BERLIN HOTEL LAB

ANALYTICS, CONTENT SCIENCE & MARKET DYNAMICS

Berlin Hotel Market Dynamics

PRICING & MARKET ANALYSIS | 08-11 FEBRUARY 2026

A descriptive study of public OTA quotations for 23 selected five-star hotels in Berlin. The source records double rooms with breakfast included and refundable rates. Prices are in EUR per room per night.

1. Market Overview & Averages

The final checkpoint is T-2 for 9-11 February. For 8 February, the latest available observation before T-2 is 5 February (T-3). No 6 February record is available. The table compares the same hotels at the first and final quote.

Stay date	End	First rate*	Final rate*	Change*	n*
08 Feb 2026	T-3	237.6	228.7	-3.8%	21
09 Feb 2026	T-2	265.9	250.1	-5.9%	21
10 Feb 2026	T-2	290.7	286.3	-1.5%	19
11 Feb 2026	T-2	318.5	320.4	+0.6%	19

* EUR, unweighted means. n = hotels with a numerical quote at the final checkpoint. First rate is the mean of those same hotels' first available quotes. Change = (final mean / matched first-rate mean - 1) x 100. This is not the mean of individual percentage changes.

2. Methodology & Definitions

T = calendar days before check-in. Tracking starts on 6 January 2026, at T-33 to T-36 depending on stay date. Each hotel is compared with its first numerical quote for that stay date. Changes from -EUR 3 to +EUR 3, inclusive, are Stable. The tolerance changes status labels only, not recorded prices.

No quote means a blank or whitespace entry in the price table. Missing prices are excluded from means and medians; they are not zero and are not carried forward. All 23 hotels remain in the status-chart denominator.

Tax basis: prices are shown as recorded. Hotel-level tax inclusion is not identified in this workbook, so no tax adjustment is applied. Results describe this selected sample, not the whole Berlin market.

info@berlinhotellab.com

Daily Analysis: 08 February 2026

5-Star Hotels | Final observation: 2026-02-05 (T-3)

T-3 MEAN

228.7 EUR

Quoted hotels: 21 of 23

T-3 MEDIAN

201.0 EUR

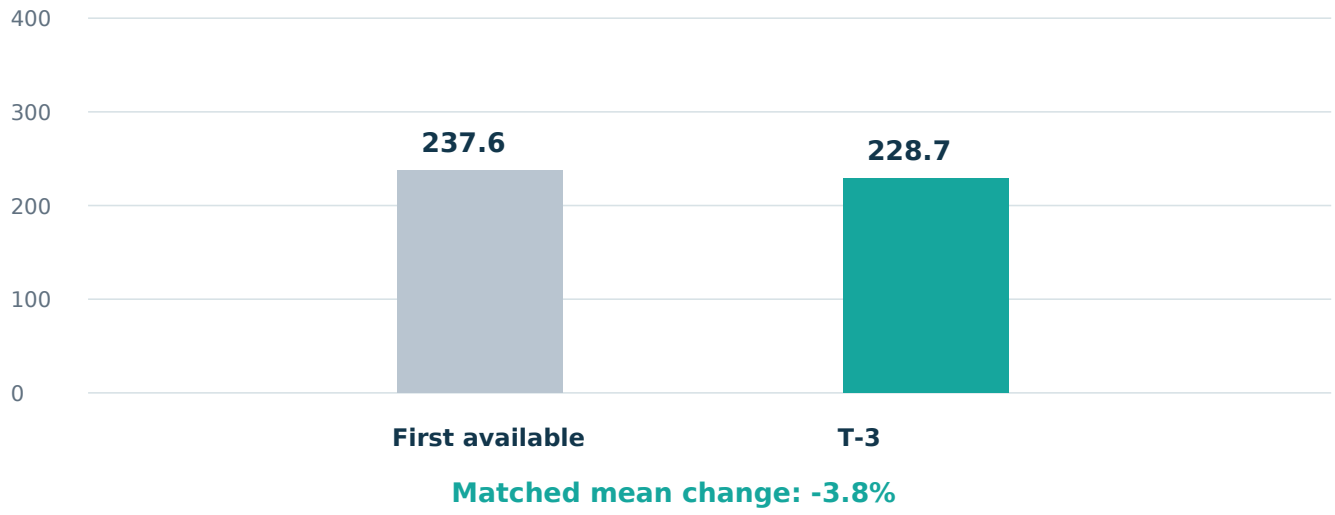
Middle value of the same quoted prices

At T-3, 21 of 23 hotels have a recorded price. Their mean is EUR 228.7, a change of -3.8% from the mean of those same hotels' first available quotes.

