



BERLIN HOTEL MARKET DYNAMICS

PRICING & DENSITY ANALYSIS (08-11 FEBRUARY 2026)

Report Parameters:

- **Observation Period:** 06 January 2026 to 10 February 2026 (35-day advance booking window).
- **Stay Dates:** 08, 09, 10, and 11 February 2026.
- **Sample Size:** 23 Five-Star Luxury Properties in Berlin.
- **Room Type:** Double room, breakfast included, refundable rate.

1. Market Overview & Averages

Public OTA prices were monitored for four February stay dates. Average listed rates were higher for later midweek stay dates than for Sunday, but the last observed mean for each stay date was below its initial mean. Quoted rates alone cannot establish occupancy, corporate demand or event effects.

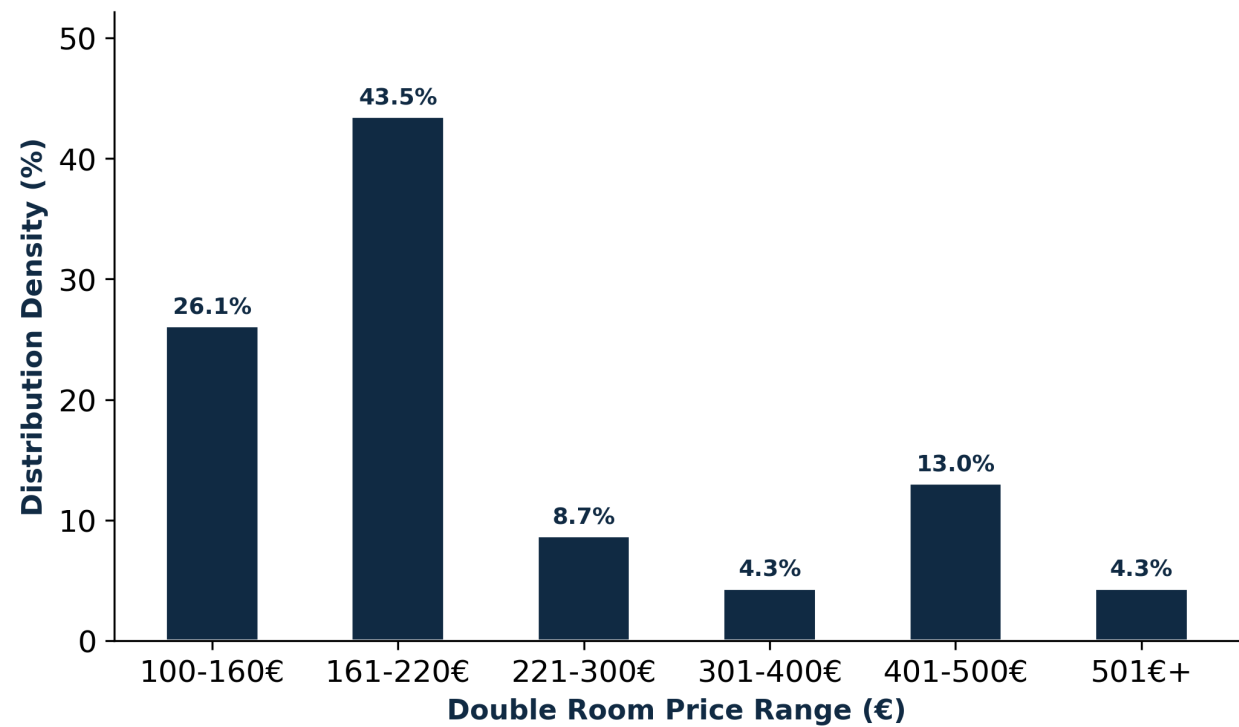
Stay Date	Category	Base Price (Mean)	Final Price (Mean)	Mean Change (%)	Final Median
08 Feb 2026 (Sun)	5-Star	245.4 €	236.3 €	-3.7%	201.0 €
09 Feb 2026 (Mon)	5-Star	266.5 €	253.2 €	-5.0%	230.5 €
10 Feb 2026 (Tue)	5-Star	296.7 €	282.0 €	-5.0%	253.5 €
11 Feb 2026 (Wed)	5-Star	329.1 €	324.8 €	-1.3%	265.0 €

Method: Mean change = (last mean / initial mean - 1) x 100; rounded to 0.1%.

