

VALUE market database

Variables overview

VALUE AG the valuation group

Heidestraße 8

10557 Berlin

E-Mail: info@value-marktdaten.de

Last update: 10th July, 2025

name	data type	definition (short)	definition (long)	API parameter name
ID				
<i>Identification</i>				
angebot_id	-	ID	Unique ID within the Value market database.	offer_id
Location classes				
<i>Adress</i>				
oadr_koord	coordinate	Coordinate	The object coordinate in GK3 (EPSG 31467).	-
oadr_koord_lat_epsg4326	latlon	Latitude	The latitude of the WGS84 coordinate (EPSG 4326).	addr_coord_lat
oadr_koord_lon_epsg4326	latlon	Longitude	The longitude of the WGS84 coordinate (EPSG 4326).	addr_coord_lon
oadr_koord_genauigkeit	integer-positive	Accuracy of coordinate	The accuracy of the object coordinate (radius of area in metres).	addr_coord_accuracy
oadr_str	text	Streetname	Streetname without house number.	addr_street
oadr_strasse	text	Street Number Annex	The postal address (street, house number and annex, if applicable) of object address.	addr_street_number
oadr_u3	text	Subdivision 3rd level (U3)	The third administrative subdivision of the municipality.	-
oadr_u2	text	Subdivision 2nd level (U2)	The second administrative subdivision of the municipality.	-
oadr_u1	text	Subdivision 1st level (U1)	The first administrative subdivision of the municipality.	-
oadr_ortsteil	text	Locality	The locality (e.g. urban district or local subdistrict) of object address.	-
oadr_ortsteil_qual	category	Quality of locality information	The quality of the locality information (exact address, town-locality-postcode, subdivision, information known or not known).	-
oadr_plz	postal code	Postcode	The postcode.	code_postal
oadr_ort	text	Town	The town name (Destatis).	addr_town
oadr_gkz	integer-positive	Municipality code	The official municipality code (Destatis).	code_municipality
oadr_kkz	integer	District code	The official district code (Destatis).	code_district
oadr_kreis	text	Administrative district	The name of the administrative district (Destatis).	-
oadr_nuts3	text	NUTS3	NUTS3 code.	-
oadr_bl	integer-positive	Federal state	The federal state key.	-
Offer information				
<i>Offer's history</i>				
ins_vermarktungsbeginn_jahr	year	Marketing launch	The year in which the marketing of the offer had started.	-
kosten_first	numeric_positive	Price first time	The price at the first observation time.	-
kosten_last	numeric_positive	Price last time	The price at the last observation time.	-
laufzeitw_alle	numeric_positive	Duration of open and closed offers	The duration of all offers in weeks. In the case of offers still active on the market the duration will be identified until data inventory.	-
laufzeitw_geschl	numeric_positive	Duration closed offers	The duration of closed offers in weeks.	-

continued ...

name	data type	definition (short)	definition (long)	API parameter name
enddate	date	Enddate	Enddate.	offer_closed_since
dopplercount	integer-positive	Duplicates	Count of different listings united.	-
startdate	date	Startdate	Startdate.	start_date

General information

kstn_ausreisser	truefalse	Outliers	The costs of this offer differ considerably from the costs of comparable offers. Offers with this feature are filtered in all segments and can only be queried with full access.	-
verfuegbar_ab_datum	date	Available since	The date since when the object is available.	-

Segmentation

Demand and use types

nachfrageart	category	Type of listing	The type of the listing (rent or purchase).	offer_listing_type
nutzungsart	category	Type of use	The type of use (residential, commercial or mixed use).	-

Category and type

objektart	category	Object category	The object category (building, unit or plot of land).	-
objekttyp	category	Type of object	The type of object (e.g. flat, commercial building or plot of land).	-
objekttyp_fein	category	Differentiated type of object	The differentiated type of object (e.g. single-family house, terraced house, one-room flat or office building).	building_type
objekttyp_grob	category	Combined type of object	The combined type of object (e.g. flats, offices/practices or multi-family houses/ residential and commercial buildings).	-

