BERLIN HOTEL LAB

INDEPENDENT HOTEL MARKET RESEARCH

Berlin Hotel Market Dynamics

19-22 October 2026

A study of Booking.com double-room quotes, rate changes and availability for four Berlin stay dates.

63	40	23
selected hotels	four-star hotels	five-star hotels

RESEARCH BASIS

Booking.com quotations | Descriptive sample analysis

01 / BERLIN PRICING

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: Quotes are shown as recorded. The source data use mixed tax treatment, so no uniform tax adjustment is applied.

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Daily Analysis: 19 October 2026

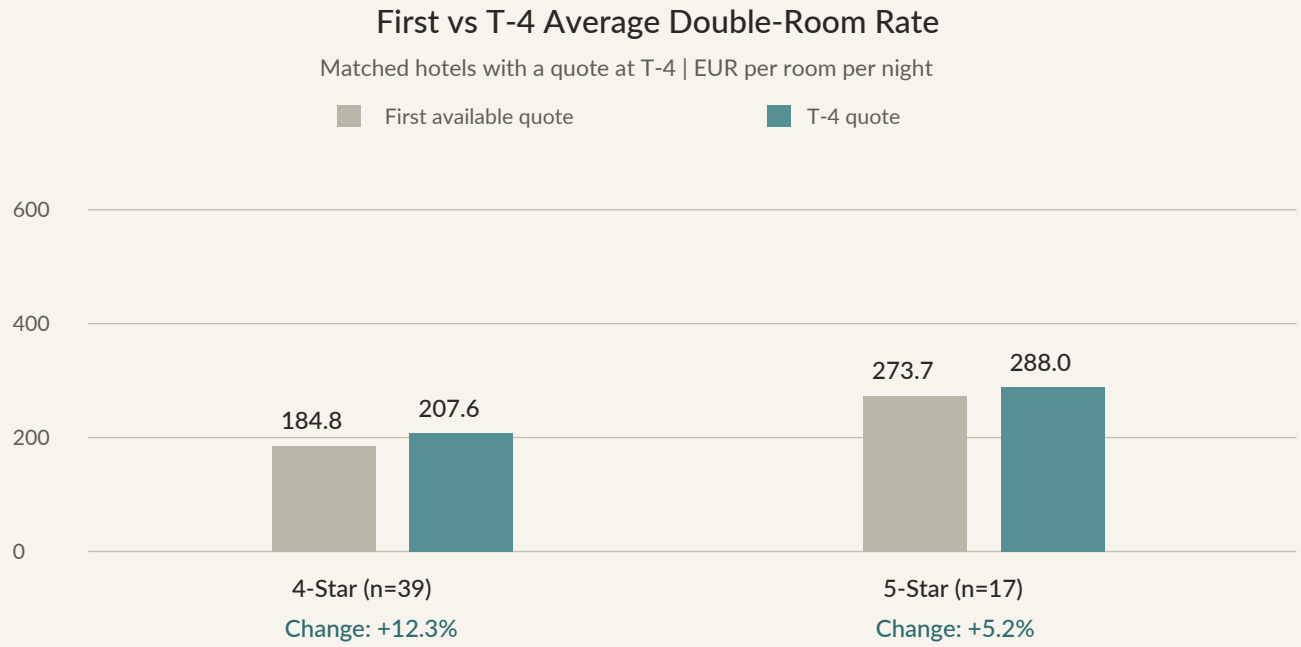
Reference Night | Final observation: 2026-10-15 (T-4)

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.



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.

Prices are shown as recorded. Tax treatment varies across quotes.

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.