The table compares average quoted room prices, not realized revenue or occupancy. Hotels moved in different directions as arrival approached, but these observations do not establish why rates changed. "Final" means the last rate observed, which for 11 February was recorded at T-1 rather than on the stay date.

2. Daily Price Density Distribution

Price Concentration - 08 February 2026 (5-Star Hotels)



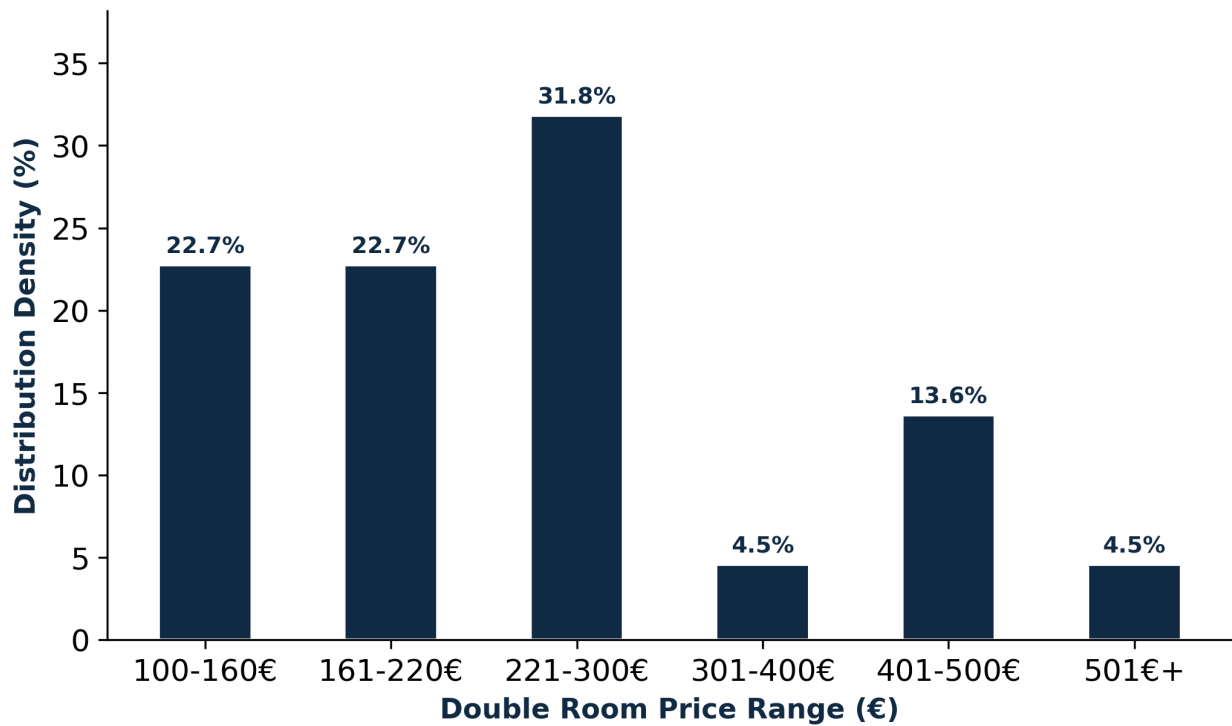
08 February 2026 (Sunday):

The EUR 161-220 range contains the largest share of quoted rates (43.5%, or 10 of 23 hotels). The last observed mean is EUR 236.3 and the median is EUR 201.0. This distribution does not measure booking demand.

Price-band denominator

The charts show 23 price observations for 08 February and 22 each for 09-11 February, as implied by the plotted percentages. These are shares of hotel price observations, not room inventory or market share.

