BERLIN HOTEL LAB

ANALYTICS, CONTENT SCIENCE & MARKET DYNAMICS

Berlin Hotel Market Dynamics

PRICING & MARKET ANALYSIS | 19-22 OCTOBER 2026

A descriptive study of Booking.com double-room quotations for 63 selected Berlin hotels: 40 four-star and 23 five-star properties. Prices are in EUR per room per night. Breakfast and cancellation conditions follow the collector's stated consistent search basis.

1. Market Overview & Averages

Final means use T-2 for 20-22 October. The 19 October reference uses T-4 (15 October), as no 17 October observation exists. Each final quote is matched to that hotel's first available quote for the same stay date.

Stay date	Category	First rate*	Final rate*	Change*	n*
19 Oct 2026	4-Star	184.8	207.6	+12.3%	39
19 Oct 2026	5-Star	273.7	288.0	+5.2%	17
20 Oct 2026	4-Star	205.3	313.7	+52.8%	19
20 Oct 2026	5-Star	266.0	636.5	+139.3%	4
21 Oct 2026	4-Star	255.9	365.0	+42.6%	11
21 Oct 2026	5-Star	384.6	587.9	+52.9%	7
22 Oct 2026	4-Star	194.4	199.4	+2.6%	31
22 Oct 2026	5-Star	337.8	352.5	+4.4%	20

* EUR, unweighted means. n = hotels quoted at the final checkpoint: T-4 for 19 October; T-2 otherwise. First rate uses those same hotels. 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. Four-star tracking starts on 12 September (T-37 to T-40); five-star tracking starts on 9 September (T-40 to T-43). A change from -EUR 3 to +EUR 3, inclusive, is Stable. This tolerance applies to status labels only; recorded prices are not altered.

Tax basis: the collector reports that city and other taxes are included in roughly half the hotels' quotes and excluded in the rest. Recorded prices are retained. The separate +3% illustration is the collector's estimated average uplift for this mix, not a statutory tax rate or a verified correction for each hotel or subgroup.

info@berlinhotellab.com

Daily Analysis: 19 October 2026

Reference Night | Final observation: 2026-10-15 (T-4)