T-3 exception: no 6 February observation is available. Other stay dates end at T-2.

First vs T-3 Average Double-Room Rate

Matched hotels (n=21) | EUR per room per night



Matched mean change: -3.8%

Snapshot averages: all quotes at each endpoint

First snapshot (n)	T-3 snapshot (n)	Change
245.4 (23)	228.7 (21)	-6.8%

Snapshot means may contain different hotels. Their change can reflect both price changes and changes in sample membership. The chart above compares the same hotels.

Final price distribution | T-3 | 21 quotes

EUR 100-160	EUR 161-220	EUR 221-300	EUR 301-400	EUR 401-500	EUR 501+
23.8% (5)	47.6% (10)	9.5% (2)	4.8% (1)	9.5% (2)	4.8% (1)

Price-band shares use the same 21 quotes as the final mean and median. Figures in brackets are hotel counts. Rounded shares may not total exactly 100%. First snapshot: 2026-01-06 (T-33).

Daily Analysis: 09 February 2026

5-Star Hotels | Final observation: 2026-02-07 (T-2)

T-2 MEAN

250.1 EUR

Quoted hotels: 21 of 23

T-2 MEDIAN

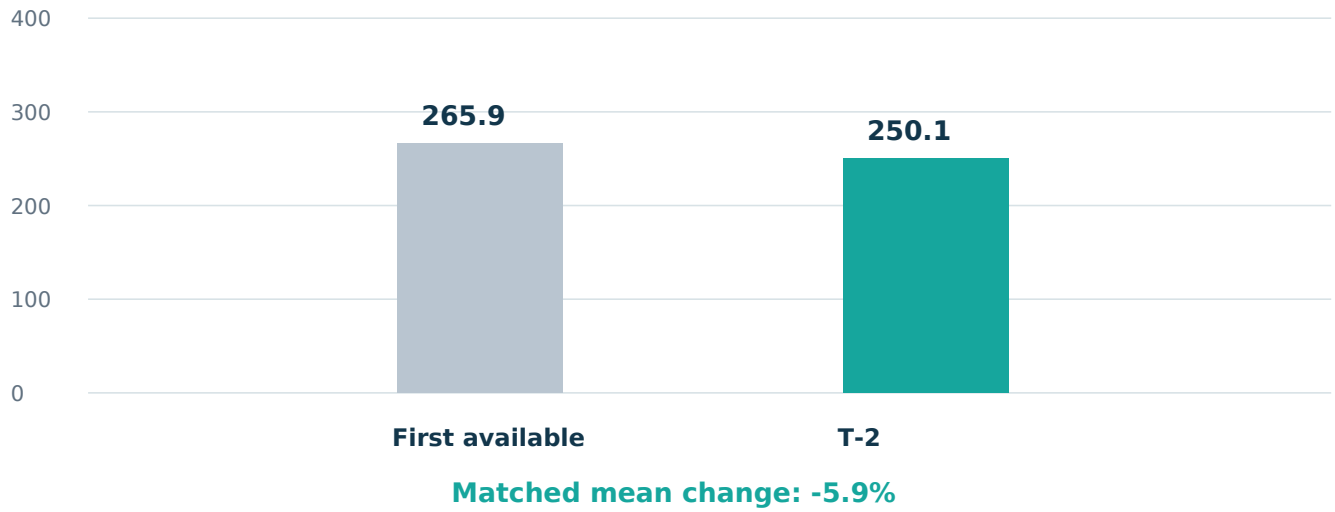
223.0 EUR

Middle value of the same quoted prices

At T-2, 21 of 23 hotels have a recorded price. Their mean is EUR 250.1, a change of -5.9% from the mean of those same hotels' first available quotes.

First vs T-2 Average Double-Room Rate

Matched hotels (n=21) | EUR per room per night



Matched mean change: -5.9%

Snapshot averages: all quotes at each endpoint

First snapshot (n)	T-2 snapshot (n)	Change
266.5 (22)	250.1 (21)	-6.2%

Snapshot means may contain different hotels. Their change can reflect both price changes and changes in sample membership. The chart above compares the same hotels.

