

Baugenehmigungen BAYERN

Dezember 2025

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Übersicht



| Dezember Einzelmonat | Baugenehmigung Wohnungen | | | | | | | | |
|-------------------------|---------------------------------|--------------|-------------|--------------|--------------|---------------|--------------|--------------|---------------|
| | EFH/ZFH | | | MFH | | | Gesamt | | |
| | 2025 | 2024 | z. VJ | 2025 | 2024 | z. VJ | 2025 | 2024 | z. VJ |
| Bayern | 1.149 | 1.064 | 8,0% | 2.222 | 3.938 | -43,6% | 3.371 | 5.002 | -32,6% |
| Oberbayern | 392 | 360 | 8,9% | 1000 | 1766 | -43,4% | 1392 | 2126 | -34,5% |
| Niederbayern | 178 | 169 | 5,3% | 294 | 474 | -38,0% | 472 | 643 | -26,6% |
| Oberpfalz | 154 | 135 | 14,1% | 147 | 379 | -61,2% | 301 | 514 | -41,4% |
| Oberfranken | 67 | 64 | 4,7% | 16 | 54 | -70,4% | 83 | 118 | -29,7% |
| Mittelfranken | 88 | 71 | 23,9% | 196 | 397 | -50,6% | 284 | 468 | -39,3% |
| Unterfranken | 98 | 100 | -2,0% | 126 | 253 | -50,2% | 224 | 353 | -36,5% |
| Schwaben | 172 | 165 | 4,2% | 443 | 615 | -28,0% | 615 | 780 | -21,2% |

| Dez. kum. | Baugenehmigung Wohnungen | | | | | | | | |
|---------------------|---------------------------------|---------------|--------------|-----------------------|---------------|-------------|---------------|---------------|-------------|
| | EFH/ZFH | | | MFH (inkl. Wohnheime) | | | Gesamt | | |
| | 2025 | 2024 | z. VJ | 2025 | 2024 | z. VJ | 2025 | 2024 | z. VJ |
| Bayern | 14.717 | 13.065 | 12,6% | 29.580 | 28.177 | 5,0% | 44.297 | 41.242 | 7,4% |
| Oberbayern | 5.034 | 4.525 | 11,2% | 12.343 | 14.179 | -12,9% | 17377 | 18.704 | -7,1% |
| Niederbayern | 2.118 | 1.803 | 17,5% | 3.021 | 2.095 | 44,2% | 5139 | 3.898 | 31,8% |
| Oberpfalz | 1.668 | 1.569 | 6,3% | 2.217 | 1.600 | 38,6% | 3885 | 3.169 | 22,6% |
| Oberfranken | 993 | 817 | 21,5% | 1.104 | 947 | 16,6% | 2097 | 1.764 | 18,9% |
| Mittelfranken | 1.311 | 1.301 | 0,8% | 5.152 | 2.918 | 76,6% | 6463 | 4.219 | 53,2% |
| Unterfranken | 1.268 | 1.039 | 22,0% | 1.623 | 1.116 | 45,4% | 2891 | 2.155 | 34,2% |
| Schwaben | 2.325 | 2.011 | 15,6% | 4.120 | 5.322 | -22,6% | 6445 | 7.333 | -12,1% |