4-STAR T-4 MEAN

207.6 EUR

Quoted hotels: 39 of 40

5-STAR T-4 MEAN

288.0 EUR

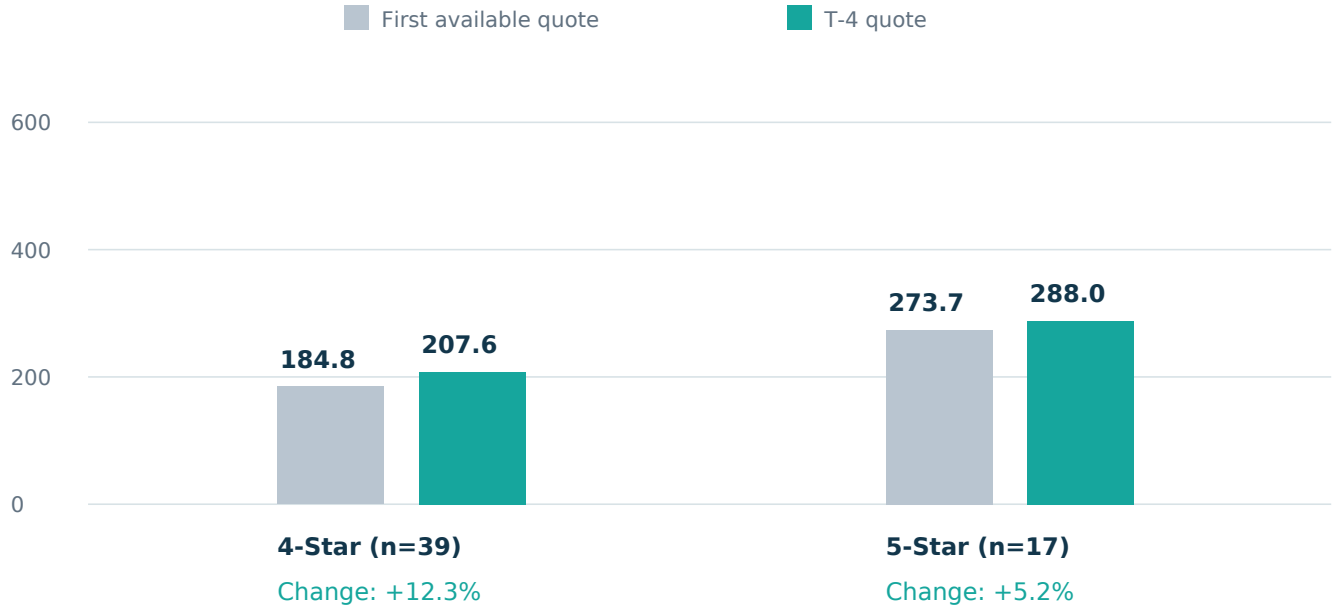
Quoted hotels: 17 of 23

At T-4, 39 of 40 four-star and 17 of 23 five-star hotels have a recorded price. Compared with their own first quotes, the matched group means change by +12.3% and +5.2%, respectively.

T-4 reference only: no T-2 observation is available. Lead time differs from the other nights.

First vs T-4 Average Double-Room Rate

Matched hotels with a quote at T-4 | EUR per room per night



Snapshot averages: all numerical quotes at each endpoint

Category	First snapshot (n)	T-4 snapshot (n)	Change
4-Star	182.8 (39)	207.6 (39)	+13.6%
5-Star	318.3 (23)	288.0 (17)	-9.5%

Snapshot means can contain different hotels. Their change combines price changes and changes in sample membership. The chart above compares the same hotels. No missing price is replaced by zero or carried forward.

Illustrative T-4 means with the estimated +3% tax adjustment

4-Star: 213.8 EUR | 5-Star: 296.6 EUR

First snapshot: 4-Star 2026-09-12 (T-37); 5-Star 2026-09-09 (T-40). Final: 2026-10-15 (T-4). First available dates may differ by hotel.

Daily Analysis: 20 October 2026

Higher Quoted Rates | Final observation: 2026-10-18 (T-2)