Price Concentration - 09 February 2026 (5-Star Hotels)

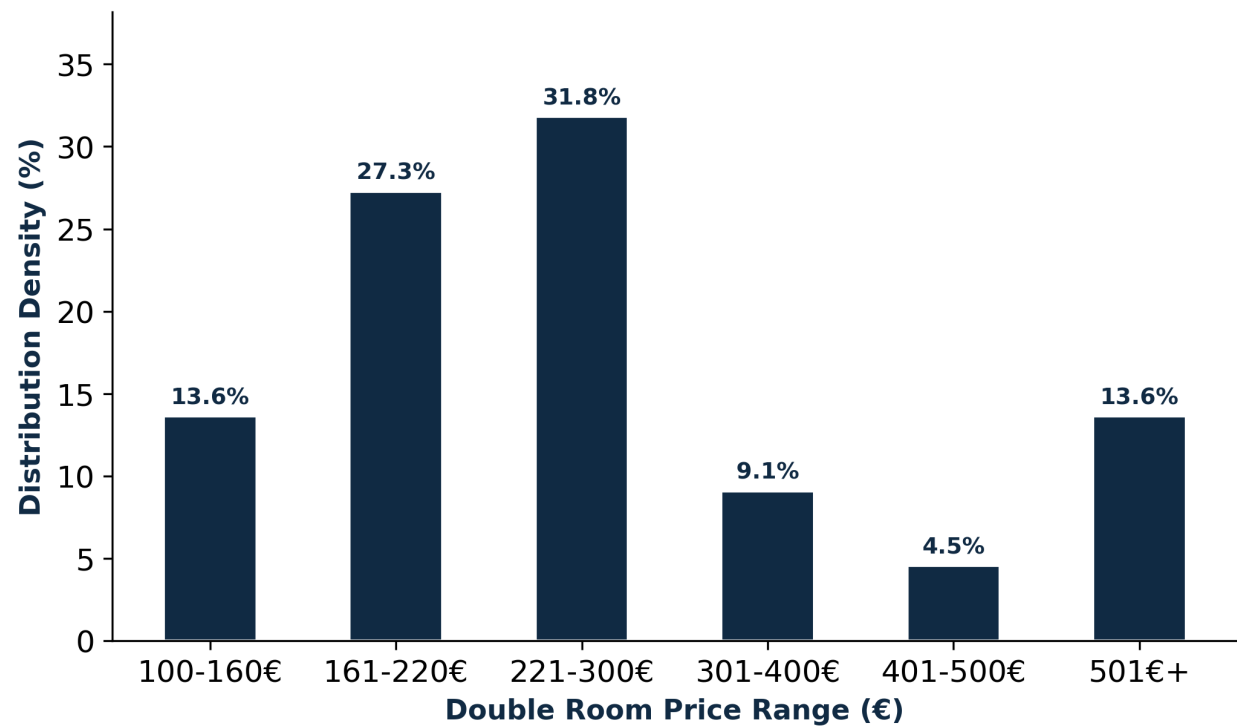


09 February 2026 (Monday):

The EUR 221-300 range is the largest price band (31.8% of 22 recorded quotes). The EUR 100-160 and EUR 161-220 bands each account for 22.7%. These price observations do not by themselves establish business demand.

