290 | 291 | 292 | 293 | 294 | 295 | 296 | 297 | 298 | 299 | 300 | 301 | 302 | 303 | 304 | 305 | 306 | 307 | 308 | 309 | 310 | 311 | 312 | 313 | 314 | 315 | 316 | 317 | 318 | 319 | 320 | 321 | 322 | 323 | 324 | 325 | 326 | 327 | 328 | 329 | 330 | 331 | 332 | 333 | 334 | 335 | 336 | 337 | 338 | 339 | 340 | 341 | 342 | 343 | 344 | 345 | 346 | 347 | 348 | 349 | 350 | 351 | 352 | 353 | 354 | 355 | 356 | 357 | 358 | 359 | 360 | 361 | 362 | 363 | 364 | 365 | 366 | 367 | 368 | 369 | 370 | 371 | 372 | 373 | 374 | 375 | 376 | 377 | 378 | 379 | 380 | 381 | 382 | 383 | 384 | 385 | 386 | 387 | 388 | 389 | 390 | 391 | 392 | 393 | 394 | 395 | 396 | 397 | 398 | 399 | 400 | 401 | 402 | 403 | 404 | 405 | 406 | 407 | 408 | 409 | 410 | 411 | 412 | 413 | 414 | 415 | 416 | 417 | 418 | 419 | 420 | 421 | 422 | 423 | 424 | 425 | 426 | 427 | 428 | 429 | 430 | 431 | 432 | 433 | 434 | 435 | 436 | 437 | 438 | 439 | 440 | 441 | 442 | 443 | 444 | 445 | 446 | 447 | 448 | 449 | 450 | 451 | 452 | 453 | 454 | 455 | 456 | 457 | 458 | 459 | 460 | 461 | 462 | 463 | 464 | 465 | 466 | 467 | 468 | 469 | 470 | 471 | 472 | 473 | 474 | 475 | 476 | 477 | 478 | 479 | 480 | 481 | 482 | 483 | 484 | 485 | 486 | 487 | 488 | 489 | 490 | 491 | 492 | 493 | 494 | 495 | 496 | 497 | 498 | 499 | 500 | 501 | 502 | 503 | 504 | 505 | 506 | 507 | 508 | 509 | 510 | 511 | 512 | 513 | 514 | 515 | 516 | 517 | 518 | 519 | 520 | 521 | 522 | 523 | 524 | 525 | 526 | 527 | 528 | 529 | 530 | 531 | 532 | 533 | 534 | 535 | 536 | 537 | 538 | 539 | 540 | 541 | 542 | 543 | 544 | 545 | 546 | 547 | 548 | 549 | 550 | 551 | 552 | 553 | 554 | 555 | 556 | 557 | 558 | 559 | 560 | 561 | 562 | 563 | 564 | 565 | 566 | 567 | 568 | 569 | 570 | 571 | 572 | 573 | 574 | 575 | 576 | 577 | 578 | 579 | 580 | 581 | 582 | 583 | 584 | 585 | 586 | 587 | 588 | 589 | 590 | 591 | 592 | 593 | 594 | 595 | 596 | 597 | 598 | 599 | 600 | 601 | 602 | 603 | 604 | 605 | 606 | 607 | 608 | 609 | 610 | 611 | 612 | 613 | 614 | 615 | 616 | 617 | 618 | 619 | 620 | 621 | 622 | 623 | 624 | 625 | 626 | 627 | 628 | 629 | 630 | 631 | 632 | 633 | 634 | 635 | 636 | 637 | 638 | 639 | 640 | 641 | 642 | 643 | 644 | 645 | 646 | 647 | 648 | 649 | 650 | 651 | 652 | 653 | 654 | 655 | 656 | 657 | 658 | 659 | 660 | 661 | 662 | 663 | 664 | 665 | 666 | 