

# first vienna residential market report

edition

2026

**BUWOG**



Ideally, modern architecture  
should always take people into  
account. —

Richard Meier



## Dear Reader,

Vienna's residential market has undergone significant change over the past few years. The economic slowdown during the crisis years led to a noticeable decline in new construction activity across Austria. Today, however, the outlook is improving. Rising demand, more attractive financing conditions, and moderate construction costs in 2025 are creating new opportunities, particularly for the planning of new projects and therefore providing grounds for optimism regarding the delivery of much-needed additional housing.

The market showed signs of stabilisation in 2025, but the year was still far from easy. Low completion figures increasingly made themselves felt, particularly in the light of the ongoing imbalance between (affordable) supply and demand. As a result, shortages became especially pronounced in the highly sought-after rental apartment segment. Parts of the industry were confronted with project suspensions, delays and, in some cases, insolvencies. Construction activity in Vienna was therefore unable to keep pace with the growing demand for housing. The situation proved particularly challenging in the privately financed segment where pressures intensified further.

All eyes are now on 2026. Sentiment across the industry has brightened significantly, and the first signs of a turnaround are emerging. While the year ahead will still require considerable effort and commitment from all market participants, demand is expected to continue rising, and a further decline in construction activity is unlikely. Over the past year, many companies have announced new project launches, an important initial step towards delivering the urgently needed housing. At the same time, lower interest rates combined with sharply increasing rents are prompting more people to reconsider home ownership. This shift plays a key role in revitalising Vienna's property market, generating momentum for both buyers and project developers.

We are delighted to once again present a comprehensive overview of the latest developments, trends, and outlooks

on the residential market in this fourteenth edition of the First Vienna Residential Market Report – a joint publication by BUWOG and EHL Immobilien.

**The residential market in Vienna is gaining momentum once again. 2026 promises new opportunities for developers, construction companies, and everyone looking for a place to call home.**

In light of the challenges of recent years, well-founded market analysis and a clear assessment of risks and opportunities have become more important than ever. This is particularly true in an environment shaped by geopolitical uncertainties, a strained global economic outlook, changing living habits, and evolving requirements for residential property. This report aims to provide orientation, transparency, and a reliable basis for informed decision-making.

Over the years, the First Vienna Residential Market Report has established itself as an authoritative point of reference, particularly in times of change and uncertainty. Our market expertise is based on continuous annual data collection and in-depth research, the findings of which flow directly into our projects and services, creating clear added value for our clients and business partners.

Key questions lie at the heart of this report: Will residential prices in Vienna rise again in 2026? Is now the right time to sell? And how is demand evolving across the individual districts? With its broad range of analyses and insights, the report offers valuable guidance for home seekers, who can look forward to many new product launches in 2026, as well as for urban planners, municipal authorities, academic institutions, and institutional investors alike.

With renewed confidence and growing optimism, we look ahead to the new year. As always, we hope you enjoy reading this issue and wish you every success in 2026 on Vienna's residential market.

**Yours sincerely,**



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## Vienna's population

Vienna's population is constantly growing, which creates a need for new living space every year.



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## Vienna's districts in detail

All twenty-three Viennese districts and neighbourhoods have their own distinctive character.



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## Superb references

BUWOG Group GmbH and EHL Wohnen GmbH will be presenting a selection of their most recent real estate projects.



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## Turning brownfield sites into living space

These areas are regarded as the most important spatial reserve for sustainable urban development, as they have already been developed once before and can be revitalised without having to use additional land.

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## Living in happiness

**BUWOG Group GmbH** has become an established leader amongst private full-service suppliers on the Austrian residential real estate market with 75 years of experience to look back on. *Glücklich wohnen – happy living:* BUWOG has always strived to create the best living experience for the company's customers by providing unique expertise in planning, construction, marketing, management and administration of real estate properties.

**Our daily work is based** on extensive expertise in construction and residential living, strengthened by years of experience and ongoing development.

**Our business activities** are based on three core areas: sustainable asset and property management for tenancy and inventory in our own and third-party portfolios; property sales (sales of individual units, properties, and portfolios); and property development. We cover the entire value chain in Austria's residential property sector, always striving to meet our customers' demanding requirements on quality.

**BUWOG Group GmbH possesses** a high-quality property portfolio currently comprising around 36,800 units in Austria, BUWOG manages a total of almost 55,000 units in Austria.

The company also has around 6,000 residential units currently under development.

**Many awards** at national and international level reflect the achievements that BUWOG has made on the real estate market. This success especially reflects the outstanding accomplishments of our 360 committed employees demonstrating their team competence, commitment, and professionalism every day.

**BUWOG Group GmbH** has been a wholly owned subsidiary of Bochum-based Vonovia SE, Germany's leading housing company, since January 2019.



## We stand for real estate

**EHL Wohnen GmbH** is part of the EHL Immobilien Group and is one of the leading estate agents in Greater Vienna, its surrounding region, as well as in Graz and Linz. In addition to arranging rental, owner-occupied, and investment property transactions, as well as brokering land and houses, the company also provides property development consulting for developers, offering advice on project planning and marketing.

**Founded in 1991**, EHL Immobilien is one of Austria's leading real estate service providers, specialising in residential, commercial and investment properties.

**Our range of services** includes brokerage services, property valuation, asset and portfolio management, as well as market research and investment consulting.

**EHL has received numerous awards**, including the IMMY Quality Award from the Vienna Chamber of Commerce, which the company has won twelve times in a row. EHL has also

received fourteen Cäsar awards, and has been named Austria's strongest real estate brand fourteen consecutive times.

**In 2025, EHL facilitated transactions for 1,680** residential units (rental, owner-occupied, investment) and 105,000 square metres of office, retail, and logistics floorspace, achieving a total transaction volume of 800 million euros. The annual volume of the fast-growing property valuation segment amounts to approximately 19.5 billion euros. Through its exclusive partnership with BNP Paribas Real Estate, a global real estate service provider, the EHL Group benefits from an international framework and market expertise spanning twenty-three countries.



Good architecture is never left  
to chance. It's a conscious  
decision. —

Christian Gaus



**The Viennese property ownership structure differs significantly from the other eight federal states.** Of all main residences totalling around 974,636, just over three-quarters, or 76 percent, are rental apartments. More than half of these rental properties at 55 percent are owned by the City of Vienna or non-profit construction associations, representing a central pillar of social housing supply in the federal capital.

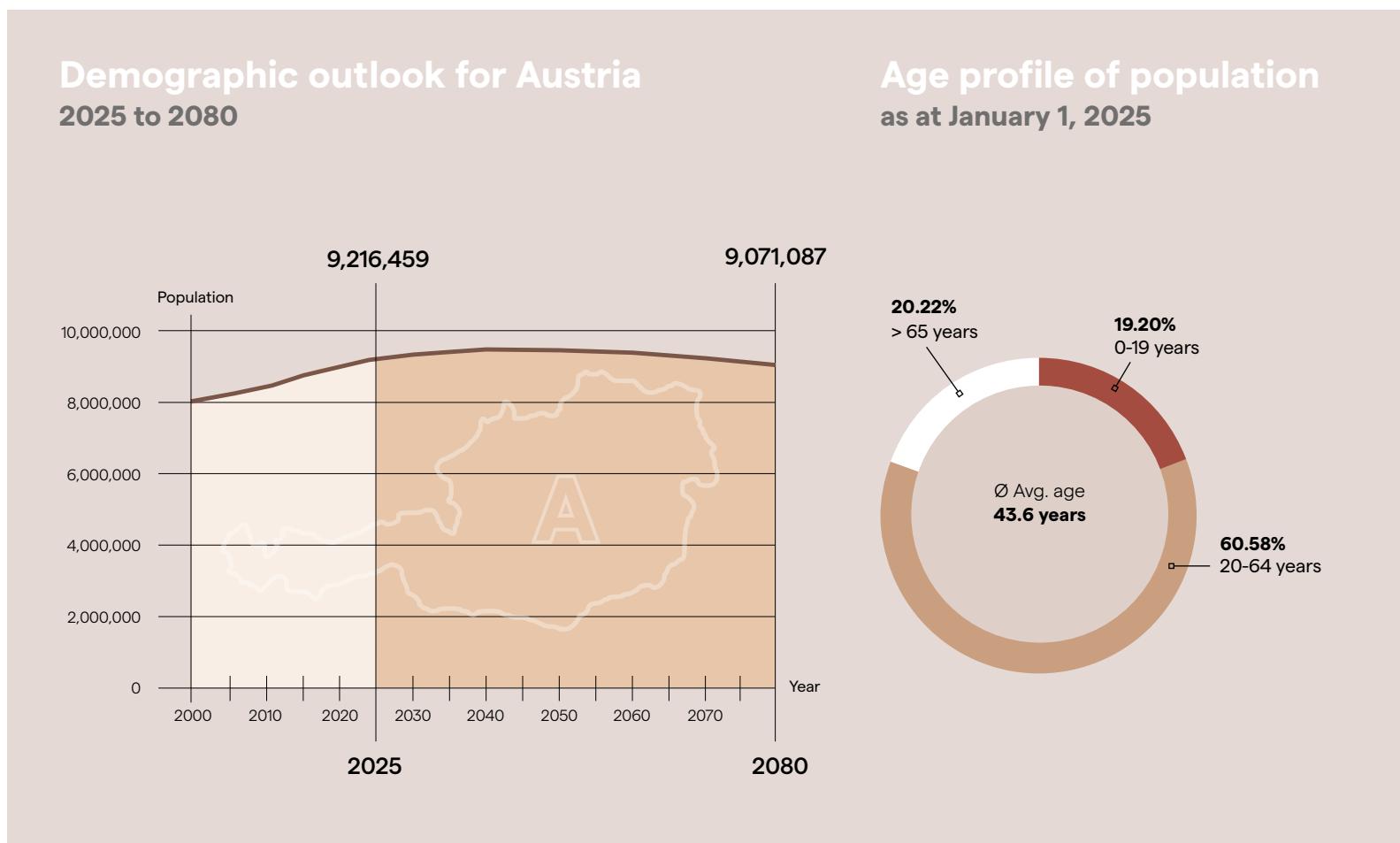
At 14 percent, the share of owner-occupied apartments in Vienna is only slightly above the Austrian average – relatively low compared to the high share of rental apartments. On the other hand, single-family homes are the most common form of housing in Austria at 36 percent, but only make up around five percent of main residences in Vienna due to high density of urban development.

<b>Housing stock 2025</b>		<b>Austria</b>	<b>Vienna</b>
		Absolute figures	Absolute figures
Total apartments as main residence		<b>4,158,500</b>	<b>974,636</b>
Owner-occupied houses		1,505,377	51,656
Owner-occupied apartments		486,545	139,373
Rented		1,788,155	739,749
Social housing		282,778	203,212
Cooperative housing		702,787	203,212
Other rentals		802,591	333,326
Other		378,424	43,859

Source: Statistics Austria, deviations possible due to rounding differences

# demographics of austria

In October 2025, Austria had a population of **9,216,459** – which current forecasts say will continue to grow, although considerably more slowly than before. The population is predicted to increase by only around 2.5 percent before growth will noticeably slow down and eventually stagnate in the following decades. A future is emerging with Austria continuing to grow, but more gently and with a higher proportion of older people in Austria. These trends are already shaping key social and economic sectors ranging from residential space requirements to the labour market and healthcare to social services infrastructure.



## Forecast to 2080

- Population growth is **slowing down**.
- A population decline is expected **from the 2040s onward**.
- Demographic aging **is increasing**.
- The number of people in Austria below the age of 20 will **decrease to 16.35%**.

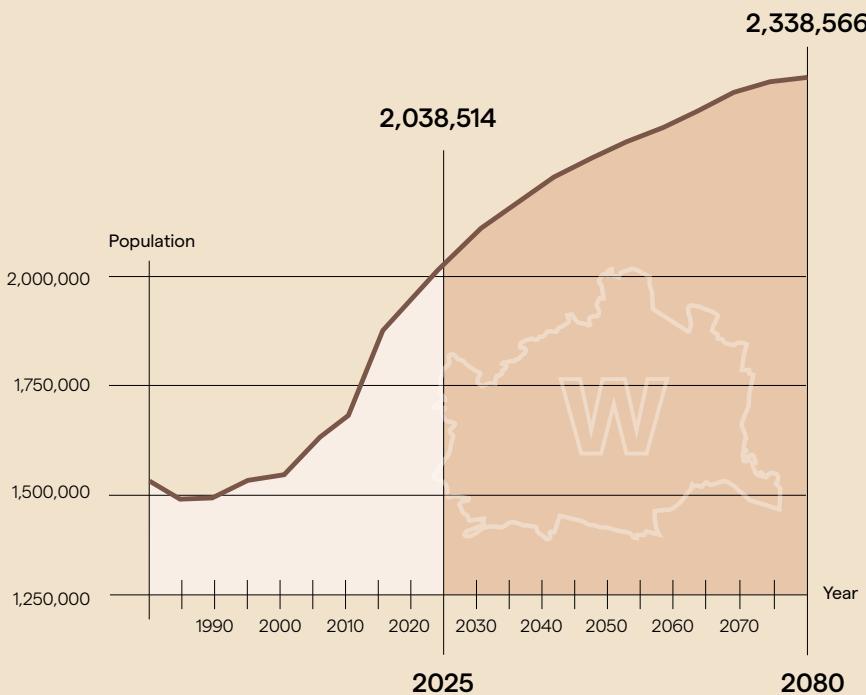
# demographics of vienna

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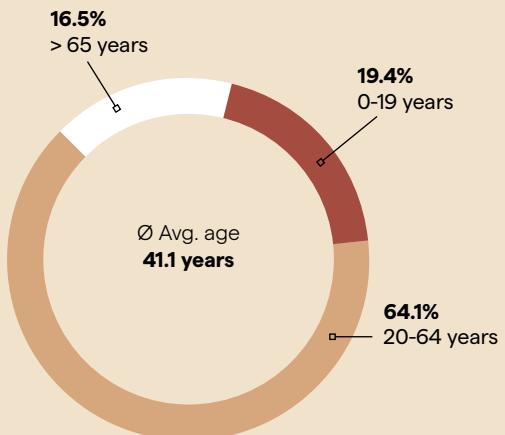
Reaching the two million mark in 2023, Vienna has become one of Europe's five largest cities sooner than expected. Together with continuously increasing population numbers, this has led to a significantly increased need for additional living space in Austria's federal capital.



## Demographic outlook for Vienna 2025 to 2080



## Age profile of population as at January 1, 2025



## Forecast to 2080

- In 2080, approx. **2,338,566 people** will be living in Vienna.
- This corresponds to an **increase by almost 11.7%**.
- Around **25% of the population** will be 65 years or over.
- The number of people in Vienna below the age of 20 will **decrease to 16%**.

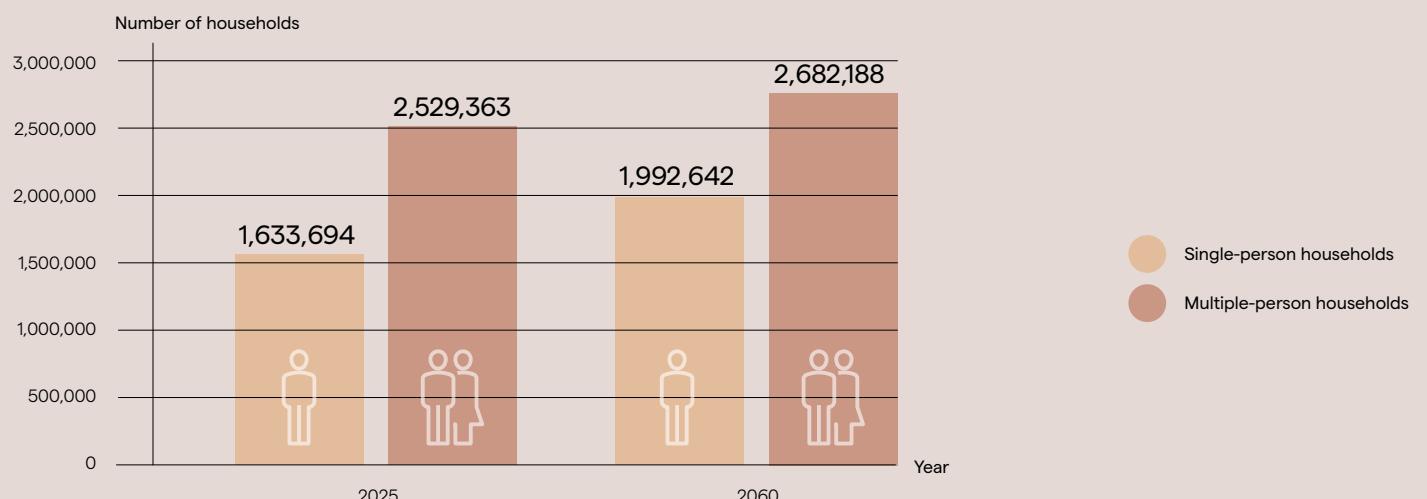
# households in austria

**Single-family homes are still very popular as a form of housing in Austria**, but there has been a clear shift towards smaller household structures for the past several years. An average of 2.17 people lived in each household in 2025.

This trend seems set to continue; the number of private households will grow to 4.67 million by 2060 according to forecasts from Statistik Austria, 42.2 percent of which will be single-person households. These changes and pressing climate issues call for realignment in urban planning.



## Private households in Austria Forecast for single and multiple-person households 2025 to 2060

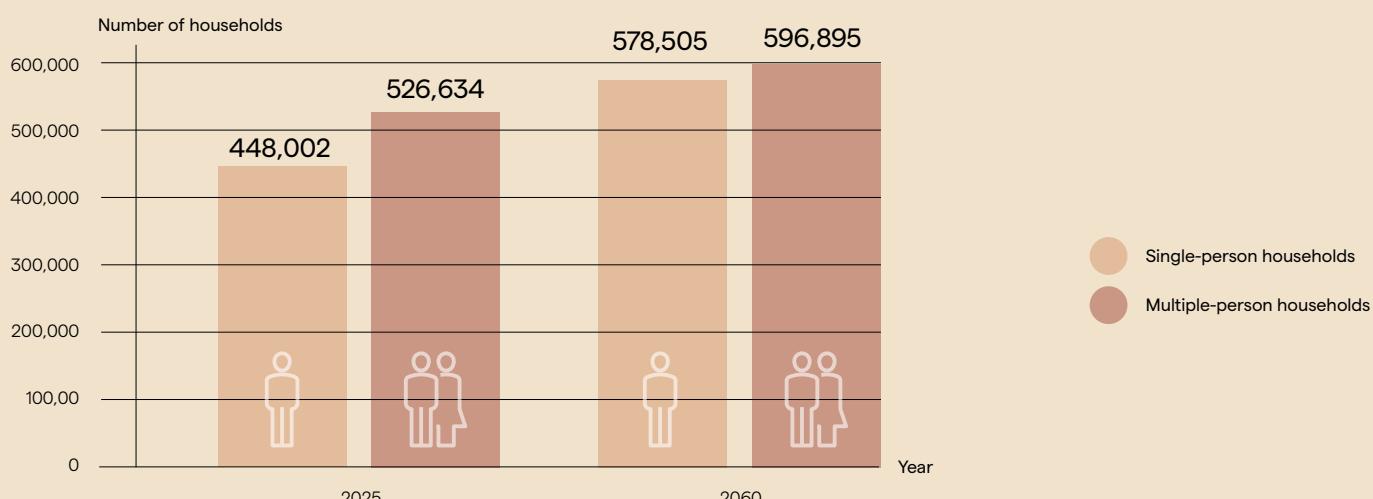


## Forecast to 2060

- One-person households: **up by almost 22%**
- Multi-person households: **up by 6%**
- Private households: **up by 12.3%**

There were around 974,636 private households in Austria's capital in 2025 with an average household size of just 2.04 people. The ongoing trend towards shrinking households especially affects Vienna, leading to a growing need for new living space to be covered by increased construction activity.

## Private households in Vienna Forecast for single and multiple-person households 2025 to 2060



Source: WKO Statistik

### Forecast to 2060

- One-person households: **up by 29.1%**
- Multi-person households: **up by 13.3%**
- Private households: **up by 20.6%**

# sinus-milieus®

**Sinus-Milieus® constitute a model that groups people according to their basic attitudes and lifestyles.**

Sinus-Milieu groups differ with regard to their consumer behaviour, lifestyle, and living environment.