Final price distribution | T-2 | 21 quotes

EUR 100-160	EUR 161-220	EUR 221-300	EUR 301-400	EUR 401-500	EUR 501+
23.8% (5)	23.8% (5)	28.6% (6)	4.8% (1)	14.3% (3)	4.8% (1)

Price-band shares use the same 21 quotes as the final mean and median. Figures in brackets are hotel counts. Rounded shares may not total exactly 100%. First snapshot: 2026-01-06 (T-34).

Daily Analysis: 10 February 2026

5-Star Hotels | Final observation: 2026-02-08 (T-2)

T-2 MEAN

286.3 EUR

Quoted hotels: 19 of 23

T-2 MEDIAN

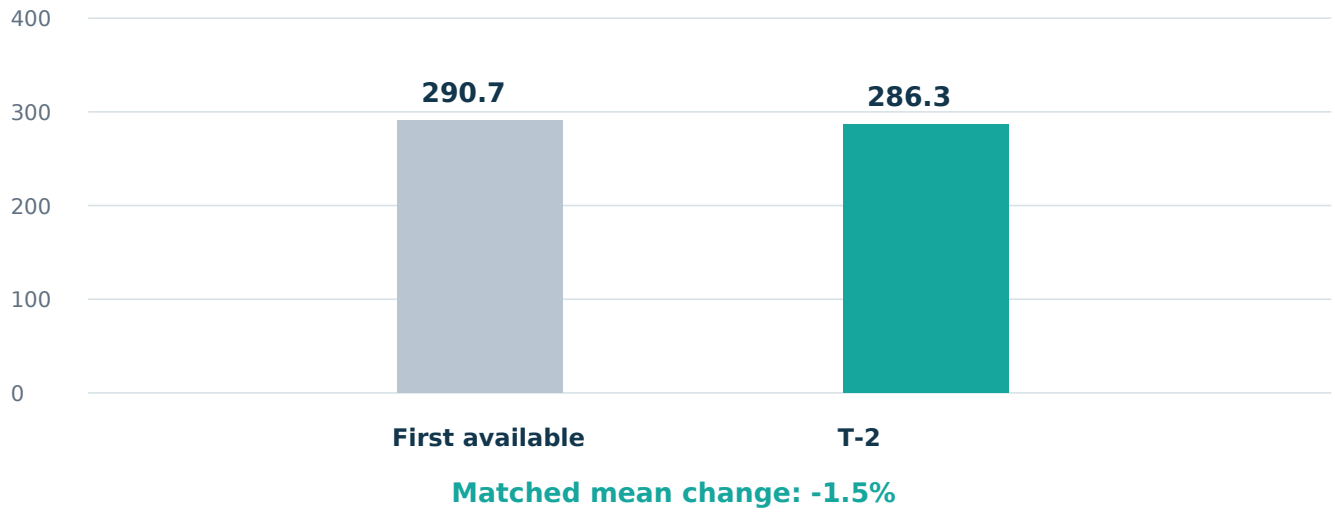
252.0 EUR

Middle value of the same quoted prices

At T-2, 19 of 23 hotels have a recorded price. Their mean is EUR 286.3, a change of -1.5% from the mean of those same hotels' first available quotes.

First vs T-2 Average Double-Room Rate

Matched hotels (n=19) | EUR per room per night



Matched mean change: -1.5%

Snapshot averages: all quotes at each endpoint

First snapshot (n)	T-2 snapshot (n)	Change
296.7 (22)	286.3 (19)	-3.5%

Snapshot means may contain different hotels. Their change can reflect both price changes and changes in sample membership. The chart above compares the same hotels.

Final price distribution | T-2 | 19 quotes

EUR 100-160	EUR 161-220	EUR 221-300	EUR 301-400	EUR 401-500	EUR 501+
15.8% (3)	26.3% (5)	31.6% (6)	5.3% (1)	5.3% (1)	15.8% (3)

Price-band shares use the same 19 quotes as the final mean and median. Figures in brackets are hotel counts. Rounded shares may not total exactly 100%. First snapshot: 2026-01-06 (T-35).