03 / BERLIN PRICING

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

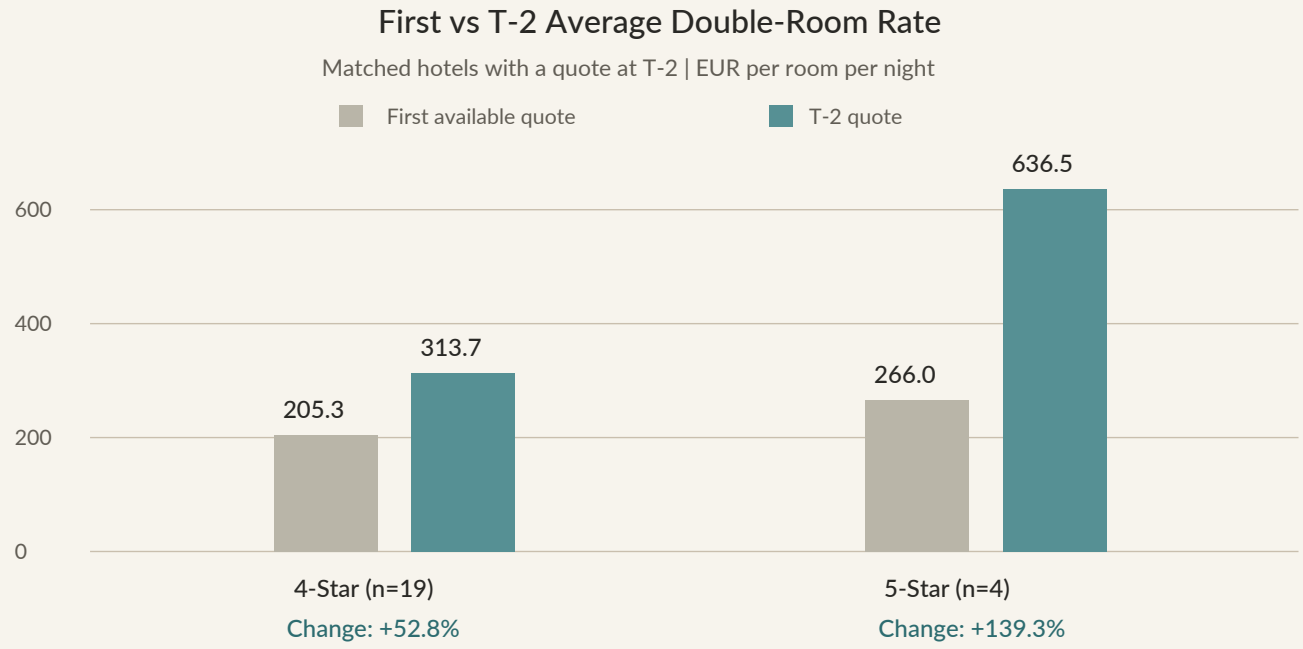
5-STAR T-2 MEAN

636.5 EUR

Quoted hotels: 4 of 23

At T-2, the matched mean rose 52.8% for 19 four-star hotels and 139.3% for four five-star hotels. Each comparison uses the same hotels' first available quotes for this stay night.

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



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.

Prices are shown as recorded. Tax treatment varies across quotes.

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.