667 | 668 | 669 | 670 | 671 | 672 | 673 | 674 | 675 | 676 | 677 | 678 | 679 | 680 | 681 | 682 | 683 | 684 | 685 | 686 | 687 | 688 | 689 | 690 | 691 | 692 | 693 | 694 | 695 | 696 | 697 | 698 | 699 | 700 | 701 | 702 | 703 | 704 | 705 | 706 | 707 | 708 | 709 | 710 | 711 | 712 | 713 | 714 | 715 | 716 | 717 | 718 | 719 | 720 | 721 | 722 | 723 | 724 | 725 | 726 | 727 | 728 | 729 | 730 | 731 | 732 | 733 | 734 | 735 | 736 | 737 | 738 | 739 | 740 | 741 | 742 | 743 | 744 | 745 | 746 | 747 | 748 | 749 | 750 | 751 | 752 | 753 | 754 | 755 | 756 | 757 | 758 | 759 | 760 | 761 | 762 | 763 | 764 | 765 | 766 | 767 | 768 | 769 | 770 | 771 | 772 | 773 | 774 | 775 | 776 | 777 | 778 | 779 | 780 | 781 | 782 | 783 | 784 | 785 | 786 | 787 | 788 | 789 | 790 | 791 | 792 | 793 | 794 | 795 | 796 | 797 | 798 | 799 | 800 | 801 | 802 | 803 | 804 | 805 | 806 | 807 | 808 | 809 | 810 | 811 | 812 | 813 | 814 | 815 | 816 | 817 | 818 | 819 | 820 | 821 | 822 | 823 | 824 | 825 | 826 | 827 | 828 | 829 | 830 | 831 | 832 | 833 | 834 | 835 | 836 | 837 | 838 | 839 | 840 | 841 | 842 | 843 | 844 | 845 | 846 | 847 | 848 | 849 | 850 | 851 | 852 | 853 | 854 | 855 | 856 | 857 | 858 | 859 | 860 | 861 | 862 | 863 | 864 | 865 | 866 | 867 | 868 | 869 | 870 | 871 | 872 | 873 | 874 | 875 | 876 | 877 | 878 | 879 | 880 | 881 | 882 | 883 | 884 | 885 | 886 | 887 | 888 | 889 | 890 | 891 | 892 | 893 | 894 | 895 | 896 | 897 | 898 | 899 | 900 | 901 | 902 | 903 | 904 | 905 | 906 | 907 | 908 | 909 | 910 | 911 | 912 | 913 | 914 | 915 | 916 | 917 | 918 | 919 | 920 | 921 | 922 | 923 | 924 | 925 | 926 | 927 | 928 | 929 | 930 | 931 | 932 | 933 | 934 | 935 | 936 | 937 | 938 | 939 | 940 | 941 | 942 | 943 | 944 | 945 | 946 | 947 | 948 | 949 | 950 | 951 | 952 | 953 | 954 | 955 | 956 | 957 | 958 | 959 | 960 | 961 | 962 | 963 | 964 | 965 | 966 | 967 | 968 | 969 | 970 | 971 | 972 | 973 | 974 | 975 | 976 | 977 | 978 | 979 | 980 | 981 | 982 | 983 | 984 | 985 | 986 | 987 | 988 | 989 | 990 | 991 | 992 | 993 | 994 | 995 | 996 | 997 | 998 | 999 | 1000 | 1001 | 1002 | 1003 | 1004 | 1005 | 1006 | 1007 | 1008 | 1009 | 1010 | 1011 | 1012 | 1013 | 1014 | 1015 | 1016 | 1017 | 1018 | 1019 | 1020 | 1021 | 1022 | 1023 | 1024 | 1025 | 1026 | 1027 | 1028 | 1029 | 1030 | 1031 | 1032 | 1033 | 1034 | 1035 | 1036 | 1037 | 