4-STAR T-2 MEAN

313.7 EUR

Quoted hotels: 19 of 40

5-STAR T-2 MEAN

636.5 EUR

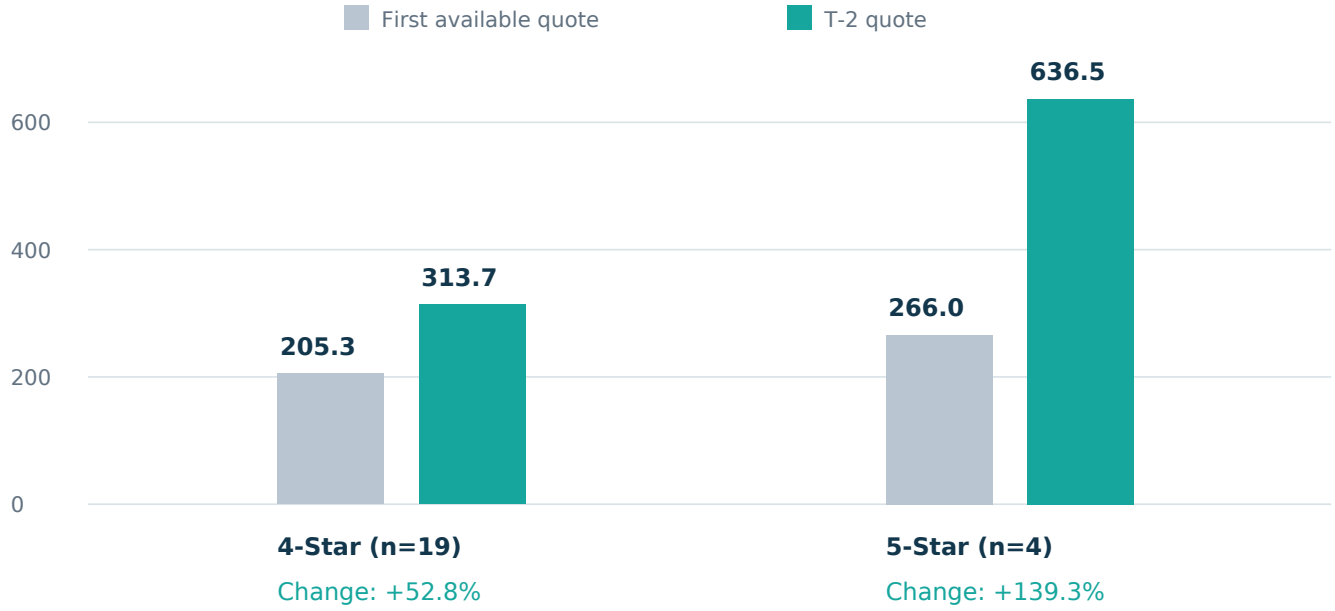
Quoted hotels: 4 of 23

At T-2, 19 of 40 four-star and 4 of 23 five-star hotels have a recorded price. Compared with their own first quotes, the matched group means change by +52.8% and +139.3%, respectively.

The five-star result covers only four quoted hotels and is sensitive to this small sample.

First vs T-2 Average Double-Room Rate

Matched hotels with a quote at T-2 | EUR per room per night



Snapshot averages: all numerical quotes at each endpoint

Category	First snapshot (n)	T-2 snapshot (n)	Change
4-Star	217.2 (35)	313.7 (19)	+44.5%
5-Star	359.9 (21)	636.5 (4)	+76.9%

Snapshot means can contain different hotels. Their change combines price changes and changes in sample membership. The chart above compares the same hotels. No missing price is replaced by zero or carried forward.

Illustrative T-2 means with the estimated +3% tax adjustment

4-Star: 323.1 EUR | 5-Star: 655.6 EUR

First snapshot: 4-Star 2026-09-12 (T-38); 5-Star 2026-09-09 (T-41). Final: 2026-10-18 (T-2). First available dates may differ by hotel.

Daily Analysis: 21 October 2026

Higher Quoted Rates | Final observation: 2026-10-19 (T-2)

4-STAR T-2 MEAN

365.0 EUR

Quoted hotels: 11 of 40

5-STAR T-2 MEAN

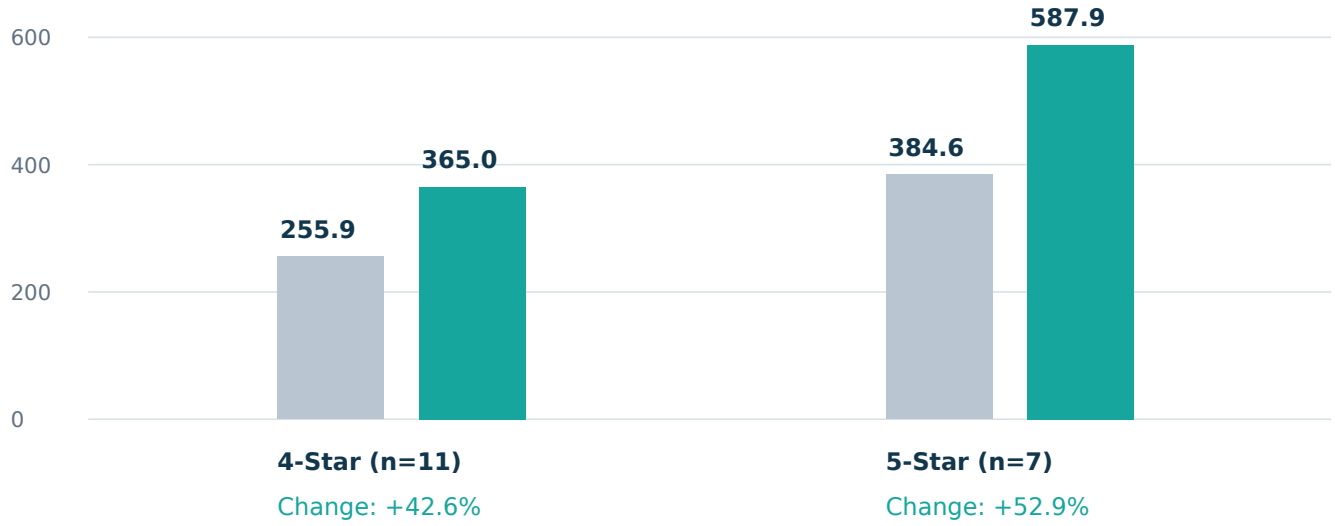
587.9 EUR

Quoted hotels: 7 of 23

At T-2, 11 of 40 four-star and 7 of 23 five-star hotels have a recorded price. Compared with their own first quotes, the matched group means change by +42.6% and +52.9%, respectively.