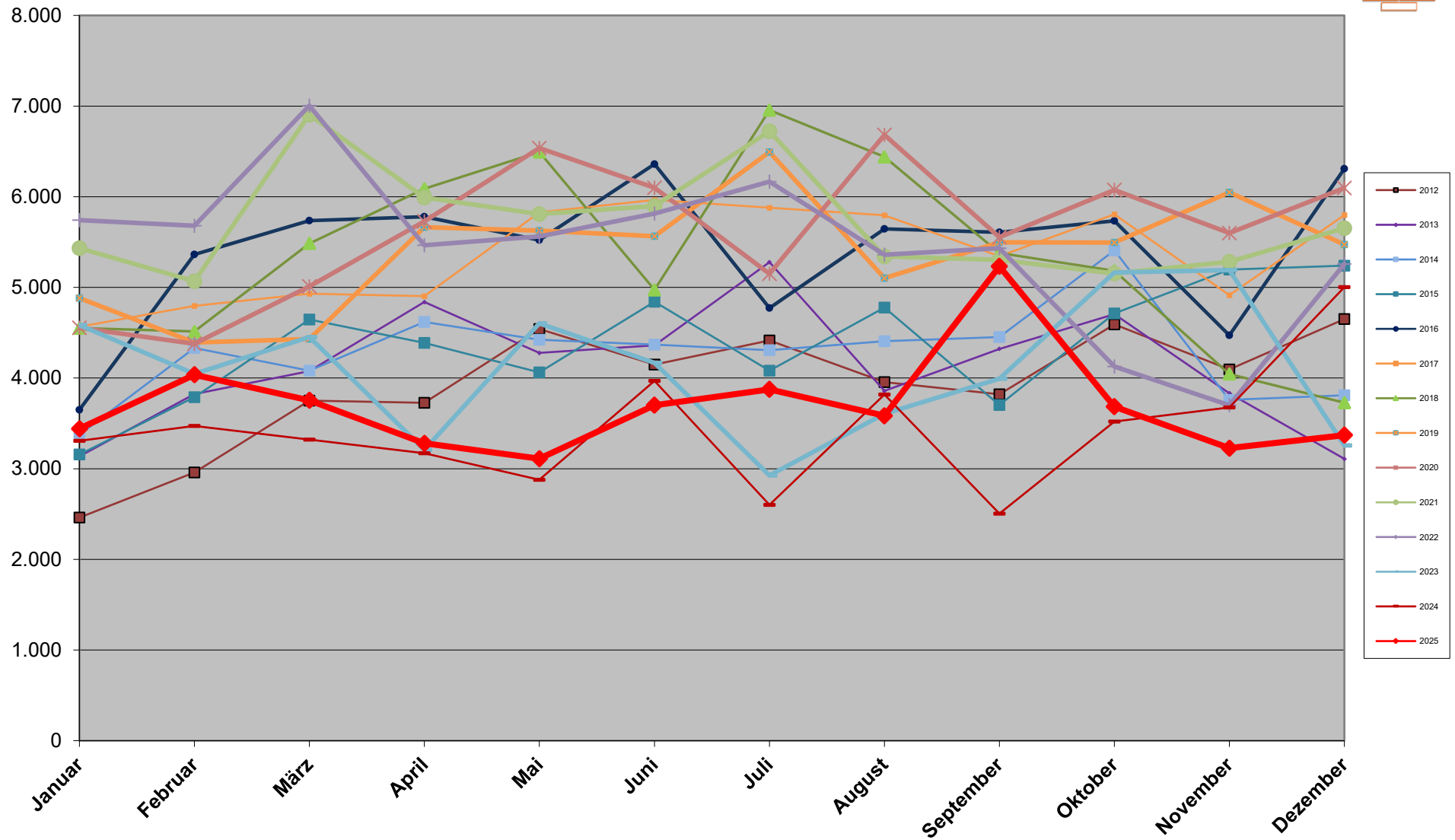
Übersicht



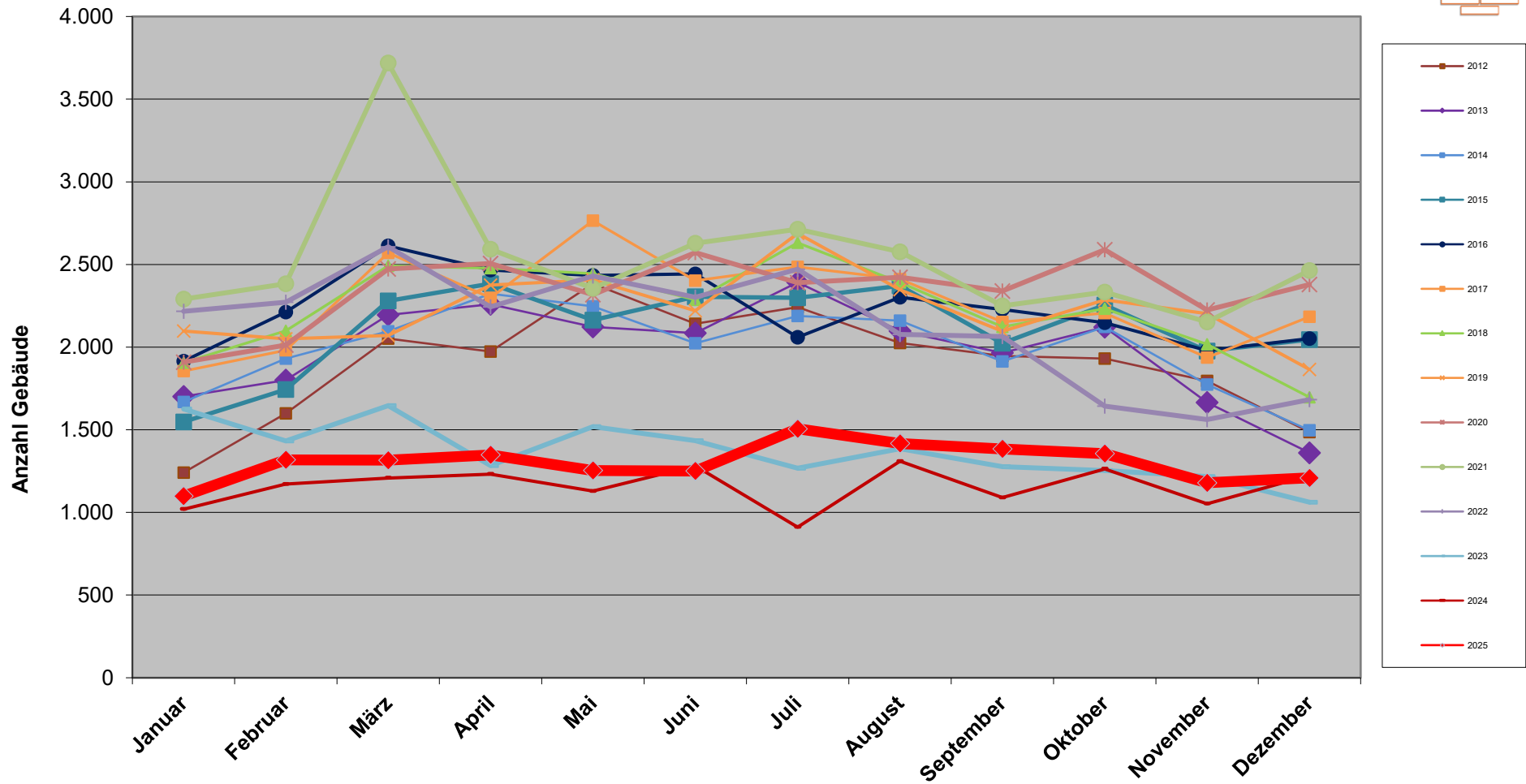
| Dezember Einzelmonat | Baugenehmigung Gebäude | | | | | | | | |
|-------------------------|-------------------------------|------------|-------------|------------|------------|---------------|--------------|--------------|--------------|
| | EFH/ZFH | | | MFH | | | Gesamt | | |
| | 2025 | 2024 | z. VJ | 2025 | 2024 | z. VJ | 2025 | 2024 | z. VJ |
| Bayern | 1.023 | 940 | 8,8% | 186 | 283 | -34,3% | 1.209 | 1.223 | -1,1% |
| Oberbayern | 344 | 314 | 9,6% | 73 | 116 | -37,1% | 417 | 430 | -3,0% |
| Niederbayern | 157 | 153 | 2,6% | 29 | 37 | -21,6% | 186 | 190 | -2,1% |
| Oberpfalz | 133 | 121 | 9,9% | 14 | 24 | -41,7% | 147 | 145 | 1,4% |
| Oberfranken | 64 | 58 | 10,3% | 3 | 6 | -50,0% | 67 | 64 | 4,7% |
| Mittelfranken | 80 | 66 | 21,2% | 13 | 28 | -53,6% | 93 | 94 | -1,1% |
| Unterfranken | 90 | 88 | 2,3% | 15 | 19 | -21,1% | 105 | 107 | -1,9% |
| Schwaben | 155 | 140 | 10,7% | 39 | 53 | -26,4% | 194 | 193 | 0,5% |

| Dez. kum. | Baugenehmigung Gebäude | | | | | | | | |
|---------------------|-------------------------------|---------------|--------------|-----------------------|--------------|--------------|---------------|---------------|---------------|
| | EFH/ZFH | | | MFH (inkl. Wohnheime) | | | Gesamt | | |
| | 2025 | 2024 | z. VJ | 2025 | 2024 | z. VJ | 2025 | 2024 | z. VJ |
| Bayern | 13.191 | 11.425 | 15,5% | 2.446 | 2.467 | -0,9% | 15.637 | 13.892 | 12,56% |
| Oberbayern | 4.416 | 3.921 | 12,6% | 1.077 | 1.171 | -8,0% | 5493 | 5.092 | 7,9% |
| Niederbayern | 1.896 | 1.573 | 20,5% | 269 | 238 | 13,0% | 2165 | 1.811 | 19,5% |
| Oberpfalz | 1.522 | 1.382 | 10,1% | 219 | 170 | 28,8% | 1741 | 1.552 | 12,2% |
| Oberfranken | 924 | 743 | 24,4% | 76 | 71 | 7,0% | 1000 | 814 | 22,9% |
| Mittelfranken | 1.208 | 1.174 | 2,9% | 243 | 232 | 4,7% | 1451 | 1.406 | 3,2% |
| Unterfranken | 1.150 | 911 | 26,2% | 155 | 128 | 21,1% | 1305 | 1.039 | 25,6% |
| Schwaben | 2.075 | 1.721 | 20,6% | 407 | 457 | -10,9% | 2482 | 2.178 | 14,0% |