1038 | 1039 | 1040 | 1041 | 1042 | 1043 | 1044 | 1045 | 1046 | 1047 | 1048 | 1049 | 1050 | 1051 | 1052 | 1053 | 1054 | 1055 | 1056 | 1057 | 1058 | 1059 | 1060 | 1061 | 1062 | 1063 | 1064 | 1065 | 1066 | 1067 | 1068 | 1069 | 1070 | 1071 | 1072 | 1073 | 1074 | 1075 | 1076 | 1077 | 1078 | 1079 | 1080 | 1081 | 1082 | 1083 | 1084 | 1085 | 1086 | 1087 | 1088 | 1089 | 1090 | 1091 | 1092 | 1093 | 1094 | 1095 | 1096 | 1097 | 1098 | 1099 | 1100 | 1101 | 1102 | 1103 | 1104 | 1105 | 1106 | 1107 | 1108 | 1109 | 1110 | 1111 | 1112 | 1113 | 1114 | 1115 | 1116 | 1117 | 1118 | 1119 | 1120 | 1121 | 1122 | 1123 | 1124 | 1125 | 1126 | 1127 | 1128 | 1129 | 1130 | 1131 | 1132 | 1133 | 1134 | 1135 | 1136 | 1137 | 1138 | 1139 | 1140 | 1141 | 1142 | 1143 | 1144 | 1145 | 1146 | 1147 | 1148 | 1149 | 1150 | 1151 | 1152 | 1153 | 1154 | 1155 | 1156 | 1157 | 1158 | 1159 | 1160 | 1161 | 1162 | 1163 | 1164 | 1165 | 1166 | 1167 | 1168 | 1169 | 1170 | 1171 | 1172 | 1173 | 1174 | 1175 | 1176 | 1177 | 1178 | 1179 | 1180 | 1181 | 1182 | 1183 | 1184 | 1185 | 1186 | 1187 | 1188 | 1189 | 1190 | 1191 | 1192 | 1193 | 1194 | 1195 | 1196 | 1197 | 1198 | 1199 | 1200 | 1201 | 1202 | 1203 | 1204 | 1205 | 1206 | 1207 | 1208 | 1209 | 1210 | 1211 | 1212 | 1213 | 1214 | 1215 | 1216 | 1217 | 1218 | 1219 | 1220 | 1221 | 1222 | 1223 | 1224 | 1225 | 1226 | 1227 | 1228 | 1229 | 1230 | 1231 | 1232 | 1233 | 1234 | 1235 | 1236 | 1237 | 1238 | 1239 | 1240 | 1241 | 1242 | 1243 | 1244 | 1245 | 1246 | 1247 | 1248 | 1249 | 1250 | 1251 | 1252 | 1253 | 1254 | 1255 | 1256 | 1257 | 1258 | 1259 | 1260 | 1261 | 1262 | 1263 | 1264 | 1265 | 1266 | 1267 | 1268 | 1269 | 1270 | 1271 | 1272 | 1273 | 1274 | 1275 | 1276 | 1277 | 1278 | 1279 | 1280 | 1281 | 1282 | 1283 | 1284 | 1285 | 1286 | 1287 | 1288 | 1289 | 1290 | 1291 | 1292 | 1293 | 1294 | 1295 | 1296 | 1297 | 1298 | 1299 | 1300 | 1301 | 1302 | 1303 | 1304 | 1305 | 1306 | 1307 | 1308 | 1309 | 1310 | 1311 | 1312 | 1313 | 1314 | 1315 | 1316 | 1317 | 1318 | 1319 | 1320 | 1321 | 1322 | 1323 | 1324 | 1325 | 1326 | 1327 | 1328 | 1329 | 1330 | 1331 | 1332 | 1333 | 1334 | 1335 | 1336 | 1337 | 1338 | 1339 | 1340 | 1341 | 1342 | 1343 | 1344 | 1345 | 1346 | 1347 |
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Anzahl von Wohnungen nach Sanierungsstand