04 / BERLIN PRICING

Daily Analysis: 21 October 2026

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

4-STAR T-2 MEAN

365.0 EUR

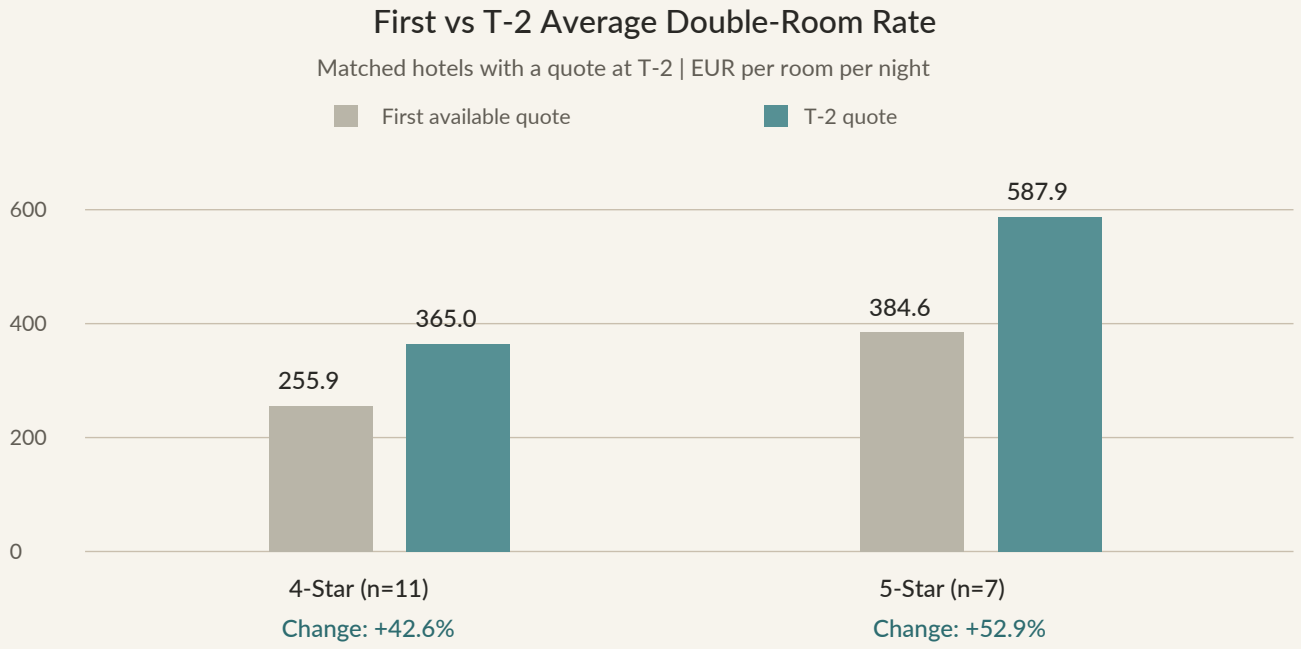
Quoted hotels: 11 of 40

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.



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.

Prices are shown as recorded. Tax treatment varies across quotes.

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.

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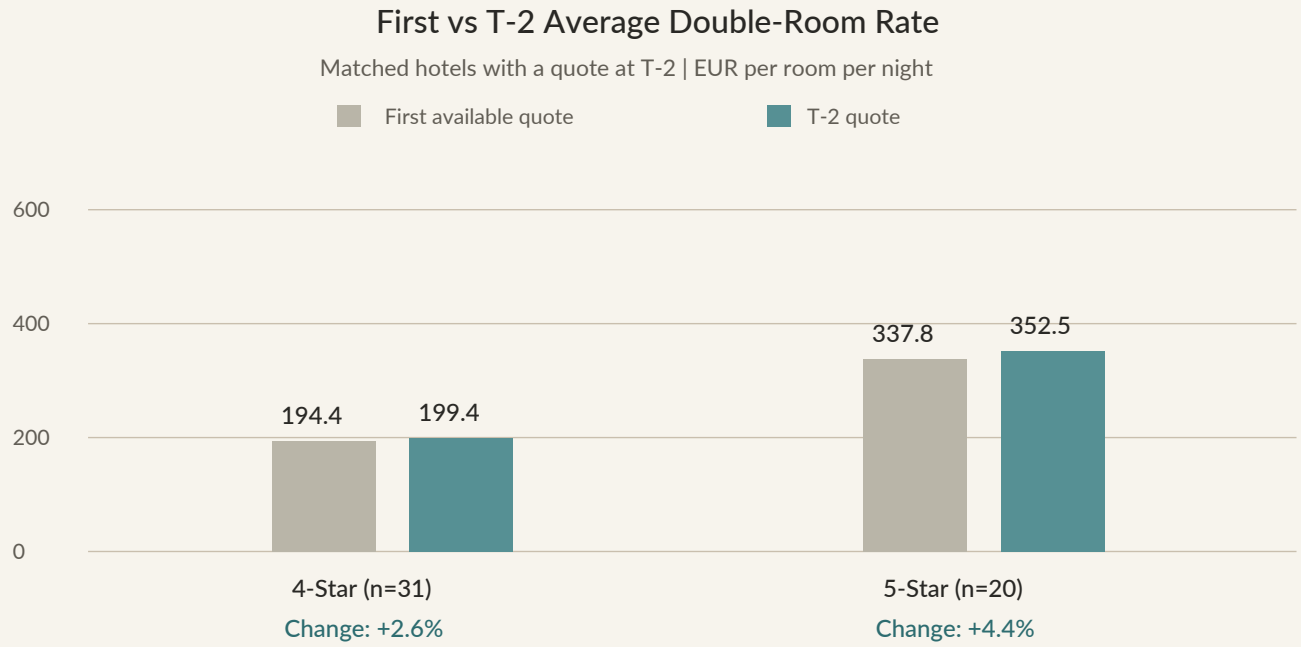
Daily Analysis: 22 October 2026

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.