Baugenehmigungen Bayern Wohnungen

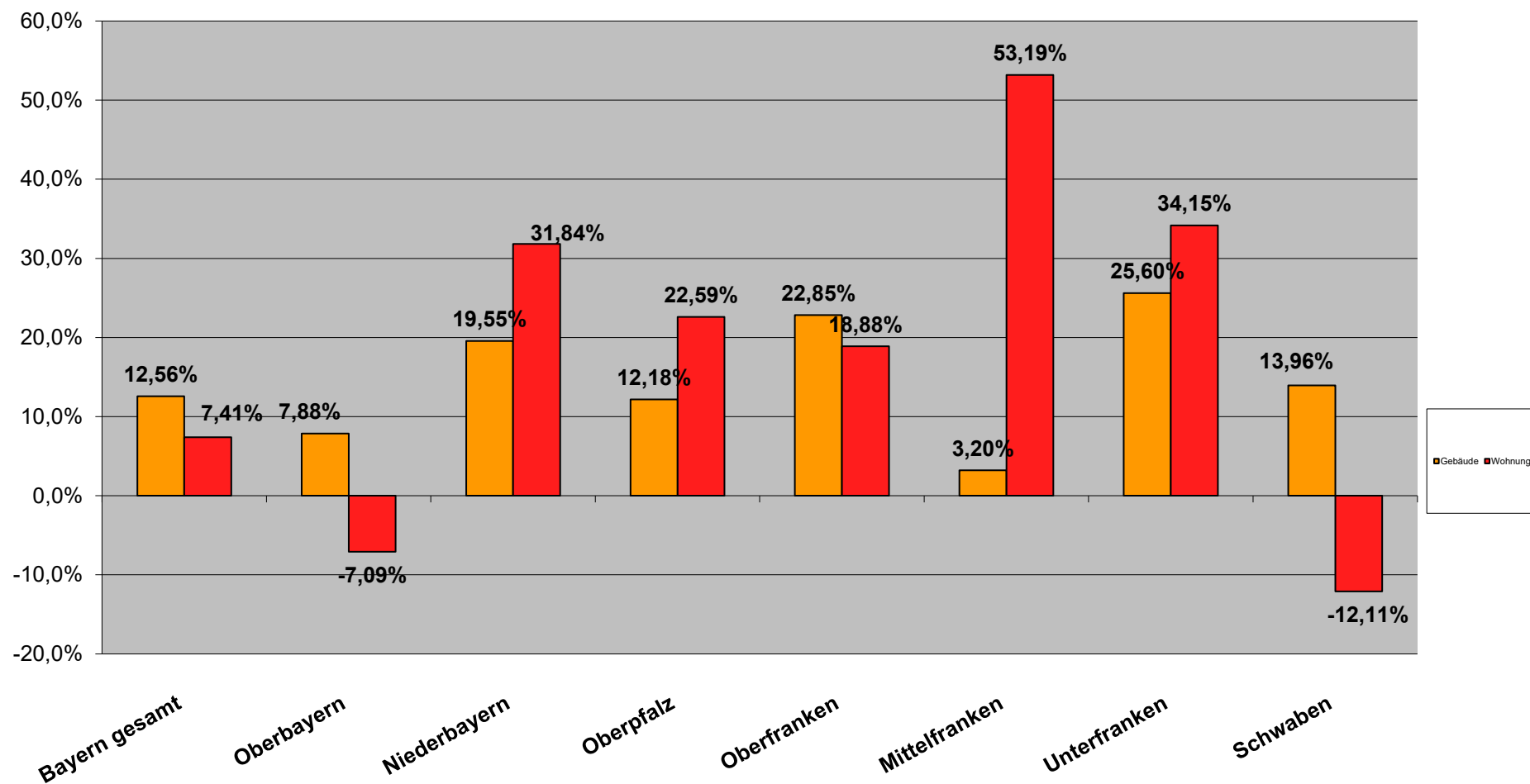


Baugenehmigungen Bayern Wohngebäude

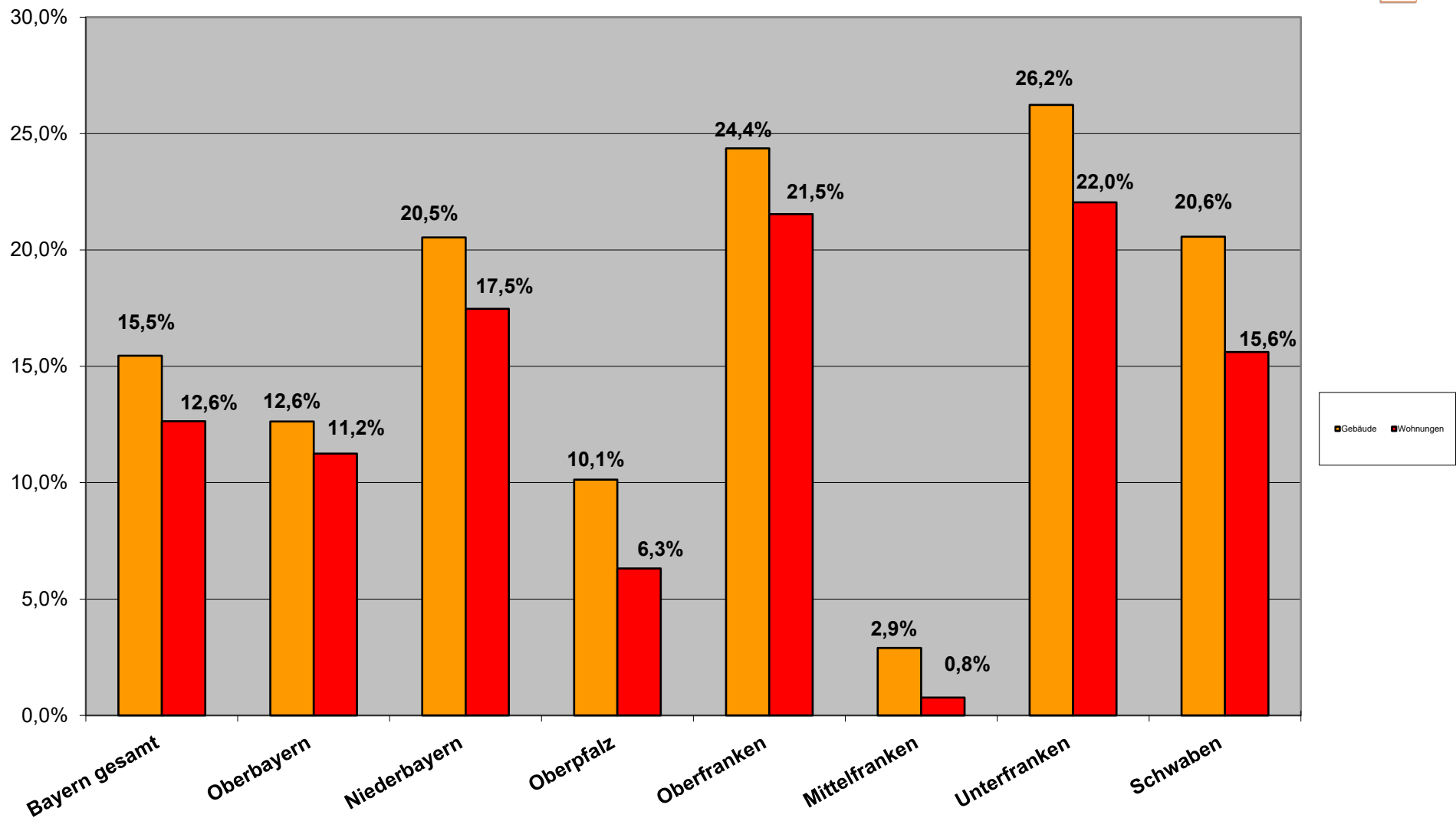


Entwicklung Baugenehmigungen kum. 2025

Wohnbau (EFH/ZFH und MFH)