Who live

## traditional milieus

### Conservative Established

The old structurally conservative elite: classic ethics of responsibility and hard work as well as claims to exclusivity and status; optimistic attitude, high self-confidence, desire for order and balance

### Traditionals

The older generation with a longing for law and order: anchored in the petty-bourgeois and traditional blue-collar culture; unpretentious adaptation to need

## central milieus

### Nostalgic Middle Classes

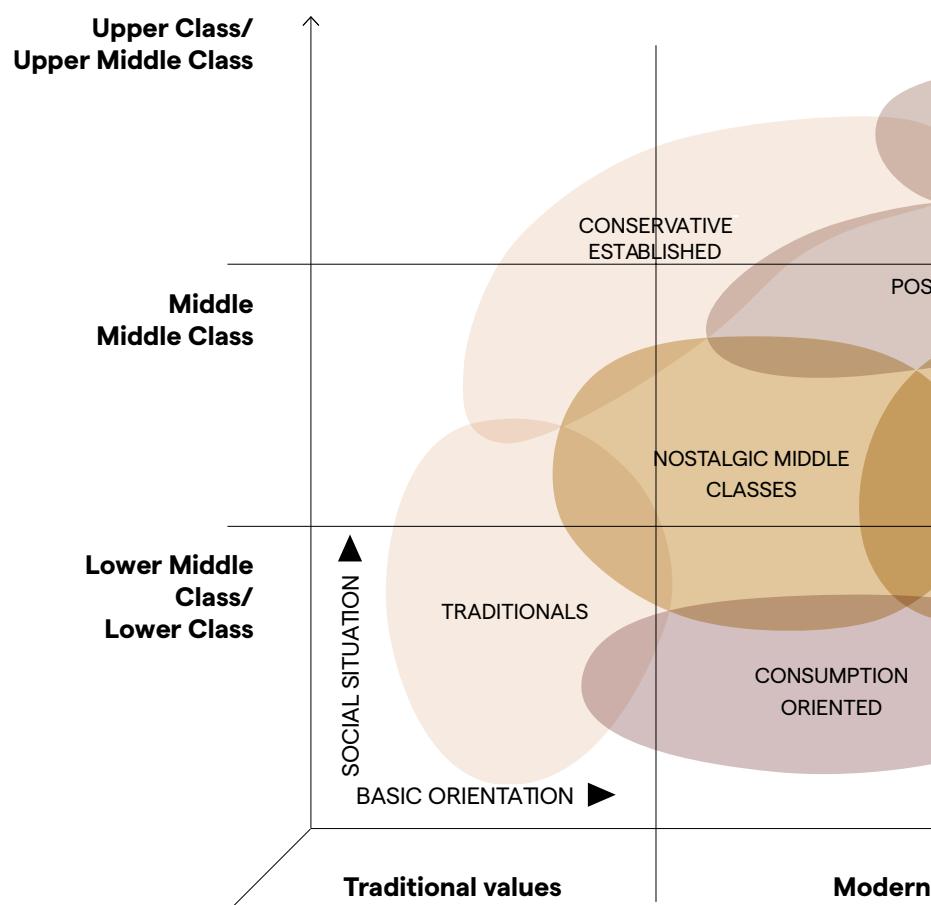
The system-critical erstwhile middle class: desire for stable conditions and appropriate status together with criticism of prevailing conditions; overwhelmed by, and apprehensive of, social decline, feeling of being left behind by the current political and media mainstream; longing for the "good old times"

### Adaptive Pragmatists

The flexible benefit-oriented mainstream: distinctive pragmatism as an approach to life, high degree of willingness to adapt and work hard; utilitarian philosophy, but also a desire for fun and entertainment; pronounced need for roots and belonging

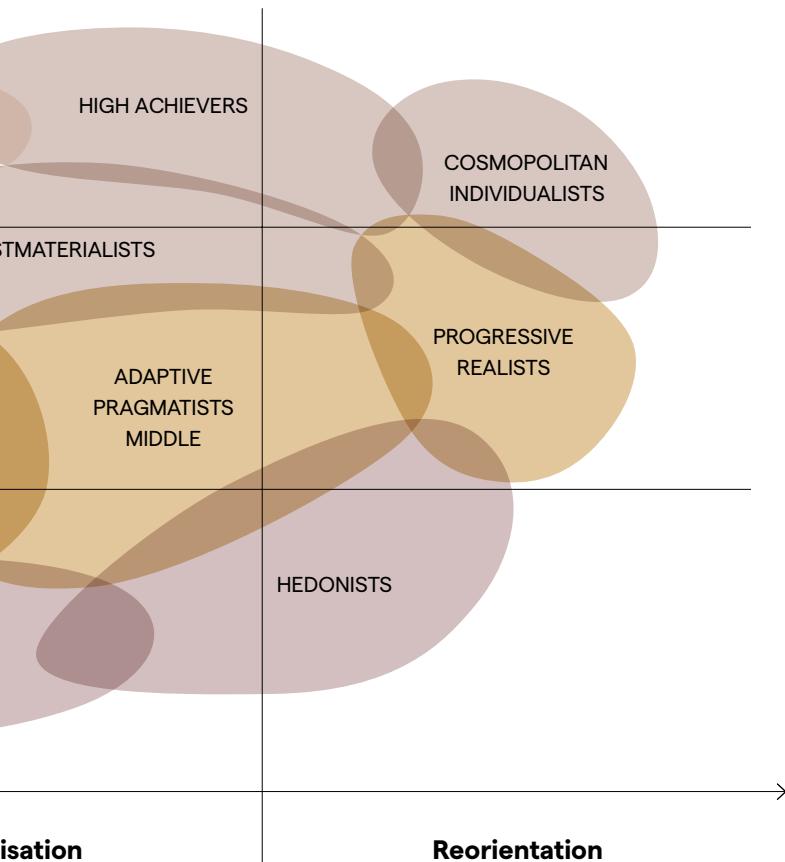
### Progressive Realists

The trendsetters: willingness to change, pronounced problem awareness of global challenges; synthesis of responsibility and self-realisation, disruption and pragmatism, success and sustainability, party and protest



Source: INTEGRAL Markt- und Meinungsforschungsges.m.b.H.

# es how?



## upper class

### High Achievers

The globally oriented modern elite with an optimistic view of future progress: efficiency, personal responsibility, and individual success take top priority; global economic and liberal thinking; economic rationality as the benchmark in every sphere of life; high technology and digital affinity

### Postmaterialists

The cosmopolitan critics of society and zeitgeist: diverse culture-oriented, cosmopolitan interests but critical of globalisation; proponents of post-growth economy and sustainability, non-discriminatory conditions and diversity

### Cosmopolitan Individualists

The avant-garde individualistic lifestyle: mentally and geographically mobile, connected online and offline; in search of new frontiers and unconventional experiences, solutions and achievements; excellent self-expression skills

## modern lower class

### Consumption Oriented

The lower class striving for orientation and involvement: belonging and keeping up with the lifestyle and standard of living of the broad middle class, but hampered by accumulated social disadvantage and exclusion; feelings of being left behind, bitterness, and resentment

### Hedonists

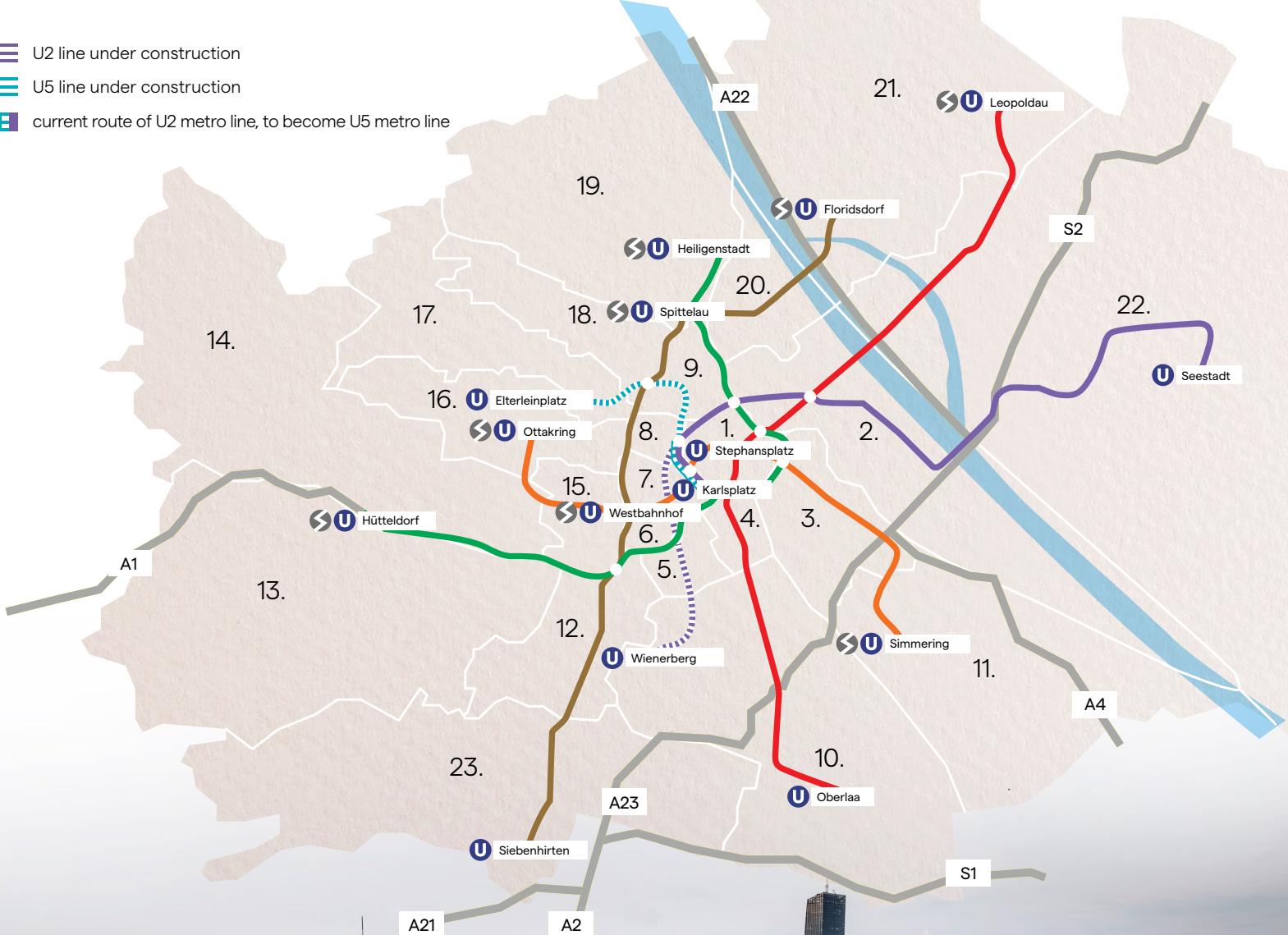
The (lower) middle class hungry for new experiences, living for the moment: fun in the here and now; balance between professional adaptation and leisure escapism; refusal to accept mainstream conventions, heavy identification with peer group

# On the go in Vienna

Vienna is connected by a network of roads totalling around 2,800 kilometres. Public transport users benefit from more than 500 km of routes in total covered by Vienna's public transport system. The city's well-developed cycling infrastructure has a total length of around 1,700 km with opportunities to explore the surrounding natural landscapes on cycle paths, cycle routes, and traffic-calmed areas.



- U2 line under construction
- U5 line under construction
- current route of U2 metro line, to become U5 metro line



**The table below rounds up all the important information and facts on population numbers, income, sales and rental prices in the individual districts of Vienna.**

Prices are quoted per square metre as agreed at the time the contract was concluded, rather than offer prices.

Sales prices are quoted as purchase prices per square metre of net living area excluding parking spaces and utilities.

The following pages provide detailed information on key demographic data, statistical details, and information covering the peculiarities of the twenty-three districts of Vienna.

## Districts

	RESIDENTS	INCOME*	SALE PRICES ON CONCLUSION		RENTS ON CONCLUSION	
	Number		Annual income	First occupancy	Other	First occupancy
1010 Wien · Innere Stadt	16,281	€ 43,606	n/a**	n/a**	€ 24.00	n/a**
1020 Wien · Leopoldstadt	112,675	€ 30,480	€ 7,300	€ 5,100	€ 16.50	€ 13.20
1030 Wien · Landstraße	98,881	€ 32,950	€ 7,000	€ 5,050	€ 16.50	€ 14.40
1040 Wien · Wieden	33,444	€ 33,526	€ 7,500	€ 5,650	€ 17.30	€ 14.80
1050 Wien · Margareten	54,581	€ 27,970	€ 6,000	€ 4,900	€ 14.90	€ 13.60
1060 Wien · Mariahilf	31,083	€ 31,738	€ 7,300	€ 5,700	€ 17.20	€ 14.70
1070 Wien · Neubau	31,330	€ 33,787	€ 7,600	€ 5,800	€ 17.30	€ 14.80
1080 Wien · Josefstadt	24,242	€ 33,157	€ 8,100	€ 6,050	n/a**	€ 15.00
1090 Wien · Alsergrund	41,664	€ 32,805	€ 7,900	€ 5,800	€ 17.40	€ 14.70
1100 Wien · Favoriten	223,190	€ 25,673	€ 5,850	€ 4,050	€ 15.10	€ 12.30
1110 Wien · Simmering	112,149	€ 27,249	€ 5,550	€ 3,900	€ 14.00	€ 11.90
1120 Wien · Meidling	102,393	€ 27,207	€ 6,000	€ 4,300	€ 14.50	€ 12.80
1130 Wien · Hietzing	56,108	€ 37,977	€ 8,000	€ 5,950	€ 16.90	€ 14.90
1140 Wien · Penzing	99,049	€ 31,946	€ 6,150	€ 4,350	€ 15.60	€ 13.70
1150 Wien · Rudolfsheim	75,902	€ 25,423	€ 5,850	€ 4,050	€ 14.30	€ 12.90
1160 Wien · Ottakring	102,727	€ 27,190	€ 6,050	€ 4,150	€ 14.70	€ 13.10
1170 Wien · Hernals	56,767	€ 28,809	€ 6,000	€ 4,300	€ 14.80	€ 13.20
1180 Wien · Währing	51,376	€ 34,564	€ 8,000	€ 5,700	€ 17.20	€ 14.80
1190 Wien · Döbling	76,074	€ 35,238	€ 8,700	€ 6,100	€ 17.50	€ 14.90
1200 Wien · Brigittenau	86,950	€ 25,435	€ 5,800	€ 3,950	€ 14.30	€ 13.00
1210 Wien · Floridsdorf	189,551	€ 29,191	€ 5,650	€ 3,850	€ 13.80	€ 12.80
1220 Wien · Donaustadt	228,158	€ 32,060	€ 5,550	€ 3,750	€ 13.60	€ 12.50
1230 Wien · Liesing	123,714	€ 32,428	€ 5,800	€ 4,150	€ 14.50	€ 13.20

\* Source: Wage tax statistics for 2024, average annual net income for employees in total, in euros, valid as at December 2025.

\*\* The sample observed was too small to deliver reliable and accurate information.



# Vienna's historical heart



## Where tradition and future meet

**There are good reasons for the central district being seen as the historical centre of Vienna. Vienna's most uptown district is surprisingly forward-looking even amongst the magnificent palaces and historic alleyways.**

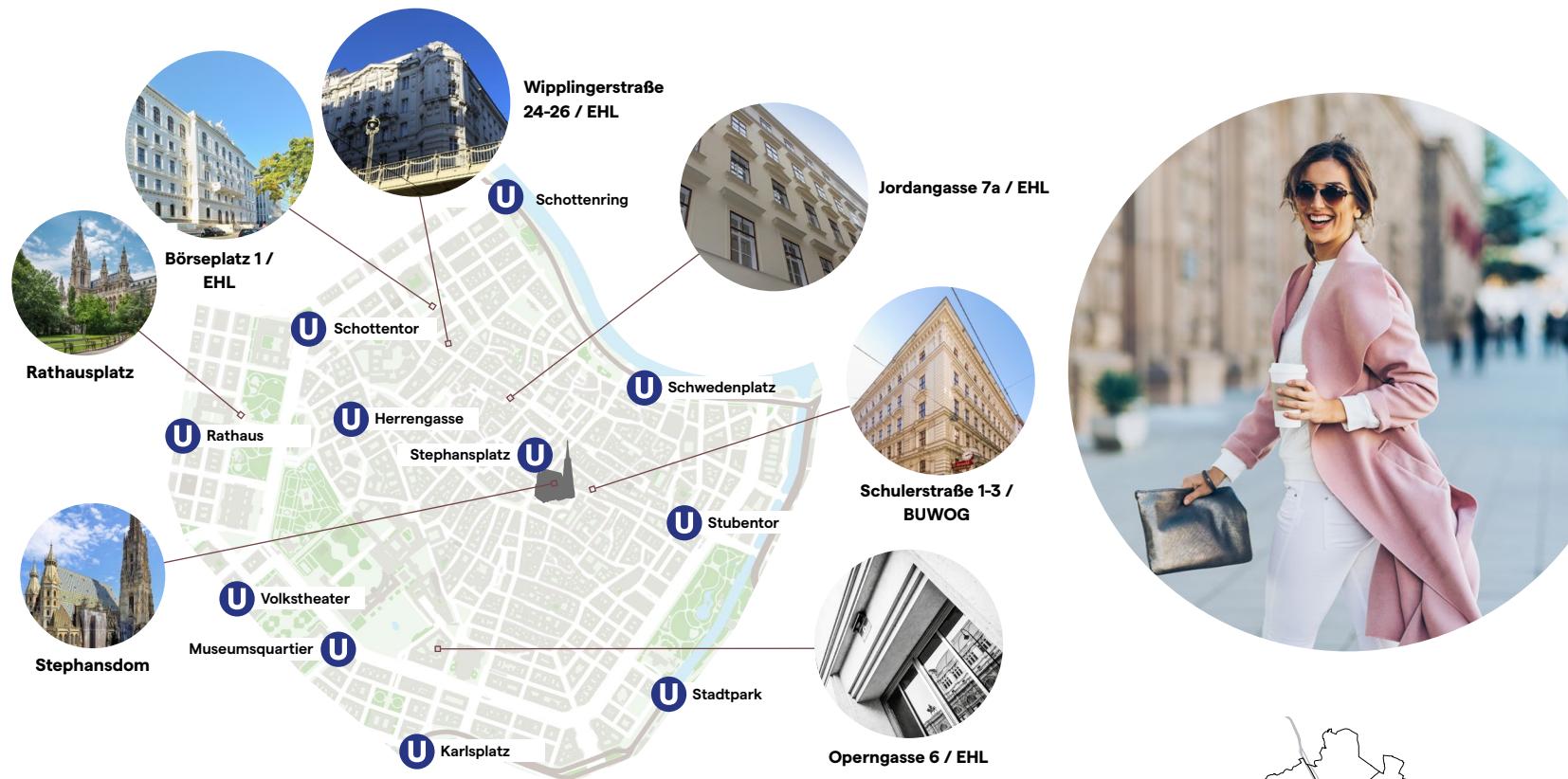
As the capital's political and economic hub, Vienna's First District combines administration, jobs, and sights in a very small space; more than 100,000 people work here. Bustling with people during the day and packed with revellers enjoying a night on the town, this is the only Viennese district with a declining population.

This time-honoured district is still open to change, though. Squares such as Neuer Markt and Michaelerplatz have undergone climate-resilient redevelopment in recent years, and pedestrian areas such as those around the Alte Post, or former Austrian Postal Savings Bank building, have been expanded with improved quality of life as they benefit from greenery and traffic calming.

Several measures have also been planned for the coming years: the Aula der Wissenschaften is to be converted into a modern

science communication centre with exhibitions, workshops, and a green forecourt by 2027. The site will benefit from new cycle paths and an automated access management system planned for the inner city with the aim of traffic calming. This is an ambitious goal, especially as the First District has the highest density of cars in Vienna.