Sanierungsstand	Anzahl Wohnungen
12 - Altbau teilsaniert	2
20 - Plattenbau unсанiert	57
22 - Plattenbau teilsaniert	282
24 - Plattenbau komplexar	76
Gesamt	417

Die Planmieten liegen im KdU-Bereich <=4,88 €/m².

82% der hier benannten Leer-WE sind im unsanierten bzw. teilsanierten WE-Bestand.

Hier ist hoher Instandsetzungsaufwand für die Herrichtung dieser WE erforderlich.

Die Refinanzierung der Wohnungsherrichtung erfordert häufig einen höheren Mietpreis.
(siehe Beispiel WB)

Neuvertragsmieten 2015 / 2016

nach Wohnungsgröße und Sanierungsstand

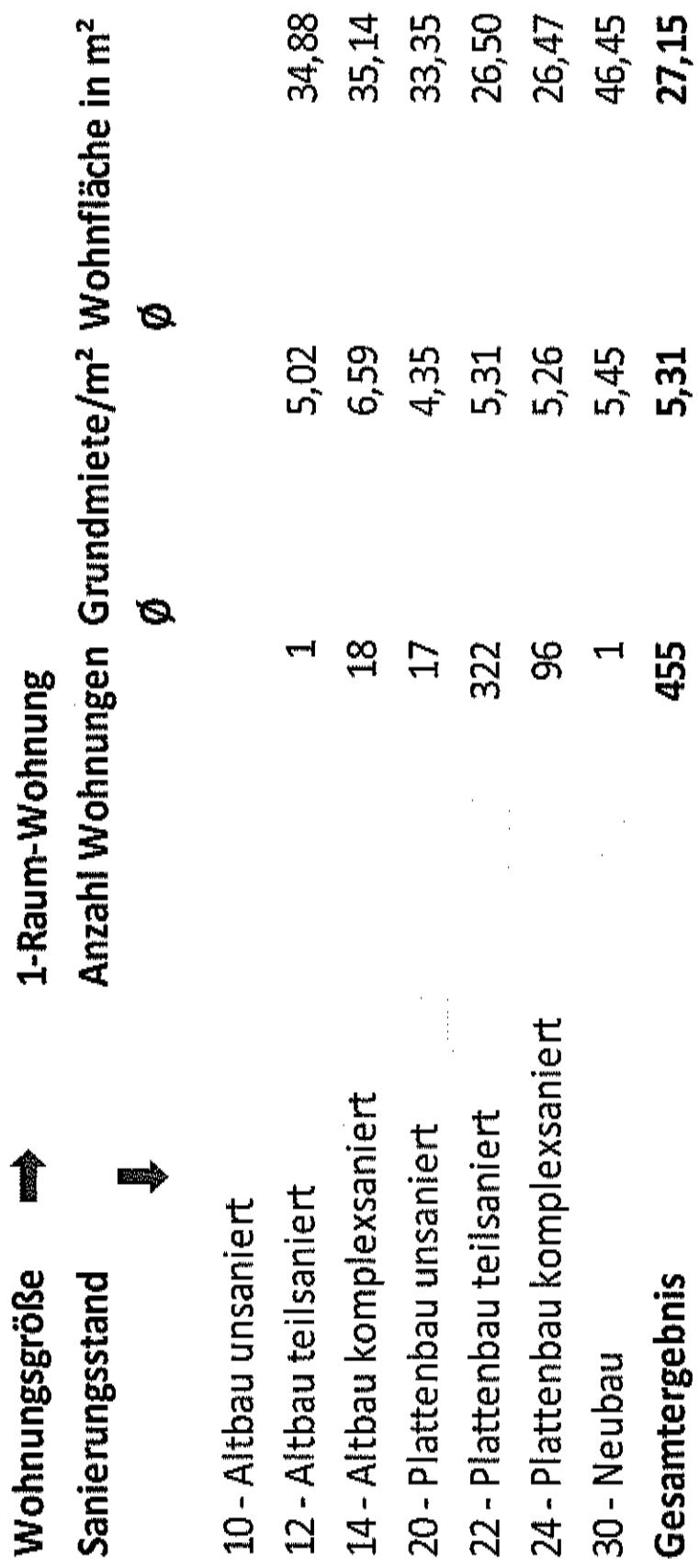
Wohnungsgröße	→	alle Wohnungsgrößen	Anzahl Wohnungen	Grundmiete/m² Wohnfläche in m²	∅
10 - Altbau unsanierter			4	5,35	77,39
12 - Altbau teilsaniert			21	4,87	53,23
14 - Altbau komplexxsaniert			199	6,15	47,89
20 - Plattenbau unsanierter			136	4,31	55,70
22 - Plattenbau teilsaniert			883	5,13	48,08
24 - Plattenbau komplexxsaniert			1161	5,09	51,84
30 - Neubau			61	5,40	59,80
Gesamtergebnis			2465	5,15	50,64