2. Daily Price Density Distribution (Cont.)

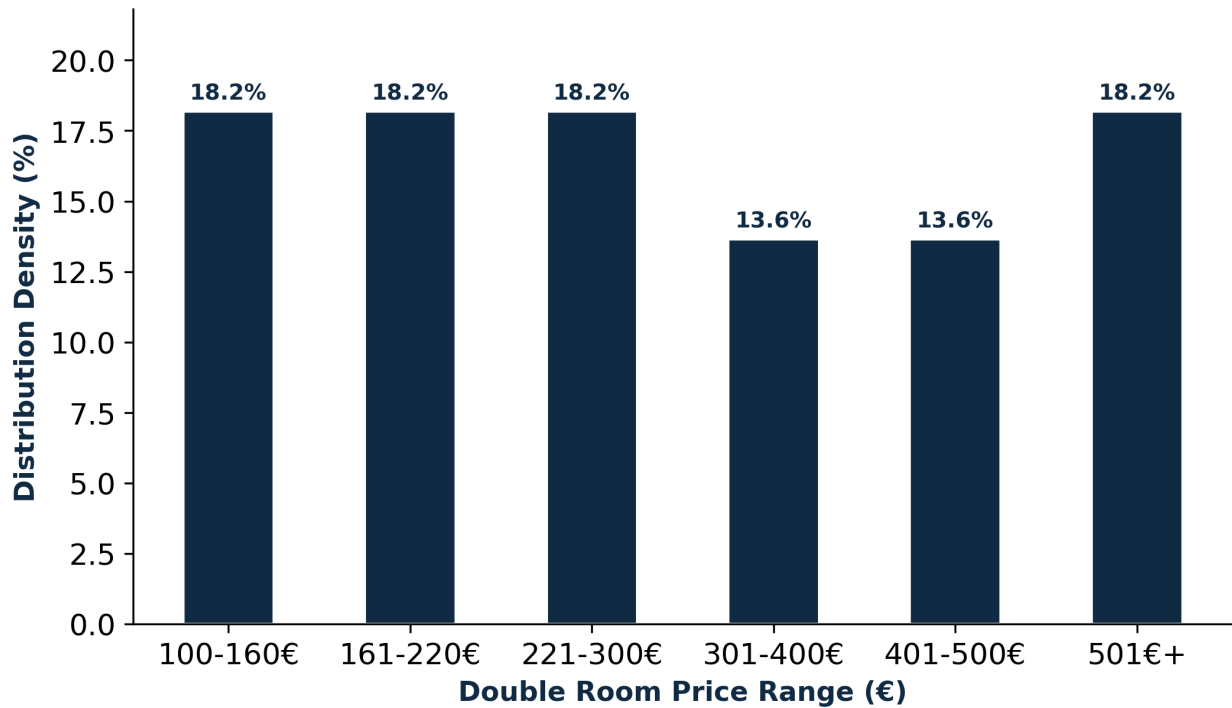
Price Concentration - 10 February 2026 (5-Star Hotels)



10 February 2026 (Tuesday):

The EUR 221-300 range is the most common quoted price band (31.8%, n=22), while 13.6% of observations are EUR 501 or higher. These percentages describe sampled hotel prices, not room inventory or hotel occupancy.

Price Concentration - 11 February 2026 (5-Star Hotels)



11 February 2026 (Wednesday):

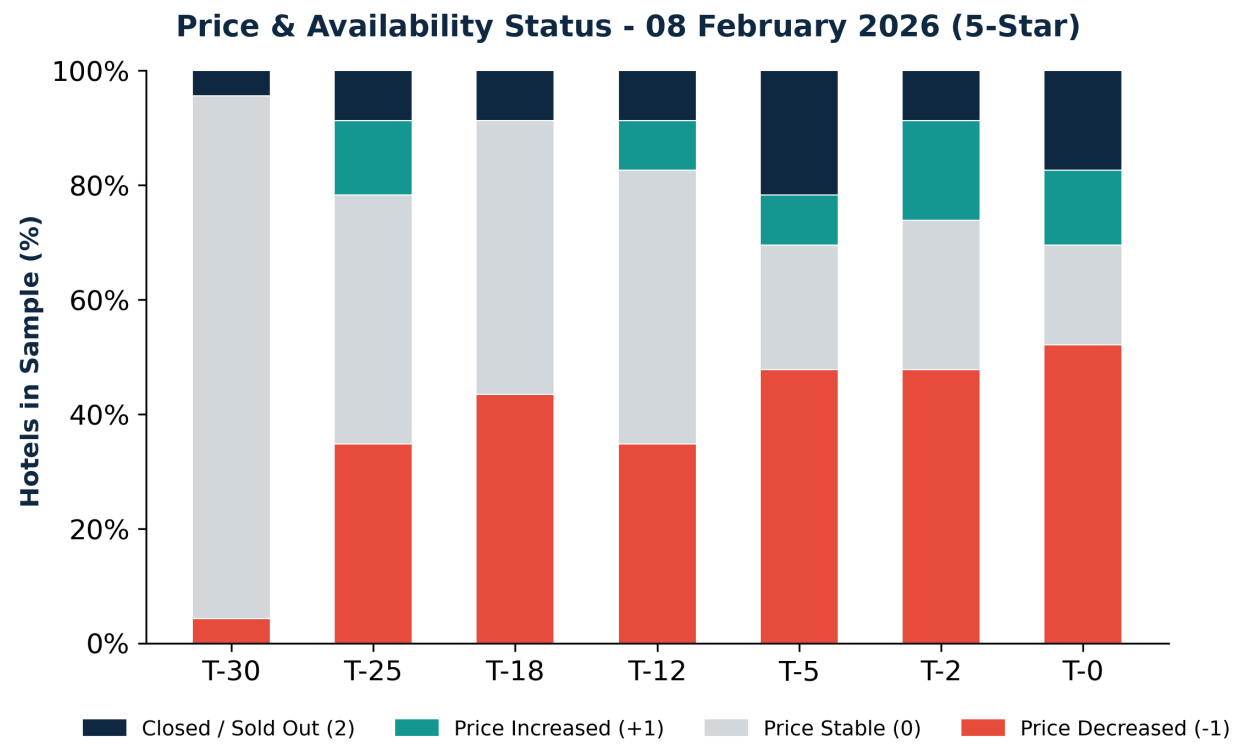
The EUR 100-160 price band represents 18.2% of 22 plotted observations, not 0%. The EUR 161-220, EUR 221-300 and EUR 501+ bands also each account for 18.2%. The last observed mean is EUR 324.8.