Vienna downtown is still at the high end of the market for residential accommodation with high prices, scarce supply, and great prestige. The First District also has the highest average living area per capita. Anyone aiming to live in downtown Vienna will not only need a decent budget but also patience with the somewhat limited number of residential units available. In general, the First District has very few new projects and developments and the supply of existing residential units is limited. The only two new projects known to have completion dates in the next few years in the First District are the *Sixth Sense Residences* redevelopment project at Stubenring 2 and the listed *Steindlhaus* at Steindlgasse 4, which is to be refurbished and expanded to a high standard as part of a property investor scheme.



## FACTS

### Demography

Residents	16,281
Main residences	8,433
Persons/household	1.96
Moved in	+ 2,129
Moved out	- 2,333
Migration balance	- 204

### Sinus-Milieus®



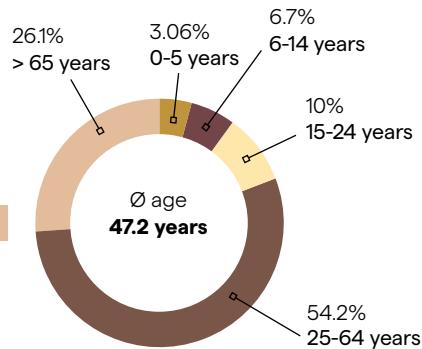
### Foreign nationals



### Average income (net)



### Average age



### Housing prices

#### Owner-occupied

First occupancy	n/a*
Other	n/a*

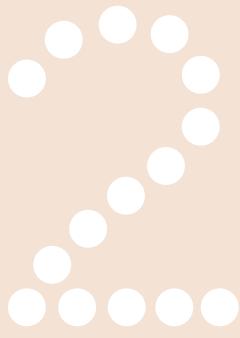
#### Rented

First occupancy	€ 24.00 / m <sup>2</sup>
Other	n/a*

#### Invest. property € 6,000 to € 10,000 / m<sup>2</sup>

The calculations are based on data from the 2025 EHL Apartment Building Report.

\*The sample observed was too small to deliver reliable and accurate information.



# Leopoldstadt in transition



## Between urbanity and nature

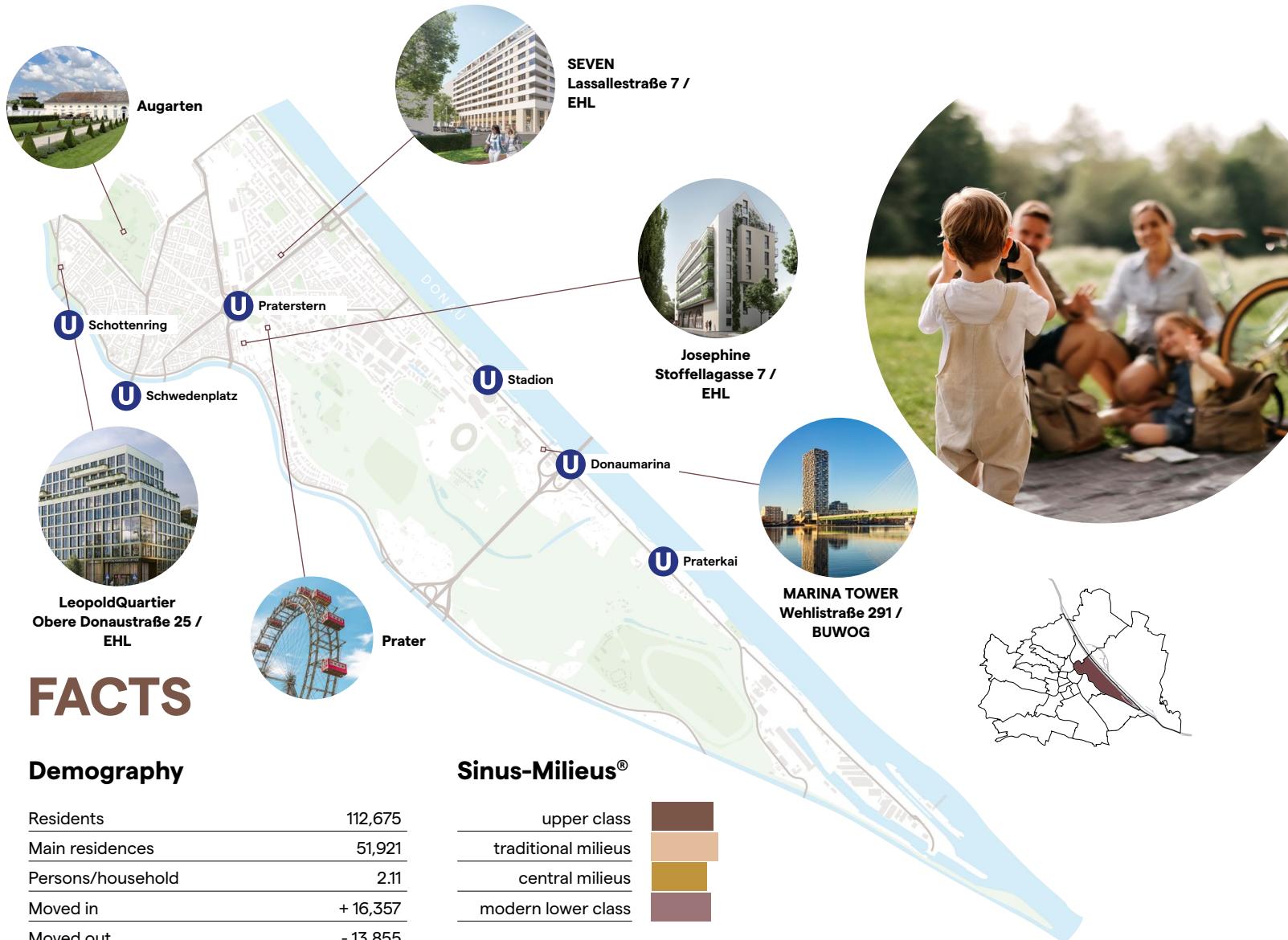
**Leopoldstadt combines the best of both worlds: lively city life and relaxed natural surroundings. Located between Donaukanal and the Danube, the district benefits from a high quality of life, a variety of leisure opportunities, and a city atmosphere.**

Around sixty percent of the district's total area consists of green spaces and waterways. At a total of forty-four parks, the district functions as a true green oasis with an outstanding variety of recreational spaces close to nature. The Second District also benefits from a high cycle path density compared to Vienna's other municipal districts.

Over the past few years, Leopoldstadt has established itself as a trendy, diverse, and highly sought-after residential district amongst home seekers. Quarters such as *Leopoldquartier* and *Grünblick* in the *Viertel Zwei* quarter dominate the modern urban landscape, having breathed new life into the district. There is further ongoing development with around 200 new apartments to be developed in the *Nordbahnviertel* urban development zone on the brownfield site between the ÖBB railway route and Dresdner Straße.

Vienna's population continues to grow, with particularly strong increases in Leopoldstadt. It is therefore no surprise that demand for residential space in the Second District has remained stable, despite a slight decline in supply. Ongoing development projects include *Leopoldquartier Living* on Obere Donaustraße, *Franz im Glück* on Franzensbrückenstraße, and *Josephine* on Stoffellagasse.

The Second District has also been a hive of activity for urbanisation driven by a variety of future projects, such as an international long-distance bus terminal to be developed on Handelskai by 2028. The new Sport Arena Vienna – the first of its kind in Austria – was officially opened in September 2025 with the aim of setting new standards as a multifunctional training and event location. Another project in the works includes further upgrades to the Donaukanal waterfront with chillout zones, a sun deck, and green pocket parks.

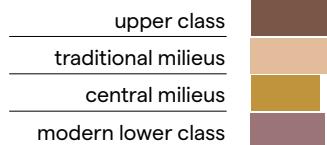


## FACTS

### Demography

Residents	112,675
Main residences	51,921
Persons/household	2.11
Moved in	+ 16,357
Moved out	- 13,855
Migration balance	+ 2,502

### Sinus-Milieus®



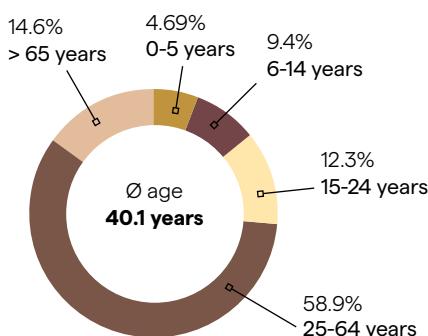
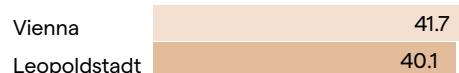
### Foreign nationals



### Average income (net)



### Average age



### Housing prices

#### Owner-occupied

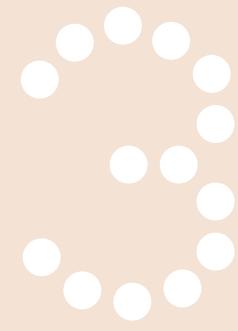
First occupancy	€ 7,300 / m <sup>2</sup>
Other	€ 5,100 / m <sup>2</sup>

#### Rented

First occupancy	€ 16.50 / m <sup>2</sup>
Other	€ 13.20 / m <sup>2</sup>

#### Invest. property

The calculations are based on data from the 2025 EHL Apartment Building Report.



Gasometer

Village im Dritten  
Baufeld 13, 14A and 14B / EHL

## Between tradition and future

**The Third District benefits from a harmonious interplay of historical architecture and innovative new building projects. Landstraße is the only central district whose area projects beyond the Vienna Beltway.**

The Third District is a dynamic quarter in transition and shares a lot of common features with neighbouring Leopoldstadt. Even if not much new living space is in development near the centre, the development situation largely features old building renovations, loft conversions, and a selection of new builds along Rennweg, Schlachthausgasse, and around Landstraße Hauptstraße, for instance.

Landstraße has heavy demand for living space, especially amongst young target groups. This is explained by high urban diversity, excellent transport links – U3 metro, S-Bahn suburban railway services, motorway, airport – and a surprisingly high proportion of green space such as the botanical gardens and Belvedere palace gardens.

The Third District's *Village im Dritten* urban development zone on the Landstraße section of the Vienna Beltway has given the situation fresh momentum. This development involves a new neighbourhood with apartments such as the *Park Flats* project on Ljuba-Welitsch-Promenade as well as offices, local amenities,

and leisure facilities on a former railway site for the added benefit of the surrounding area. Additional development sites are also already in planning.

The *Arsenal* local development plan is another project for the future. The currently enclosed area is to be opened up and integrated with loft conversions while also attracting educational, research, and cultural institutions such as the Vienna University of Technology and the Academy of Fine Arts.

The project aims towards developing a vibrant "Science City" combining innovation and urban quality. The district development concept for the *An und unter der Tangente* area at and below the bypass includes the climate-friendly reactivation and transformation of unused spaces. This involves enhancing public space with more greenery, liveability, and new mobility developments.

Extending tramline 18 from the Schlachthausgasse U3 metro station to the Stadion U2 metro station is among the highlights of the coming years. From autumn 2026, the line will be connecting the Second and Third Districts directly via the Prater with seven new stops, 2.1 kilometres of cycle paths, green tracks, around 200 trees, and traffic-calmed areas.



# FACTS

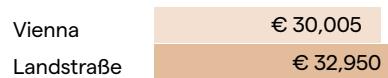
## Demography

Residents	98,881
Main residences	50,401
Persons/household	1.95
Moved in	+ 13,167
Moved out	- 12,751
Migration balance	+ 416

### Foreign nationals



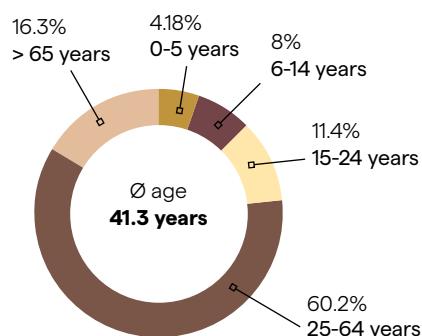
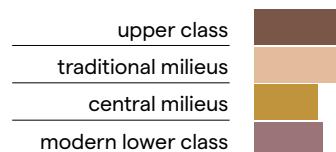
### **Average income (net)**



### Average age



**Sinus-Milieus®**



## Housing prices

### **Owner-occupied**

First occupancy	€ 7,000 / m <sup>2</sup>
Other	€ 5,050 / m <sup>2</sup>

## Rented

First occupancy	€ 16.50 / m <sup>2</sup>
Other	€ 14.40 / m <sup>2</sup>

**Invest, property** € 2,000 to € 5,600 / m<sup>2</sup>

The calculations are based on data from the 2025 EHL Apartment Building Report.

# Central, creative & charming



## A blend of conservative and hip

**Wieden combines solid middle-class flair with urbane vibrancy. Historical buildings – many of which were built before 1919 – and good infrastructure combined with diverse cafés and restaurants make the district an attractive location for living and working.**

The Fourth District is one of Vienna's more sought-after residential areas, especially around Karlsplatz, Schwarzenbergplatz, and lower Wiedner Hauptstraße. Student life plays a major role in the area around the University of Technology; especially the bustling Freihausviertel quarter with its many restaurants attracts a broad target group.

New construction activity in this district is very low despite its attractive location between downtown and the Hauptbahnhof main railway station. No other major new construction projects are currently planned apart from the Funkhaus, or broadcast-

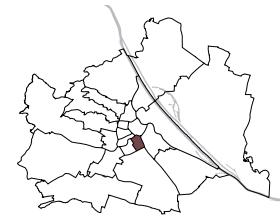
ing centre, expansion on Argentinierstraße with new apartment development. Construction projects most recently completed include Petzvalgasse, Wiedner Hauptstraße, and Mommengasse.

Urban development in the district is also in progress. The Argentinierstraße and Wiedner Hauptstraße redesign project has already been successfully concluded. More minor measures in the future will also contribute to upgrading, for instance on Mühlgasse, which could be transformed into a green, traffic-calmed pedestrian zone in the section between Pressgasse and Schikanedergasse. Schäffergasse is planned for an upgrade to its attractiveness with new trees and seating.

In front of Vienna University of Technology, *Karlsgarten* has further development potential. The previous lease's expiry creates an opportunity to redesign *Karlsgarten* and establish it permanently as a publicly accessible recreational space.

# 1040 wien – wieden

25

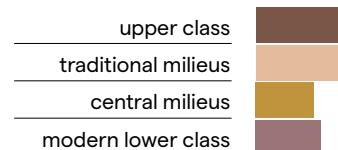


## FACTS

### Demography

Residents	33,444
Main residences	16,476
Persons/household	2.01
Moved in	+ 5,662
Moved out	- 5,387
Migration balance	+ 275

### Sinus-Milieus®



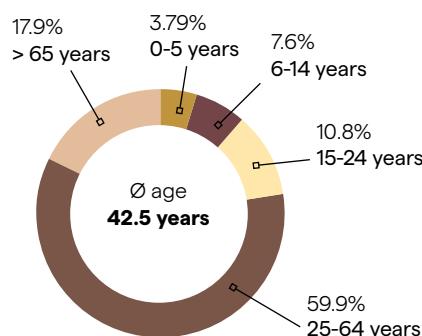
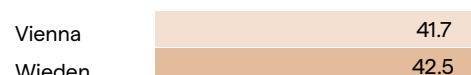
### Foreign nationals



### Average income (net)



### Average age



### Housing prices

#### Owner-occupied

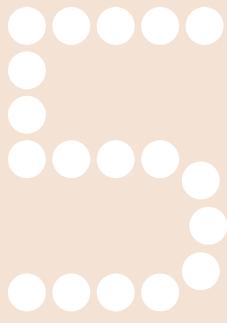
First occupancy	€ 7,500 / m <sup>2</sup>
Other	€ 5,650 / m <sup>2</sup>

#### Rented

First occupancy	€ 17.30 / m <sup>2</sup>
Other	€ 14.80 / m <sup>2</sup>

#### Invest. property

The calculations are based on data from the 2025 EHL Apartment Building Report.



# Margareten is evolving



Bruno-Kreisky-Park



Pilgramgasse 15 / EHL

## Versatility and urbanity – a district in transition

**Margareten is often seen as the last classic working-class district in central Vienna. The district is one of the most densely populated and heavily built-up in Vienna, and has the highest population density with only four percent green space.**

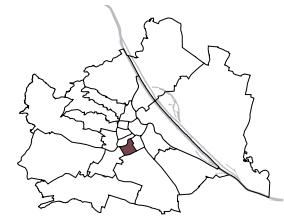
However, the district has undergone an impressive amount of progress in the past few years. The metro network in particular has been a major driver with the new U2 connection: the Pilgramgasse, Reinprechtsdorfer Straße, and Matzleinsdorfer Platz stations have greatly improved accessibility in an upgrade to the district's infrastructure. These improvements have also led to an increase in the number of artists and creatives moving into the district more recently.

The Reinprechtsdorfer Straße redesign project was a major milestone in restructuring the district's public space. Additional measures towards climate adaptation and quality of life will follow: Barbara-Prammer-Park, an area of around 1,500 square metres

adjacent to the Kettenbrückengasse metro station, was reopened with the aim of keeping the heat out and letting nature in.

One of the district's largest urban development projects is the upcoming traditional Viennese *grätzl* neighbourhood redevelopment on Margaretenplatz. The aim is to make public spaces climate-resilient, pedestrian-friendly, and future-oriented. The Friederike-Mayröcker-Hof project has already been implemented as a landmark of Viennese housing in the heart of Margareten – an eight-storey ultra-low-energy building with fifteen affordable high-quality apartments and new shared spaces for young families on previously unused space.

Despite these improvements, dense development has kept the supply of freehold properties limited. The most recent projects to be completed were on Wiedner Hauptstraße, Spengergasse, and Schönbrunner Straße. Even so, increasing demand will still meet scarce supply without any major project developments currently planned.

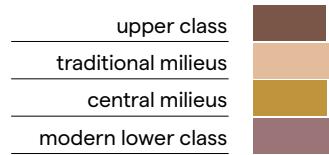


## FACTS

### Demography

Residents	54,581
Main residences	28,398
Persons/household	1.91
Moved in	+ 8,574
Moved out	- 8,398
Migration balance	+ 176

### Sinus-Milieus®



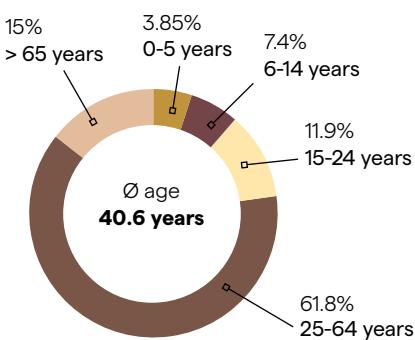
### Foreign nationals



### Average income (net)



### Average age



### Housing prices

#### Owner-occupied

First occupancy	€ 6,000 / m <sup>2</sup>
Other	€ 4,900 / m <sup>2</sup>

#### Rented

First occupancy	€ 14.90 / m <sup>2</sup>
Other	€ 13.60 / m <sup>2</sup>

#### Invest. property

The calculations are based on data from the 2025 EHL Apartment Building Report.



# Between trendy vibes and old-world charm

## Attractive residential location amidst cultural diversity

**Mariahilf comes as a real hub of diversity nestling between the traditional Naschmarkt in the south and vibrant Mariahilfer Straße, Austria's most famous shopping boulevard, in the north. Vienna's Sixth District benefits from a vibrant mix of hip cafés, trendy bakeries, small bistros, and selected wine dealerships, creating a perfect mix of quality of life and vibrant ambience.**

Mariahilf is one of the most desirable locations in the city – small in area, large in diversity. The district breathes urban lifestyle with a touch of bohemian. The Sixth District also profits from an excellent central location and outstanding public transport links, all set amidst an impressive stock of charming old buildings.

Current and planned urban development projects place a clear emphasis on greenery and liveability. Linke Wienzeile has already been upgraded with numerous new trees, and the Spalowsky-gasse school centre and Mittelgasse have undergone extensive redesign. The Naschmarkt car park reconstruction and new parks at Kettenbrückengasse also contribute to the district's climate-resilient transformation. The Gumpendorfer Straße redesign is

a key project with more green space, recreation zones, and new utility infrastructure by 2028.