Baualtersklasse	Ausstattungsmerkmale / -punkte	Wohnungsgröße				
		bis 40 m ²	bis 60 m ²	bis 80 m ²	bis 100 m ²	über 100 m ²
1 Neubau Baujahr ab 2010	1 A 16 bis 19		nicht belegt 20 (-)	8,00 22 (8,00-8,50)	8,10 22 (8,00-8,50)	9,35*
	13 bis 15		5,50 179 (5,20-5,70)	5,45 201 (5,20-5,50)	5,75 90 (5,40-6,30)	nicht belegt
1 Wohnungsbau Baujahr 1992 bis 2009	1 B 16 bis 19		6,20 74 (5,52-6,98)	6,35 112 (5,52-6,70)	6,15 49 (5,60-6,57)	nicht belegt
	2 A voll modernisiert	6,85 31 (6,51-7,00)	6,25 194 (5,70-7,87)	5,80 153 (5,70-6,00)	nicht belegt	nicht belegt
2 Wohnungsbau Baujahr 1957 bis 1991	2 B modernisiert	5,10 1.082 (4,70-5,70)	5,00 5.570 (4,90-5,20)	5,10 1.570 (4,90-5,46)	4,95 77 (4,40-5,51)	4,60 121 (4,30-4,80)
	3 nicht modernisiert	4,15 745 (4,05-4,50)	4,05 2.302 (4,00-4,25)	4,00 674 (3,90-4,21)	4,05 32 (3,95-4,34)	4,00 84 (3,95-4,11)
3	4 A bis 15	5,55 320 (5,40-5,00)	5,45 1.382 (5,35-5,62)	5,40 422 (5,20-5,59)	5,30 101 (5,10-5,75)	5,20 36 (4,82-5,44)
	Altbau	6,80 274 (6,00-7,94)	5,90 621 (5,35-6,89)	6,00 394 (5,47-6,68)	6,05 207 (5,28-6,90)	5,95 139 (5,10-6,89)
4 Altbau Baujahr bis 1956 voll modernisiert / voll modernisiert	4 B 16 bis 19	7,95 23 (7,44-8,50)	6,85 86 (5,33-7,56)	6,70 106 (6,13-7,40)	6,90 87 (6,96-7,84)	6,55 45 (5,62-7,50)
	4 C über 19	4,45 34 (4,40-4,75)	4,45 111 (4,35-4,96)	nicht belegt	nicht belegt	nicht belegt
5 Altbau Baujahr bis 1956 nicht modernisiert						

Legende:

Mittelwert in €/m²
Anzahl der Mietverträge (23 Spanne)