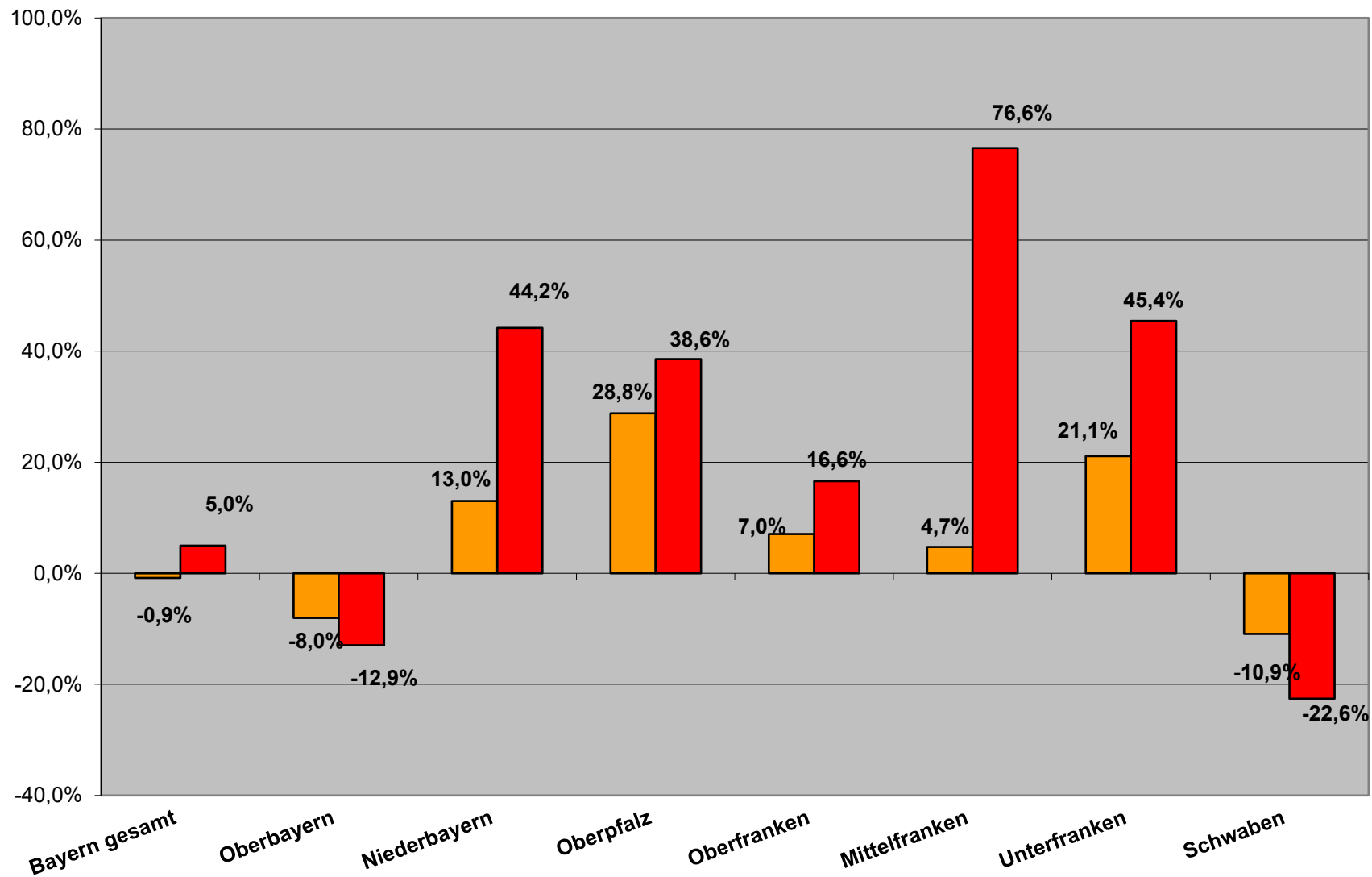


Entwicklung Baugenehmigungen kum. 2025
EFH/ZFH Wohnungsbau



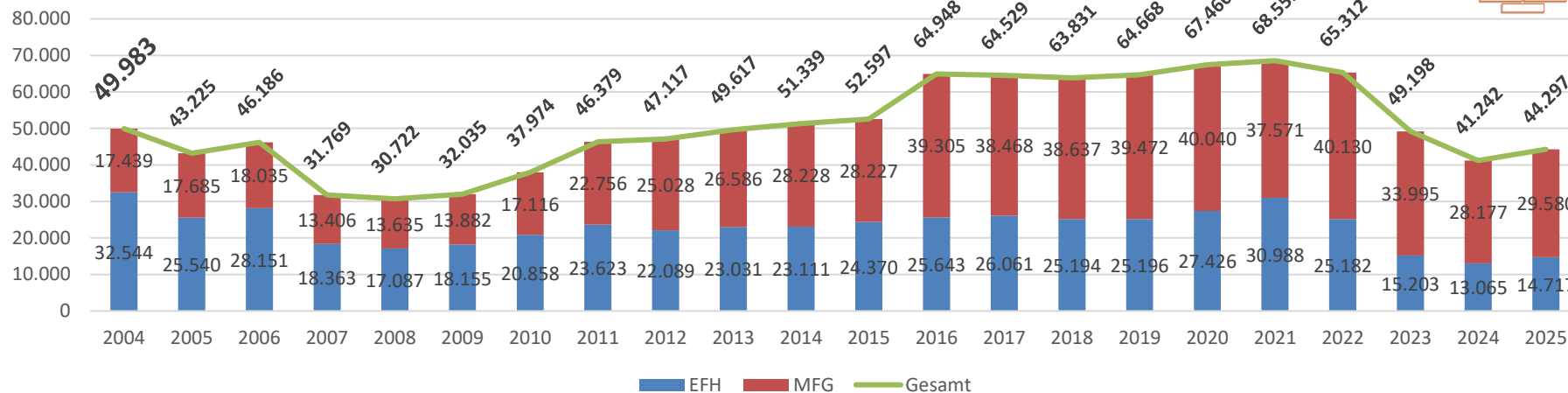
Entwicklung Baugenehmigungen kum. 2025

Mehrfamilienwohnbau



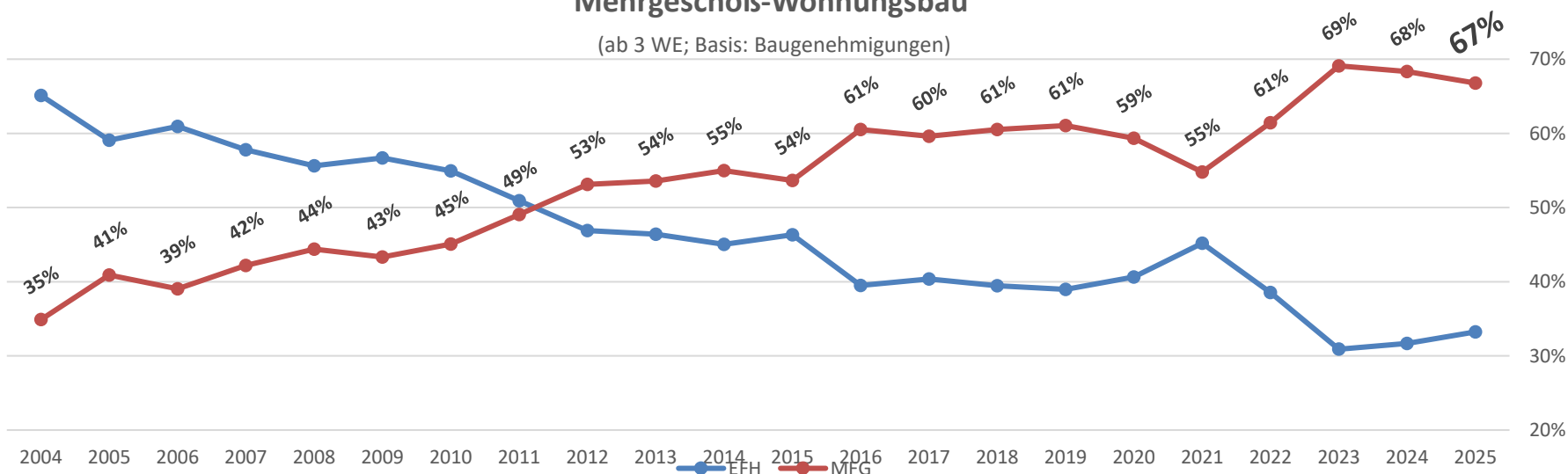


Baugenehmigungen Dezember kum. Wohnungen BAYERN



Bayern Anteil Wohnungen im Mehrgeschoß-Wohnungsbau

(ab 3 WE; Basis: Baugenehmigungen)





| Berichtszeitraum | Errichtung neuer Gebäude | | | | | | | | Wohnungen insgesamt 2) |
|------------------|--------------------------|------------|-----------|-----------------------------------|---------------|------------|------------|-----------------------------------|------------------------|
| | Wohnbau 1) | | | | Nicht-Wohnbau | | | | |
| | Gebäude | Rauminhalt | Wohnungen | Veranschlagte Kosten der Bauwerke | Gebäude | Rauminhalt | Nutzfläche | Veranschlagte Kosten der Bauwerke | |
| | Anzahl | 1 000 m³ | Anzahl | 1 000 EUR | Anzahl | 1 000 m³ | 100 m² | 1 000 EUR | |
| | | | | | | | | | Anzahl |

Dez. kum.

| | | | | | | | | | |
|------|--------|--------|--------|------------|-------|--------|--------|------------|--------|
| 2025 | 15.637 | 24.139 | 44.297 | 13.205.150 | 6.021 | 47.781 | 64.281 | 12.152.034 | 54.149 |
| 2024 | 13.892 | 22.491 | 41.242 | 12.132.462 | 6.011 | 41.850 | 57.731 | 10.490.349 | 51.513 |
| 2023 | 16.404 | 26.761 | 49.198 | 13.587.077 | 6.501 | 45.711 | 61.857 | 11.397.431 | 58.732 |
| 2022 | 25.572 | 38.406 | 65.312 | 17.431.993 | 7.173 | 50.434 | 68.146 | 11.099.135 | 76.633 |
| 2021 | 30.459 | 42.380 | 68.559 | 17.893.030 | 8.387 | 55.759 | 78.535 | 10.761.506 | 80.344 |
| 2020 | 28.134 | 39.126 | 67.466 | 15.693.698 | 7.738 | 55.724 | 79.403 | 11.195.100 | 77.743 |
| 2019 | 26.705 | 38.586 | 64.668 | 14.825.187 | 7.218 | 48.137 | 71.734 | 9.350.126 | 75.542 |
| 2018 | 26.796 | 37.706 | 63.831 | 14.022.778 | 7.956 | 57.475 | 82.254 | 10.404.664 | 73.313 |
| 2017 | 27.248 | 37.912 | 64.529 | 13.470.832 | 7.928 | 53.290 | 78.919 | 9.143.156 | 74.981 |
| 2016 | 26.849 | 37.398 | 64.948 | 12.679.315 | 8.036 | 49.338 | 73.102 | 8.103.037 | 74.540 |
| 2015 | 25.390 | 33.249 | 52.597 | 10.780.271 | 7.781 | 48.238 | 70.845 | 7.361.175 | 61.655 |
| 2014 | 23.943 | 31.777 | 51.339 | 9.814.234 | 7.978 | 48.489 | 69.081 | 6.596.285 | 58.761 |
| 2013 | 23.764 | 31.332 | 49.617 | 9.307.349 | 8.505 | 51.176 | 74.328 | 6.705.182 | 56.120 |
| 2012 | 22.815 | 29.585 | 47.117 | 8.593.052 | 8.710 | 50.245 | 72.738 | 6.826.275 | 52.991 |
| 2011 | 24.159 | 30.279 | 46.379 | 8.609.721 | 9.778 | 53.517 | 78.997 | 7.186.329 | 52.571 |
| 2010 | 20.979 | 25.304 | 37.974 | 6.812.629 | 9.733 | 49.410 | 70.901 | 5.523.961 | 42.420 |
| 2009 | 18.142 | 22.311 | 32.037 | 5.745.881 | 8.588 | 46.508 | 69.537 | 6.254.957 | 36.050 |