The excellent public transport services in Mariahilf are especially worth emphasising. Mariahilf is already highly integrated into the public transport network with four underground lines as of now as well as an upcoming expansion project with the new U2/U5 in planning for additional connections. Despite its urban density, the district has relatively scarce cycle path infrastructure.

Demand for housing is high, supply is limited. New projects mainly take the form of gap infill, renovation of old buildings, and loft conversions mainly in the central and western part of the district; projects include Sophisticated on Bürgerspitalgasse and EST22 on Esterházygasse. Prices reflect the scarce supply of new apartments in this attractive location. The new municipal housing complex at Stumpergasse 56 also goes some way towards satisfying the urgent need for affordable housing, and includes assisted living for senior citizens.

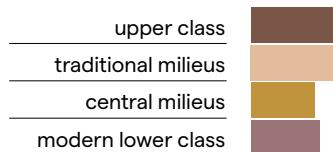


## FACTS

### Demography

Residents	31,083
Main residences	16,110
Persons/household	1.94
Moved in	+ 5,182
Moved out	- 5,426
Migration balance	- 244

### Sinus-Milieus®



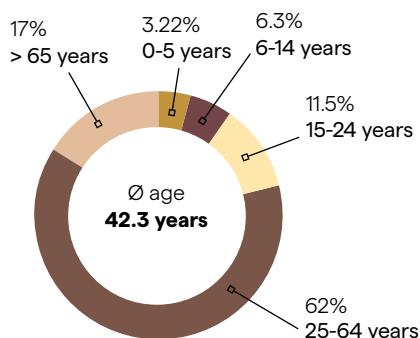
### Foreign nationals



### Average income (net)



### Average age



### Housing prices

#### Owner-occupied

First occupancy	€ 7,300 / m <sup>2</sup>
Other	€ 5,700 / m <sup>2</sup>

#### Rented

First occupancy	€ 17.20 / m <sup>2</sup>
Other	€ 14.70 / m <sup>2</sup>

#### Invest. property

€ 2,800 to € 6,000 / m<sup>2</sup>  
The calculations are based on data from the 2025 EHL Apartment Building Report.



# Tradition & zeitgeist

## Where Biedermeier and boho lifestyle meet

**The Seventh District is a vibrant microcosm of art, culture, and cuisine. Designer shops, galleries, trendy eateries, and bars dominate the streetscape, turning the district into a hotspot for creatives, epicures, and anyone who appreciates city life. Architecturally, Neubau benefits from magnificent Gründerzeit buildings and attractive Biedermeier architecture – a charming contrast to the modern, cosmopolitan world.**

Neubau borders on the bustling Mariahilfer Straße in the north and, like all inner-city districts, is one of Vienna's densely populated areas. The proportion of green space is limited, but there are small well-kept parks such as Siebensternpark and Gutenbergpark for recreational opportunities in developed areas. The district has a high proportion of residents from other federal states in Austria at more than 25 percent, more than anywhere else in Vienna. Neubau is one of Vienna's most dynamic and sought-after districts thanks to its lively local scene and creative atmosphere.

The tight demand on the residential market reflects this. Even with the slight recent upturn in construction activity, new homes are still in short supply largely due to high demand and limited space. Development activity mainly focuses on renovations, loft conversions, and smaller gap infilling projects. Examples include projects such as RUBAN on Kaiserstraße, La Bohème on Halbgasse, and ZIE4 on Zieglergasse. There have also been two major urban

development projects recently – the first is the new city quarter on the former Sophienspital site, which is nearing completion. This will house around 180 subsidised apartments as well as retail, educational, cultural, and leisure areas. The second will be the largest freehold project in the district to date with more than 200 new apartments to be developed on the site of Leiner, a former furniture shop, on Mariahilfer Straße.

Neubau may not have extensive parks, but there are continuous greening and redesign plans so as to improve quality of life. One of these entails a new section of the Kühle Zone Neubau project on Seidengasse from autumn 2025, which includes an expansion of green space from the current 32 to 287 square metres. Cyclists will also benefit from the safe connection recently laid along the district as part of the Vienna cycle path initiative. This has resulted in a safe two-way cycle path along the inside of the Neubau part of the Vienna Beltway.

Finally, the district has features that will especially be useful to families – children with and without disabilities benefit from sheltered playrooms in the midst of the city environment with free indoor playrooms such as Kichererbse and Pusteblume funded by the district as well as the Spielothek play centre financed by donations.

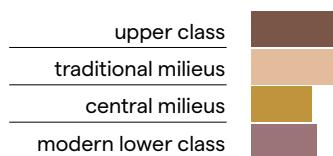


## FACTS

### Demography

Residents	31,330
Main residences	16,946
Persons/household	1.86
Moved in	+ 4,384
Moved out	- 4,593
Migration balance	- 209

### Sinus-Milieus®



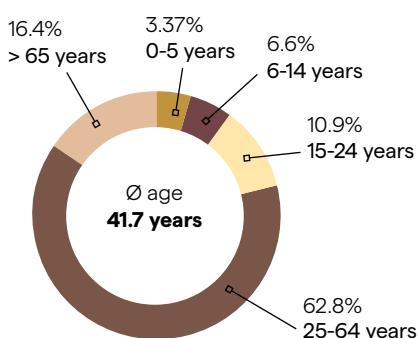
### Foreign nationals



### Average income (net)



### Average age



### Housing prices

#### Owner-occupied

First occupancy	€ 7,600 / m <sup>2</sup>
Other	€ 5,800 / m <sup>2</sup>

#### Rented

First occupancy	€ 17.30 / m <sup>2</sup>
Other	€ 14.80 / m <sup>2</sup>

#### Invest. property

The calculations are based on data from the 2025 EHL Apartment Building Report.

# A lot packed into a small space



Tigergasse 23-27 / BUWOG



Schlesingerplatz

## Historical charm and big-city lifestyle

**Josefstadt is Vienna's smallest district by surface area and borders directly on downtown; the district combines historical charm and urban lifestyle. Characterised by elegant old buildings, small alleys, and magnificent Gründerzeit houses, the district has a quiet, cultured atmosphere right in the heart of the city. Cultural venues include the famous Theater in der Josefstadt alongside cosy cafés, indie bookshops, and stylish boutiques that shape the urban landscape. Josefstadt is extremely popular amongst cultural creators and students.**

The diversity of cultural and culinary offerings combined with a well-run infrastructure and an appealing urban aesthetic add to the great attractiveness of the district. However, there is still plenty of activity towards making Josefstadt even more liveable. The new bicycle axis along Josefsgasse, Zeltgasse, and Pfeilgasse forms a high-quality connection from the second ring to Vienna Beltway. An area of 4,700 square kilometres was unsealed on the 1.2-kilometre route and greened with trees. Additional meeting zones and drinking water hydrants have substantially increased liveability.

Busy Josef-Matthias-Hauer-Platz is also undergoing a redesign with a new green traffic-calmed centre – ideal for markets, concerts, and open-air cinemas. A central fountain is included in the plan in addition to new trees, flower beds, and seating.

Other improvements involve Albertgasse and Skodagasse (up to Florianigasse). The project includes around twenty new trees and tall shrubs, plant beds, benches, bike stands, a drinking fountain, and unsealed paving. Albertgasse will be a one-way street in the future and cycling will be permitted in either direction on Skodagasse. A new two-way cycle path will improve the traffic situation for cyclists on Josefstädter Straße as well.

Healthcare will be seeing a major change in the coming years with the Confraternität and Goldenes Kreuz hospitals merging into a modern health centre. A new land use reclassification and development plan has laid the foundations for a functional, innovative health complex. Special attention has been given to preserving street trees and green spaces. Apart from that, the Confraternität gardens will remain permanently open to the public as a valuable local recreational space in the centre of the district.

New housing in Josefstadt is hardly feasible despite the high demand. This is due to the limited space available, sparse opportunities for infill development, and strict protection regulations governing historical building stock. The regulations preserve the urban character, but they also limit the potential for housing expansion.

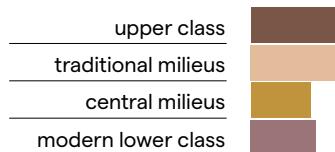


## FACTS

### Demography

Residents	24,242
Main residences	12,273
Persons/household	1.99
Moved in	+ 5,009
Moved out	- 5,169
Migration balance	- 160

### Sinus-Milieus®



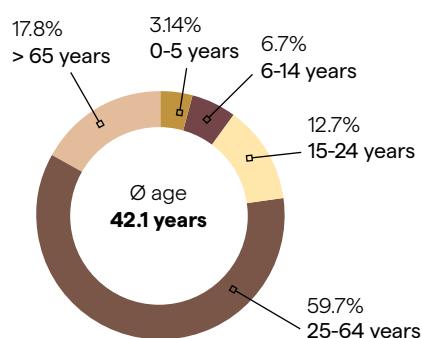
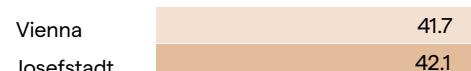
### Foreign nationals



### Average income (net)



### Average age



### Housing prices

#### Owner-occupied

First occupancy	€ 8.100 / m <sup>2</sup>
Other	€ 6.050 / m <sup>2</sup>

#### Rented

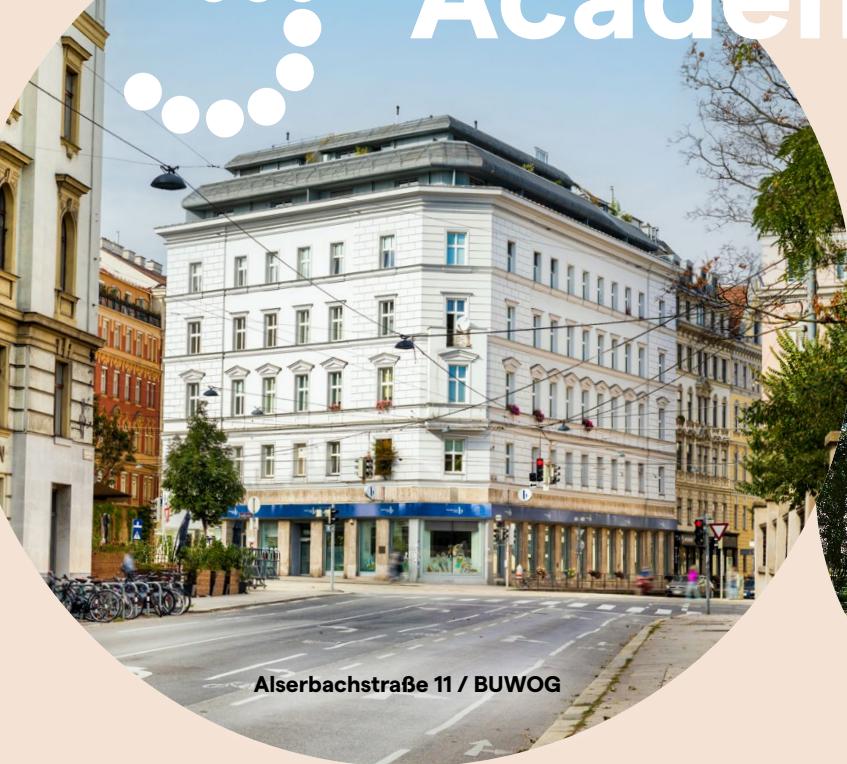
First occupancy	n/a*
Other	€ 15.00 / m <sup>2</sup>

#### Invest. property

€ 3,500 to € 5,300 / m<sup>2</sup>  
The calculations are based on data from the 2025 EHL Apartment Building Report.

\*The sample observed was too small to deliver reliable and accurate information.

# Academic flair



Alserbachstraße 11 / BUWOG



Liechtensteinpark

## Striking the balance between tradition and development

**The Ninth District is home to many of the University of Vienna's institutes, giving it a lively, academic atmosphere. A wide variety of cafés and culinary offerings are also available for relaxation. This mixture is reflected in the urban character with classic upper-class neighbourhoods alongside youthful, student-centric traditional Viennese grätzl neighbourhoods – especially around Friedensbrücke and Spittelau.**

The Ninth District is in a definite process of transformation with a great deal happening beyond the public space; after Althanquartier, initial plans have been released for redeveloping Julius-Tandler-Platz at Franz-Josefs-Bahnhof railway station. The square has been greened, with the aim of turning tarmac into liveability for the benefit of the climate and people.

From 2030, a new, internationally oriented university campus for the University of Vienna and the BOKU University of Natural Resources and Life Sciences will be developed on the former Vienna University of Economics site. The project is considered Austria's largest university building project in the coming decades. Plans include a shared lecture hall centre, generous open spaces, and a federal education centre. A 500-metre green open-space path will connect north and south access as well as existing and new buildings. Cycling infrastructure will also be improved to include new and upgraded cycle paths.

Demolition is expected to start in 2027. The Vienna General Hospital/MedUni site is set to undergo extensive modernisation in sixteen construction stages to be completed by 2030 in a contribution to international cutting-edge medicine, research, and teaching.

Public transport is also seeing growth. The new metro station of the U5 leading to Karlsplatz at first, then Hernals, will be developed at Frankhplatz by 2026. The public space around the station will be redesigned together with local residents. The new tramline 12 provides a connection through the Eighth, Ninth, Twentieth, and Second Districts. The line offers numerous transfers to the metro and S-Bahn suburban railway services.

Following the initiative for more greenery in the district, Alsergrund was the first district to carry out a comprehensive analysis of possible locations for new street trees, thus demonstrating the potential for more than two thousand additional trees.

Things have also started moving again regarding housing supply in the district compared to previous years – both in terms of new construction and renovation projects. Examples include *Prunkstück* on Tendlergasse, *Le Petit Lion* on Rotenlöwengasse, *ALSA – Rooftop Living* on Nussdorfer Straße, and another project at Währinger Gürtel 134.

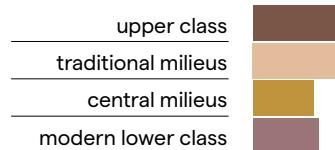


## FACTS

### Demography

Residents	41,664
Main residences	21,824
Persons/household	1.91
Moved in	+ 7,787
Moved out	- 7,722
Migration balance	+ 65

### Sinus-Milieus®



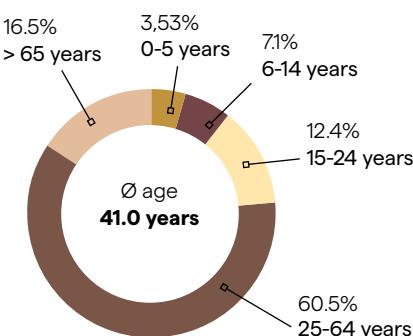
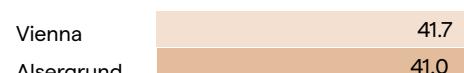
### Foreign nationals



### Average income (net)



### Average age



### Housing prices

#### Owner-occupied

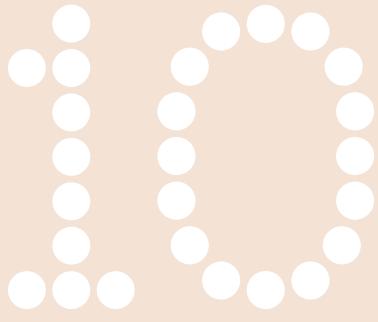
First occupancy	€ 7,900 / m <sup>2</sup>
Other	€ 5,800 / m <sup>2</sup>

#### Rented

First occupancy	€ 17.40 / m <sup>2</sup>
Other	€ 14.70 / m <sup>2</sup>

#### Invest. property

The calculations are based on data from the 2025 EHL Apartment Building Report.



# Breathing diversity



Kurpark Oberlaa



DECK ZEHN, Laxenburger Straße 2 /  
BUWOG

## Between urban development and Supergrätzl

**Located in the south of Vienna, Favoriten is a district of dynamic development. Once known as a classic working-class district dominated by industry, the now diverse Tenth District is in a state of transformation. Despite common clichés regarding the large public housing complexes, Favoriten offers an attractive mix of urbanity, cultural diversity, and green spaces for relaxation. Vibrant shopping streets, markets, and multicultural third places contrast with quiet, almost rural areas such as Oberlaa or the Wienerberg recreational zone. Places such as the former Ankerbrotfabrik bread factory, the Amalienbad indoor swimming pool, and the Ticky ice cream parlour are well-known far beyond the district.**

After Donaustadt, Favoriten ranks second amongst Vienna's most populous districts. Nearly as many people live in Favoriten as in Linz, Austria's the third largest city – tendency still rising. It comes as little surprise that the Tenth District has Vienna's second-busiest new development activity – even if it has recently seen a light decline. Newly built housing projects include Maja on Gudrunstraße, DECK ZEHN and Luxury on Laxenburger Straße in the Neues Landgut quarter as well as OLÉ OLÉ on Laaer-Berg-Straße. Large urban development projects such as the Altes Landgut on the round-about are particularly influential: previously used as a transit zone, a climate-friendly cluster of traditional Viennese grätzl neighbourhoods is set for development here as a flagship project of modern urban planning with an innovative mobility concept. Planning for the new Am Kempelenpark quarter project is also underway with a total of around 1,100 new apartments to be developed there.

The *RothNEUsiedl* project envisages a climate-friendly district with short distances, 40 hectares of green space, affordable housing, and social infrastructure to be developed on 124 hectares. This future district project pioneering in climate protection will see priority given to pedestrians, cyclists, and sustainable construction. Completion is expected within the next decade. The former Siemens site is under development as a new, diverse urban quarter with a high proportion of green space. This new neighbourhood connects the Sonnwendviertel quarter to the Bohemian Prater. The development involves 1,100 new apartments on what was previously a strictly commercial site, and construction kick-off is due for 2026.

Favoriten also has a lot going for it in terms of climate-friendly infrastructure and upgrading public spaces: Favoritenstraße will be redesigned, the 1.3-kilometre pedestrian zone from Platz der Kulturen to Reumannplatz will be extensively greened and modernised by 2027. The Hauptbahnhof main railway station forecourts are to be redeveloped starting in spring/summer 2026. Together with ÖBB, the City of Vienna is unsealing more than 3,500 square metres of space. New trees, plant beds, mist columns, and drinking fountains aim to improve the microclimate at Südtiroler Platz and around Gerhard-Bronner-Straße. Cycling enthusiasts in Favoriten have been benefitting from cycling infrastructure improvements on the Wieden section of the Vienna Beltway since June 2025: a new, structurally separated two-way cycle path flanked by green spaces has replaced the previous path.

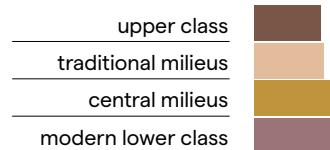


## FACTS

### Demography

Residents	223,190
Main residences	98,521
Persons/household	2.23
Moved in	+ 26,555
Moved out	- 24,209
Migration balance	+ 2,346

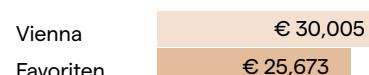
### Sinus-Milieus®



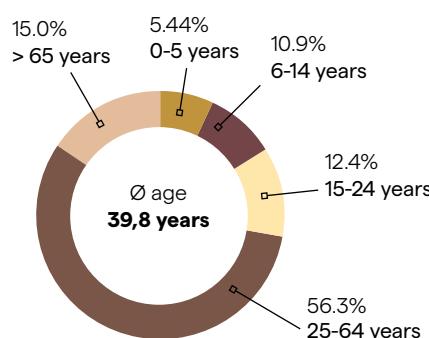
### Foreign nationals



### Average income (net)



### Average age



### Housing prices

#### Owner-occupied

First occupancy	€ 5,850 / m <sup>2</sup>
Other	€ 4,050 / m <sup>2</sup>

#### Rented

First occupancy	€ 15.10 / m <sup>2</sup>
Other	€ 12.30 / m <sup>2</sup>

#### Invest. property

The calculations are based on data from the 2025 EHL Apartment Building Report.



# Brownfield sites: Rethinking housing and shaping the city of the future

A new neighbourhood with new apartments, parks, schools, and everything that a city needs has been emerging on the former Nordbahnhof railway station site in the Second District for years.