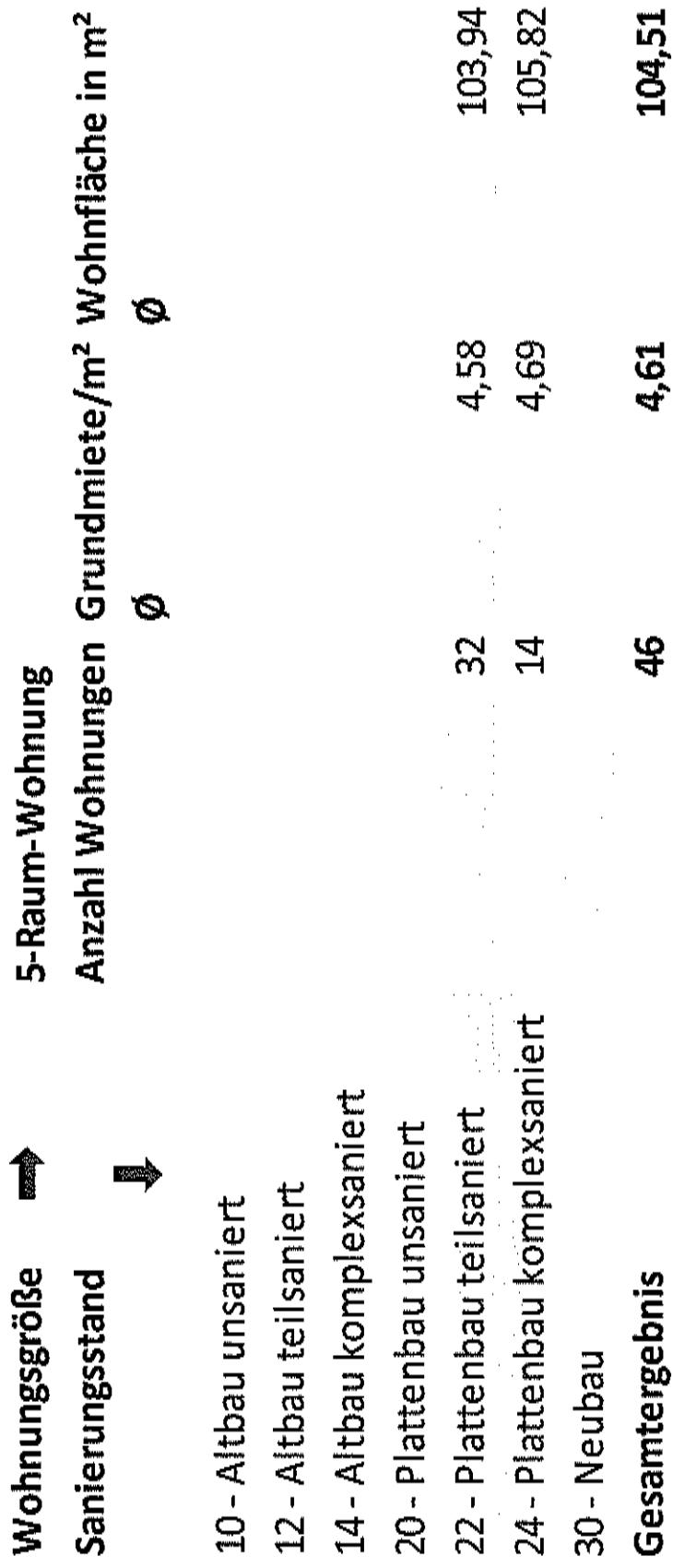
* mit Stellplatz Tiefgarage

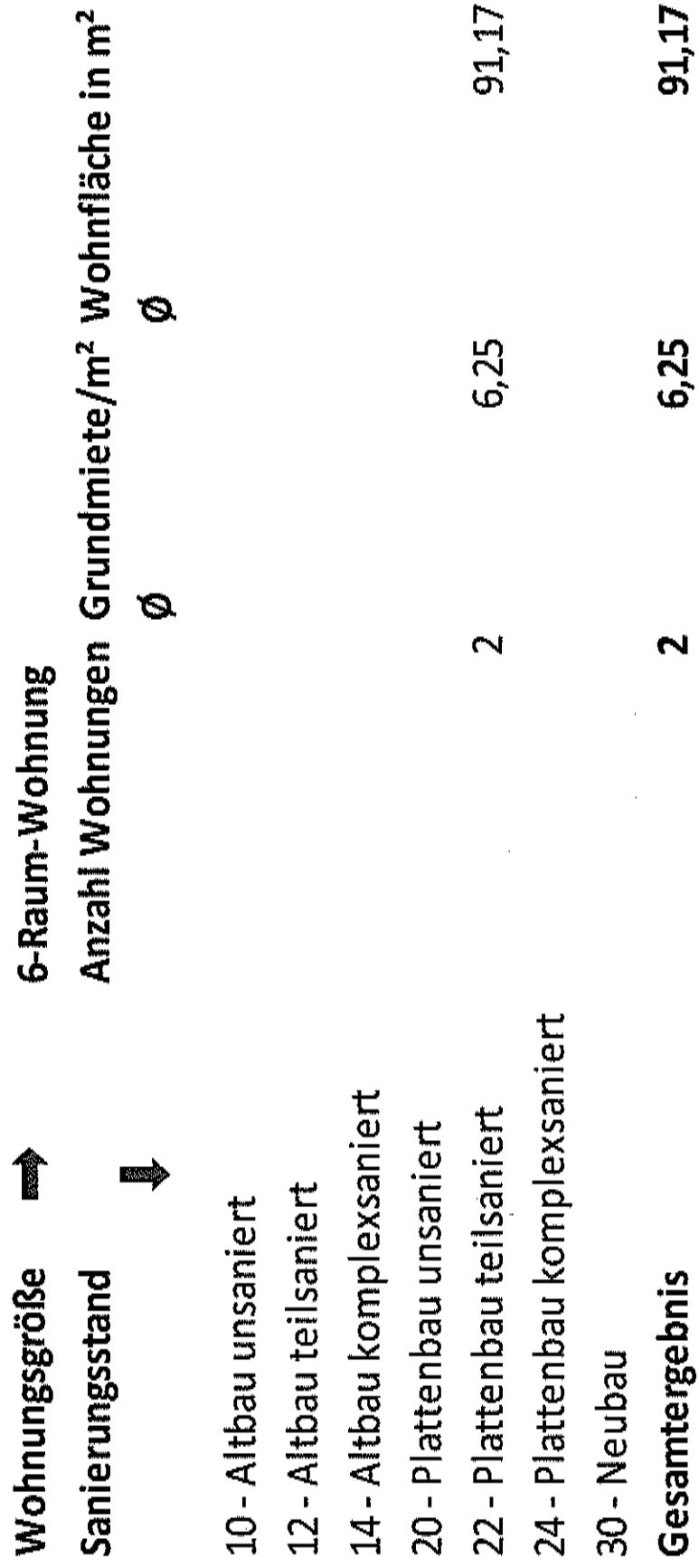


Wohnungsgröße	→	2-Raum-Wohnung	Anzahl Wohnungen	Grundmiete/m ² Wohnfläche in m ²	∅	∅
Saniierungsstand	↓					
10 - Altbau unsanier			1	4,64	37,70	
12 - Altbau teilsaniert			10	4,94	49,96	
14 - Altbau komplexsaniert			121	6,26	43,09	
20 - Plattenbau unsanier			42	4,16	49,64	
22 - Plattenbau teilsaniert			164	4,78	47,91	
24 - Plattenbau komplexsaniert			470	5,04	45,82	
30 - Neubau			40	5,30	54,60	
Gesamtergebnis			848	5,13	46,47	

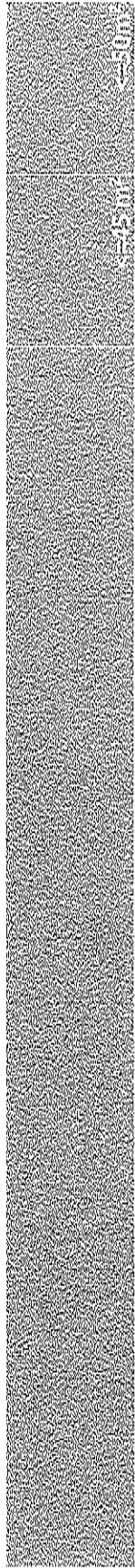
Wohnungsgröße	→	3-Raum-Wohnung	Anzahl Wohnungen	Grundmiete/m² Wohnfläche in m²	∅	∅
10 - Altbau unsanierter			1	5,55	78,72	
12 - Altbau teilsaniert			10	4,78	58,33	
14 - Altbau komplex saniert			47	5,73	54,90	
20 - Plattenbau unsanierter			57	4,48	59,46	
22 - Plattenbau teilsaniert			269	5,09	59,87	