Veränderung Jan. - Dez. 2025 zu

| | | | | | | | | | |
|------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| 2024 | 12,6% | 7,3% | 7,4% | 8,8% | 0,2% | 14,2% | 11,3% | 15,8% | 5,1% |
| 2023 | -4,7% | -9,8% | -10,0% | -2,8% | -7,4% | 4,5% | 3,9% | 6,6% | -7,8% |
| 2022 | -38,9% | -37,1% | -32,2% | -24,2% | -16,1% | -5,3% | -5,7% | 9,5% | -29,3% |
| 2021 | -48,7% | -43,0% | -35,4% | -26,2% | -28,2% | -14,3% | -18,1% | 12,9% | -32,6% |
| 2020 | -44,4% | -38,3% | -34,3% | -15,9% | -22,2% | -14,3% | -19,0% | 8,5% | -30,3% |
| 2019 | -41,4% | -37,4% | -31,5% | -10,9% | -16,6% | -0,7% | -10,4% | 30,0% | -28,3% |
| 2018 | -41,6% | -36,0% | -30,6% | -5,8% | -24,3% | -16,9% | -21,9% | 16,8% | -26,1% |
| 2017 | -42,6% | -36,3% | -31,4% | -2,0% | -24,1% | -10,3% | -18,5% | 32,9% | -27,8% |
| 2016 | -41,8% | -35,5% | -31,8% | 4,1% | -25,1% | -3,2% | -12,1% | 50,0% | -27,4% |
| 2015 | -38,4% | -27,4% | -15,8% | 22,5% | -22,6% | -0,9% | -9,3% | 65,1% | -12,2% |
| 2014 | -34,7% | -24,0% | -13,7% | 34,6% | -24,5% | -1,5% | -6,9% | 84,2% | -7,8% |
| 2013 | -34,2% | -23,0% | -10,7% | 41,9% | -29,2% | -6,6% | -13,5% | 81,2% | -3,5% |
| 2012 | -31,5% | -18,4% | -6,0% | 53,7% | -30,9% | -4,9% | -11,6% | 78,0% | 2,2% |
| 2011 | -35,3% | -20,3% | -4,5% | 53,4% | -38,4% | -10,7% | -18,6% | 69,1% | 3,0% |
| 2010 | -25,5% | -4,6% | 16,7% | 93,8% | -38,1% | -3,3% | -9,3% | 120,0% | 27,6% |
| 2009 | -13,8% | 8,2% | 38,3% | 129,8% | -29,9% | 2,7% | -7,6% | 94,3% | 50,2% |

Monat Dez. 2025 zu

| | | | | | | | | | |
|------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| 2024 | -1,1% | -20,2% | -32,6% | -19,8% | 1,0% | 24,8% | 12,1% | -7,6% | -29,6% |
| 2023 | 13,8% | 5,4% | 3,5% | 11,4% | -3,0% | 15,1% | 0,7% | -31,3% | 5,5% |
| 2022 | -28,2% | -34,2% | -35,9% | -22,2% | -17,4% | 19,6% | 3,5% | -5,3% | -31,0% |
| 2021 | -50,9% | -45,5% | -40,4% | -31,3% | -31,9% | 10,6% | -3,0% | 12,5% | -33,7% |
| 2020 | -49,2% | -43,6% | -44,7% | -25,5% | -31,1% | -18,9% | -33,3% | -34,1% | -36,7% |
| 2019 | -35,2% | -34,7% | -38,4% | -10,8% | -17,4% | -13,8% | -30,1% | -24,9% | -33,0% |
| 2018 | -28,8% | -14,4% | -9,6% | 22,4% | -7,5% | 9,0% | -1,7% | 30,1% | -1,8% |
| 2017 | -44,6% | -40,2% | -41,9% | -9,1% | -29,9% | -22,1% | -40,8% | -19,1% | -35,0% |
| 2016 | -41,1% | -40,8% | -46,6% | -5,6% | -33,5% | -3,7% | -21,9% | 19,3% | -39,4% |
| 2015 | -40,9% | -37,3% | -35,7% | 1,6% | -29,1% | -6,5% | -22,6% | -23,7% | -28,3% |
| 2014 | -19,2% | -11,7% | -11,5% | 54,9% | -16,5% | 32,7% | 4,2% | 36,4% | -4,7% |
| 2013 | -11,2% | 5,1% | 8,4% | 92,3% | -20,2% | 8,4% | -9,9% | 53,5% | 21,3% |
| 2012 | -18,6% | -18,4% | -27,5% | 49,3% | -24,4% | 22,8% | -0,2% | 50,9% | -13,9% |
| 2011 | -36,6% | -28,1% | -23,8% | 40,5% | -39,5% | -26,8% | -38,3% | -17,5% | -15,8% |
| 2010 | -23,2% | -1,5% | -2,1% | 90,1% | -39,5% | 13,2% | -16,7% | 33,7% | 13,0% |
| 2009 | -11,6% | 8,6% | 20,2% | 134,6% | -39,7% | -14,2% | -33,8% | -19,1% | 35,3% |

Baugenehmigungen Monatsvergleich
Niederbayern + Oberbayern + Oberpfalz

Dezember

| | 2025 | 2024 | | 2025 | 2024 | | 2025 | 2024 | |
|-------------------------------------|------|------|---------|------|------|---------|------|------|---------|
| | EFH | EFH | Veränd. | MFH | MFH | Veränd. | NWG | NWG | Veränd. |
| Zusammenfassung (Obb./Ndb./Opf.) | 724 | 664 | 9,0% | 1441 | 2619 | -45,0% | 33 | 73 | -54,8% |

| | | | | | | | | | |
|-------------------|-----|-----|---------|-----|-----|---------|-----|-----|---------|
| Niederbayern | EFH | EFH | Veränd. | MFH | MFH | Veränd. | NWG | NWG | Veränd. |
| Deggendorf | 13 | 13 | 0,0% | 101 | 32 | 215,6% | 0 | 0 | |
| Dingolfing-Landau | 19 | 31 | -38,7% | 38 | 51 | -25,5% | 0 | 0 | |
| Freyung-Grafenau | 9 | 2 | 350,0% | 0 | 0 | | 0 | 0 | |
| Kelheim | 30 | 37 | -18,9% | 22 | 17 | 29,4% | 1 | 0 | |
| Landshut | 9 | 14 | -35,7% | 0 | 65 | -100,0% | 0 | 0 | |
| Landshut-Stadt | 2 | 0 | | 0 | 20 | -100,0% | 0 | 0 | |
| Passau | 16 | 15 | 6,7% | 47 | 42 | 11,9% | 0 | 1 | -100,0% |
| Passau-Stadt | 2 | 0 | | 0 | 0 | | 0 | 0 | |
| Regen | 13 | 13 | 0,0% | 6 | 13 | -53,8% | 8 | 0 | |
| Rottal-Inn | 26 | 26 | 0,0% | 0 | 143 | -100,0% | 1 | 0 | |
| Straubing-Bogen | 35 | 18 | 94,4% | 19 | 17 | 11,8% | 2 | 0 | |
| Straubing-Stadt | 4 | 0 | | 61 | 74 | -17,6% | 4 | 0 | |
| Gesamt | 178 | 169 | 5,3% | 294 | 474 | -38,0% | 16 | 1 | 1500,0% |

| | 2025 | 2024 | | 2025 | 2024 | | 2025 | 2024 | |
|-------------------------|------|------|---------|------|------|---------|------|------|---------|
| Oberbayern | EFH | EFH | Veränd. | MFH | MFH | Veränd. | NWG | NWG | Veränd. |
| Altötting | 9 | 14 | -35,7% | 0 | 0 | | 2 | 4 | -50,0% |
| Bad Tölz-Wolfratshausen | 16 | 6 | 166,7% | 6 | 15 | -60,0% | 0 | 0 | |
| Berchtesgadener Land | 13 | 7 | 85,7% | 0 | 38 | -100,0% | 0 | 0 | |
| Dachau | 20 | 17 | 17,6% | 17 | 9 | 88,9% | 0 | 2 | -100,0% |
| Ebersberg | 6 | 14 | -57,1% | 4 | 331 | -98,8% | 0 | 6 | -100,0% |
| Eichstätt | 25 | 23 | 8,7% | 39 | 69 | -43,5% | 0 | 0 | |
| Erding | 9 | 7 | 28,6% | 12 | 3 | 300,0% | 2 | 2 | 0,0% |
| Freising | 19 | 16 | 18,8% | 36 | 35 | 2,9% | 0 | 0 | |
| Fürstenfeldbruck | 22 | 17 | 29,4% | 44 | 21 | 109,5% | 0 | 2 | -100,0% |
| Garmisch-Partenkirchen | 3 | 13 | -76,9% | 20 | 3 | 566,7% | 0 | 14 | -100,0% |
| Ingolstadt-Stadt | 7 | 12 | -41,7% | 4 | 149 | -97,3% | 0 | 0 | |
| Landsberg a.Lech | 20 | 19 | 5,3% | 11 | 33 | -66,7% | 0 | 0 | |
| Miesbach | 2 | 6 | -66,7% | 0 | 23 | -100,0% | 1 | 0 | |
| Mühldorf a.Inn | 22 | 10 | 120,0% | 11 | 0 | | 0 | 0 | |
| München | 25 | 36 | -30,6% | 60 | 118 | -49,2% | 0 | 0 | |
| München-Stadt | 39 | 43 | -9,3% | 507 | 538 | -5,8% | 2 | 38 | -94,7% |
| Neuburg-Schrobenhausen | 36 | 16 | 125,0% | 12 | 0 | | 1 | 2 | -50,0% |
| Pfaffenhofen a.d.Ilm | 11 | 17 | -35,3% | 20 | 54 | -63,0% | 0 | 0 | |
| Rosenheim | 35 | 24 | 45,8% | 44 | 37 | 18,9% | 0 | 0 | |
| Rosenheim-Stadt | 0 | 3 | -100,0% | 0 | 6 | -100,0% | 1 | 0 | |
| Starnberg | 34 | 10 | 240,0% | 11 | 218 | -95,0% | 0 | 0 | |
| Traunstein | 7 | 12 | -41,7% | 73 | 25 | 192,0% | 0 | 2 | -100,0% |
| Weilheim-Schongau | 12 | 18 | -33,3% | 69 | 41 | 68,3% | 4 | 0 | |
| Gesamt | 392 | 360 | 8,9% | 1000 | 1766 | -43,4% | 13 | 72 | -81,9% |