Brownfield sites are former industrial, commercial, or traffic areas that underwent intensive use and now see little use or are completely abandoned. These areas are regarded as the most important spatial reserve for sustainable urban development, as they have already been developed once before and can be revitalised without having to use additional land.

**L**ocations referred to as brownfield sites are growing in importance in Austria. Structural changes in business, production, and logistics have led to locations across the nation losing their original purpose. These include industrial and commercial zones in urban and peripheral locations that have already been developed but are now disused.

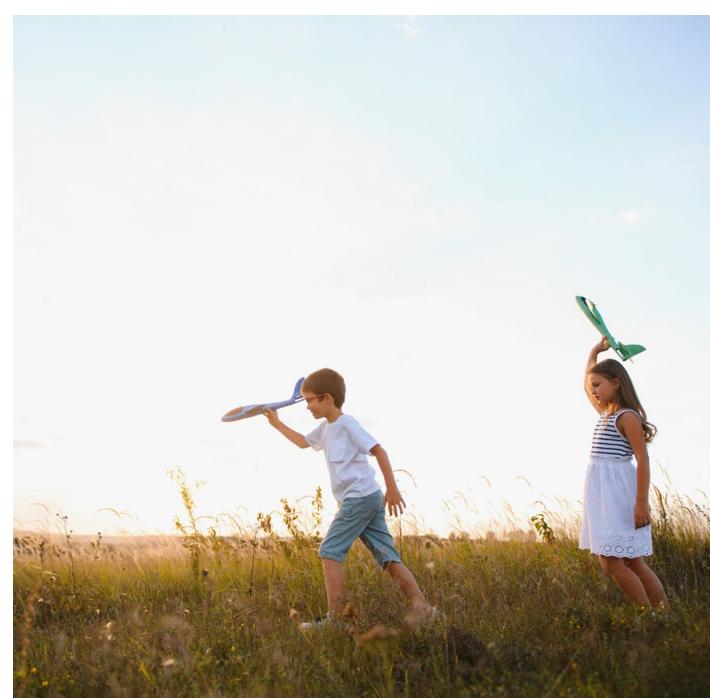
These areas are generally an eyesore, but they do offer potential for reuse or repurposing. Increasing pressure on land resources and Austria's ranks amongst those European countries with especially high land use add to the issue.



Former Siemens site

Vienna is a rapidly growing city and faces the challenge of creating additional space for living, working, and infrastructure – ideally, without sealing green and open spaces. Brownfield sites provide considerable opportunities here; their reutilisation supports more sustainable spatial planning while also preserving unde-

veloped green spaces. Policy initiatives such as the Austrian Soil Strategy and regional funding programmes at federal state level increasingly promote the reuse of derelict sites as an alternative to rezoning land for development.



**Brownfield sites show how existing land can unlock new social and ecological potential with forward-looking planning, cooperation, and innovation.**



Former Leopoldau gasworks site



The former Leopoldau gasworks site is located in Vienna's Twenty-First District, Floridsdorf, in the northern part of the city. The area has been reclassified and is now used for subsidised housing and commercial purposes.

**H** owever, developing sites like these can be a complex undertaking due to previous use. Site contamination and complex ownership often cause concern, and legal or planning uncertainty may delay projects and increase costs.

Even so, repurposing brownfield sites offers significant opportunities; this allows for new residential and commercial zones in locations that were already developed once, thus strengthening inner-city structures, shortening traffic routes, and contributing to the ecological rehabilitation of contaminated sites. Successful examples ranging from revitalised industrial areas in Vienna, Graz, and Linz to smaller industrial wastelands in the federal states illustrate the potential of such projects for cities and municipalities.

In general, brownfield sites in Austria form a strategically important field of action for project developers to combine economic development, social requirements, and environmental responsibility. Consistent reutilisation of these areas can make a lasting contribution to resource-saving, liveable, and sustainable urban development.



Neu Leopoldau residential buildings

The examples illustrate how innovative spatial planning concepts on brownfield sites can lead to new residential areas that conserve space and resources. The result is sustainable living space where long-term use and excellent liveability take priority from the planning stage.

## Leopoldau Gasworks / Neu Leopoldau (21st District)

Former gasworks – a classic brownfield site. This project involves around 1,255–1,400 new apartments including about a thousand subsidised apartments in development on an area of roughly 3.5 hectares from the total 42-hectare gas plant, plus an additional area of around 70,000 square metres of commercial area and plenty of open spaces.

### Success factors in the transformation

- Existing identity-defining buildings (halls, workshops) repurposed (business, creative industry)
- Mixed use at granular level: housing + commercial + social facilities
- High proportion of open spaces: green courtyards, local squares, traffic-calmed neighbourhood
- "Young living" and social mixing in a wide variety of subsidised community concepts

### Contribution to area efficiency

- Approx. 90–100 apartments/hectare → solid density despite listed buildings
- Refurbishment of heavily used industrial brownfield sites prevents reassignment of greenfield sites for development in the surrounding area.
- Revitalisation of large area potential with existing transport connections (U1, S-Bahn suburban railway services)

## Siemensgründe / residential district Am Park (21st District)

Former Siemens sites near the Siemensstraße S-Bahn suburban railway station; around 1,280 apartments built for approximately 2,500 residents on a site of roughly 8.2 hectares with a 1.5-hectare park as its centrepiece.

### Success factors in the transformation

- Large central park as an identity-defining element (Am Park)
- Excellent public transport connections (S-Bahn suburban railway, tram, bus services)
- Mixed-use neighbourhood: supermarkets, services, day-care centre
- Granular plot assignment: multiple developers → mixed use + architectural diversity

### Contribution to area efficiency

- Approx. 156 apartments/hectare → significant conversion gain compared to previous commercial stock
- Infilling without additional land use, use of land already sealed

## Nordbahnhof railway station / Nordbahnhofviertel (2nd District)

Former freight station; new neighbourhood with apartments, schools, and wide green spaces is in development on the site. A sub-area measuring 32 hectares entails around 5,000 apartments and 2,500 jobs by 2026.

### Success factors in the transformation

- "Freie Mitte" as a large, continuous natural and recreational area – a flagship project in urban biodiversity
- Versatility at the limits: mixed use (residential, commercial, educational)
- Mobility concept: strong focus on walking, cycling, and public transport, low ratio of parking spaces
- Neighbourhood management: active involvement of residents + low conflict culture

### Contribution to area efficiency

- Around 150 apartments/hectare in residential clusters
- High rate of infill development in a downtown location → significant reduction in pressure on land use on the outskirts
- The site alone provides for several thousand apartments, a significant contribution to Vienna's new housing development.

# Tradition and industry



## City living on the edge and in the midst of it all

**Simmering stands out with its long residential streets, spacious green spaces, and a diverse mix of traditional crafts together with increasingly modern industrial and commercial enterprises. New development projects have seen a downturn compared to the previous year; however, several large housing developments and trendy new neighbourhoods have emerged in recent years, resulting in a significant upgrade to the district.**

Simmering's population has grown by 18.3 percent over the past decade, and statistics suggest that relative population growth over the next two decades will be stronger than in any other district. The housing market supply in Simmering is currently showing a distinctly downward trend. Alongside the planned large-scale *Rosengarten* project on Lichnowskygasse, smaller new construction projects are currently being planned; these projects include *Kaniak Residenzen* on Kaniakgasse, *Brambilla* on Brambillagasse, and *Trikona – Leben in klarer Form* on Dreherstraße. Infill developments are mainly underway along Simmeringer Hauptstraße and towards Kaiserebersdorf.

The district also has some intriguing urban development plans: the *Weichseltalweg* timber construction quarter project entails developing a sustainable, climate-friendly quarter with a spacious

park and affordable housing. The gasometer surroundings to the immediate west and south are also set for further development. The *Bricolage City* project aims towards creating a diverse city quarter in a harmonious combination of living and working. The project places particular emphasis on the design of public spaces; the new central park forms the heart of the development, its generous green space creating a noticeable upgrade in quality of life in the district. A new affordable housing development project on Kremenzkygasse/Hauffgasse is underway on a previous parking area. The parking spaces required will be moved into an underground parking facility underneath the new building in the future. New housing is also planned above an existing local amenity on Geiselbergstraße.

Intensive work on expanding green spaces is in progress: the section of Simmeringer Hauptstraße between Litfaßstraße and Zippererstraße is to be redesigned beginning next year. Measures include planting additional trees to improve the microclimate, open areas to stop and play, light-coloured paving to reduce heat, and new seating and water elements to cool down in the summer. The citywide initiative aimed at turning tarmac into liveability includes redesigning squares and streets, and Simmering is no exception: Enkplatz already saw extensive renovation in 2025.

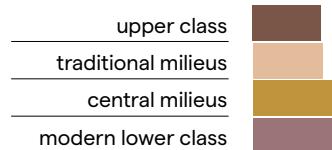


## FACTS

### Demography

Residents	112,149
Main residences	49,194
Persons/household	2.24
Moved in	+ 11,076
Moved out	- 9,859
Migration balance	+ 1,217

### Sinus-Milieus®



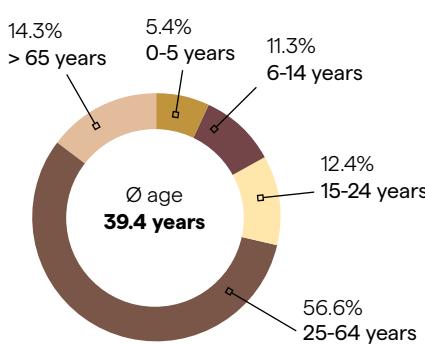
### Foreign nationals



### Average income (net)



### Average age



### Housing prices

#### Owner-occupied

First occupancy	€ 5,550 / m <sup>2</sup>
Other	€ 3,900 / m <sup>2</sup>

#### Rented

First occupancy	€ 14.00 / m <sup>2</sup>
Other	€ 11.90 / m <sup>2</sup>

#### Invest. property

The calculations are based on data from the 2025 EHL Apartment Building Report.



# Everyday charm meets the diversity of the city

## Between development potential and village character

**The Twelfth District was long considered to be a quiet, suburban working-class district. Meidling is currently proving to be an increasingly attractive district in its dynamism and diversity, gradually growing into an emerging hotspot in Vienna.**

Meidling has been undergoing remarkable development for some years, leaving an indelible mark on the residential market. Excellent transport connections are one such feature with the U4 and U6 metro lines and many light rail and tram lines making the district highly accessible, despite its location outside the Vienna Beltway. The district has more than forty parks including Haydnpark, Miep-Gies-Park, and Wilhelmsdorfer Park as recreational areas in the city. Well-known sights such as Schloss Hetzendorf palace and the Theresienbad spa complex add charm to the district.

The increasing popularity of Meidling as a residential district has led to many new projects under development or in planning, including one project around the famous Meidlinger Markt and one along Breitenfurter Straße. Overall development has been highly favourable even if there are only a few major new development and renovation projects currently underway. Current projects include *The Rose* on Schläglgasse, *soVie* on Schallergasse, and a construction project at Aichholzgasse 35 and Viventorgasse 63.

Much is also happening in urban development, territorial planning, and climate protection with a new secondary school under devel-

opment on the *An den Eisteichen* site; a school has been in planning since 1971. The small urban woodland on Hoffingergasse will remain intact as small-scale construction projects on Khleslplatz cautiously revive the traditional Viennese *grätzel* neighbourhood. A climate-adaptive urban development is progressing well south of the Hetzendorf S-Bahn suburban railway station: land use reclassification and development plans will make the existing business area more versatile and create space for affordable housing.

Buildings along Breitenfurter Straße are being reorganised to meet contemporary mobility requirements and the challenges of climate change. The neighbourhood around Tanbruckgasse is to be developed further in alignment with Vienna's climate goals – focused on resource conservation, climate-resilient structures, and reinforcing Meidling's cultural identity. Existing residential complexes and block perimeter developments are preserved, while the mixed use of residential and commercial areas enjoys targeted subsidies.

Infrastructure and public space are also seeing a lot of activity: Wiener Linien has been revamping the Tscherttegasse metro station since April 2025 to ensure greater comfort, safety, and complete accessibility. New access to Miep-Gies-Park will also upgrade the station. Many streets such as Kollmayergasse, Arndtstraße, Rollingergasse, and Tanbruckgasse will be greened and redesigned for traffic safety. Vierthalerpark and Christine-Busta-Park are also set to undergo a comprehensive redesign.

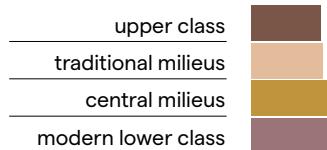


## FACTS

### Demography

Residents	102,393
Main residences	48,098
Persons/household	2.10
Moved in	+ 12,865
Moved out	- 12,311
Migration balance	+ 554

### Sinus-Milieus®



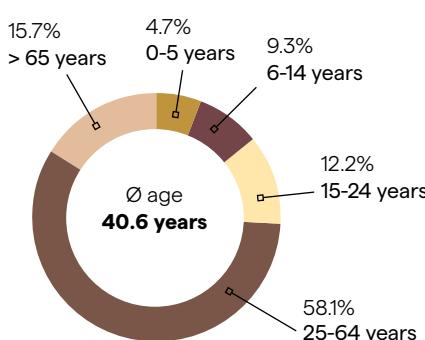
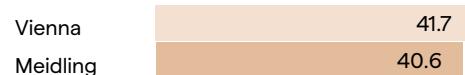
### Foreign nationals



### Average income (net)



### Average age



### Housing prices

#### Owner-occupied

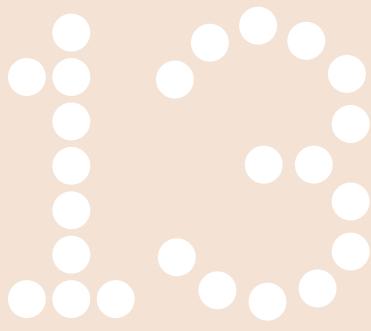
First occupancy	€ 6,000 / m <sup>2</sup>
Other	€ 4,300 / m <sup>2</sup>

#### Rented

First occupancy	€ 14.50 / m <sup>2</sup>
Other	€ 12.80 / m <sup>2</sup>

#### Invest. property

The calculations are based on data from the 2025 EHL Apartment Building Report.



# Elegant shades of green

Hermes villa



Auhofstraße 258 / EHL



## Vienna's idyllic west

**Lots of space, greenery, and distinctive elegance characterise Vienna's Thirteenth District. Hietzing immediately stands out from its neighbouring districts with front gardens, tree-lined avenues, and spacious streets defining the urban landscape, while extensive green and recreational areas such as Schönbrunn palace gardens, Roter Berg, and Lainzer Tiergarten park give the district its exquisite charm. It comes as little surprise that Hietzing is considered one of Vienna's most desirable residential areas, especially amongst families.**

Apart from its impressive natural reserves with more than two-thirds of its area dedicated to grassland, Hietzing surpasses all other districts of Vienna while also providing a wide variety of cultural and architectural highlights. Major buildings such as Schloss Schönbrunn palace and Hermes villa attract many visitors every year. Elegant concept stores, stylish cafés, and traditional restaurants are ideal for a stroll and spending an hour or two in the centre of Alt-Hietzing. Many of the long-established pubs and taverns have become institutions enjoying an excellent reputation far beyond the borders of the district. Hietzing is in high demand as a residential district; no other district has a larger proportion of privately owned apartments.

Land reserves available for development are limited. The supply of new homes in Hietzing is still rather scarce and can only meet the high demand to a limited extent. Even so, there has recently been some more movement on the real estate market. Examples include

land use reclassifications and urban development plans allowing roof extensions at Fleschgasse 15–17. A protective zone is also planned in some areas to preserve the historical urban character. The existing business development zone at Hietzinger Kai is undergoing expansion; the office tower will remain in use for the purpose. Green spaces and trees are to be preserved as they contribute to sustainable development and a better quality of life.

Apart from that, several smaller, high-quality residential projects are under development such as Wittgenstein 23 on Wittgensteinstraße, Speising:70 on Speisinger Straße, TWIN Estates on Köchelgasse, LAI153 on Lainzer Straße, and Hietzinger Hauptstraße 132.

Despite the impressive amount of green space at more than 70 percent – one of the highest in Vienna – the district is still dedicated to greening measures and revitalising the public space. One example is Altgasse, which underwent successful greening in 2025. The Lainz neighbourhood focuses on conservation, climate protection, and cautious, gradual development. The typical building stock in the historical centre and adjoining villa development with its spacious gardens define the green character of Hietzing, and are to be preserved in the future. Improvements in foot and bicycle traffic are also planned, including new crossings along the connecting railway and an expansion of the main cycling network from Wiental valley to the southwest route.

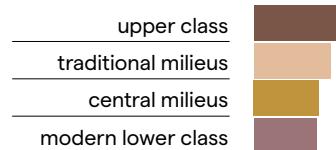


## FACTS

### Demography

Residents	56,108
Main residences	26,565
Persons/household	2.09
Moved in	+ 5,224
Moved out	- 4,447
Migration balance	+ 777

### Sinus-Milieus®



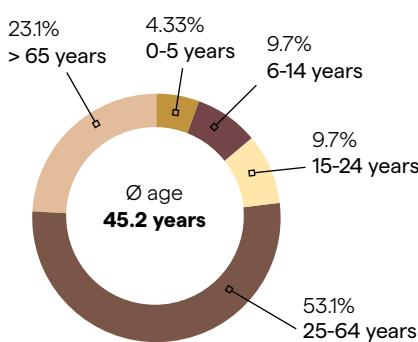
### Foreign nationals



### Average income (net)



### Average age



### Housing prices

#### Owner-occupied

First occupancy	€ 8,000 / m <sup>2</sup>
Other	€ 5,950 / m <sup>2</sup>

#### Rented

First occupancy	€ 16.90 / m <sup>2</sup>
Other	€ 14.90 / m <sup>2</sup>

#### Invest. property

The calculations are based on data from the 2025 EHL Apartment Building Report.

# Popular Penzing

Zuhause in Hawei  
Mauerbachstraße 17 / EHL

Otto-Wagner-Villa

## Living paradise in the west of Vienna

**The Fourteenth District benefits from a host of features as a place to live. Excellent transport connections such as the U4, S-Bahn suburban railway services, local and long-distance trains, and a variety of bus and tram connections keep the district well-connected.**

**On the other hand, spacious green and recreational areas such as the Vienna Woods, Steinhofgründe, and Dehnepark are attractive spots to stop and relax. Penzing is the third greenest district in Vienna as measured by green spaces since the district extends into the Vienna Woods.**

Apart from its proximity to nature, the district also benefits from cultural and architectural highlights. Hütteldorf's Allianz Stadium as well as numerous Art Nouveau buildings by architect Otto Wagner – especially the Church of St. Leopold located at Steinhof – define the district's aesthetic appeal. Fun fact: around one in four people employed in Penzing work in the health sector – more than in any other district of Vienna.

Recent years have seen numerous development projects, including major ones, completed in the Fourteenth District. Construction activity has since calmed down somewhat with increased focus on small-scale projects, renovations, and high-quality properties, especially in the western part of the district. Demand for housing remains very high. Projects currently under development include Minorgasse 37, Mauerbachstraße 17, Knödelhüttenstraße 27, and Hochsatzengasse 16. Due to their proximity to the expansive

green spaces of the district, these locations appeal to a broad target group.

Penzing attaches great importance to a balanced development with new housing opportunities to be created while also preserving the historical townscape and listed architectural ensembles. This aim is especially clearly defined in the Alt-Penzing area – preserving historical buildings and protecting green spaces while also developing living space in moderation. The signature architectural ensembles are to be preserved in the long term by land use reclassifications and urban development plans. However, new housing at local scale is under development on selected plots benefiting residents, local businesses, and home seekers. Stinglgasse also focuses on architectural conservation with land use reclassification to preserve the existing building stock and valuable tree population.

Achieving the climate goals also takes priority in Penzing. One example of this is the Ludwig-Zatzka-Park extension with the Breitensee S-Bahn suburban railway station forecourt to be redesigned for climate resilience and integrated into the existing parklands. More greenery keeps the district cool while new seating, water pools with drinking fountains and jets, fitness equipment, and a community garden add to the district's livability. Light-coloured, heat-reducing ground surfacing and modern lighting along the main paths also increase safety and comfort.