Availability comparison caution

The 11 February price chart implies 22 price observations. The status chart later in this report covers all 23 sampled hotels, including unavailable listings at T-1. Do not interpret these as a single time-aligned availability snapshot without checking the source records.

3. Price Changes & OTA Availability

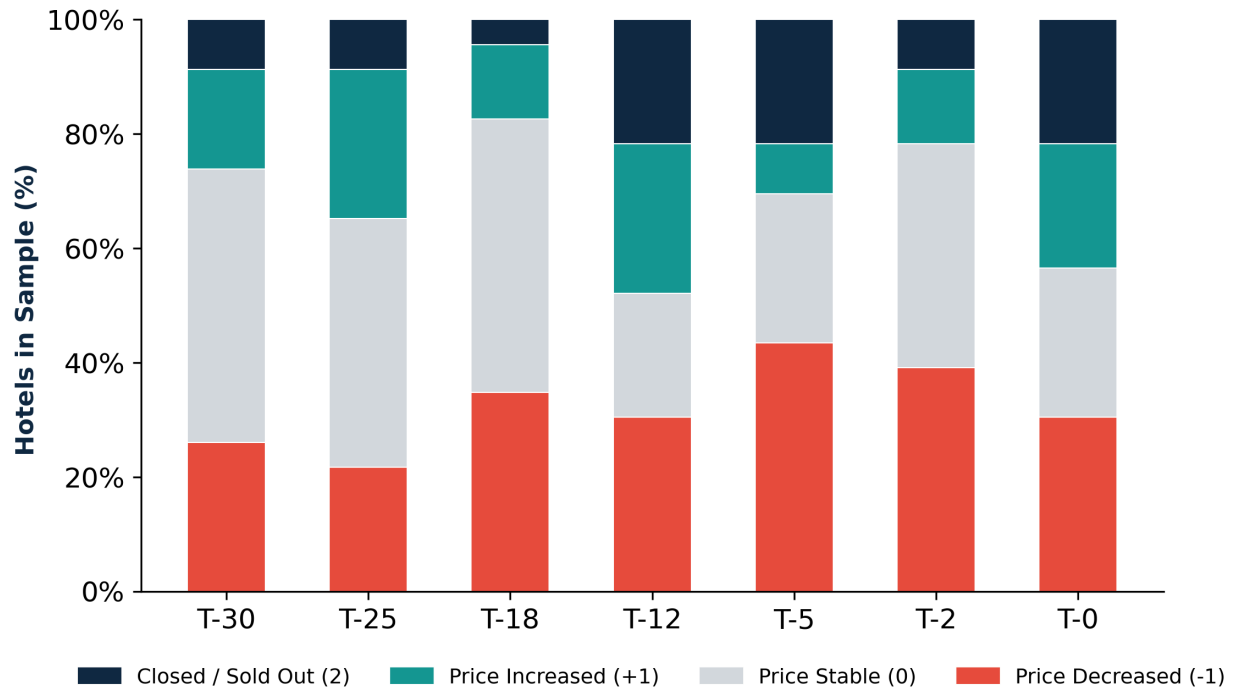
The following charts classify each of the 23 sampled hotels as price decreased, increased, stable or Closed/Sold Out at each observation point. An unavailable OTA listing does not itself establish full hotel occupancy.