Sizes

General sizes

flaeche	size_m2	Space	The space depending on type of use. Corresponding to living space in case of residential use, to commercial space in case of commercial use and to the total space in case of mixed use.	-
fl_gesamt	size_m2	Total space	The total space in m². In case of shared flats the total space, in case of residential objects the sum of living and usable space, in case of commercial objects the sum of all commercial spaces, and in case of mixed use the sum of residential and commercial spaces.	-
fl_grundstueck	size_m2	Plot size	The plot size in m².	space_plot
fl_nutz	size_m2	Usable space	The usable space in m².	-
fl_wohnen_anteil	size_m2	-	-	space_living_share

Residential

fl_wohnen	size_m2	Living space	The living space in m².	space_living
------------------	---------	--------------	-------------------------	--------------

Commercial

fl_buero	size_m2	Office/practice space	The office respectively practice space in m².	-
-----------------	---------	-----------------------	---	---

continued ...

name	data type	definition (short)	definition (long)	API parameter name
fl_gastraum	size_m2	Dining room space	The dining room space in m².	-
fl_gewerbe	size_m2	Commercial space	The total commercial space in m².	space_commercial
fl_laden	size_m2	Retail/sales space	The retail or sales space in m².	-
fl_lager	size_m2	Storage/production space	The storage or production space in m².	-
fl_teilbar_ab	size_m2	Space divisible starting from	The smallest partial surface in the offer in m².	-

Costs

Costs

kosten	numeric_positive	Price	The price depending on type of demand. Corresponding to the purchase price in case of sales and to rent exclusive of heating in case of rentals. (Except in combination with the variable "costs correspond to gross rent").	-
kosten_je_flaeche	numeric_positive	Price per m²	The price per m² of space depending on type of demand and type of usage.	-

Purchase

kstn_kaufpreis	numeric_positive	Purchase price	The purchase price.	purchase_price
kstn_kaufpreis_pqm	numeric_positive	Purchase price per m²	The purchase price per m².	-
kstn_kaufpreis_zzgl_pacht_janein	truefalse	additional lease costs (e.g. leased land or leasehold) are added to the purchase price	Additional lease costs (e.g. leased land or leasehold) are added to the purchase price.	prop_leasehold

Rent

kosten_miete_gesamt_janein	truefalse	Price correspond to gross rent	The price correspond to gross rent.	-
kstn_miete_gesamt	numeric_positive	Gross rent	The gross rent per month including all known ancillary costs.	-
kstn_miete_gesamt_pqm	numeric_positive	Gross rent per m²	Gross rent per m² per month.	-
kstn_miete_kalt	numeric_positive	Net rent	The rent exclusive of ancillary- and heating costs per month.	-
kstn_miete_kalt_pqm	numeric_positive	Net rent per m²	The rent exclusive of ancillary- and heating costs per month per m².	-

Ancillary costs

kstn_betriebskosten	numeric_positive	Operational costs	The operational costs per month.	-
kstn_heizung	numeric_positive	Heating costs	The heating costs per month.	-
kstn_nebenkosten	numeric_positive	Ancillary costs	The ancillary costs per month.	-
kstn_nk_inkl_heizung	truefalse3	Ancillary costs incl. heating costs	The heating costs are included respectively not included in the ancillary costs. This variable has three states.	-

Additional costs

kstn_kautioen_text	text	Deposit/cooperative shares from advertisement	The deposit as free text.	-
kstn_provision_text	text	Provision from advertisement	The provision as free text.	cost_commission_text

continued ...

