

Advertisements of flats in Bern, Luzern and Zürich

Example of fact-based decision making

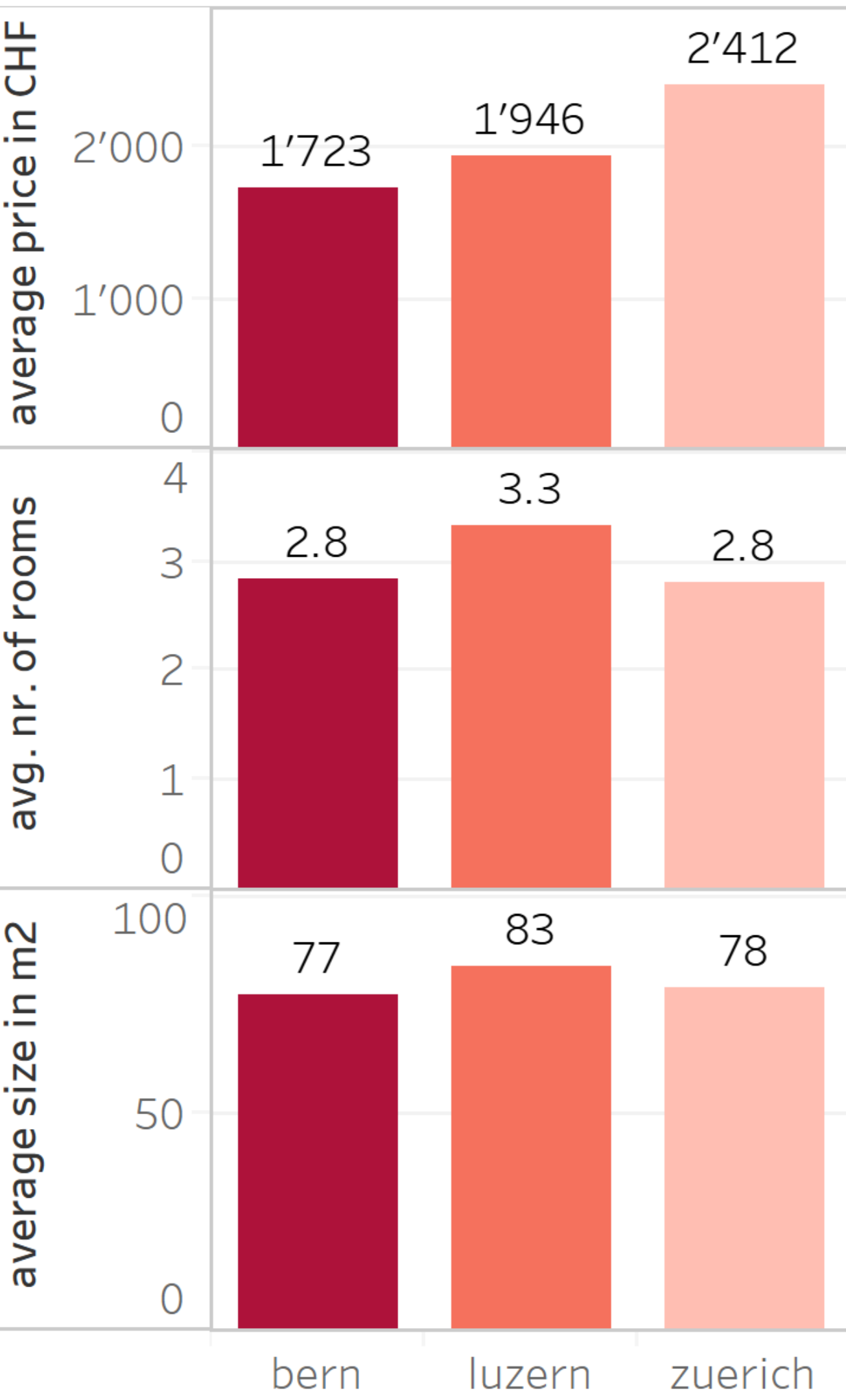
PRESENTED BY ELVIRA

Questions...

...(WHERE) SHOULD I MOVE TO?



- How do the advertised apartments differ in the three cities?
- How fast are the apartments rented?
- What determines the price?
- What features do the advertised apartments offer?