08 February 2026 (Sunday):

At T-0, 52.2% of sampled hotels showed a decrease in listed rates relative to the comparison observation. This does not identify how many rooms remained unsold or the reasons for repricing.

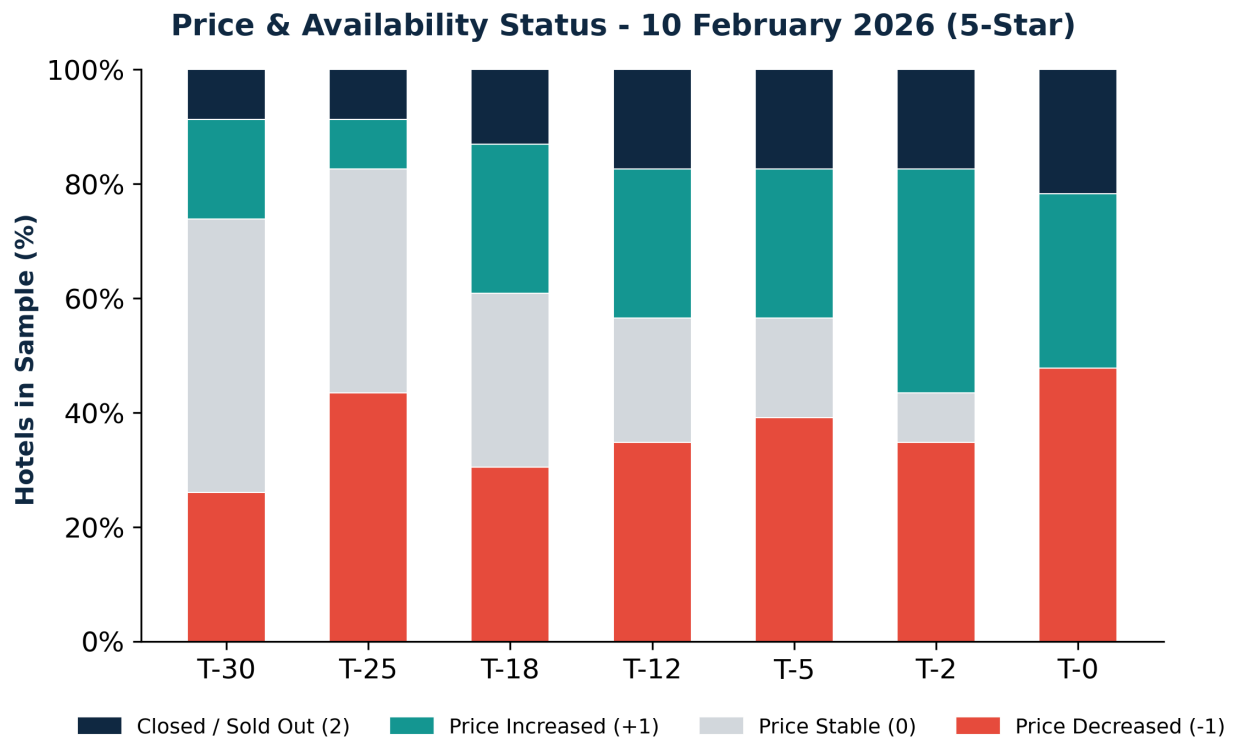
Price & Availability Status - 09 February 2026 (5-Star)



09 February 2026 (Monday):

By T-0, 30.4% of sampled hotels showed lower listed rates, 21.7% higher rates, 26.1% stable rates and 21.7% a Closed/Sold Out status. The bars show recorded OTA listing statuses, not verified bookings.