name	data type	definition (short)	definition (long)	API parameter name
Equipment				
<i>General equipment</i>				
aus_abstellraum_janein	truefalse	Storeroom	The object is fitted with a storeroom.	-
aus_alarmanlage_janein	truefalse	Alarm system	The object is fitted with an alarm system.	-
aus_barrierefrei_janein	truefalse	Barrier-free	The object is barrier-free, suitable for wheelchairs or handicapped accessible.	-
aus_kamin_janein	truefalse	Fireplace	The object is fitted with a fireplace or tiled stove.	-
aus_klassen	category	Furnishings classification (4 classes)	The furnishings classification for residential properties (4 classes).	-
aus_klassen5	category	Furnishings classification (5 classes)	The furnishings classification for residential properties (5 classes).	quality_furnishings
aus_lastenaufzug_janein	truefalse	Freight elevator	The object is fitted with a freight elevator.	-
aus_lift_janein	truefalse	Elevator	The object is fitted with a passenger elevator.	prop_elevator
aus_moebliert_janein	truefalse	Furnished	The object is furnished.	-
aus_moebliert_teil_janein	truefalse	Partly furnished	The object is partly furnished.	-
aus_pool_janein	truefalse	Own pool	The object is fitted with an own swimming pool.	prop_pool
aus_rampe_janein	truefalse	Loading ramp	The object is fitted with a loading ramp.	-
aus_sauna_janein	truefalse	Own sauna	The object is fitted with an own sauna.	prop_sauna
<i>Bath</i>				
aus_bad_dusche_janein	truefalse	Bathroom with shower	The object is fitted with a bathroom with shower.	-
aus_bad_gaestewc_janein	truefalse	Guest toilet	The object is fitted with a guest toilet.	prop_additional_bathroom
aus_bad_mit_fenster_janein	truefalse	Bathroom with window	The object is fitted with a bathroom with window.	-
aus_bad_wanne_janein	truefalse	Bathroom with bathtub	The object is fitted with a bathroom with bathtub.	-
<i>Floors</i>				
aus_boden_estrich_janein	truefalse	Screed floor	The object is fitted with a screed floor.	-
aus_boden_fliesen_janein	truefalse	Tiled floor	The object is fitted with a tiled floor.	-
aus_boden_kunststoff_janein	truefalse	Plastic flooring	The object is fitted with plastic or PVC flooring.	-
aus_boden_laminat_janein	truefalse	Laminate flooring	The object is fitted with laminate flooring.	-
aus_boden_linoleum_janein	truefalse	Linoleum flooring	The object is fitted with linoleum flooring.	-
aus_boden_marmor_janein	truefalse	Marble flooring	The object is fitted with marble flooring.	-
aus_boden_parkett_janein	truefalse	Parquet flooring	The object is fitted with parquet flooring.	-
aus_boden_teppich_janein	truefalse	Carpeted floor	The object is fitted with a carpeted floor.	-
aus_boden_terrakotta_janein	truefalse	Terracotta floor	The object is fitted with a terracotta floor.	-
<i>Heating</i>				
aus_heiz_alt_erdw_janein	truefalse	Geothermal heating	The object is fitted with geothermal heating.	-
aus_heiz_alt_pellet_janein	truefalse	Pellet heating	The object is fitted with pellet heating.	-

continued ...

name	data type	definition (short)	definition (long)	API parameter name
aus_heiz_alt_pumpe_janein	truefalse	Air/water/earth/exhaust heat pump	The object is fitted with an Air/water/earth/exhaust heat pump.	-
aus_heiz_alt_solar_janein	truefalse	Solar heating	The object is fitted with solar heating.	-
aus_heiz_befeuerung	category	Firing of heating system	The type of firing of the heating system.	-
aus_heiz_blockkw_janein	truefalse	Combined heat and power plant	The heating energy supply is provided by a combined heat and power plant.	-
aus_heiz_fernwaerme_janein	truefalse	District heating	The heating energy supply is provided by district heating.	-
aus_heiz_fussboden_janein	truefalse	Underfloor heating	The object is fitted with underfloor heating.	-
aus_heiz_keine_janein	truefalse	No heating	There is no heating system in the object.	-
aus_heiz_system	category	Heating system	The heating system of the object.	-

Kitchen

aus_kueche_einbau_janein	truefalse	Fitted kitchen inclusive	The object is fitted with a fully fitted kitchen (considered in the price).	-
aus_kueche_offen_janein	truefalse	Open kitchen	The object is fitted with an open kitchen.	-
aus_kueche_pantry_janein	truefalse	Kitchenette	The object is fitted with a kitchenette.	-