# 1140 wien – penzing

49

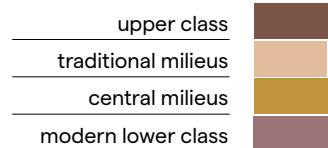


## FACTS

### Demography

Residents	99,049
Main residences	48,281
Persons/household	2.03
Moved in	+ 10,244
Moved out	- 9,388
Migration balance	+ 856

### Sinus-Milieus®



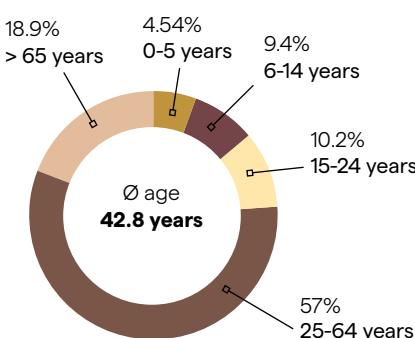
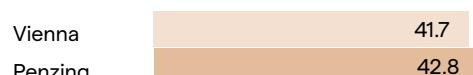
### Foreign nationals



### Average income (net)



### Average age



### Housing prices

#### Owner-occupied

First occupancy	€ 6,150 / m <sup>2</sup>
Other	€ 4,350 / m <sup>2</sup>

#### Rented

First occupancy	€ 15.60 / m <sup>2</sup>
Other	€ 13.87 / m <sup>2</sup>

#### Invest. property

€ 2,300 to € 3,600 / m<sup>2</sup>  
The calculations are based on data from the 2025 EHL Apartment Building Report.



# Dynamic hotspot



## A district of diversity outside the Vienna Beltway

**Rudolfsheim-Fünfhaus is Vienna's smallest, and the most densely populated, district outside the Vienna Beltway. Apart from the Westbahnhof railway station and Äußere Mariahilfer Straße, the Fifteenth District is home to the Wiener Stadthalle, the largest event centre in Austria. Its location is particularly attractive with both downtown and the outskirts within easy reach. The district also benefits from excellent transport connections with three metro lines (U3, U4, and U6) as well as local and national train services.**

Rudolfsheim-Fünfhaus is one of the youngest districts in Vienna with a strong influx of new residents. Diversity shapes social and cultural life in the district, making it one of the most dynamic districts in Vienna – urban, diverse, and innovative. The district's central location and ongoing upgrades to many of the traditional Viennese *grätzel* neighbourhoods is making Rudolfsheim-Fünfhaus increasingly attractive. The combination of positive image change and still relatively moderate housing prices has led to a steadily increasing demand for housing. However, recent years have seen a decrease in the number of new development projects with only a few major developments currently underway. Such projects include Schokoladenfabrik on Meiselstraße, Wien Fifteen on Sechshauser Straße, and Wiener Stadtoase on the section of Mariahilfer Straße outside the Vienna Beltway.

Development of the currently unused property at Reithofferplatz 4 is another planned area of focus with new affordable housing supplemented by a busy ground floor zone integrating new facilities into the public space. The adjacent Reithofferplatz/Tannengasse area is to be further upgraded by a traffic-calmed zone with excellent liveability.

The Fifteenth District is also a hive of urban design activity. The Äußere Mariahilfer Straße renovation project contributes significantly to further upgrades to the district, and even larger development projects are pending along the Westbahnhof railway station and Felberstraße. The new Auf der Schmelz park project has also created a major green space. Around 1,000 square metres of previously sealed space have been unsealed and designed for versatility. The project includes plants that provide cooling shade, a variety of seating options, a drinking fountain with a water feature, and fitness equipment for an inviting outdoor environment to relax and keep fit. Light-coloured paving reduces the summer heat and barrier-free access as well as modern lighting along the main pathways provide safety and orientation.

Mitte 15 is a future key urban development concept that aims to make Rudolfsheim-Fünfhaus greener and more liveable. The project area extends from Märzstraße to the north to Mariahilfer Straße and Linzer Straße to the south, and from the Neubau section of the Vienna Beltway to Sturzgasse. The aim is to develop new green and open spaces, remove barriers caused by railway lines, and include climate protection and resilience measures. Camillo-Sitte-Gasse has also been planned for redesign with structural improvements underway – similar to those already in place on Kreuzgasse – to speed up tramline 9. This will involve unsealing an area of 500 square metres with new shrubs and green spaces, drinking fountains, and seating as well as widening pedestrian walkways. Improved visual guidance and optimised parking increase traffic safety and liveability throughout the traditional Viennese neighbourhood.

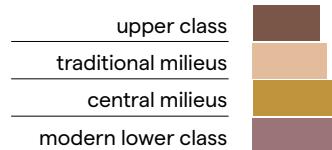


## FACTS

### Demography

Residents	75,902
Main residences	37,709
Persons/household	2.02
Moved in	+ 12,478
Moved out	- 13,015
Migration balance	- 537

### Sinus-Milieus®



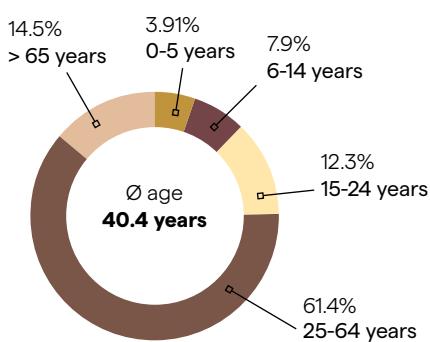
### Foreign nationals



### Average income (net)



### Average age



### Housing prices

#### Owner-occupied

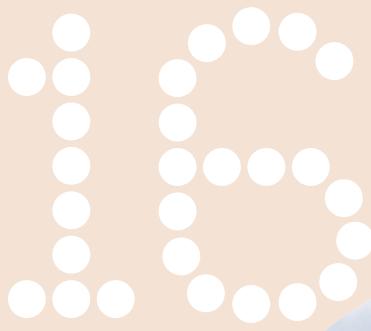
First occupancy	€ 5,850 / m <sup>2</sup>
Other	€ 4,050 / m <sup>2</sup>

#### Rented

First occupancy	€ 14.30 / m <sup>2</sup>
Other	€ 12.90 / m <sup>2</sup>

#### Invest. property

The calculations are based on data from the 2025 EHL Apartment Building Report.



# Cultural diversity



## From Vienna Beltway to the Vienna Woods

**A tapestry of contrast defines the former working-class district of Ottakring: densely built-up urban neighbourhoods dominate in the east compared to upmarket residential areas at the foot of Wilhelminenberg hill in the west. Brunnenmarkt in Yppenviertel is considered Vienna's longest street market and attracts people from all over the city. Ottakring is also known throughout Austria for its long-standing industrial brewery of the same name still producing beer in the district.**

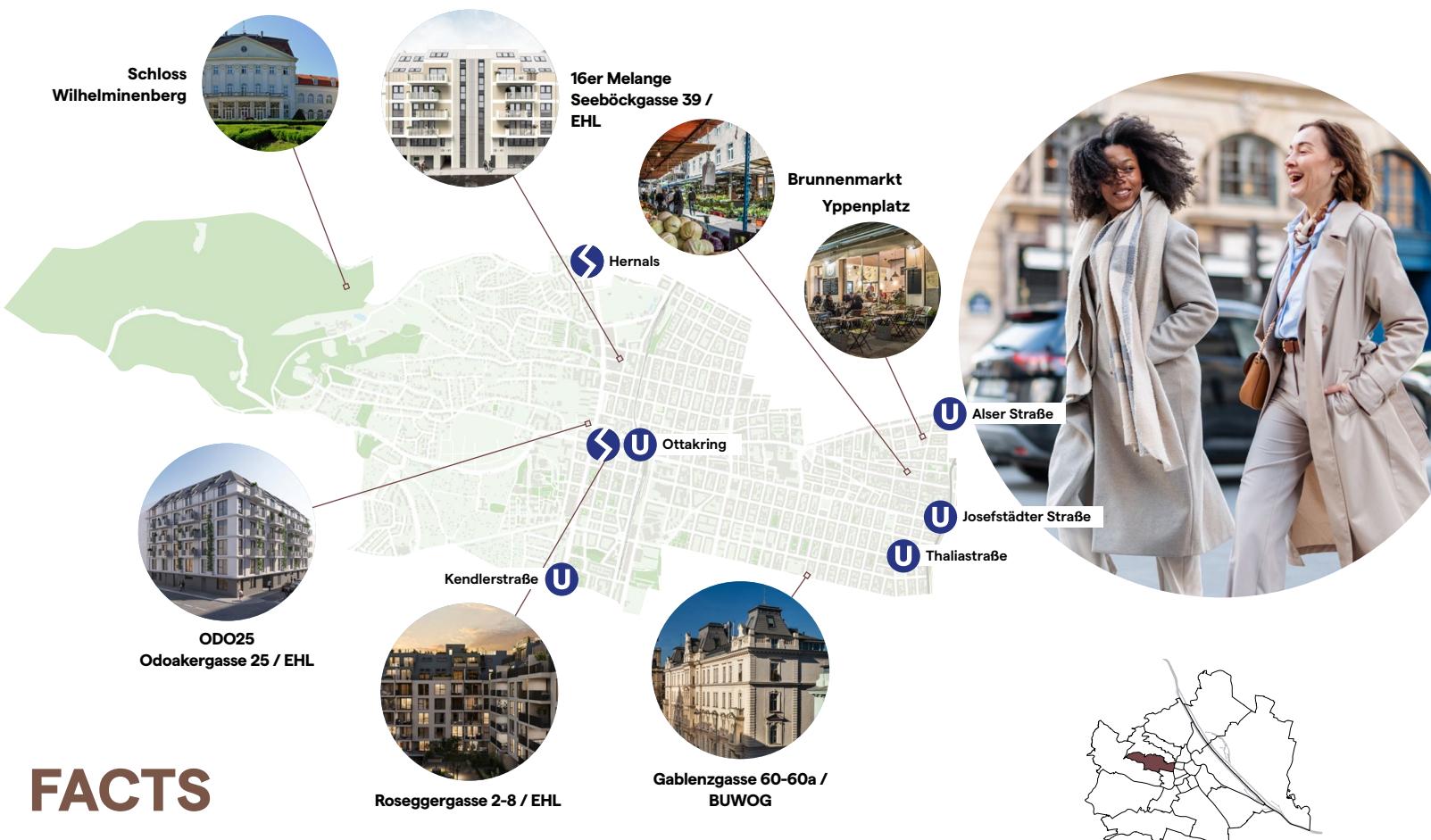
The Sixteenth District has a lot to offer such as the multicultural Brunnenmarkt market attracting visitors to a culinary journey around the world combined with lively nightlife on Ottakringer Straße. The Vienna Woods on the western border of Ottakring offer plenty of lush greenery, hiking trails, and a panoramic view over the city from 449 metres up on Wilhelminenberg, the district's "local hill".

The district is currently undergoing increasing development activity again, especially in central and western Ottakring. Current development project locations include Roseggerstraße 2–8, the former plant nursery site on Erdbrustgasse and Gallitzinstraße, and a minor project at Seeböckgasse 39. A new block is under development on Weinheimergasse, promising high-quality living and working spaces. The inner courtyards of these Gründerzeit blocks are to be upgraded with unsealing, improvements in ventilation and greenery, and also free-standing firewalls to be integrated into the design. A protection zone along the edge of the block ensures preservation of the historical urban landscape, while a busy ground floor zone on Ottakringer Straße aims to boost liveability

in the centre of this traditional Viennese grätzl neighbourhood. Ottakring's excellent infrastructure has kept demand for residential housing consistently high all over the district with the U3 and U6 metro lines, S-Bahn suburban railway services, and a variety of bus and tram routes.

The district is also changing in appearance. A mission statement – "Old Ottakring as New" – has been forged to renew Alt-Ottakring by combining renovations, new buildings, public space redesign, and neighbourhood initiatives. This approach focuses on the historical centre between the Stadtbahnbögen railway arches and Sandleitengasse, where parish, day-care, and youth centres as well as wine taverns shape life in the neighbourhood.

The densely built-up Hippviertel quarter near the Vienna Beltway is also being upgraded with added focus on climate resilience. The plans include around 500 square metres of additional green space, new seating, an interactive water feature, and several drinking fountains. Brunnengasse is to be turned into a pedestrian zone and Hasnerstraße to be redesigned as a one-way street from Hippgasse onwards with the aim of reducing car traffic and increasing safety for cyclists. The modernisation plan for the Vienna healthcare provider includes extensive renovations to Ottakring Hospital to be completed by 2040. The ageing pavilion structure is to be replaced by three new central buildings for hospital specialities and a modern administration building while also preserving the listed hospital pavilions. In 2025, a competition was held for an outdoor redesign to add attractive and functional open spaces to the hospital site.

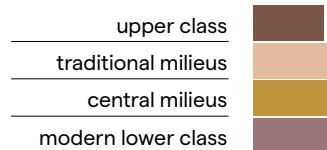


## FACTS

### Demography

Residents	102,727
Main residences	50,968
Persons/household	2.01
Moved in	+ 13,756
Moved out	- 13,945
Migration balance	- 189

### Sinus-Milieus®



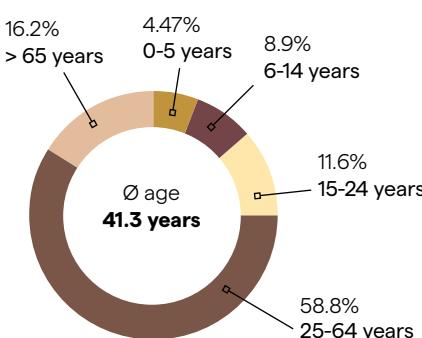
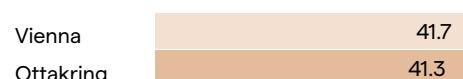
### Foreign nationals



### Average income (net)



### Average age



### Housing prices

#### Owner-occupied

First occupancy	€ 6,050 / m <sup>2</sup>
Other	€ 4,150 / m <sup>2</sup>

#### Rented

First occupancy	€ 14.70 / m <sup>2</sup>
Other	€ 13.10 / m <sup>2</sup>

#### Invest. property

€ 1,600 to € 2,900 / m<sup>2</sup>  
The calculations are based on data from the 2025 EHL Apartment Building Report.



# Urban versus noble



## Viennese charm and the joy of nature

The Seventeenth District shows clear contrasts like its neighbouring district, Ottakring: high population density in the east along the Vienna Beltway contrasts with quiet, leafy residential areas more uphill in the west. Whether suburban, elegant, or urban-trendy, Hernals has a unique way of combining tradition, modernity, casualness, and style.

A remarkable demographic and structural diversity defines the district. Neighbourhoods from the high and late Gründerzeit era vie with municipal housing complexes, charming cottage quarters, and historical village centres – each with its own character.

The new U5 metro line development project is a key driver in the current development situation. Improved transport links will increase the attractiveness for developers and home buyers in the future, especially along the new route. New projects are currently under development throughout the district in locations such as Ottakringer Straße 26 and 44 as well as Weißgasse 26. Urban planning has also been a driving force behind the district's future development. One example is the land use reclassification and urban development plan on Dornbacher Straße with the aim of enabling state-of-the-art sustainable and climate-friendly development. This specifically focuses on the historical centre, current development structure, and the high green-space ratio. Classification largely oriented towards the existing building stock and the extension of the protective zone preserves the area's signature aesthetic. Kainzgasse will also be classified as a protection zone in the future. The planning is based on the existing building

stock focused on homogeneous structures and green courtyards in alignment with the city's climate goals.

Steep sloping terrains, single-family houses, small gardens, and expansive green spaces characterise the Kleiner Schafberg area in the west of Hernals. The topographical conditions have so far prevented the full development of the historical road system, and some properties are difficult to access. The plan is to preserve the small-scale development structure, open up new construction sites, secure green and recreational spaces, and minimise land use and sealing with special focus on resource-saving infrastructure and pedestrian thoroughfares.

A redesign master plan is also available for Lacknergasse involving the rearrangement of a block dating back to the Gründerzeit era with single-storey halls in the inner courtyard to be replaced by buildings with a smaller footprint. This creates a consistent, high-quality green and open space. Green roofs and other measures improve the microclimate in the previously heavily sealed area. A protection zone will also be established for the first time towards long-term preservation of the historical Gründerzeit urban character.

Cyclists already benefit from a cycle path of around 900 metres along the Alszeile between Alsgasse and Dornbacher Straße, connecting existing routes and providing a fast and secure link to the Vienna Beltway. The project was completed in 2025.

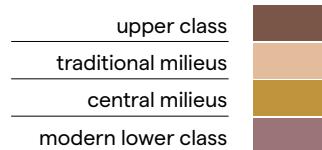


## FACTS

### Demography

Residents	56,767
Main residences	27,725
Persons/household	2.03
Moved in	+ 7,934
Moved out	- 7,914
Migration balance	+ 20

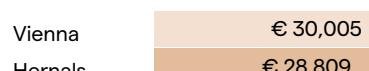
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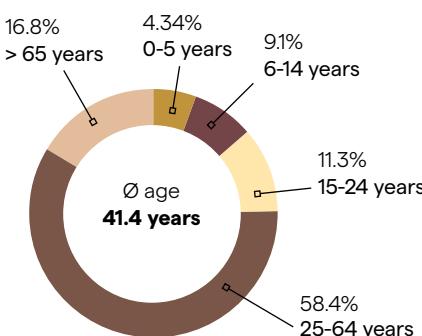
### Foreign nationals



### Average income (net)



### Average age



### Housing prices

#### Owner-occupied

First occupancy	€ 6,000 / m <sup>2</sup>
Other	€ 4,300 / m <sup>2</sup>

#### Rented

First occupancy	€ 14.80 / m <sup>2</sup>
Other	€ 13.20 / m <sup>2</sup>

#### Invest. property

The calculations are based on data from the 2025 EHL Apartment Building Report.



# Where tradition meets zeitgeist



Pötzleinsdorfer Schlosspark



Semper 47, Semperstraße 47 / EHL

## Urbanity next to elegance

**Währing could be described as the middle-class counterpart to Hernals and Ottakring. More densely built-up residential areas dominate in the southeast, while the more elegant Gründerzeit villas of the cottage quarter dominate the picture in the north. The Eighteenth District is one of Vienna's most sought-after residential addresses. There are plenty of reasons for this: Währing is one of the classic green districts, together with Hietzing and Döbling; this ensures a wide variety of outdoor recreation opportunities. The many educational institutions contribute to a family-friendly atmosphere, as do the excellent public transport connections to Vienna downtown.**

In a way, Währing has the best of both worlds as the smallest district outside the Vienna Beltway in terms of population, which contributes to a quiet and dignified residential atmosphere. The Eighteenth District also has plenty of city parks such as Türken-schanzpark, Pötzleinsdorfer Schlosspark, and Währingerpark, giving it a wide variety of local recreational areas. The range of home types also reflects this mix of tradition and modernity with single-family houses and villas in the northern and western parts contrasting with classic Gründerzeit perimeter block development towards the centre around the Vienna Beltway. Nearly half of the buildings were built before 1919.

Anyone looking for a home in the Eighteenth District, will find high quality but limited choice. Most of the renovation projects currently under development are smaller in scale and select, such as Semper 47 on Semperstraße and Soda House on Schopenhauerstraße. Two large new construction projects are also underway, Parkside Green Residences on Mollgasse and *The Temptation* on Schumanngasse.

Public space is also continuously being upgraded. As an example, the Währinger Straße section between Gersthof and Aumannplatz was comprehensively redesigned with a new two-way cycle path in operation since the end of 2024, roadway conversion into a one-way layout towards the city centre, and nineteen newly planted trees to improve both the urban landscape and the microclimate. Redevelopment is also well underway on Plenergasse (Teschnergasse–Vinzenzgasse) and Michaelerstraße. New green spaces, seating, widened pedestrian walkways, and drinking fountains are emerging after water pipe renewal. The Albertus Magnus elementary school on Michaelerstraße will also be given an extended walkway, new seating, a drinking fountain, and a cargo bike parking zone for safe entry and exit.