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.

Prices are shown as recorded. Tax treatment varies across quotes.

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.

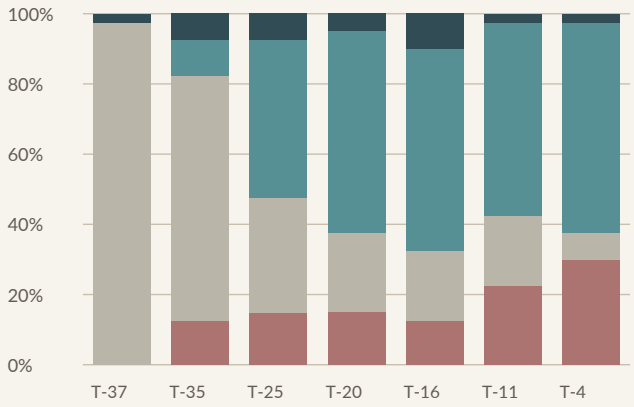
06 / BERLIN PRICING

Price Status & OTA Availability

CHANGE VS EACH HOTEL'S FIRST AVAILABLE QUOTE

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

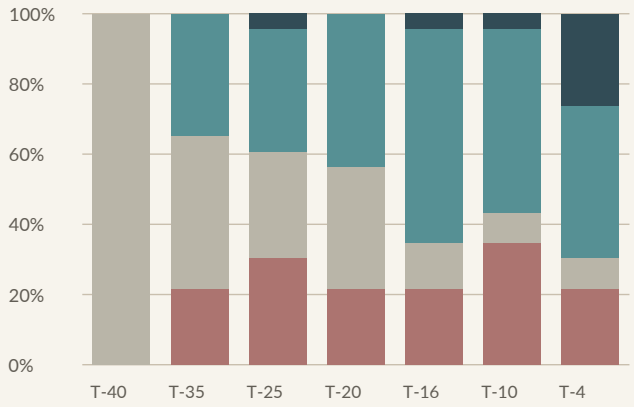
4-Star Hotels (N=40)



T-4: 24 / 3 / 12 / 1

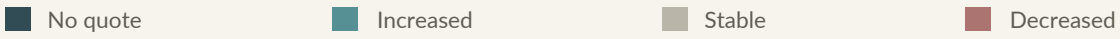
Increased / Stable / Decreased / No quote (counts)

5-Star Hotels (N=23)



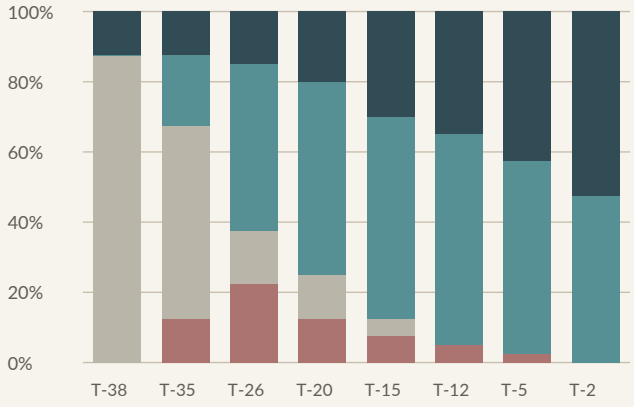
T-4: 10 / 2 / 5 / 6

Increased / Stable / Decreased / No quote (counts)



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

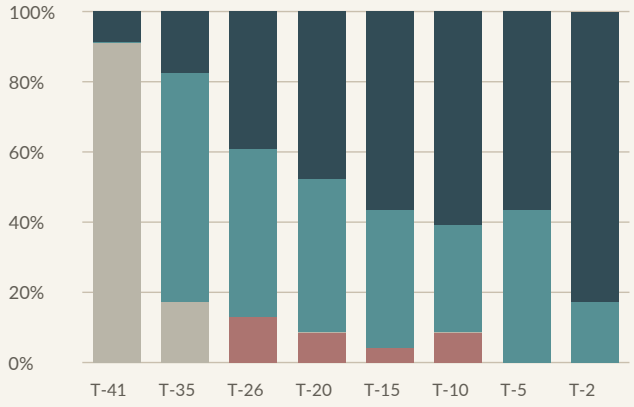
4-Star Hotels (N=40)



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.