Condition

Condition

zust_baufaellig_janein	truefalse	Dilapidated	The object is in a dilapidated condition. In case of plots with demolition properties.	-
zust_erstbezug_janein	truefalse	First-time occupancy	The object will be occupied for the first time (after new built or structural restoration).	-
zust_gepflegt_janein	truefalse	Well-maintained	The object is in a well-maintained condition.	-
zust_klassen	category	Condition classification	The condition classification.	quality_condition
zust_klassen5	category	Condition classification (5 classes)	The condition classification (5 classes).	property_condition
zust_modernisierungsjahr	year	Year of modernization	The year specification of the last modernization measure (restructuring respectively renovation).	year_of_modernization
zust_neuwertig_janein	truefalse	As new	The object is in as-new condition.	-
zust_projektiert_janein	truefalse	Projected	The object is in construction, the time of completion is established.	-
zust_renoviert_janein	truefalse3	Renovated	The object is renovated respectively not renovated. This variable has three states.	-
zust_renovierungsbedarf_janein	truefalse	Need for renovation	The object requires renovation. There is a textual reference on the need for renovation.	-
zust_renovierungsjahr	year	Last year of renovation	The year of the last renovation.	-
zust_saniert_janein	truefalse3	Refurbished	The object is refurbished respectively not refurbished. This variable has three states.	-
zust_sanierungsbedarf_janein	truefalse	Need for refurbishment	The object requires refurbishment or modernization. There is a textual reference in the offer on the need for refurbishment.	-
zust_sanierungsjahr	year	Last year of refurbishment	The year of the last refurbishment.	-

Properties

Annual details

baujahr	year	Year of construction	The year of construction of the building.	year_of_construction
----------------	------	----------------------	---	----------------------

continued ...

name	data type	definition (short)	definition (long)	API parameter name
<i>Rooms</i>				
anz_zimmer	numeric_positive	Number of rooms	The number of rooms available in the property (living, working and sleeping rooms with 6 and more m² of living space). Kitchens, bathrooms and toilets as well as side rooms (e.g. storage rooms, pantries, hallways) are not considered rooms. Kitchen-living rooms are usually specified as 1.5 rooms.	prop_rooms
etage	numeric	Floor	The floor/storey of the unit in the building (Ground floor = 0, First floor = 1, etc.).	building_floor
etagen	numeric_positive	Number of floors/storeys in building	The number of floors or storeys in the building (e.g. bungalow = 1).	building_floors
<i>Units</i>				
anz_gebaeude	integer-positive	Number of buildings	The number of buildings.	-
anz_einheiten	integer-positive	Number of units offered	The number of units offered in the building (accommodation and/or commercial).	-
anz_einheiten_gewerbe	integer-positive	Commercial units offered	The number of offered commercial units in the building.	-
anz_einheiten_wohnen	integer-positive	Accommodation units in building	The number of accommodation units in the building.	building_units
anz_einheiten_gesamt	integer-positive	Overall number of units	The overall number of units in the building (accommodation and/or commercial).	-
anz_einheiten_gewerbe_gesamt	integer-positive	Commercial units overall	The overall number of commercial units in the building.	-
anz_einheiten_wohnen_gesamt	integer-positive	Accommodation units overall	The overall number of accommodation units in the building.	-
<i>Characteristics</i>				
aus_dachterrasse_janein	truefalse	Rooftop terrace	The object is fitted with a rooftop terrace.	-
aus_hauswirtschaftsraum_janein	truefalse	Utility room	The object is fitted with a utility room (washing and drying room).	-
oeig_altbau_janein	truefalse	Old building	The object is an old building built before 1945. If the year of construction is not known the indication of the provider shall be considered.	-
oeig_dachboden_janein	truefalse	Attic	The building is fitted with an attic or the unit disposes of an attic.	-
oeig_dachgeschoss_janein	truefalse3	Top floor	The unit is located in the top floor respectively not located in the top floor. This variable has three states.	attic_flat
oeig_denkmal_janein	truefalse3	Monument protection	The object is a listed cultural monument respectively not a listed cultural monument. This variable has three states.	-
oeig_freistehend_janein	truefalse3	Detached	The object is detached respectively not detached. This variable has three states.	prop_detached
oeig_galerie_janein	truefalse	Maisonette flat	The object is fitted with a gallery, a maisonette or a mansard roof.	-
oeig_keller_janein	truefalse3	Cellar	The building has a cellar or has no cellar or the unit is provided respectively not provided with a cellar. This variable has three states.	prop_cellar
oeig_loggia_janein	truefalse	Loggia	The object is fitted with a loggia.	-
oeig_reihenendhaus_janein3	truefalse3	End-terrace house	This terraced house is an end-terrace house.	prop_end_terraced_house
oeig_service_hausmeister_janein	truefalse	Caretaker	The object is provided with a caretaker and/or building cleaning service.	-
oeig_service_wachdienst_janein	truefalse	Guard service	The object is protected by a guard service.	-
oeig_wbs_janein	truefalse	Publicly funded	A public housing certificate is required.	-

continued ...