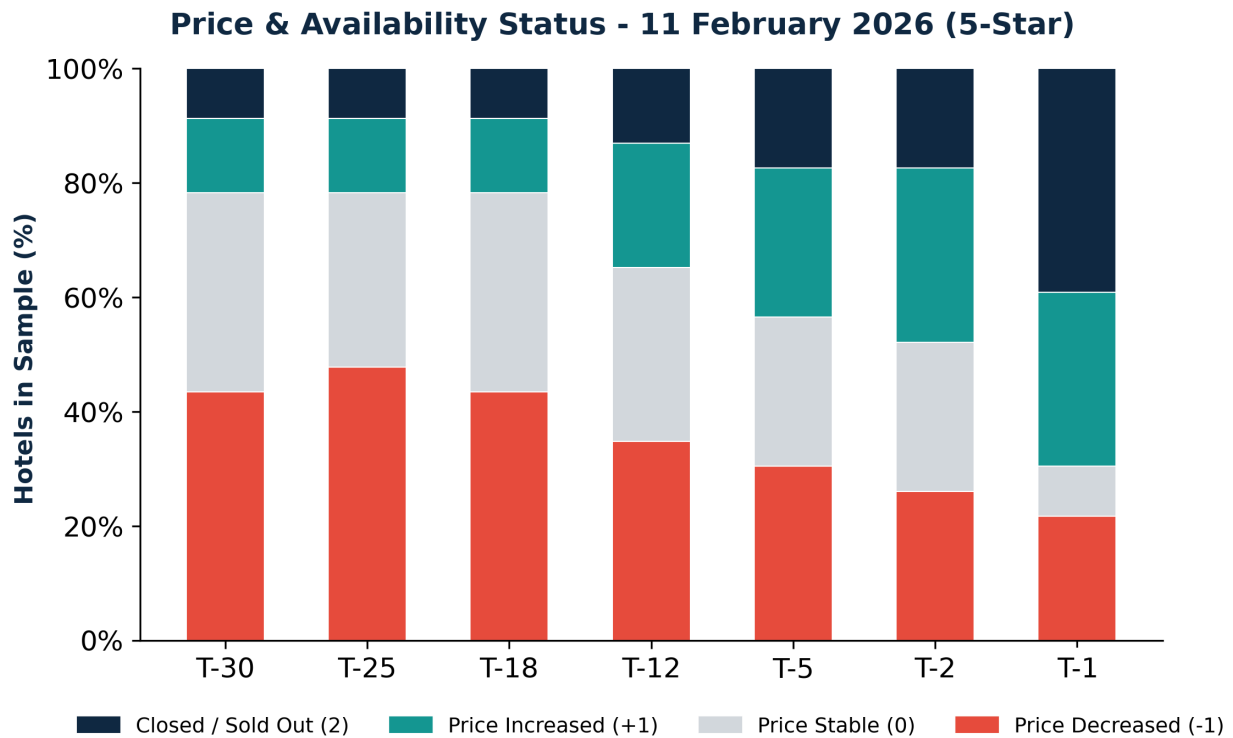
3. Price Changes & OTA Availability (Cont.)



10 February 2026 (Tuesday):

At T-2, 39.1% of sampled hotels showed a price increase. At T-0, 47.8% were classified as price decreased. The chart cannot establish whether corporate demand or earlier booking performance caused these changes.

3. Price Changes & OTA Availability (Cont.)



11 February 2026 (Wednesday):

At T-1, 39.1% (9 of 23) sampled hotels had a Closed/Sold Out OTA status. This means no bookable rate was displayed in the observed listing; it does not prove that every room was sold or that rates subsequently rose.

Timing and comparability

The rightmost point in this 11 February chart is T-1 (10 February), not T-0. The 22-price distribution and 23-hotel status chart cannot be assumed to represent the same observation time. Verify raw records before making combined price-and-availability claims.