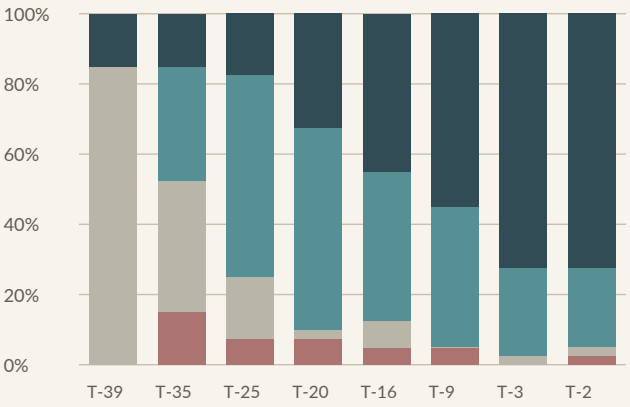
07 / BERLIN PRICING

Price Status & OTA Availability

CHANGE VS EACH HOTEL'S FIRST AVAILABLE QUOTE

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

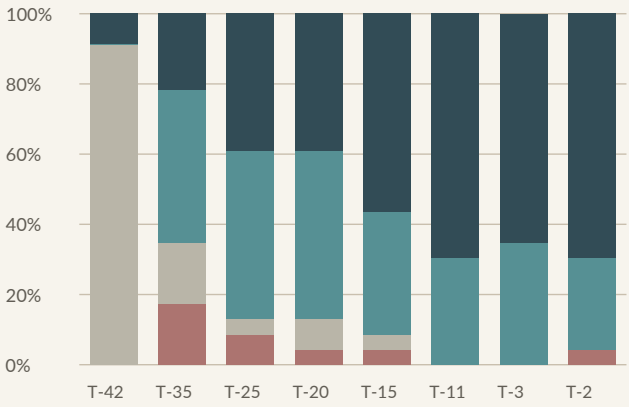
4-Star Hotels (N=40)



T-2: 9 / 1 / 1 / 29

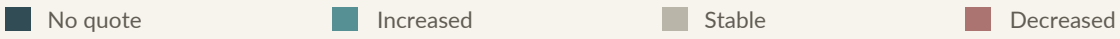
Increased / Stable / Decreased / No quote (counts)

5-Star Hotels (N=23)



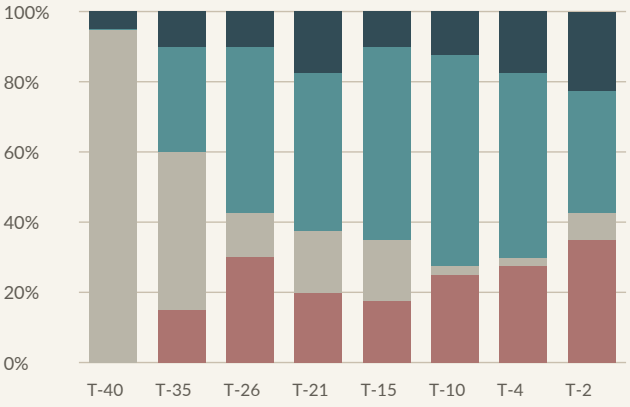
T-2: 6 / 0 / 1 / 16

Increased / Stable / Decreased / No quote (counts)



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

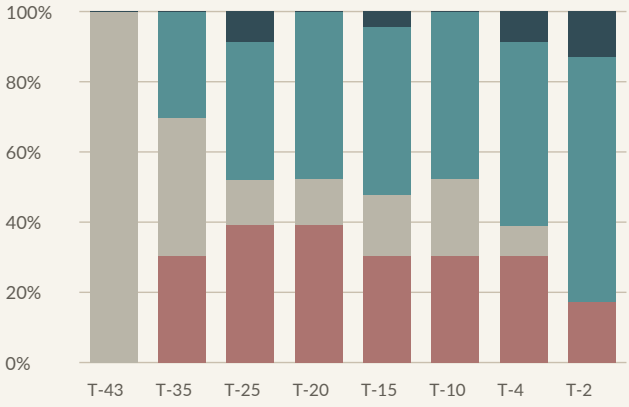
4-Star Hotels (N=40)



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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