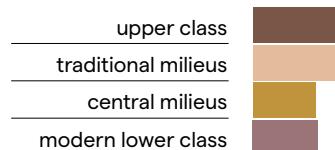


## FACTS

### Demography

Residents	51,376
Main residences	25,946
Persons/household	1.98
Moved in	+ 5,953
Moved out	- 5,945
Migration balance	+ 8

### Sinus-Milieus®



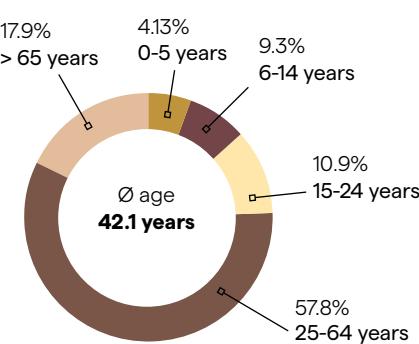
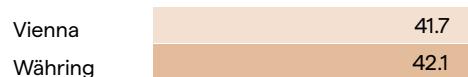
### Foreign nationals



### Average income (net)



### Average age



### Housing prices

#### Owner-occupied

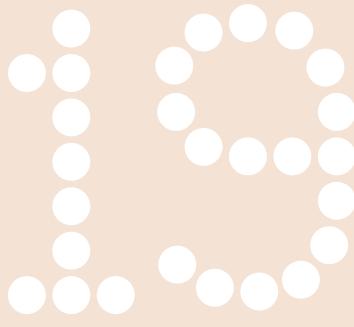
First occupancy	€ 8,000 / m <sup>2</sup>
Other	€ 5,700 / m <sup>2</sup>

#### Rented

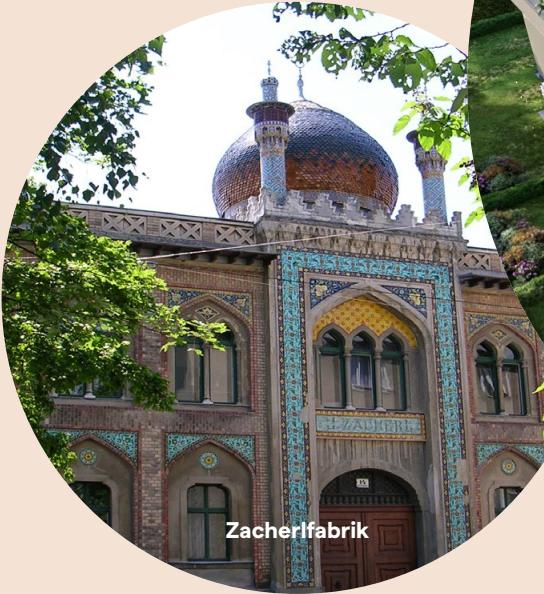
First occupancy	€ 17.20 / m <sup>2</sup>
Other	€ 14.80 / m <sup>2</sup>

#### Invest. property

The calculations are based on data from the 2025 EHL Apartment Building Report.



# Exclusive elegance



Zacherlfabrik



Am Hain  
Bauernfeldgasse 7-9 /  
EHL

## Between vineyard and Vienna Woods

**Döbling is one of the most sought-after residential areas in Vienna. About half of its area is grassland, ensuring a natural experience and beautiful city views. Thanks to popular destinations such as Kahlenberg, Leopoldsberg, and Nussberg, the Nineteenth District is a popular choice for those seeking relaxation and nature. Villages with wine taverns steeped in tradition such as Neustift, Sievering, Grinzing, and Nussdorf give the district its distinctive village character. To the west, the district is characterised by the Vienna Woods, vineyards, and elegant villa neighbourhoods, whereas the eastern part near the Danube Canal has Karl-Marx-Hof, Vienna's best-known and longest municipal housing complex.**

The Nineteenth District is an extremely sought-after residential address in Vienna. Anyone aiming to live here will usually face significantly higher prices compared to other districts. This especially applies to the villa areas in Sievering and Oberdöbling as well as the various wine-tavern suburbs. However, prices per square metre are also rising continuously in the more urban locations along Döblinger Hauptstraße, Krottenbachstraße, and Billrothstraße. The range of new development and renovation projects has declined somewhat in recent years and major developments are currently

concentrated on Heiligenstädter Straße, Bauernfeldgasse, and Muthgasse. The demolition of the existing building and the development of a new residential complex are also planned on the site of the former telecommunications operations office at Grinzingergasse 107. Apart from that, there are many more small-scale, mostly very high-quality projects under development such as loft conversions, renovations, and exclusive new buildings on the green outskirts. Examples include *Chez* and *KA91* on Kaasgrabengasse, *Rebenblick* in Neustift am Walde, *Bellevue House* on Bellevuestraße, and also Barawitzkagasse 24.

Heiligenstadt is somewhat less exclusive but benefits from excellent connections to public transport. This part of the district is defined by municipal and cooperative housing. One of the largest development zones in northwestern Vienna is underway in the *Muthgasse* quarter – an urban, sustainable quarter focused on working and living. The urban development master plan is aimed towards securing commercial uses and adding high-quality housing. Around 300 companies are already based in this area, and other projects are in planning to create space for housing, work, and education.

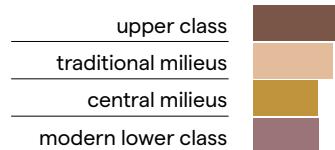


## FACTS

### Demography

Residents	76,074
Main residences	36,149
Persons/household	2.08
Moved in	+ 8,480
Moved out	- 7,456
Migration balance	+ 1,024

### Sinus-Milieus®



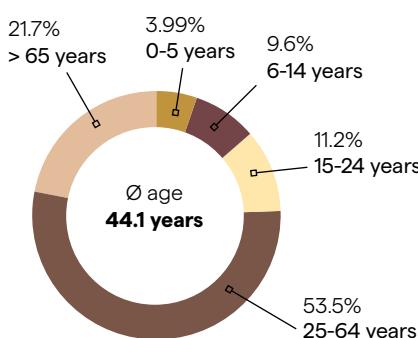
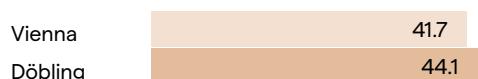
### Foreign nationals



### Average income (net)



### Average age



### Housing prices

#### Owner-occupied

First occupancy	€ 8,700 / m <sup>2</sup>
Other	€ 6,100 / m <sup>2</sup>

#### Rented

First occupancy	€ 17.50 / m <sup>2</sup>
Other	€ 14.90 / m <sup>2</sup>

#### Invest. property

The calculations are based on data from the 2025 EHL Apartment Building Report.

# Lively Brigitteau



Momento  
Dresdner Straße 90 / EHL



Wallensteinplatz

## Lots of change through urban development

**Tucked in between Donaukanal and the Danube, Brigitteau is the gateway to the northwest of Vienna. Together with Leopoldstadt, the district shares the island between the two bodies of water that make up more than a fifth of the district's area. The Twentieth District benefits from a central location, diverse range of shopping and dining options, and direct access to the water. Brigitteau has many exciting urban development projects making it one of the most dynamic districts in Vienna.**

The district is lively, multicultural, and densely populated, breathing authentic local charm at every corner. A wide range of restaurants, shops, and eateries for every budget is available at Wallensteinplatz. Other parts of the district benefit from a unique waterfront location. Along Donaukanal, or Danube Canal, the green promenade with a cycle path is ideal for a stroll towards the city centre while the waterfront zone measuring more than three kilometres on the Danube includes an attractive local recreational area.

There is also a lot of activity on the housing market with major new construction projects currently underway in projects such as *Momento* on Dresdner Straße, Traisengasse 20–22, and Nordwestbahnhofstraße 53–59. Medium-sized projects such as *SOLEY* on Leystraße or *Zwei Goldene Adler* on Nordbahnstraße as well as numerous smaller renovations are also underway.

The increasing attractiveness of Brigitteau as a residential district and its abundance of space available for inner-city development have led to a lot of construction activity in recent years. One outstanding example is the Nordwestbahnhof railway station urban development zone promising a climate-friendly, socially mixed district with around 6,500 apartments for some 16,000 residents to be developed on the former freight hub site by 2035. The centrepiece of the area will be the *Grüne Mitte* – a park of around 10 hectares with pedestrian and cycle paths, a variety of leisure activities, and no continuous car traffic. The new “gateway” to the district will also be built on the site of a former car dealership. The first construction phase in the south-eastern part of the site will be due for kick-off in 2026 with the first completions expected in 2028.

The district has a fair amount of other activity going on with the land use reclassification and urban development plan allowing year-round use of the Brigitteau allotment gardens. Wallensteinstraße is also undergoing a redesign as part of the city's campaign to turn tarmac into liveability, with the first phase to start between Friedensbrücke bridge and Wallensteinplatz.

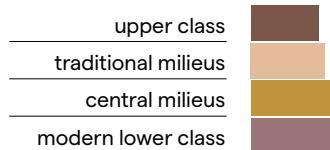


## FACTS

### Demography

Residents	86,950
Main residences	41,664
Persons/household	2.07
Moved in	+ 12,721
Moved out	- 12,833
Migration balance	- 112

### Sinus-Milieus®



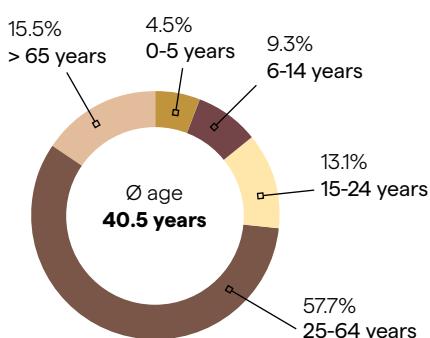
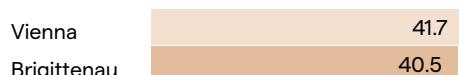
### Foreign nationals



### Average income (net)



### Average age



### Housing prices

#### Owner-occupied

First occupancy	€ 5,800 / m <sup>2</sup>
Other	€ 3,950 / m <sup>2</sup>

#### Rented

First occupancy	€ 14.30 / m <sup>2</sup>
Other	€ 13.00 / m <sup>2</sup>

#### Invest. property

The calculations are based on data from the 2025 EHL Apartment Building Report.



# Varied Floridsdorf



## Progress through expansion and transition

**Floridsdorf is an extremely versatile district with traditional villages with wine taverns such as Stammersdorf and Jedlesee right next to large communal housing complexes around Floridsdorfer Spitz. The district landscape also has extensive new development zones and dynamic urban development projects gradually steering Floridsdorf into a modern future.**

Due to its numerous municipal buildings, Floridsdorf used to be seen as a classic working-class district, with an above-average proportion of residents born in Vienna. The district is also home to some of the city's most popular recreational areas such as the Old Danube, Donauinsel, and Bisamberg. The district's residents benefit in many ways: partly rural settlements with a quiet, small-town flair and recreational areas close by, plus excellent transport links, and downtown less than half an hour away.

Floridsdorf has been in a transition over the past few years as reflected especially in its transformation regarding residential development. It has extensive vacant space for development, which makes the Twenty-First District especially attractive for real-estate developers. It is one of the districts with the highest site development. Ongoing infill development especially around Floridsdorf station also plays a part in the district's modernisation. Current projects include Waldpark Floridsdorf on Wolfgang-Riese-Gasse, Donauperle on Bahnsteggasse, Stamm162 on Stammersdorfer Straße, WOL on Wolsteingasse, and at Floridsdorfer Hauptstraße 17. New development activity remains high; refurbishment of existing buildings currently plays less of a role. Floridsdorf's transition process is especially visible in several major development zones. The new *An der Schanze* quarter in the Donaufeld urban development zone in the south-east of the district encompasses around 1,400 apartments together with educational facilities, community facilities, as well as cafés, bars, and restaurants. Special focus is given to support for single parents, diverse ground floor

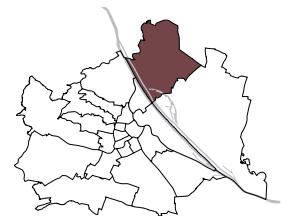
zones, and flexible spaces. Ecologically designed open spaces with urban wildscaping, meadows, trees, green roofs, and nesting areas characterise the surroundings. Projects under development include drygalski to allow urban living in harmony with nature. A new neighbourhood is also emerging north of Berresgasse, encompassing around 3,000 apartments as well as offices, retail, leisure facilities, a school, and a day-care centre. The project is one of the central development zones of the U2 Donaustadt target area and in its final stages. The Eibengasse quarter is another important urban development zone. A green, lively neighbourhood with open and green spaces accessible to the public and a clear focus on housing is under development on around 16.5 hectares; around two-thirds of the apartments are planned for subsidised housing.

Apart from residential development, the district and the City are also investing more in education, leisure, and culture: a new educational institution named after Willi Resetarits has been opened at Hinaysgasse 1 with enough capacity for 1,600 children and young people. A comprehensive expansion is also planned for the Dunantgasse 2 site.

The leisure sector is also evolving. On an area of 5,850 square metres, the Friessneggpark has been extensively redesigned for climate resilience. A new art adventure park on the left bank of the Upper Old Danube has also been enriching the district's cultural attractiveness since September 2025. Works by fourteen international artists including sculptures, sound and wind installations, and creative seating landscapes were showcased on 28,000 square metres under the artistic direction of André Heller.

Finally, Floridsdorf benefits from the continuous expansion of Vienna's cycle network, which has almost doubled since 2002. The district now has an especially high cycle path density, making it well-integrated into the growing urban cycling infrastructure.

# 1210 wien – floridsdorf

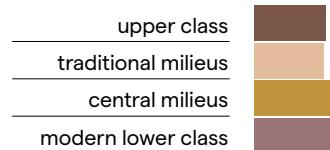


# FACTS

## Demography

Residents	189,551
Main residences	85,555
Persons/household	2.17
Moved in	+ 16,891
Moved out	- 14,129
Migration balance	+ 2,762

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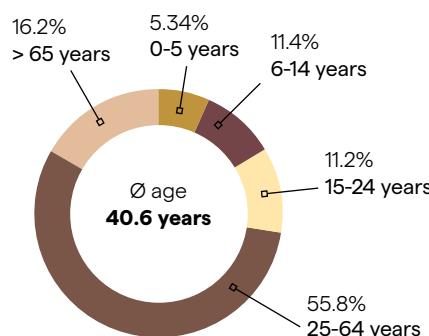
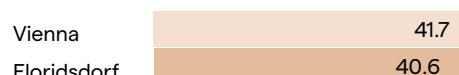
### Foreign nationals



### Average income (net)



### Average age



## Housing prices

## **Owner-occupied**

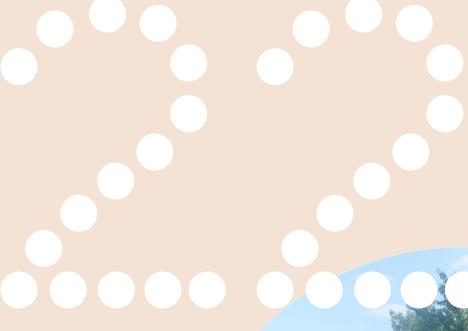
First occupancy	€ 5,650 / m <sup>2</sup>
Other	€ 3,850 / m <sup>2</sup>

## Rented

First occupancy	€ 13.80 / m <sup>2</sup>
Other	€ 12.80 / m <sup>2</sup>

**Invest. property** € 1.600 to € 2.200 / m<sup>2</sup>

The calculations are based on data from the 2025 FHI Apartment Building Report



# Between fields and the city of the future



Gänsehäufel



Lange Allee 6a / BUWOG

## City and nature in harmony

**Donaustadt is Vienna's largest district by area and is defined by the stark contrasts typical of peripheral districts. Wide fields, agricultural land, and small settlements contrast with a lively city atmosphere and large residential complexes.**

Donaustadt has been in a constant state of flux since its foundation in 1954. The Twenty-Second District is one of the most dynamic development zones in the city with more than a quarter of its area available for development. The district is home to the Vienna UN headquarters, some of Austria's tallest buildings such as the DC Tower and the Donauturm, the lakeside town of Aspern, and major natural and recreational areas such as Donauinsel and Donau-Auen National Park. Almost half of Vienna's total water area is located in Donaustadt, and the proportion of green spaces remains exceptionally high at over half despite heavy population growth and lively development activity. The idyllic character in many places in the district is enriched by state-of-the-art urban development projects characteristic of a twenty-first century city. It comes as no surprise that the Twenty-Second District has the highest dog population density of all the Viennese districts.

The great potential of Donaustadt is reflected by many urban development projects, both ongoing and planned. Real-estate developers and construction companies are especially active here due to the space available. Examples include the upcoming completion of the DC 3 in Kaisermühlen by 2026, adding to the Viennese skyline. This contrasts with around 500 apartments and a day-care centre under development on the *Am Rain* site between Breitenleer Straße, Rautenweg, and Ziegelhofstraße. A park of around 2.5 hectares with high-quality green and open

space for future residents rounds off the project. The projects at Hirschstettner Straße 27–33 and 43 will also develop the remaining vacant lots around Raffenstättnergasse. A new neighbourhood with around 540 apartments and business space is emerging south of Breitenleer Straße. Breitenleer Straße, a strip of trees along Walter-Zeman-Gasse, and *Am lange Felde* define the border around the triangular area of approximately four hectares. Mixed use with residential and commercial space is planned here in line with other previous business development zones. The Raffenstättnergasse development zone comprises a total of around 1,000 residential units as well as a school location and day-care centre. Particular emphasis was placed on good transit and high-quality open spaces. The new *Süßenbrunn West* quarter is under development on an 8.5-hectare area between Süßenbrunner Straße and the Gewerbepark Stadlau trading estate. The plan encompasses 1,200 apartments. Two large public parks as well as a local amenity, day-care centre, and a wide two-way cycle path as well as new rows of trees along Süßenbrunner Straße are to form central elements of the new residential quarter.

In addition, intensive work is being undertaken to expand green spaces: starting next year, the section of Simmeringer Hauptstraße between Litfaßstraße and Zippererstraße will be redesigned. The measures include planting additional trees to improve the microclimate, creating open spaces for playing and relaxing, installing light-coloured paving to reduce heat development, as well as adding new seating and water features to provide cooling in summer. As part of the city-wide initiative aimed at turning tarmac into liveability, squares and streets are being redesigned – including in Simmering: Enkplatz, for instance, has already been completely remodelled in 2025.

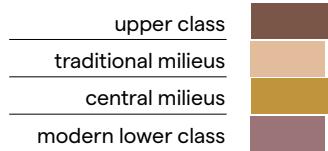


# FACTS

## Demography

Residents	228,158
Main residences	98,538
Persons/household	2.22
Moved in	+ 21,020
Moved out	- 14,141
Migration balance	+ 6,879

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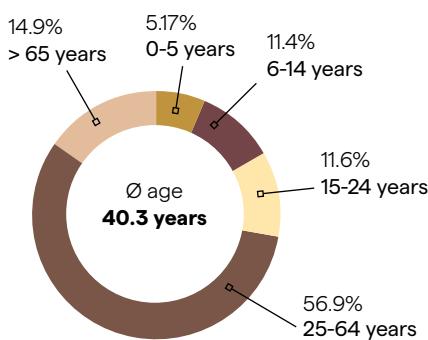
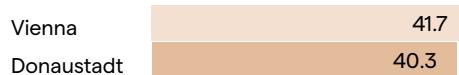
## Foreign nationals



### **Average income (net)**



### Average age



## Housing prices

### **Owner-occupied**

First occupancy	€ 5,550 / m <sup>2</sup>
Other	€ 3,750 / m <sup>2</sup>

## Rented

First occupancy	€ 13.60 / m <sup>2</sup>
Other	€ 12.50 / m <sup>2</sup>

**Invest. property** € 1.600 to € 2.200 / m<sup>2</sup>

The calculations are based on data from the 2025 EHL Apartment Building Report.