| | 2025 | 2024 | 0 | 2025 | 2024 | 0,0% | 2025 | 2024 | |
|-----------------------|------|------|---------|------|------|---------|------|------|---------|
| Oberpfalz | EFH | EFH | Veränd. | MFH | MFH | Veränd. | NWG | NWG | Veränd. |
| Amberg-Stadt | 0 | 1 | -100,0% | 0 | 0 | | 0 | 0 | |
| Amberg-Sulzbach | 3 | 17 | -82,4% | 6 | 6 | 0,0% | 0 | 0 | |
| Cham | 27 | 14 | 92,9% | 8 | 9 | -11,1% | 3 | 0 | |
| Neumarkt i.d.OPf. | 20 | 16 | 25,0% | 0 | 27 | -100,0% | 0 | 0 | |
| Neustadt a.d.Waldnaab | 20 | 7 | 185,7% | 18 | 0 | | 0 | 0 | |
| Regensburg | 51 | 23 | 121,7% | 37 | 56 | -33,9% | 1 | 0 | |
| Regensburg-Stadt | 11 | 33 | -66,7% | 21 | 159 | -86,8% | 0 | 0 | |
| Schwandorf | 19 | 19 | 0,0% | 57 | 83 | -31,3% | 0 | 0 | |
| Tirschenreuth | 3 | 5 | -40,0% | 0 | 7 | -100,0% | 0 | 0 | |
| Weiden i.d.OPf.-Stadt | 0 | 0 | | 0 | 32 | -100,0% | 0 | 0 | |
| Gesamt | 154 | 135 | 14,1% | 147 | 379 | -61,2% | 4 | 0 | |

Baugenehmigungen Monatsvergleich

Dezember

| | 2025 | 2024 | | 2025 | 2024 | | 2025 | 2024 | |
|---------------------|------|------|---------|------|------|---------|------|------|---------|
| Schwaben | EFH | EFH | Veränd. | MFH | MFH | Veränd. | NWG | NWG | Veränd. |
| Aichach-Friedberg | 16 | 18 | -11,1% | 3 | 12 | -75,0% | 0 | 3 | -100,0% |
| Augsburg | 42 | 21 | 100,0% | 69 | 8 | 762,5% | 1 | 0 | |
| Augsburg (Stadt) | 1 | 3 | -66,7% | 0 | 54 | -100,0% | 0 | 0 | |
| Dillingen a.d.Donau | 14 | 2 | 600,0% | 0 | 9 | -100,0% | 0 | 0 | |
| Günzburg | 9 | 28 | -67,9% | 22 | 42 | -47,6% | 0 | 1 | -100,0% |
| Neu-Ulm | 13 | 16 | -18,8% | 23 | 141 | -83,7% | 0 | 2 | -100,0% |
| Lindau (Bodensee) | 9 | 4 | 125,0% | 38 | 0 | | 0 | 0 | |
| Ostallgäu | 18 | 10 | 80,0% | 10 | 53 | -81,1% | 0 | 3 | -100,0% |
| Unterallgäu | 12 | 25 | -52,0% | 21 | 92 | -77,2% | 0 | 0 | |
| Donau-Ries | 21 | 12 | 75,0% | 95 | 88 | 8,0% | 0 | 0 | |
| Oberallgäu | 9 | 19 | -52,6% | 6 | 48 | -87,5% | 1 | 3 | -66,7% |
| Kaufbeuren | 2 | 0 | | 0 | 0 | | 0 | 0 | |
| Kempton (Allgäu) | 2 | 7 | -71,4% | 15 | 68 | -77,9% | 0 | 0 | |
| Memmingen | 4 | 0 | | 141 | 0 | | 0 | 0 | |
| Gesamt | 172 | 165 | 4,2% | 443 | 615 | -28,0% | 2 | 12 | -83,3% |

Baugenehmigungen Monatsvergleich
Wohnungen

| | 2025 | 2024 | | 2025 | 2024 | | 2025 | 2024 | |
|-----------------|------|------|---------|------|------|---------|------|------|---------|
| Dezember | EFH | EFH | Veränd. | MFH | MFH | Veränd. | NWG | NWG | Veränd. |
| Zusammenfassung | 253 | 235 | 29,1% | 338 | 704 | 28,0% | 9 | 5 | -44,4% |

| | | | | | | | | | |
|----------------|-----|-----|---------|-----|-----|---------|-----|-----|---------|
| Oberfranken | EFH | EFH | Veränd. | MFH | MFH | Veränd. | NWG | NWG | Veränd. |
| Bamberg | 11 | 15 | -26,7% | 11 | 30 | -63,3% | 0 | 0 | |
| Bamberg-Stadt | 0 | 0 | | 0 | 0 | | 0 | 0 | |
| Bayreuth | 14 | 11 | 27,3% | 0 | 6 | -100,0% | 0 | 0 | |
| Bayreuth-Stadt | 1 | 3 | -66,7% | 0 | 0 | | 0 | 0 | |
| Coburg | 5 | 16 | -68,8% | 0 | 4 | -100,0% | 0 | 0 | |
| Coburg-Stadt | 0 | 0 | | 5 | 0 | | 0 | 0 | |
| Forchheim | 15 | 5 | 200,0% | 0 | 0 | | 0 | 0 | |
| Hof | 4 | 6 | -33,3% | 0 | 0 | | 0 | 0 | |
| Hof-Stadt | 0 | 0 | | 0 | 14 | -100,0% | 0 | 0 | |
| Kronach | 7 | 4 | 75,0% | 0 | 0 | | 0 | 0 | |
| Kulmbach | 5 | 0 | | 0 | 0 | | 0 | 0 | |
| Lichtenfels | 3 | 2 | 50,0% | 0 | 0 | | 0 | 0 | |
| Wunsiedel | 2 | 2 | 0,0% | 0 | 0 | | 0 | 0 | |
| Gesamt | 67 | 64 | 4,7% | 16 | 54 | -70,4% | 0 | 0 | |

| | 2025 | 2024 | | 2025 | 2024 | | 2025 | 2024 | |
|---------------------|------|------|---------|------|------|---------|------|------|---------|
| Mittelfranken | EFH | EFH | Veränd. | MFH | MFH | Veränd. | NWG | NWG | Veränd. |
| Ansbach | 17 | 10 | 70,0% | 25 | 0 | | 0 | 0 | |
| Ansbach-Stadt | 0 | 0 | | 25 | 0 | | 0 | 0 | |
| Erlangen | 8 | 0 | | 42 | 21 | 100,0% | 0 | 0 | |
| Erlangen-Höchstadt | 6 | 5 | 20,0% | 0 | 51 | -100,0% | 0 | 0 | |
| Fürth | 7 | 1 | 600,0% | 0 | 0 | | 0 | 1 | -100,0% |
| Fürth-Stadt | 0 | 3 | -100,0% | 26 | 22 | 18,2% | 0 | 0 | |
| Nürnberg (Stadt) | 5 | 8 | -37,5% | 7 | 206 | -96,6% | 0 | 2 | -100,0% |
| Nürnberger Land | 14 | 12 | 16,7% | 43 | 65 | -33,8% | 0 | 0 | |
| Neustadt / Aisch | 14 | 5 | 180,0% | 0 | 6 | -100,0% | 1 | 0 | |
| Roth | 10 | 24 | -58,3% | 0 | 14 | -100,0% | 0 | 0 | |
| Schwabach | 2 | 0 | | 0 | 12 | -100,0% | 0 | 0 | |
| Weißenburg-Gunzenh. | 5 | 3 | 66,7% | 28 | 0 | | 0 | 0 | |
| Gesamt | 88 | 71 | 23,9% | 196 | 397 | -50,6% | 1 | 3 | -66,7% |