name	data type	definition (short)	definition (long)	API parameter name
oeig_neubau_janein	truefalse	New building	It is a new building object with a year of construction of a maximum of three years before the marketing year. If the year of construction is not known the indication of the provider shall be considered.	-
<i>Parking</i>				
anz_parken	integer-positive	Sum total of parking facilities	The number of parking facilities associated with the object.	-
anz_parken_carports	integer-positive	Minimum number of carport spaces	Minimum number of carport spaces associated with the object.	prop_carport_count
anz_parken_garagen	integer-positive	Minimum number of garage parking spaces	Minimum number of garage parking spaces associated with the object.	prop_garage_count
anz_parken_parkhaus	integer-positive	Minimum number of multi-storey car park spaces	Minimum number of multi-storey car park spaces associated with the object.	-
anz_parken_stellplaetze	integer-positive	Minimum number of outdoor parking areas	Minimum number of outdoor parking areas and/or parking spaces associated with the object.	prop_parking_lot_count
anz_parken_tiefgaragen	integer-positive	Minimum number of underground parking spaces	Minimum number of parking spaces in underground car parks associated with the object.	prop_garage_underground_count
aus_parken_carport_janein	truefalse	Carport	A carport parking space is available.	prop_carport
aus_parken_duplexgarage_janein	truefalse	Double/two-car garage parking space	A double or two-car garage is available.	-
aus_parken_ladestation_janein	truefalse	Parking space with charging station	A parking space with charging station is available.	-
aus_parken_garage_janein	truefalse	Garage	A garage or two-car garage is available.	prop_garage
aus_parken_haus_janein	truefalse	Multi-storey car park space	A parking space in a multi-storey car park is available.	-
aus_parken_janein	truefalse	Parking facility	A parking facility is available.	-
aus_parken_stellplaetze_janein	truefalse	Outdoor parking area	An outdoor parking area or parking space is available.	prop_parking_lot
aus_parken_tiefgarage_janein	truefalse	Underground parking space	An underground parking space is available.	prop_garage_underground
kstn_parken_platz_kauf	numeric_positive	Purchase price per parking space	The purchase price per parking space per month; these costs will not be added to the costs indicated in the offer.	-
kstn_parken_platz_miete	numeric_positive	Rental charges per parking space	The rental charges per parking space per month; these costs will not be added to the costs indicated in the offer.	-
<i>Energy</i>				
energie_ausweis_janein	truefalse	Energy performance certificate	An energy performance certificate is present.	-
energie_bedarf	numeric_positive	Energy demand	The theoretical energy demand in kilowatt hours per year and m² of surface.	-
energie_inkl_warmwasser_janein	truefalse3	Energy indication incl. hot water	The energy for warm water is contained respectively not contained in the energy indication. This variable has three states.	-
energie_niedrig_janein	truefalse	Low-energy standard	It is an object with a low-energy standard ($\leq 70 \text{ kWh}/(\text{m}^2\text{a})$).	-
energie_verbr_kennwert	numeric_positive	Energy consumption characteristic value	The energy consumption characteristic value in kilowatt hours per year and m² of surface.	-
<i>Open area</i>				
anz_balkon_terrasse	integer-positive	Number of balconies or terraces	The number of balconies and/or terraces on the object.	-
aus_balkon_janein	truefalse	Balcony	The object is fitted with a balcony.	-
aus_balkon_terrasse_dachterrasse_janein	truefalse	Balcony/terrace/rooftop terrace	The object is fitted with a balcony and/or terrace and/or rooftop terrace.	prop_balcony_terrace
aus_balkon_terrasse_janein	truefalse	Balcony/terrace	The object is fitted with one balcony or terrace. Rooftop terraces will be considered separately.	-

continued ...

name	data type	definition (short)	definition (long)	API parameter name
aus_garten_eigen_janein	truefalse3	Private garden	There is a private garden respectively no private garden available in the unit. This variable has three states.	-
aus_garten_janein	truefalse	Garden/garden share/garden use	A garden or garden share is available or garden use is possible.	-
aus_terrasse_janein	truefalse	Terrace	The object is fitted with a terrace. Rooftop terraces will be considered separately.	-
aus_wintergarten_janein	truefalse	Conservatory	The object is fitted with a conservatory.	-
fl_balkon_terrasse	size_m2	Balcony/terrace surface	The surface of balcony respectively terrace in m².	-
fl_garten	size_m2	Garden area	The garden area in m².	-