24 - Plattenbau komplex saniert			457	5,13	57,30	
30 - Neubau			18	5,60	68,92	
Gesamtergebnis			859	5,11	58,40	

Wohnungsgröße	\rightarrow	4-Raum-Wohnung	Anzahl Wohnungen	Grundmiete/m² Wohnfläche in m²
Sanierungsstand	\downarrow		\emptyset	\emptyset
10 - Altbau unsaniert		2	5,61	96,57
12 - Altbau teilsaniert		13	6,01	84,82
14 - Altbau komplexsaniert		20	4,08	76,70
20 - Plattenbau unsaniert		94	5,42	68,62
22 - Plattenbau teilsaniert		124	5,10	68,12
24 - Plattenbau komplexsaniert		2	5,58	88,53
30 - Neubau		255	5,19	70,21
Gesamtergebnis				





Wohnungsangebotsportfolio für 1-Personen-Haushalte nach Flächenänderung auf 50 m²



Anzahl WE mit Wohnfläche	2.972	4.626
Anzahl WE mit Wohnfläche (bereinigt um Abriss, Verkauf, Mod/San., Stilllegung)	2.609	4.190
davon leer (ohne Abriss, Verkauf, Mod/San., Stilllegung)	111	172

Vielen Dank für die Aufmerksamkeit !