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## **Regional Real Estate Price Indices as Context Information for DEAS SUFs 2008-2023**

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## **HOUSING AND RENTAL PRICE INDEX AS A REGIONAL CONTEXT VARIABLE FOR THE DEAS SURVEYS 2008-2023**

Since the data release in March 2025, the FDZ-DZA has been offering an additional regional indicator that can be linked to the respective Scientific Use File (SUF) for the survey waves from 2008 to 2023 (excluding the short survey in 2020). This indicator reflects the relative cost level of rental and owner-occupied properties in the district or independent city where respondents lived at the time of the interview. The reference value is the national average for the respective survey year.

### **1.1 Data Source**

The underlying values are derived from the RWI-GEO-REDX data on rental and real estate prices (RWI 2024, DOI 10.7807/immo:redx:v14). These data are based on listings from ImmobilienScout24 and include monthly price information as well as property characteristics in Germany (e.g., living space, amenities, energy costs). The analysis covers data from 2008 to November 2023, considering only the latest published versions of listings to ensure the most accurate market price estimates. Price indices for districts and municipalities were calculated based on the regional definitions of 2019.

A detailed description of the data source can be found in Thiel (2024).

### **1.2 Modification of the original price indices for DEAS SUFs**

For use with the DEAS SUFs, we selected a combined index that integrates prices for owner-occupied apartments and houses with rental property prices at the district level. This index results from a complex multivariate regression model and can be interpreted as a positive or negative deviation from the national average.

Since these values are too detailed for inclusion in a DEAS SUF, we created quintiles of the index for each DEAS survey year from 2008 onward, based on the national distribution (not just the districts covered in the DEAS surveys). These quintiles were then assigned to all DEAS respondents based on their district identifier (which is not included in the SUFs). As a result, each DEAS respondent is assigned a value between 1 and 5 in the variable “immo5\_\$\$” for each survey year from 2008 to 2023 (excluding the short survey in 2020).

### 1.3 Interpretation and use of price index quintiles in DEAS

The “immo5\_\$\$” variables range from 1 to 5, where 1 represents the quintile with the lowest real estate prices and 5 represents the quintile with the highest prices. Respondents with an “immo5\_\$\$” value of 3 live in a district or independent city with average housing and rental costs at that time.

Depending on the research question, the real estate price quintile can be analyzed in direct relation to other variables from the DEAS SUF or used in multilevel analyses. It thus provides a valuable additional variable for various research topics.

### 1.4 Nutzung der Wohn- und Mietpreisindizes

The “immo5\_\$\$” variables are not included in the SUFs by default. Researchers who wish to use these indicators in their analyses should contact the FDZ-DZA team informally. They will receive access to year-specific datasets that contain both the price quintiles and the DEAS case number. These can then be easily merged with the existing DEAS SUFs using the case number (“fallnum”).

## REFERENCES

Thiel, Patrick (2024): [FDZ Data description: Regional Real Estate Price Indices for Germany \(RWI-GEO-REDX\) - Version 13: 2008-11/2023](#). RWI Leibniz Institute for Economic Research, Essen.

RWI (2024): RWI-GEO-REDX: Regional Real Estate Price Index for Germany, 2008-05/2024. Version: 1. RWI. Leibniz Institute for Economic Research. Dataset. DOI 10.7807/immo:redx:v14