# A city within the city

Inzersdorfer Schubertpark

RIVUS VIVERE  
Breitenfurter Straße 225-233 /  
BUWOG

## Village charm combined with development potential

**The Alt-Erlaa residential park designed by architect Harry Glück is a real city within a city. Visible from afar, this is the landmark of Liesing. The Twenty-Third District originally formed from eight incorporated villages is now seen as a popular residential area with many easily accessible high-quality green spaces. From almost village-like areas to leafy villa districts, the Twenty-Third District has everything.**

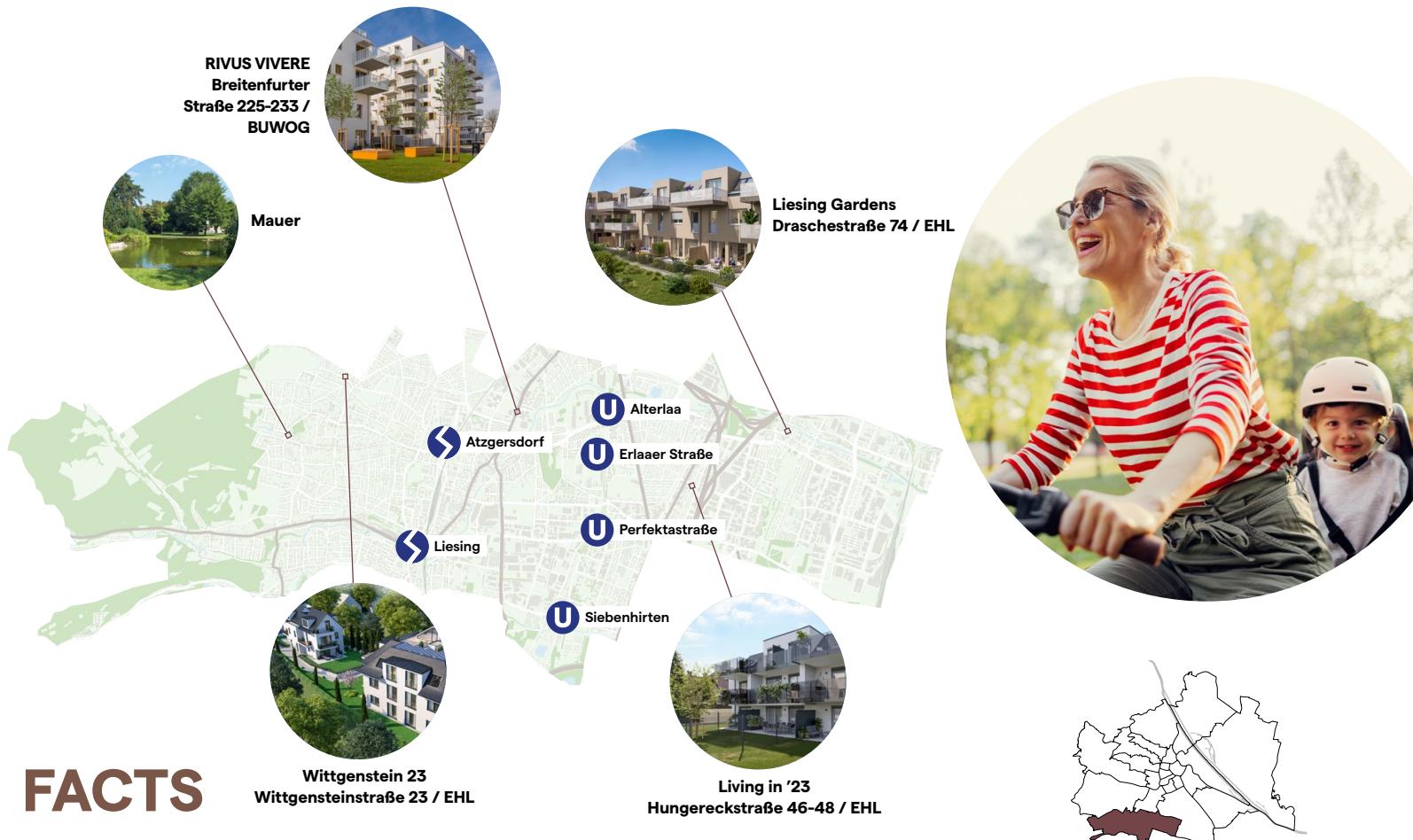
Liesing is a district of contrasts. Large residential complexes define the urban landscape in Siebenhirten and Erlaa, whereas Mauer, Rodaun, and Kalksburg convey an idyllic, almost village-like atmosphere with their single-family homes, villas, and traditional wine taverns.

Recent years have seen many new residential quarters being developed in Liesing, often on former business and commercial sites increasingly repurposed into attractive residential areas. Numerous new projects have been created along Breitenfurter Straße, most of which have already been completed and occupied. Construction activity in Liesing may have calmed down somewhat recently, but there are still new buildings under development throughout the district; the Meischlgasse urban development zone is one such example. The entire quarter comprises 1,870 apartments, of which 1,220 are subsidised, as well as a park of more than 6,000 square metres in area. The future should see around 4,000 people in a modern home with a high quality of life here. Alongside high-quality apartments with terraces, balconies, or loggias, the district has much to offer residents of all generations.

Other important projects are also being developed in western Liesing – virtually bordering on Lower Austria. The Carré Atzgersdorf project includes the development of around 1,500 new apartments and a central square to serve as a third place for the district. Another residential quarter is emerging on Scherbangasse. District Süd is another sustainable green, car-free neighbourhood under development on a former lacquer factory site. A new, green district with 960 apartments – two-thirds being subsidised – will also be developed on the site of the future Benyastrasse S-Bahn suburban railway station. A three-hectare park with biotopes, diverse forms of housing, as well as social, commercial and office facilities will create a liveable city space here.

Liesing may have the highest density of cars in Vienna second to downtown, but the active mobility infrastructure is rapidly improving. The heavily used footpaths and cycle paths along the River Liesing are being renovated, especially the sections at Alt-Erlaa and Riegermühle. The Liesing cycle path offensive includes a roughly 550-metre-long, structurally separate two-way cycle path across Atzgersdorfer Platz – a major gap in the Liesingbach cycle path – creating a continuous, safe, comfortable network for pedestrians and cyclists.

Many new projects throughout the district reflect the continued high demand for housing. Home seekers will find attractive offers in Liesing Gardens on Draschestraße, Peace & More on Friedensstraße, Aublütte on Fröhlichgasse, Kalksburga on Breitenfurter Straße, and Living '23 on Hungereckstraße.

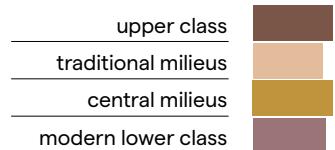


## FACTS

### Demography

Residents	123,714
Main residences	55,391
Persons/household	2.18
Moved in	+ 10,202
Moved out	- 7,709
Migration balance	+ 2,493

### Sinus-Milieus®



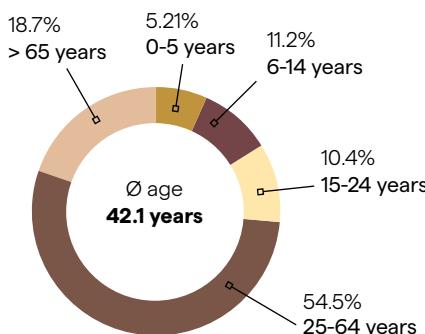
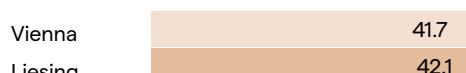
### Foreign nationals



### Average income (net)



### Average age



### Housing prices

#### Owner-occupied

First occupancy	€ 5,800 / m <sup>2</sup>
Other	€ 4,150 / m <sup>2</sup>

#### Rented

First occupancy	€ 14.50 / m <sup>2</sup>
Other	€ 13.20 / m <sup>2</sup>

#### Invest. property

The calculations are based on data from the 2025 EHL Apartment Building Report.



## Five houses. One idea.

MY.TURN is a project developing a place in Vienna's Fifteenth District for people who want more – more freedom, more flexibility, more opportunities. This innovative concept combines living and working under one roof, creating space for modern ways of living. Urban lifestyle meets sophisticated architecture, inspiration meets retreat. Whether a creative studio, working from home, or personal safe space – MY.TURN provides the freedom to lead a life as you see fit.

The Fifteenth District shows how vibrant Vienna can be – city life, diversity, and dynamism. Between trendy cafés, creative start-ups, and charming Gründerzeit houses, MY.TURN is perfectly connected to the public transport system and still offers space to breathe and let go. Whether Mariahilfer Straße, Westbahnhof railway station, or Schönbrunn, everything's just a hop, skip, and a jump away. This is where life has a heartbeat.

MY.TURN consists of five individual buildings, each with its own character, all united by one common goal – to create space for life in all its facets.



# In the midst of Vienna. In the midst of the action.

Turnergasse 9, Herklotzgasse 12,  
1150 Wien



ehi / VIENNA TWENTYTWO

**Exclusive living above  
Vienna's rooftops**

Dr.-Adolf-Schärf-Platz 10,  
1220 Wien

LOGO



**VIENNA TWENTYTWO meets the highest standards for modern city life.**

TOWER HOMES is a spectacular residential tower to a height of around 155 metres and 45 floors emerging in the new VIENNA TWENTYTWO quarter, right next to the Kagran U1 metro station and opposite Donau Zentrum. The project comprises 347 modern rental apartments ranging from alcove studios to three-bedroom apartments and living areas between approximately 38 and 126 square metres. From smart alcove studios to spacious family apartments, the residential complex benefits from well-designed floor plans, high-quality furnishings, and a breathtaking view over Vienna. Generous communal areas from rooftop pool to fitness and sauna area, youth playrooms and recreation rooms, the residential tower is indeed a unique place to live for singles, couples, and families.

The project combines excellent infrastructure with leisure and recreation opportunities. The Old Danube, Donauinsel, and Donaupark are a few minutes away, offering a wide variety of opportunities for sports and relaxation.

**[ehl.at/twentytwo](http://ehl.at/twentytwo)**

**buwog / drygalski**



# Upper Old Danube revival

Rosa-Wien-Gasse 9+11,  
1210 Wien



### New urban freedom

The Upper Old Danube goes beyond a new home, this is a new attitude to life. The *drygalski* four-storey residential complex is located in the midst of one of Vienna's most popular recreational areas with public green and communal areas right on the doorstep.

Life is there to be enjoyed here, whether relaxing in your own four walls or private open space, strolling in the surrounding natural areas, taking a dip in the Old Danube, sipping on a coffee in the lively new traditional-style Viennese *grätzl* neighbourhood, or taking a trip to downtown Vienna only twenty minutes away. A relaxed cycling tour, a jog, or a long walk in natural surroundings – the nearby Old Danube gives you an ideal backdrop for a variety of leisure activities.

Whether one-bedroom apartments for singles and young couples, or two to four-bedroom apartments for smaller and larger families, the 94 privately financed freehold apartments have floor areas ranging from 45 to 150 square metres, each with an expansive private open space such as a private garden, balcony, loggia, or terrace.

ehl / village im dritten

# Distinctive living

Baufeld 13, 14A and 14B,  
1030 Wien



### Uniqueness for free spirits

The project comprises one elongated structure with two staircases located in the *Village im Dritten* development project, one of Vienna's largest urban development zones. Apart from residential housing, the district offers everything that city life needs – a school; two day-care centres; a diverse range of cafés, restaurants, and bars; local amenities; office space; and around two hectares of parkland for leisure and recreation.

A total of 109 apartments with one to four bedrooms and living areas of 43 to 130 square metres as well as two commercial units are under development here. Special features include an open atrium on the ground floor and a roof garden connecting the two structures. The project also benefits from a children's playroom, climbing gym, and multifunctional room with a terrace in front.

The apartments and common areas are equipped to a high standard. Floor-to-ceiling glazing, wooden-aluminium windows, and greened loggias create a well-lit living environment with a high proportion of open space. Geothermal probes and a photovoltaic system ensure energy efficiency. Sunshade systems with curtains and screens provide living comfort. The spacious roof garden with pergolas and stepping paths offers additional space for community activities and recreation.

[ehl.at/village-im-dritten-13](http://ehl.at/village-im-dritten-13)  
[ehl.at/village-im-dritten-14a](http://ehl.at/village-im-dritten-14a)  
[ehl.at/village-im-dritten-14b](http://ehl.at/village-im-dritten-14b)

A photograph of a young couple walking through a field of tall grass. The man, seen from the back, wears a light blue t-shirt and dark pants. The woman, smiling over her shoulder, has long blonde hair and wears a green sleeveless dress. They are holding hands and appear to be in a happy, carefree mood.

# Greater Vienna on the rise

More and more people are discovering the region around Vienna as an ideal place to live: close to the city, yet surrounded by greenery. The surrounding area is growing – and offers that combination of tranquillity, open space, and proximity to the city that is in such high demand today.

**T**he area surrounding Vienna has developed into an attractive alternative living environment in recent years. The combination of living close to the city while still enjoying the countryside appeals to families in particular. Child-friendly settlements, high-quality schools, and a wide range of leisure activities create a quality of life that combines urban comfort with greenery and tranquillity.

### Idyllic living quality near the city

From the Vienna Woods with their gentle highlands to the picturesque traditional wine villages in the Weinviertel quarter – a panorama of nature, recreation, and cultural traditions opens up around Vienna. Residents enjoy fresh air, wide open green spaces, and a more easy-going environment without having to give up the wide range of services offered by the city.

### Perfect connection to the city

Excellent transport links are a definite plus for living in the Greater Vienna region. Metro lines extend just beyond the city limits; ÖBB and regional railways connect many municipalities at close intervals supplemented by bus lines, local railways, and major transport routes such as the A2 and A21 motorways, and the outer ring motorway or southern motorway, and the outer ring motorway. Vienna Schwechat Airport is also within easy reach. This infrastructure makes it easy to seize professional opportunities in the city while enjoying a high quality of life in the

countryside. A wide variety of supermarkets, specialist retail outlets, and shopping centres on the outskirts of the city provide convenient amenities for everyday life.

### The community feeling

The villages around Vienna are characterised by their strong sense of social cohesion. Village festivals, markets, clubs, and regional initiatives promote exchange and strengthen the sense of community. Those who live there, experience an atmosphere of relaxed belonging without being forced to give up a cosmopolitan, diverse environment, because having the city close by also shapes cultural openness and modernity.



### Nature, leisure, and recreation

Whether hiking, mountain biking, walking, or water sports: Vienna's surroundings are a treasure trove for nature and sports enthusiasts. The Vienna Woods are ideal for outdoor activities, the River Danube offers perfect conditions for water sports enthusiasts, and vineyards provide attractive destinations with views over the countryside. Wine taverns, vintners, and regional restaurants serve up culinary specialities and an opportunity to leave everyday life behind.



**Those who live there experience an atmosphere of relaxed belonging without being forced to give up a cosmopolitan, diverse environment.**



## Living between Wienerberg and the vineyards

A sustainable residential quarter with around 520 privately financed freehold apartments is under development in Vösendorf south of Vienna. The innovative energy supply using geothermal wells and photovoltaics fulfills current requirements in energy efficiency, sustainability, and EU taxonomy.

The studios and apartments with up to three bedrooms all have private open spaces such as a garden, terrace, or balcony.

The green heart of the residential area is a biotope surrounded by vibrant flora providing an ideal place to stop and relax at any time of the year. Many different seating options provide plenty of space to stop for a comfortable chat in a lively community with a high quality of life and modern living standards for the young and the old. An on-site parking facility with parking spaces and e-mobility options will be installed on the garage floor.

[vieno.buwog.at](http://vieno.buwog.at)





# Ecology at heart

Ortsstraße 26,  
2331 Vösendorf

Photo credits: © PicMyPlace

Heating energy demand: approx. 30 kWh/m<sup>2</sup>a; total energy efficiency: ca. 0.7; correct as at: 2025

# ehl / bella vita



## Living in Wiener Neustadt

A modern and welcoming home that meets the highest standards is waiting for you in Wiener Neustadt. The project comprises a total of four structures harmoniously embedded in the green environment. A well-crafted green space plan creates a natural atmosphere for peace and relaxation.

All the apartments benefit not only from their clever floor plans but also their very high-quality furnishings with great attention to detail. The attractive layout offers spacious living areas and cosy bedrooms. Gardens, balconies, loggias, and terraces have been integrated, providing additional free space while opening up to the surrounding green spaces.

The residential development project is situated in a quiet location away from the urban hustle and bustle; even so, the project benefits from excellent infrastructure, allowing short distances and fast connections to the public transport network.



# Ciao, Bella Vita!

Ackergasse 14, 2700 Wiener Neustadt

# closing words



**As in previous years, BUWOG and EHL Immobilien have not only analysed the current developments in this residential market report, but also provided a forward-looking perspective on Vienna's residential market in 2026.**

Compounded by widespread construction freezes, the effects

of the sharp decline in construction activity over the past three years remain clearly visible. Completion figures have fallen significantly, leaving Vienna's residential market structurally undersupplied. In 2025 alone, the number of newly completed rental apartments dropped by almost 25 percent, and this downward trend is expected to intensify further in 2026. As a result, the supply of new-build rental housing is approaching a historic low.

The rent control measures adopted last year have attracted considerable public attention, but they are unlikely to address the root of the problem. On the contrary, they risk further dampening the creation of new housing in both new development and renovation of existing stock.

Demand for new apartments in Vienna already far exceeds available supply, and there are no signs of relief in 2026. Current forecasts point to a further decline in completion figures, suggesting that the market is likely to shift from a buyers' to a sellers' market by the end of 2026 at the latest, accompanied by an increasingly pronounced housing shortage.

At present, there is a lack of strong impulses to stimulate the housing industry. The situation remains particularly strained in the rental segment, where the supply of newly built apartments is increasingly falling behind demand. While market prospects for rental housing are very favourable and conditions for owner-occupied properties have also improved noticeably, too few new projects are currently being realised.

Ongoing economic uncertainty, tighter financing conditions and further interventions in the rental market, some of which have already been announced and extend to new construction, have prompted many project developers to adopt a cautious wait-and-see stance. Although this development benefits landlords and sellers, it worsens the situation for those looking for housing. As the creation of new living space continues to decline, demand in Vienna remains persistently high.

This challenging environment calls for a rethink – one that encourages new ideas and opens up fresh opportunities. Demographic change is driving the need for ongoing adaptation in real estate planning and is reflected in growing demand for flexible living models, intergenerational housing, and sustainable residential concepts. Digitalisation, artificial intelligence, serial construction, and the use of alternative building materials are also gaining in importance and accelerating the transformation of the industry. Many project developers are already working on innovative solutions to meet rising expectations in terms of sustainability, efficiency, long-term viability, and affordability.

Although a limited number of new construction starts and completions are expected in 2026, which should provide an important stimulus for the market, it is already evident that these additional apartments will not be sufficient to meet persistently high demand. Demand for condominiums is therefore set to continue rising, especially as early signs of a shift from renting to ownership are already emerging. This trend is driven by the increasing shortage in the rental segment on the one hand, and on the other, by the expectation that further interest rate cuts are unlikely in the near term. After a period of stabilisation, prices have recently settled at a steady level but are likely to edge upwards in the medium term as supply remains constrained. Against this backdrop, the current market environment in Vienna presents a particularly favourable opportunity to invest in residential property.

**Small print comes in large print. Please find below comments and explanations of some terms used in this report.**

## Source data

Every effort has been made to ensure the accuracy of information in this report. Certain topics are, however, quite complex and subject to constant change. The housing market in Vienna is extremely dynamic and prices vary greatly from area to area. While certain locations are in high demand at the moment, this might change quickly.

In our analysis of the housing market, we relied mainly on up-to-date data provided by Statistics Austria, the state statistics office, and information obtained from the City Government of Vienna, unless a different source is named.

## Prices

In Austria, older buildings (i.e. non-subsidised buildings constructed with planning permission before 1953 and owner-occupied houses built with planning permission prior to 1945) are subject to the full scope of the Austrian Tenancy Act. This means that rents are not subject to normal market forces of supply and demand, but are basically fixed (to what is known as an „adequate rent“ or „guideline rent“). Such rents are not taken into account in our report.

All prices quoted for the various districts of Vienna refer to square metres of net floor area (i.e. not including loggias, etc.).

Sales prices are full ownership prices per square metre of net floor area, not including service and maintenance costs.

Rents are quoted net, exclusive of taxes and service charges.

## Definitions

The term “First occupancy” in relation to prices refers to newly built apartments, or older buildings after complete refurbishment.

“Other” refers to tenancies and sales of second-hand homes.

# imprint

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Errors exempted.  
The information and forecasts in this report  
are given to the best of our knowledge.

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