| | 2025 | 2024 | | 2025 | 2024 | | 2025 | 2024 | |
|-----------------------|------|------|---------|------|------|---------|------|------|---------|
| Unterfranken | EFH | EFH | Veränd. | MFH | MFH | Veränd. | NWG | NWG | Veränd. |
| Aschaffenburg | 7 | 13 | -46,2% | 3 | 0 | | 1 | 0 | |
| Bad Kissingen | 12 | 7 | 71,4% | 18 | 0 | | 1 | 0 | |
| Rhön-Grabfeld | 2 | 10 | -80,0% | 0 | 0 | | 0 | 0 | |
| Haßberge | 1 | 6 | -83,3% | 3 | 0 | | 0 | 0 | |
| Kitzingen | 10 | 11 | -9,1% | 19 | 35 | -45,7% | 0 | 1 | -100,0% |
| Miltenberg | 12 | 17 | -29,4% | 5 | 34 | -85,3% | 1 | 1 | 0,0% |
| Main-Spessart | 12 | 6 | 100,0% | 0 | 14 | -100,0% | 0 | 0 | |
| Schweinfurt | 13 | 9 | 44,4% | 3 | 0 | | 0 | 0 | |
| Würzburg | 18 | 16 | 12,5% | 14 | 0 | | 5 | 0 | |
| Aschaffenburg (Stadt) | 8 | 2 | 300,0% | 61 | 170 | -64,1% | 0 | 0 | |
| Schweinfurt (Stadt) | 0 | 0 | | 0 | 0 | | 0 | 0 | |
| Würzburg (Stadt) | 3 | 3 | 0,0% | 0 | 0 | | 0 | 0 | |
| Gesamt | 98 | 100 | -2,0% | 126 | 253 | -50,2% | 8 | 2 | 300,0% |

Baugenehmigungen kumuliert zum Dezember
Niederbayern + Oberbayern + Oberpfalz

| Dezember kum. | 2025 | 2024 | | 2025 | 2024 | | 2025 | 2024 | |
|--|------|------|---------|-------|-------|---------|------|------|---------|
| | EFH | EFH | Veränd. | MFH | MFH | Veränd. | NWG | NWG | Veränd. |
| Zusammenfassung <small>(Obb./Ndb./Opf.)</small> | 8820 | 7897 | 11,7% | 17581 | 17874 | -1,6% | 545 | 752 | -27,5% |

| Niederbayern | EFH | EFH | Veränd. | MFH | MFH | Veränd. | NWG | NWG | Veränd. |
|-------------------|------|------|---------|------|------|---------|-----|-----|---------|
| Deggendorf | 185 | 170 | 8,8% | 788 | 336 | 134,5% | 1 | 1 | 0,0% |
| Dingolfing-Landau | 184 | 210 | -12,4% | 156 | 215 | -27,4% | 4 | 3 | 33,3% |
| Freyung-Grafenau | 137 | 90 | 52,2% | 55 | 47 | 17,0% | 0 | 0 | |
| Kelheim | 227 | 222 | 2,3% | 236 | 224 | 5,4% | 3 | 5 | -40,0% |
| Landshut | 229 | 209 | 9,6% | 170 | 188 | -9,6% | 6 | 11 | -45,5% |
| Landshut-Stadt | 40 | 58 | -31,0% | 201 | 149 | 34,9% | 0 | 1 | -100,0% |
| Passau | 319 | 246 | 29,7% | 289 | 244 | 18,4% | 13 | 16 | -18,8% |
| Passau-Stadt | 44 | 36 | 22,2% | 106 | 50 | 112,0% | 0 | 1 | -100,0% |
| Regen | 120 | 103 | 16,5% | 60 | 41 | 46,3% | 11 | 1 | 1000,0% |
| Rottal-Inn | 201 | 179 | 12,3% | 139 | 183 | -24,0% | 18 | 5 | 260,0% |
| Straubing-Bogen | 401 | 256 | 56,6% | 409 | 169 | 142,0% | 19 | 3 | 533,3% |
| Straubing-Stadt | 31 | 24 | 29,2% | 412 | 249 | 65,5% | 33 | 8 | 312,5% |
| Gesamt | 2118 | 1803 | 17,5% | 3021 | 2095 | 44,2% | 108 | 55 | 96,4% |

| Oberbayern | 2025 | 2024 | | 2025 | 2024 | | 2025 | 2024 | |
|-------------------------|------|------|---------|-------|-------|---------|------|------|---------|
| | EFH | EFH | Veränd. | MFH | MFH | Veränd. | NWG | NWG | Veränd. |
| Altötting | 134 | 126 | 6,3% | 192 | 303 | -36,6% | 4 | 6 | -33,3% |
| Bad Tölz-Wolfratshausen | 178 | 145 | 22,8% | 96 | 130 | -26,2% | 40 | 141 | -71,6% |
| Berchtesgadener Land | 102 | 84 | 21,4% | 276 | 286 | -3,5% | 8 | 3 | 166,7% |
| Dachau | 235 | 223 | 5,4% | 275 | 221 | 24,4% | 12 | 19 | -36,8% |
| Ebersberg | 85 | 117 | -27,4% | 315 | 459 | -31,4% | 12 | 20 | -40,0% |
| Eichstätt | 291 | 243 | 19,8% | 264 | 450 | -41,3% | 9 | 0 | |
| Erding | 277 | 208 | 33,2% | 267 | 600 | -55,5% | 14 | 9 | 55,6% |
| Freising | 220 | 210 | 4,8% | 481 | 410 | 17,3% | 28 | 6 | 366,7% |
| Fürstenfeldbruck | 202 | 158 | 27,8% | 372 | 187 | 98,9% | 7 | 89 | -92,1% |
| Garmisch-Partenkirchen | 61 | 63 | -3,2% | 137 | 80 | 71,3% | 1 | 14 | -92,9% |
| Ingolstadt-Stadt | 96 | 90 | 6,7% | 411 | 413 | -0,5% | 10 | 0 | |
| Landsberg a. Lech | 270 | 185 | 45,9% | 144 | 164 | -12,2% | 3 | 17 | -82,4% |
| Miesbach | 139 | 104 | 33,7% | 176 | 95 | 85,3% | 18 | 5 | 260,0% |
| Mühldorf a. Inn | 209 | 167 | 25,1% | 153 | 145 | 5,5% | 11 | 3 | 266,7% |
| München | 340 | 312 | 9,0% | 1394 | 1338 | 4,2% | 24 | 41 | -41,5% |
| München-Stadt | 551 | 614 | -10,3% | 4815 | 6504 | -26,0% | 74 | 128 | -42,2% |
| Neuburg-Schrobenhausen | 276 | 192 | 43,8% | 171 | 264 | -35,2% | 10 | 16 | -37,5% |
| Pfaffenhofen a.d. Ilm | 214 | 225 | -4,9% | 386 | 406 | -4,9% | 8 | 15 | -46,7% |
| Rosenheim | 419 | 317 | 32,2% | 775 | 351 | 120,8% | 29 | 10 | 190,0% |
| Rosenheim-Stadt | 31 | 34 | -8,8% | 123 | 173 | -28,9% | 1 | 0 | |
| Starnberg | 165 | 179 | -7,8% | 210 | 455 | -53,8% | 8 | 11 | -27,3% |
| Traunstein | 252 | 287 | -12,2% | 495 | 383 | 29,2% | 31 | 14 | 121,4% |
| Weilheim-Schongau | 287 | 242 | 18,6% | 415 | 362 | 14,6% | 13 | 79 | -83,5% |
| Gesamt | 5034 | 4525 | 11,2% | 12343 | 14179 | -12,9% | 375 | 646 | -42,0% |

| Oberpfalz | 2025 | 2024 | 0 | 2025 | 2024 | 0,0% | 2025 | 2024 | |
|------------------------|------|------|---------|------|------|---------|------|------|---------|
| | EFH | EFH | Veränd. | MFH | MFH | Veränd. | NWG | NWG | Veränd. |
| Amberg-Stadt | 27 | 35 | -22,9% | 56 | 48 | 16,7% | 0 | 6 | -100,0% |
| Amberg-Sulzbach | 138 | 138 | 0,0% | 117 | 34 | 244,1% | 2 | 1 | 100,0% |
| Cham | 271 | 254 | 6,7% | 158 | 186 | -15,1% | 41 | 9 | 355,6% |
| Neumarkt i.d. OPf. | 266 | 239 | 11,3% | 245 | 253 | -3,2% | 3 | 19 | -84,2% |
| Neustadt a.d. Waldnaab | 131 | 118 | 11,0% | 88 | 59 | 49,2% | 5 | 1 | 400,0% |
| Regensburg | 462 | 422 | 9,5% | 569 | 289 | 96,9% | 5 | 5 | 0,0% |
| Regensburg-Stadt | 51 | 78 | -34,6% | 593 | 372 | 59,4% | 0 | 0 | |
| Schwandorf | 232 | 194 | 19,6% | 228 | 243 | -6,2% | 6 | 3 | 100,0% |
| Tirschenreuth | 77 | 76 | 1,3% | 30 | 36 | -16,7% | 0 | 1 | -100,0% |
| Weiden i.d. OPf.-Stadt | 13 | 15 | -13,3% | 133 | 80 | 66,3% | 0 | 6 | -100,0% |
| Gesamt | 1668 | 1569 | 6,3% | 2217 | 1600 | 38,6% | 62 | 51 | 21,6% |