First vs T-2 Average Double-Room Rate

Matched hotels with a quote at T-2 | EUR per room per night



Snapshot averages: all numerical quotes at each endpoint

Category	First snapshot (n)	T-2 snapshot (n)	Change
4-Star	208.8 (34)	365.0 (11)	+74.8%
5-Star	427.6 (21)	587.9 (7)	+37.5%

Snapshot means can contain different hotels. Their change combines price changes and changes in sample membership. The chart above compares the same hotels. No missing price is replaced by zero or carried forward.

Illustrative T-2 means with the estimated +3% tax adjustment

4-Star: 376.0 EUR | 5-Star: 605.5 EUR

First snapshot: 4-Star 2026-09-12 (T-39); 5-Star 2026-09-09 (T-42). Final: 2026-10-19 (T-2). First available dates may differ by hotel.

Daily Analysis: 22 October 2026

Lower Rates After 20-21 October | Final observation: 2026-10-20 (T-2)

4-STAR T-2 MEAN

199.4 EUR

Quoted hotels: 31 of 40

5-STAR T-2 MEAN

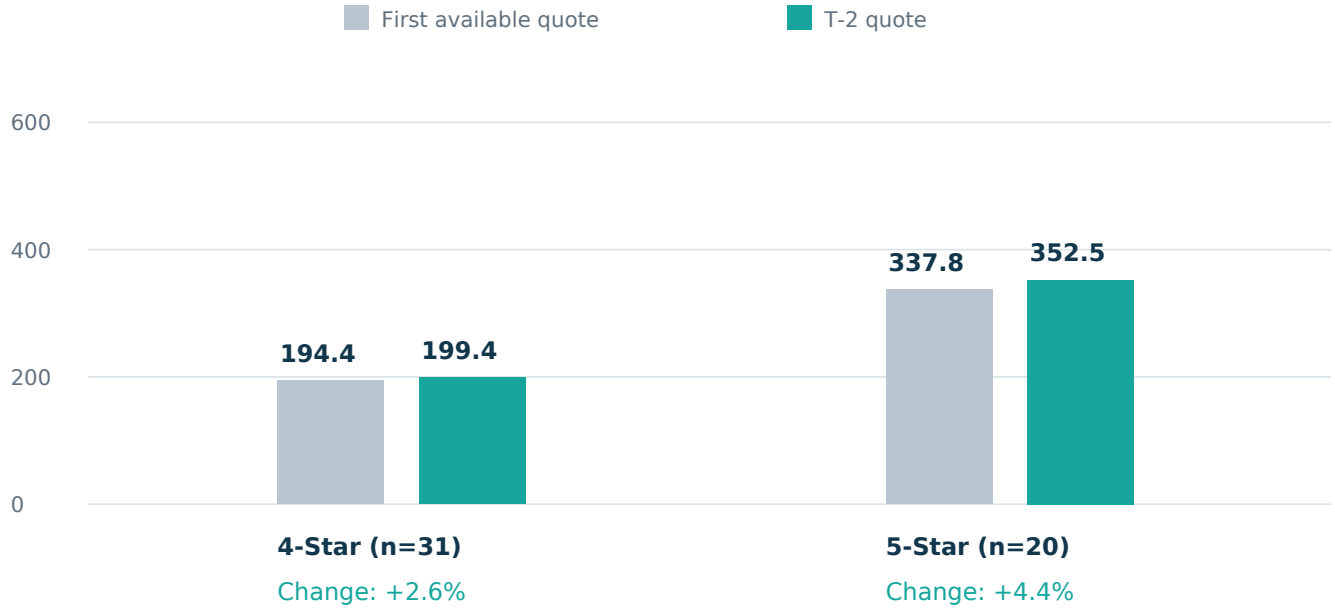
352.5 EUR

Quoted hotels: 20 of 23

At T-2, 31 of 40 four-star and 20 of 23 five-star hotels have a recorded price. Compared with their own first quotes, the matched group means change by +2.6% and +4.4%, respectively.

