BERLIN HOTEL LAB
ANALYTICS, CONTENT SCIENCE & MARKET DYNAMICS

31 OCTOBER 2026 / BERLIN

New Year 2027

Early Pricing & Booking Restrictions Outlook

A first market snapshot for 30-31 December 2026, based on publicly visible OTA offers.
Prices include separately recorded mandatory taxes and exclude multi-night package totals.

Source: Booking.com

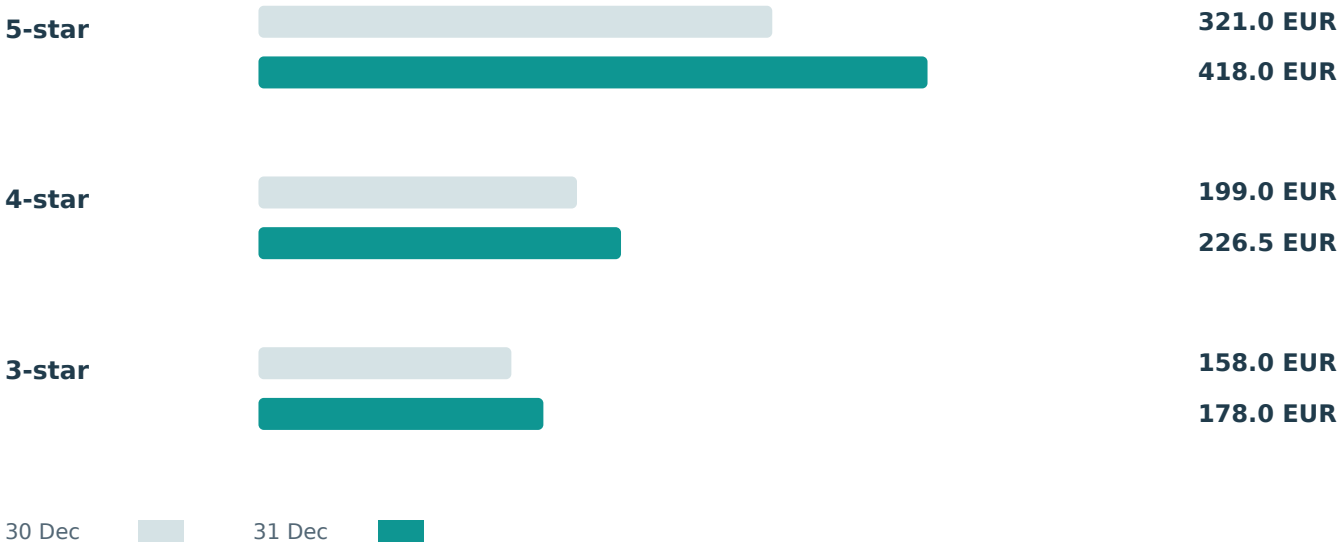
284
hotels reviewed

68
minimum-stay offers on 31 Dec

15
no eligible offer for 31 Dec

MEDIAN TAX-INCLUSIVE SINGLE-NIGHT OFFERS

Same stay date, eligible offers only



WHAT THE FIRST OBSERVATION SHOWS

31 December has higher offered prices than 30 December in most paired, comparable hotel observations. This compares two different nights, not price changes over time.

Booking restrictions matter. A two- or three-night package cannot be treated as the price of one night. These offers are analysed separately.

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MARKET STRUCTURE / BERLIN

Pricing and restrictions

30 and 31 December 2026 | 3-, 4- and 5-star hotels

PRICE AND OFFER TYPES

Stay date	Standard 1 night	Min 2/3 nights	Other terms	No eligible offer
30 Dec	244	25	11	4
31 Dec	194	68	7	15

MINIMUM-STAY CONDITIONS BY CATEGORY



30 DEC VS. 31 DEC: SAME HOTELS, DIFFERENT NIGHTS

192
hotels compared

168
higher on 31 Dec

16.3%
median 31 Dec premium

Of 192 hotels with comparable one-night offers on both dates, 168 were priced higher for 31 December, 8 were priced lower, and 16 showed no difference. The median within-hotel percentage price difference between 31 December and 30 December was +16.3%. This compares two stay nights, not changes over time.

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RESEARCH NOTES / BERLIN

Scope and method

Interpretation guide for the first market snapshot

SAMPLE AND COLLECTION

284 hotels: 34 five-star, 137 four-star and 113 three-star properties.
Prices recorded on 31 October 2026 for arrivals on 30 and 31 December 2026.
Individual hotel names are not shown in this public report.

COMPARABLE RATE DEFINITION

Two adults, double room, breakfast included and refundable. The one-night price medians include only numeric offers meeting those conditions. Offers marked without breakfast or non-refundable are counted separately.

TAXES AND MANDATORY CHARGES

The displayed OTA price plus any separately recorded tax is treated as the tax-inclusive guest total. A blank tax field is treated as tax already included, following the data collector's confirmation.

MULTI-NIGHT PACKAGES

Minimum two- or three-night offers are full package totals. They are retained for the availability-policy study but excluded from single-night medians; package totals were not divided by nights to invent daily prices.

NO ELIGIBLE OFFER

NA means no eligible offer appeared for the selected dates and booking conditions.
This does not prove that a hotel was sold out or closed; booking restrictions may apply.

TIMING AND LIMITATIONS

The 30 December observation is T60; the 31 December observation is T61. Comparing the two stay dates describes New Year's Eve pricing differences, not a forward-pacing change over time. Actual occupancy, reservations and revenue were not observed.

DATA SOURCE & RESEARCH NOTICE

Data were manually collected from publicly accessible Booking.com pages using mobile and Genius Level 2 conditions for the stated observation date. "No eligible offer" means that no matching offer was displayed for the selected dates and booking conditions; it does not mean that the hotel was sold out or closed. Prices, taxes, policies and availability may change.
This independent study is for general information and research purposes only. Results reflect the stated sample and method, not actual occupancy or demand, and are not a complete market audit.
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