Daily Analysis: 11 February 2026

5-Star Hotels | Final observation: 2026-02-09 (T-2)

T-2 MEAN

320.4 EUR

Quoted hotels: 19 of 23

T-2 MEDIAN

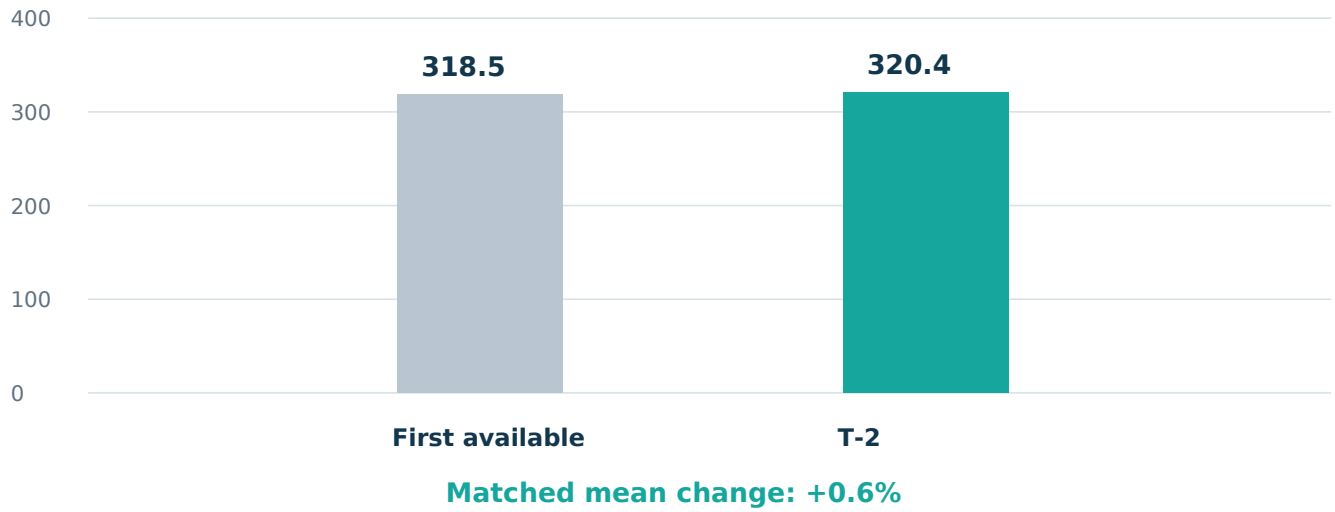
225.0 EUR

Middle value of the same quoted prices

At T-2, 19 of 23 hotels have a recorded price. Their mean is EUR 320.4, a change of +0.6% from the mean of those same hotels' first available quotes.

First vs T-2 Average Double-Room Rate

Matched hotels (n=19) | EUR per room per night



Matched mean change: +0.6%

Snapshot averages: all quotes at each endpoint

First snapshot (n)	T-2 snapshot (n)	Change
329.1 (22)	320.4 (19)	-2.6%

Snapshot means may contain different hotels. Their change can reflect both price changes and changes in sample membership. The chart above compares the same hotels.

Final price distribution | T-2 | 19 quotes

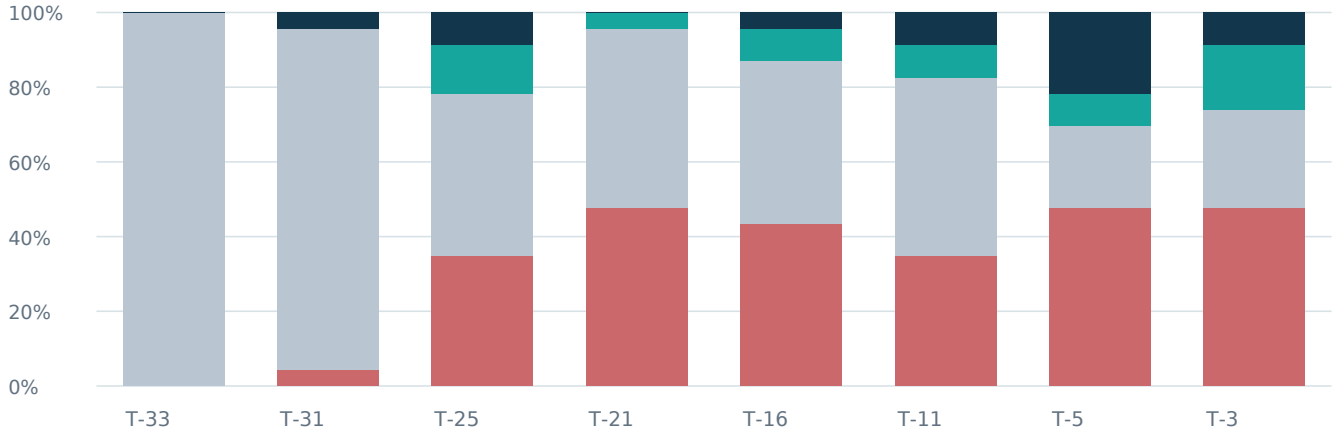
EUR 100-160	EUR 161-220	EUR 221-300	EUR 301-400	EUR 401-500	EUR 501+
15.8% (3)	31.6% (6)	5.3% (1)	15.8% (3)	10.5% (2)	21.1% (4)