First vs T-2 Average Double-Room Rate

Matched hotels with a quote at T-2 | EUR per room per night



Snapshot averages: all numerical quotes at each endpoint

Category	First snapshot (n)	T-2 snapshot (n)	Change
4-Star	194.9 (38)	199.4 (31)	+2.3%
5-Star	345.0 (23)	352.5 (20)	+2.1%

Snapshot means can contain different hotels. Their change combines price changes and changes in sample membership. The chart above compares the same hotels. No missing price is replaced by zero or carried forward.

Illustrative T-2 means with the estimated +3% tax adjustment

4-Star: 205.4 EUR | 5-Star: 363.0 EUR

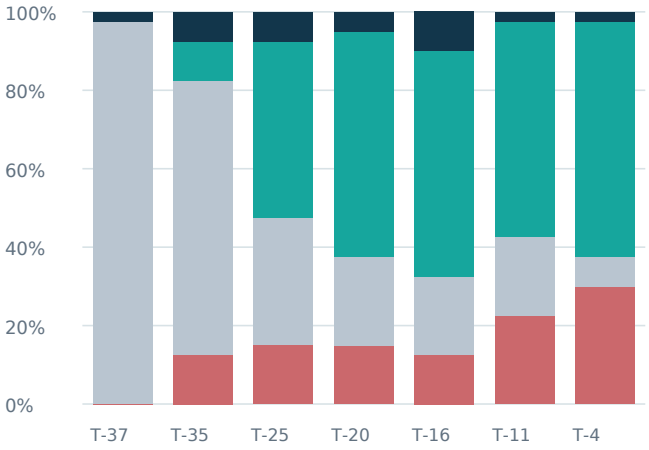
First snapshot: 4-Star 2026-09-12 (T-40); 5-Star 2026-09-09 (T-43). Final: 2026-10-20 (T-2). First available dates may differ by hotel.

Price Status & OTA Availability

CHANGE VS EACH HOTEL'S FIRST AVAILABLE QUOTE

CHECK-IN: 19 OCTOBER 2026 | END: T-4

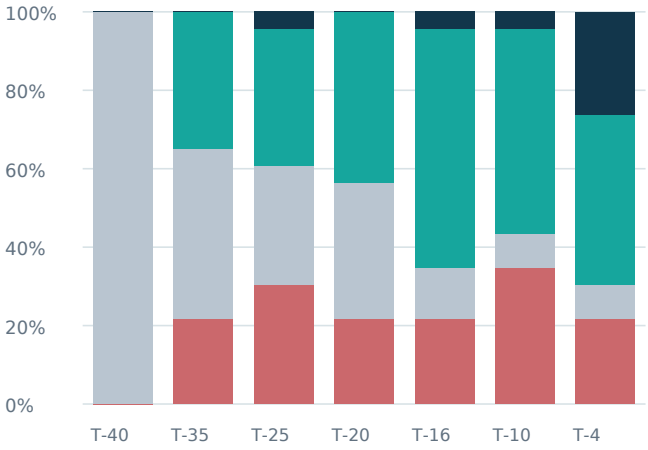
4-Star Hotels (N=40)



T-4: 24 / 3 / 12 / 1

Increased / Stable / Decreased / No quote (counts)

5-Star Hotels (N=23)