Lot properties

oeig_baugenehmigung_janein	truefalse3	Building permit	A building permit for the plot has been respectively not been given. This variable has three states.	-
oeig_bebauungsplan_janein	truefalse	Development plan	A development plan exists or building development is possible according to article 34 of the German building code BauGB (neighbourhood).	-
oeig_erschliessung_janein	truefalse3	Developed	The plot is developed respectively undeveloped. This variable has three states.	-
oeig_grundstueck_kat	category	Land plot category	The land plot category: no building land or building land.	-

Investment

Investment

einnahmen_kaufpreisfaktor	numeric_positive	Purchase price multiplier	"X times" the net annual rent, the purchase price paid for a property divided by its rental income.	-
einnahmen_miete_pa_ist	numeric_positive	Annual rental income (actual)	The annual rental income with current occupation.	-
einnahmen_miete_pa_soll	numeric_positive	Annual rental income (target)	The annual rental income with potential occupation.	-
einnahmen_miete_pm_ist_pqm	numeric_positive	Monthly rental income per m² (actual)	The monthly rental income per m² with current occupation (actual monthly rent income divided by total m²).	residential_rent_per_sqm
einnahmen_miete_pm_soll_pqm	numeric_positive	Monthly rental income per m² (target)	The monthly rental income per m² with potential occupation.	-
einnahmen_rendite	numeric_positive	Yield	Gross initial yield.	-
oart_anlage_janein	truefalse	Capital investment	The object is suitable as capital investment or is offered as capital investment.	-
oeig_vermietet_janein	truefalse3	Rented	The object is rented respectively unrented. This variable has three states.	prop_rented

Special segments

Form of lease

anzart_genossenschaft_janein	truefalse	Advertisement type housing cooperative	This is the offer of a housing cooperative.	-
anzart_waz_moebliert_janein	truefalse	Advertisement type temporary accomodation/furnished accomodation	This is the offer of an accomodation object that will be rented only for a limited time or fully furnished.	-
anzart_wohnen_auf_zeit_janein	truefalse	Advertisement type temporary accomodation	This is the offer of an object that will be rented only for a limited period of time.	-

Form of purchase

oart_ferienimmobilie_janein	truefalse	Holiday home	This is a holiday home.	-
------------------------------------	-----------	--------------	-------------------------	---

continued ...

name	data type	definition (short)	definition (long)	API parameter name
<i>Judicial sales</i>				
kstn_mindestgebot	numeric_positive	Minimum bid	The minimum bid at auctions.	-
kstn_mindestgebot_pqm	numeric_positive	Minimum bid per m ²	The minimum bid per m ² .	-
kstn_verkehrswert	numeric_positive	Market value	The market value at judicial sales.	-
kstn_verkehrswert_pqm	numeric_positive	Market value per m ²	The market value per m ² .	-
oart_zwangsversteigerung_janein	truefalse	Judicial sales object	The object will be sold by way of judicial sale.	offer_judicial_sale
<i>Flat-sharing</i>				
oart_coworking_janein	truefalse	Co-Working-Space	The offer is part of a co-working-space.	-
oart_wg_janein	truefalse	Shared flat	A flat-sharing community lives in the object.	-
wg_anz_pers_gesamt	integer-positive	Total number of persons in shared flat	The total number of persons of a flat-sharing community.	-
wg_anz_pers_gesucht	integer-positive	Number of sought persons	The number of persons sought for a flat-sharing community.	-
Offerer information				
<i>Offerer</i>				
anzart_nachmieter_janein	truefalse	Private person looking for next tenant	A tenant is looking for someone to take over the flat.	-
aadr_firma	text_capital_small	Company name of provider	Company name of provider. No entry in case of private providers.	-
aadr_gewerblich_janein	truefalse	Commercial provider	This is the offer of a commercial provider.	offer_commercial_provider
aadr_telefon	phone	Telephone number of provider	Telephone number of the commercial provider in standardized form.	-