Baugenehmigungen kumuliert

| Dezember kum. | 2025 | 2024 | | 2025 | 2024 | | 2025 | 2024 | |
|---------------------|------|------|---------|------|------|---------|------|------|---------|
| Schwaben | EFH | EFH | Veränd. | MFH | MFH | Veränd. | NWG | NWG | Veränd. |
| Aichach-Friedberg | 225 | 200 | 12,5% | 109 | 209 | -47,8% | 16 | 4 | 300,0% |
| Augsburg | 471 | 329 | 43,2% | 418 | 493 | -15,2% | 22 | 8 | 175,0% |
| Augsburg (Stadt) | 90 | 106 | -15,1% | 679 | 1698 | -60,0% | 6 | 110 | -94,5% |
| Dillingen a.d.Donau | 158 | 122 | 29,5% | 119 | 84 | 41,7% | 8 | 4 | 100,0% |
| Günzburg | 224 | 218 | 2,8% | 173 | 386 | -55,2% | 42 | 5 | 740,0% |
| Neu-Ulm | 169 | 119 | 42,0% | 579 | 592 | -2,2% | 8 | 11 | -27,3% |
| Lindau (Bodensee) | 70 | 56 | 25,0% | 424 | 182 | 133,0% | 40 | 4 | 900,0% |
| Ostallgäu | 139 | 126 | 10,3% | 253 | 285 | -11,2% | 12 | 7 | 71,4% |
| Unterallgäu | 284 | 286 | -0,7% | 255 | 482 | -47,1% | 16 | 9 | 77,8% |
| Donau-Ries | 198 | 212 | -6,6% | 238 | 227 | 4,8% | 2 | 2 | 0,0% |
| Oberallgäu | 183 | 140 | 30,7% | 212 | 250 | -15,2% | 16 | 7 | 128,6% |
| Kaufbeuren | 29 | 20 | 45,0% | 40 | 61 | -34,4% | 0 | 0 | |
| Kempten (Allgäu) | 59 | 62 | -4,8% | 385 | 262 | 46,9% | 8 | 0 | |
| Memmingen | 26 | 15 | 73,3% | 236 | 111 | 112,6% | 1 | 5 | -80,0% |
| Gesamt | 2325 | 2011 | 15,6% | 4120 | 5322 | -22,6% | 197 | 176 | 11,9% |

Baugenehmigungen kumuliert
Wohnungen

| | 2025 | 2024 | | 2025 | 2024 | | 2025 | 2024 | |
|--------------------|------|------|---------|------|------|---------|------|------|---------|
| Dezember kumuliert | EFH | EFH | Veränd. | MFH | MFH | Veränd. | NWG | NWG | Veränd. |
| Zusammenfassung | 3572 | 3157 | -6,8% | | | -100,0% | | | -100,0% |

| | | | | | | | | | |
|----------------|-----|-----|---------|------|-----|---------|-----|-----|---------|
| Oberfranken | EFH | EFH | Veränd. | MFH | MFH | Veränd. | MFH | MFH | Veränd. |
| Bamberg | 219 | 149 | 47,0% | 90 | 57 | 57,9% | 0 | 1 | -100,0% |
| Bamberg-Stadt | 3 | 22 | -86,4% | 180 | 168 | 7,1% | 0 | 0 | |
| Bayreuth | 164 | 151 | 8,6% | 16 | 32 | -50,0% | 1 | 0 | |
| Bayreuth-Stadt | 17 | 42 | -59,5% | 222 | 98 | 126,5% | 0 | 0 | |
| Coburg | 64 | 67 | -4,5% | 14 | 39 | -64,1% | 0 | 0 | |
| Coburg-Stadt | 25 | 10 | 150,0% | 114 | 5 | 2180,0% | 0 | 0 | |
| Forchheim | 180 | 132 | 36,4% | 91 | 67 | 35,8% | 1 | 0 | |
| Hof | 67 | 77 | -13,0% | 11 | 178 | -93,8% | 0 | 0 | |
| Hof-Stadt | 10 | 7 | 42,9% | 130 | 54 | 140,7% | 0 | 0 | |
| Kronach | 47 | 43 | 9,3% | 27 | 24 | 12,5% | 0 | 0 | |
| Kulmbach | 102 | 27 | 277,8% | 46 | 119 | -61,3% | 0 | 0 | |
| Lichtenfels | 59 | 50 | 18,0% | 63 | 70 | -10,0% | 7 | 0 | |
| Wunsiedel | 36 | 40 | -10,0% | 100 | 36 | 177,8% | 0 | 1 | -100,0% |
| Gesamt | 993 | 817 | 21,5% | 1104 | 947 | 16,6% | 9 | 2 | 350,0% |

| | 2025 | 2024 | | 2025 | 2024 | | 2025 | 2024 | |
|----------------------|------|------|---------|------|------|---------|------|------|---------|
| Mittelfranken | EFH | EFH | Veränd. | MFH | MFH | Veränd. | NWG | NWG | Veränd. |
| Ansbach | 245 | 247 | -0,8% | 190 | 347 | -45,2% | 1 | 7 | -85,7% |
| Ansbach-Stadt | 17 | 54 | -68,5% | 54 | 35 | 54,3% | 0 | 0 | |
| Erlangen | 70 | 40 | 75,0% | 413 | 140 | 195,0% | 23 | 0 | |
| Erlangen-Höchststadt | 163 | 163 | 0,0% | 354 | 192 | 84,4% | 27 | 3 | 800,0% |
| Fürth | 108 | 62 | 74,2% | 213 | 121 | 76,0% | 1 | 2 | -50,0% |
| Fürth-Stadt | 32 | 35 | -8,6% | 696 | 144 | 383,3% | 2 | 5 | -60,0% |
| Nürnberg (Stadt) | 119 | 207 | -42,5% | 2668 | 1337 | 99,6% | 19 | 6 | 216,7% |
| Nürnberger Land | 155 | 146 | 6,2% | 139 | 255 | -45,5% | 3 | 2 | 50,0% |
| Neustadt / Aisch | 81 | 61 | 32,8% | 38 | 36 | 5,6% | 1 | 1 | 0,0% |
| Roth | 178 | 193 | -7,8% | 161 | 90 | 78,9% | 3 | 1 | 200,0% |
| Schwabach | 25 | 10 | 150,0% | 25 | 108 | -76,9% | 0 | 0 | |
| Weißenburg-Gunzenh. | 118 | 83 | 42,2% | 201 | 113 | 77,9% | 4 | 0 | |
| Gesamt | 1311 | 1301 | 0,8% | 5152 | 2918 | 76,6% | 84 | 27 | 211,1% |

| | 2025 | 2024 | | 2025 | 2024 | | 2025 | 2024 | |
|---------------|------|------|---------|------|------|---------|------|------|---------|
| Unterfranken | EFH | EFH | Veränd. | MFH | MFH | Veränd. | NWG | NWG | Veränd. |
| Aschaffenburg | 149 | 108 | 38,0% | 193 | 76 | 153,9% | 2 | 2 | 0,0% |
| Bad Kissingen | 169 | 104 | 62,5% | 56 | 97 | -42,3% | 1 | 12 | -91,7% |
| Rhön-Grabfeld | 87 | 81 | 7,4% | 20 | 30 | -33,3% | 0 | 2 | -100,0% |
| Haßberge | 87 | 59 | 47,5% | 44 | 19 | 131,6% | 0 | 0 | |
| Kitzingen | 117 | 124 | -5,6% | 204 | 77 | 164,9% | 6 | 9 | -33,3% |
| Miltenberg | 107 | 107 | 0,0% | 273 | 79 | 245,6% | 16 | 4 | 300,0% |
| Main-Spessart | 121 | 121 | 0,0% | 167 | 81 | 106,2% | 7 | 2 | 250,0% |
| Schweinfurt | 126 | 120 | 5,0% | 41 | 73 | -43,8% | 2 | 3 | -33,3% |
| Würzburg | 200 | 143 | 39,9% | 171 | 208 | -17,8% | 6 | 6 | 0,0% |
| Aschaffenburg | 49 | 23 | 113,0% | 216 | 277 | -22,0% | 0 | 1 | -100,0% |
| Schweinfurt | 3 | 6 | -50,0% | 101 | 16 | 531,3% | 2 | 0 | |
| Würzburg | 53 | 43 | 23,3% | 137 | 83 | 65,1% | 0 | 7 | -100,0% |
| Gesamt | 1268 | 1039 | 22,0% | 1623 | 1116 | 45,4% | 42 | 48 | -12,5% |