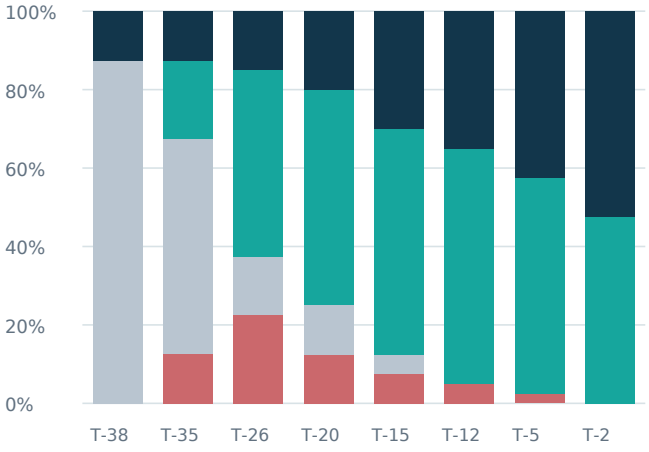
T-4: 10 / 2 / 5 / 6

Increased / Stable / Decreased / No quote (counts)



CHECK-IN: 20 OCTOBER 2026 | END: T-2

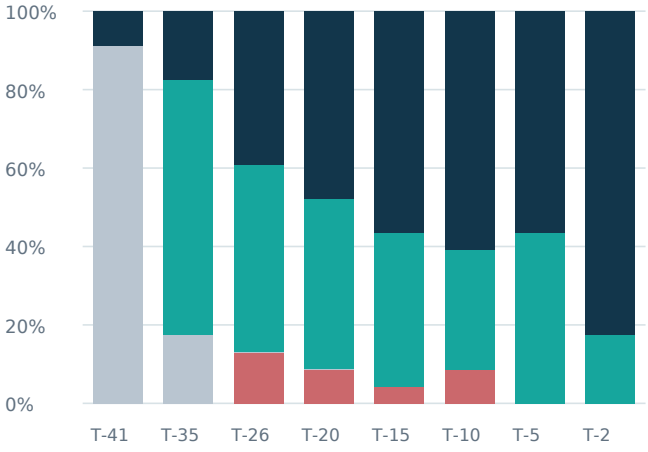
4-Star Hotels (N=40)



T-2: 19 / 0 / 0 / 21

Increased / Stable / Decreased / No quote (counts)

5-Star Hotels (N=23)



T-2: 4 / 0 / 0 / 19

Increased / Stable / Decreased / No quote (counts)

Classification. Increased: above first quote by more than EUR 3. Decreased: below first quote by more than EUR 3. Stable: within +/- EUR 3. No quote: blank or whitespace in the source price table. This does not prove that a hotel was sold out or closed.

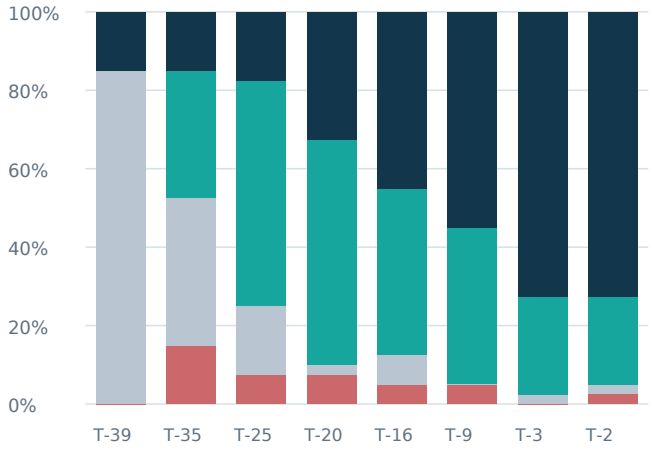
Denominators. Every bar covers all 40 or 23 tracked hotels and totals 100%. Price means include numerical quotes only. Each hotel's first numerical quote is Stable, including hotels that first appear after the initial snapshot. No-quote observations remain separate.