Price-band shares use the same 19 quotes as the final mean and median. Figures in brackets are hotel counts. Rounded shares may not total exactly 100%. First snapshot: 2026-01-06 (T-36).

Price Status & OTA Availability

5-STAR HOTELS | CHANGE VS FIRST AVAILABLE QUOTE | N=23

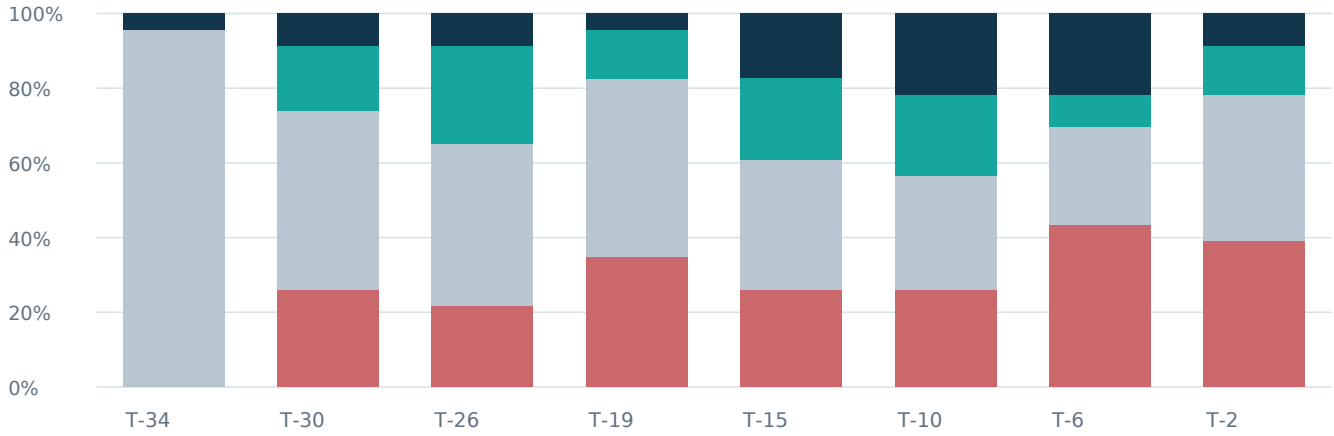
CHECK-IN: 08 FEBRUARY 2026 | END: T-3



T-3 counts: Increased 4 | Stable 6 | Decreased 11 | No quote 2



CHECK-IN: 09 FEBRUARY 2026 | END: T-2



T-2 counts: Increased 3 | Stable 9 | Decreased 9 | No quote 2

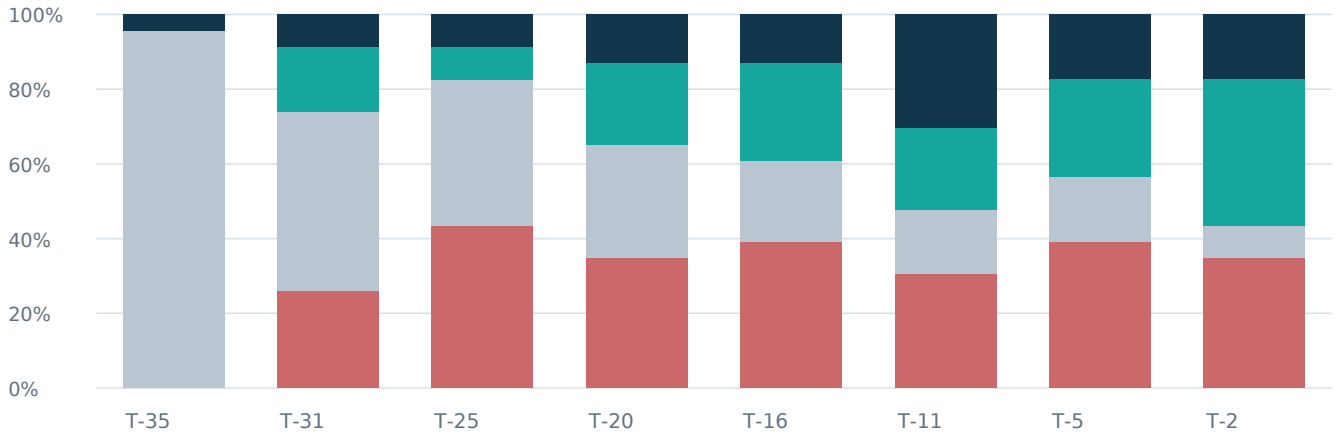
Classification. Increased: more than EUR 3 above the first quote. Decreased: more than EUR 3 below it. Stable: within +/- EUR 3, inclusive. Each hotel's first numerical quote is Stable. Blank and whitespace entries are No quote, not confirmed hotel sell-outs.

Coverage. Every bar includes all 23 tracked hotels and totals 100%. Price means, medians and price bands include numerical quotes only. Missing quotes are not carried forward. The first and final matched means use the same hotels.

Price Status & OTA Availability

5-STAR HOTELS | CHANGE VS FIRST AVAILABLE QUOTE | N=23

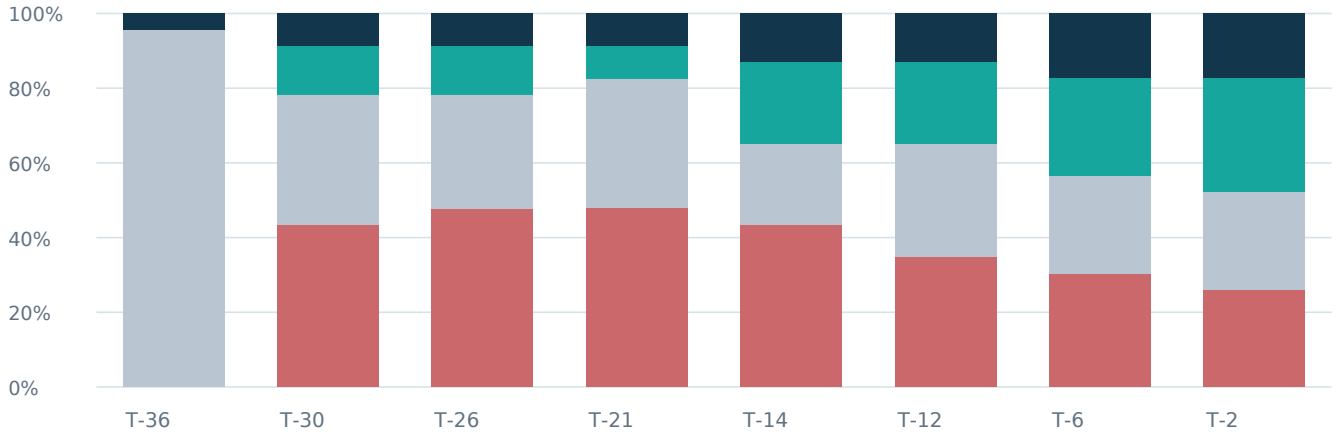
CHECK-IN: 10 FEBRUARY 2026 | END: T-2



T-2 counts: Increased 9 | Stable 2 | Decreased 8 | No quote 4



CHECK-IN: 11 FEBRUARY 2026 | END: T-2



T-2 counts: Increased 7 | Stable 6 | Decreased 6 | No quote 4

Timing. The target is T-2. Final dates are 5 February for the 8 February stay (T-3 exception), then 7, 8 and 9 February (T-2). Bars use the nearest recorded checkpoints to the start, T-30, T-25, T-20, T-15, T-10, T-5 and the final point; ties use the earlier date. Equal spacing does not mean equal time intervals.

Source and scope. Berlin February 2026 1.xlsx, sheet Sayfa1, price rows 3-25. Status labels were recalculated from raw prices. The source identifies double rooms with breakfast and refundable rates. No individual hotel names are published.

Publication note. Independent analysis by Berlin Hotel Lab; no OTA or hotel endorsement is implied. Historical quotations are not guaranteed offers, confirmed bookings, occupancy or realised revenue. Differences in search settings, room availability and tax treatment may affect comparisons. No cause of price changes is established.