Price Status & OTA Availability

CHANGE VS EACH HOTEL'S FIRST AVAILABLE QUOTE

CHECK-IN: 21 OCTOBER 2026 | END: T-2

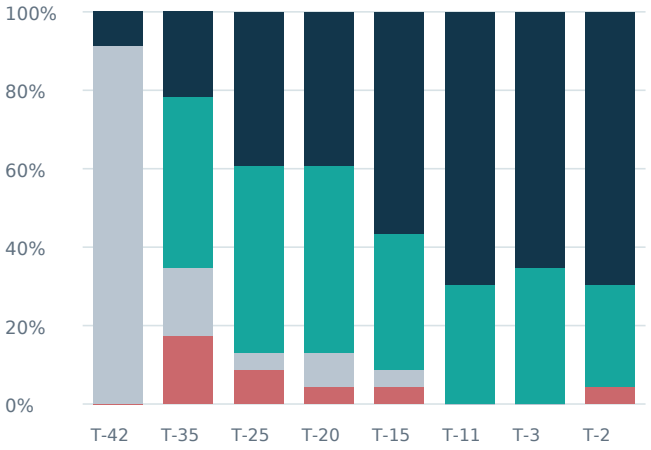
4-Star Hotels (N=40)



T-2: 9 / 1 / 1 / 29

Increased / Stable / Decreased / No quote (counts)

5-Star Hotels (N=23)



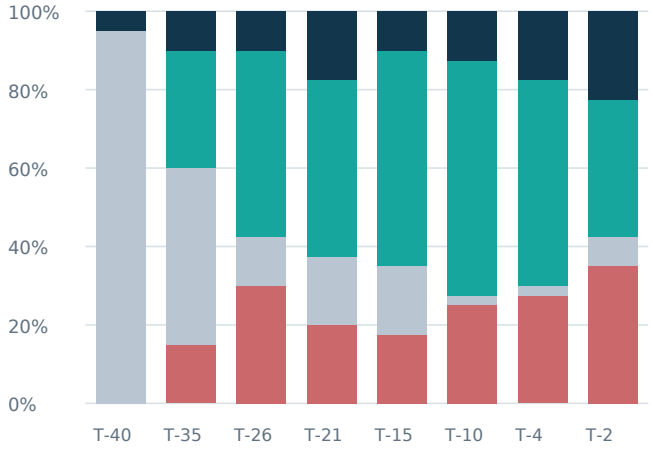
T-2: 6 / 0 / 1 / 16

Increased / Stable / Decreased / No quote (counts)



CHECK-IN: 22 OCTOBER 2026 | END: T-2

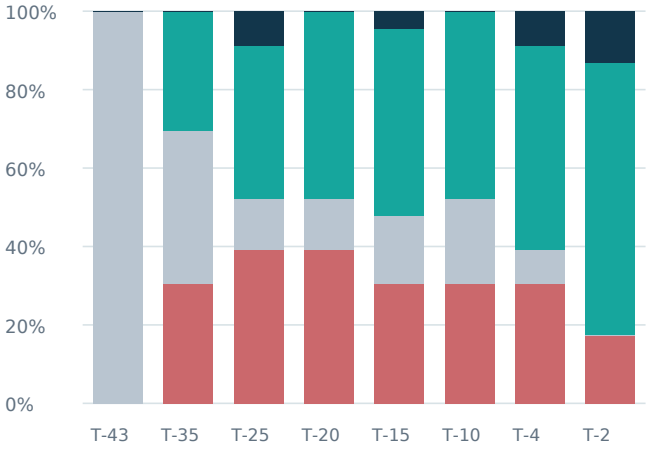
4-Star Hotels (N=40)



T-2: 14 / 3 / 14 / 9

Increased / Stable / Decreased / No quote (counts)

5-Star Hotels (N=23)



T-2: 16 / 0 / 4 / 3

Increased / Stable / Decreased / No quote (counts)

Timing. Final observations: 15 October for the 19 October stay (T-4); 18, 19 and 20 October for the 20, 21 and 22 October stays (T-2). There is no 17 October record. Bars use the nearest available snapshots to the start, T-35, T-25, T-20, T-15, T-10, T-4 and T-2; ties use the earlier date and duplicates are omitted. Equal spacing does not mean equal time intervals.

Sources and scope. Collector-supplied files: Berlin 4 Stars Test.xlsx (price rows 4-43) and Berlin 5 Stars Test(1).xlsx (price rows 7-29), sheet Sayfa1. Status codes were recalculated from prices. Year 2026 follows the study brief. The selected sample is not a census of Berlin hotels.

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