Differences between cities

PRICE

zuerich most expensive*, bern cheapest*,

SIZE

"biggest" flats in luzern
(regarding nr. of rooms and m2)*

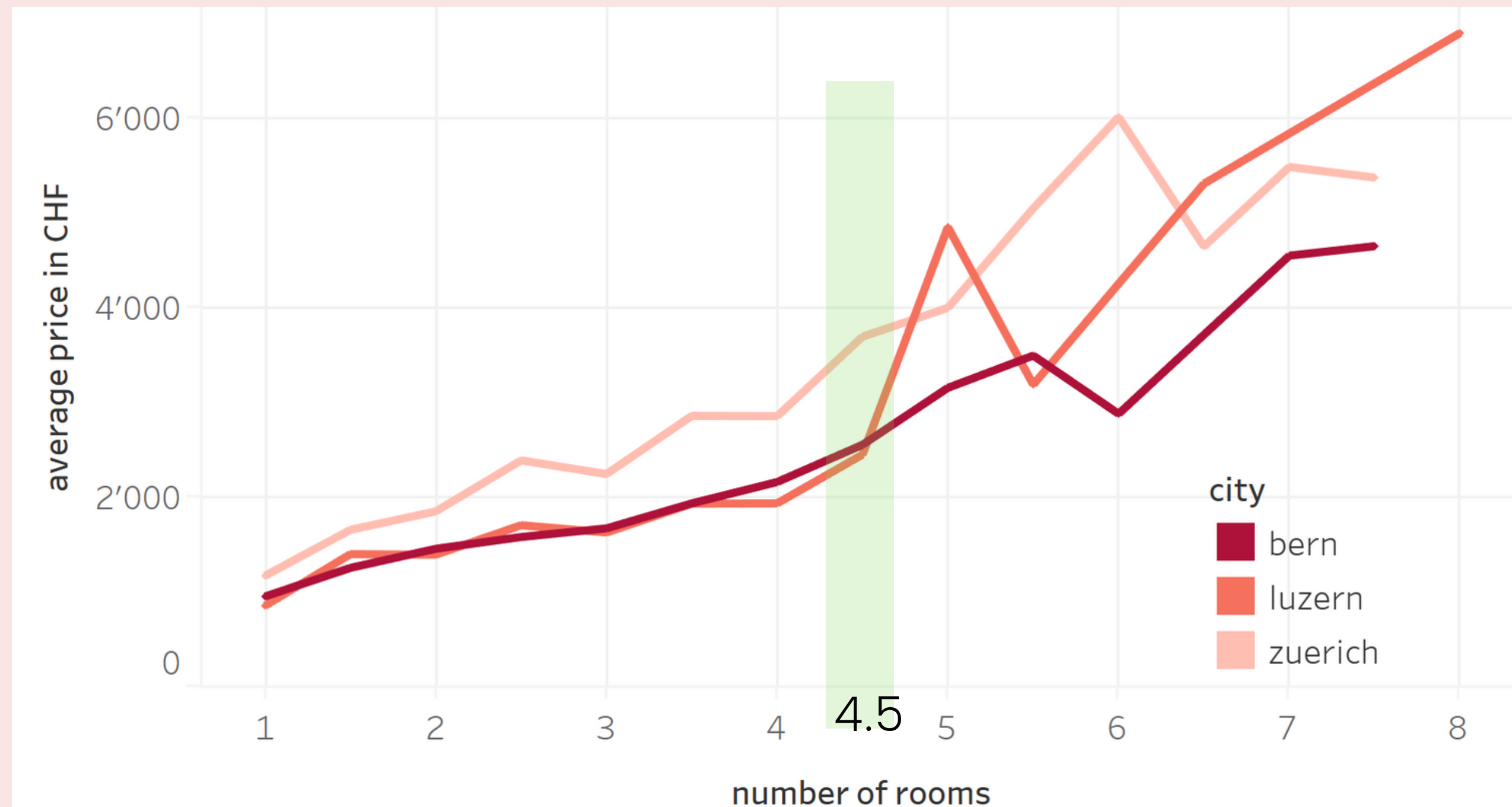
Price for flats with 4.5 rooms?

flats with **less** than 5 rooms:

- zuerich significantly more expensive

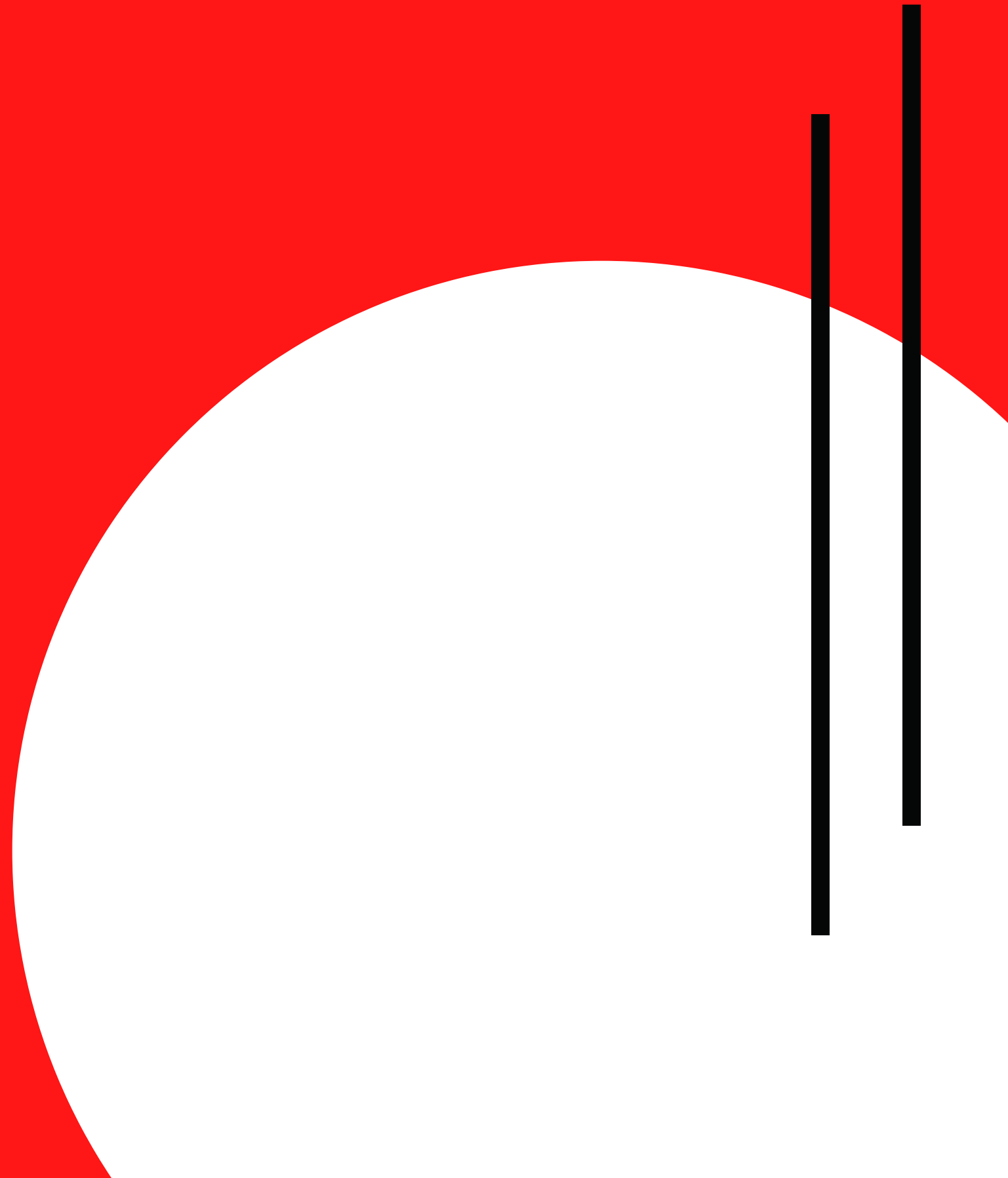
flats with **more** than 5 rooms:

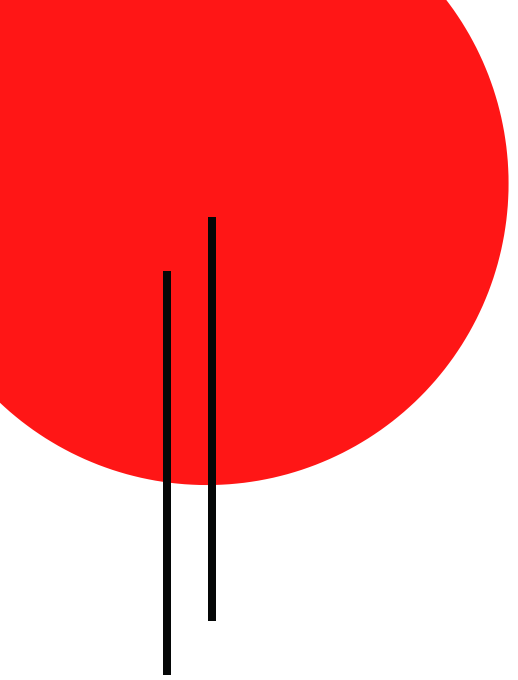
- differences not significant



Not Zürich

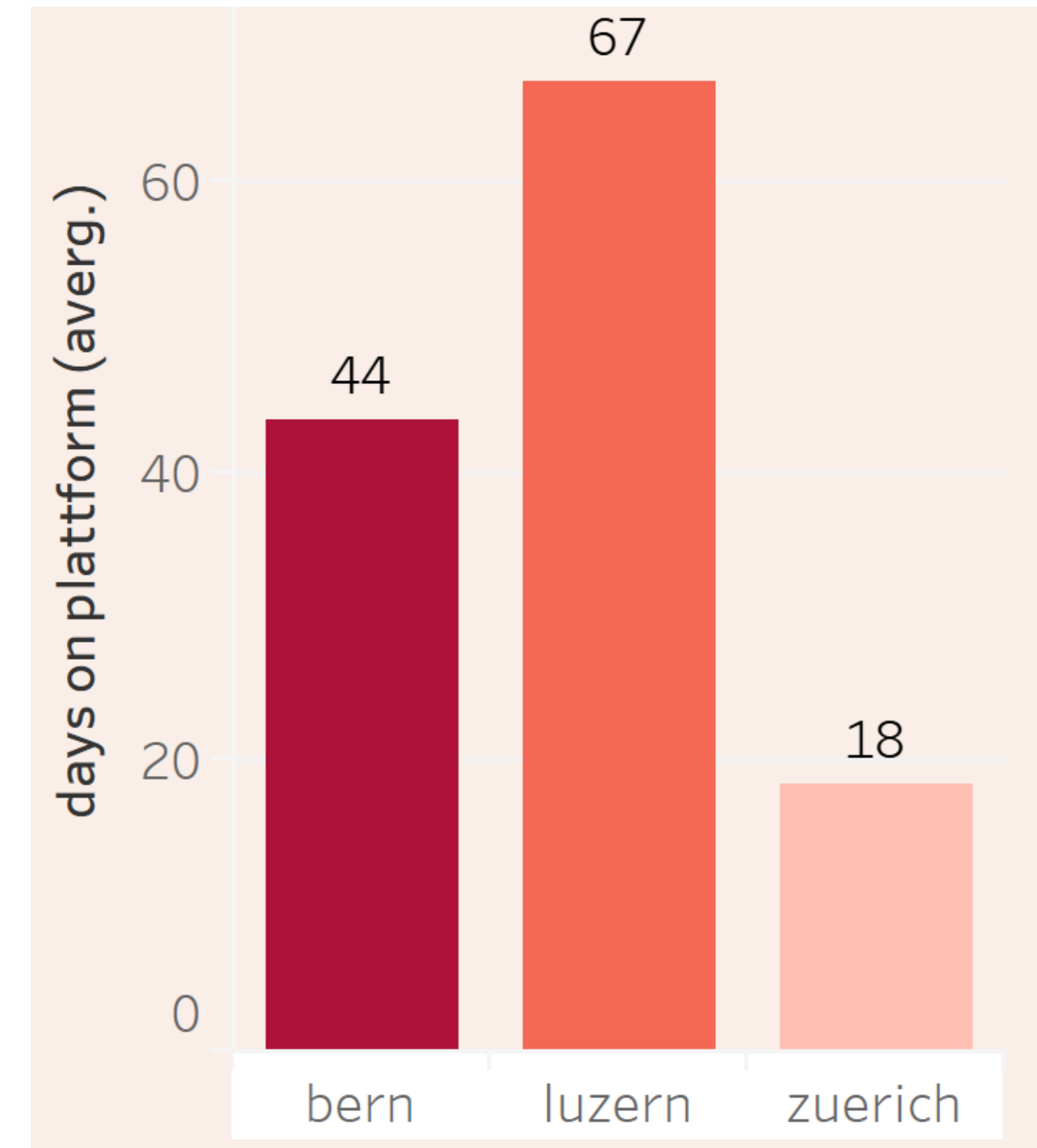
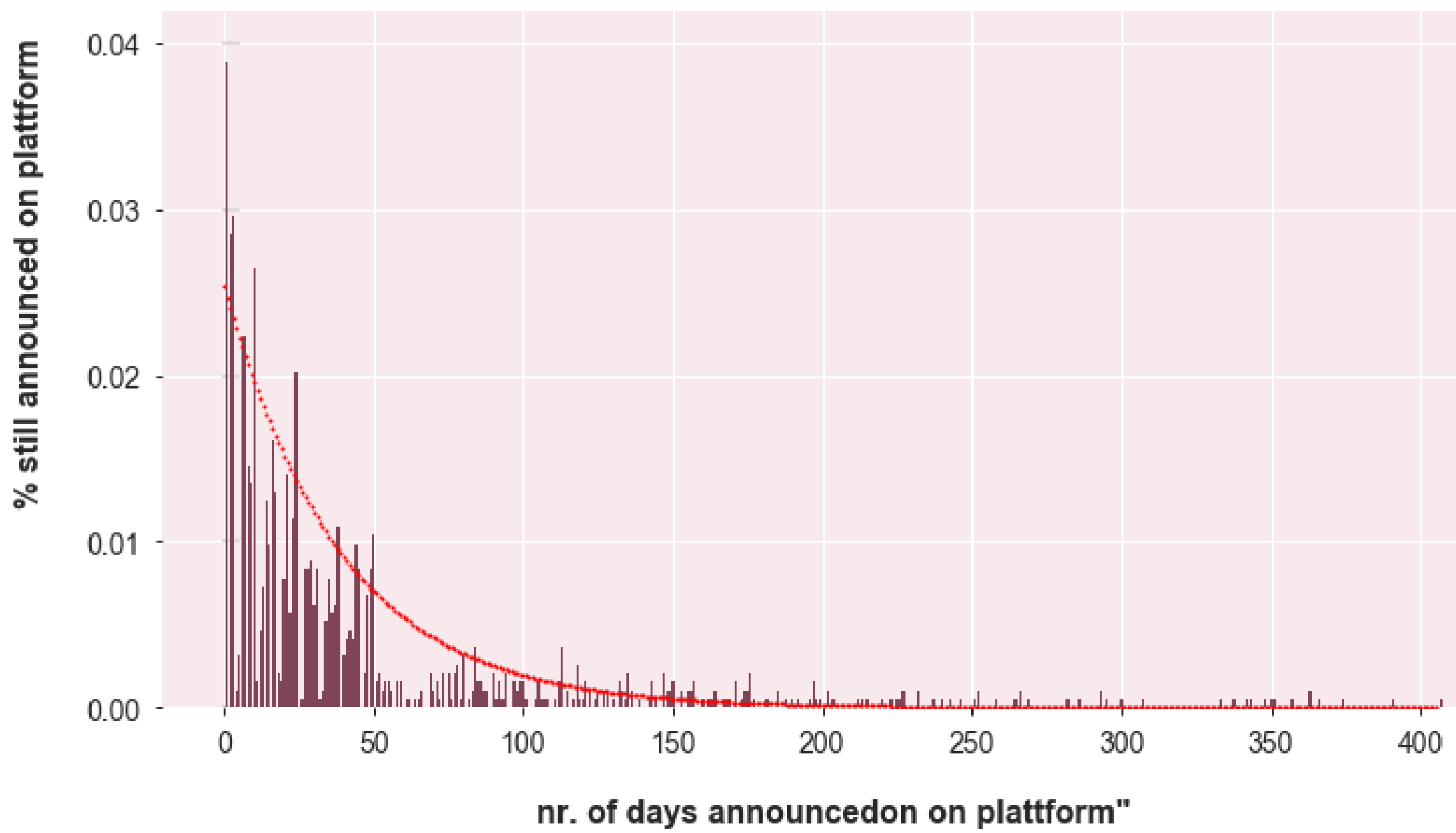
MAYBE LUZERN?



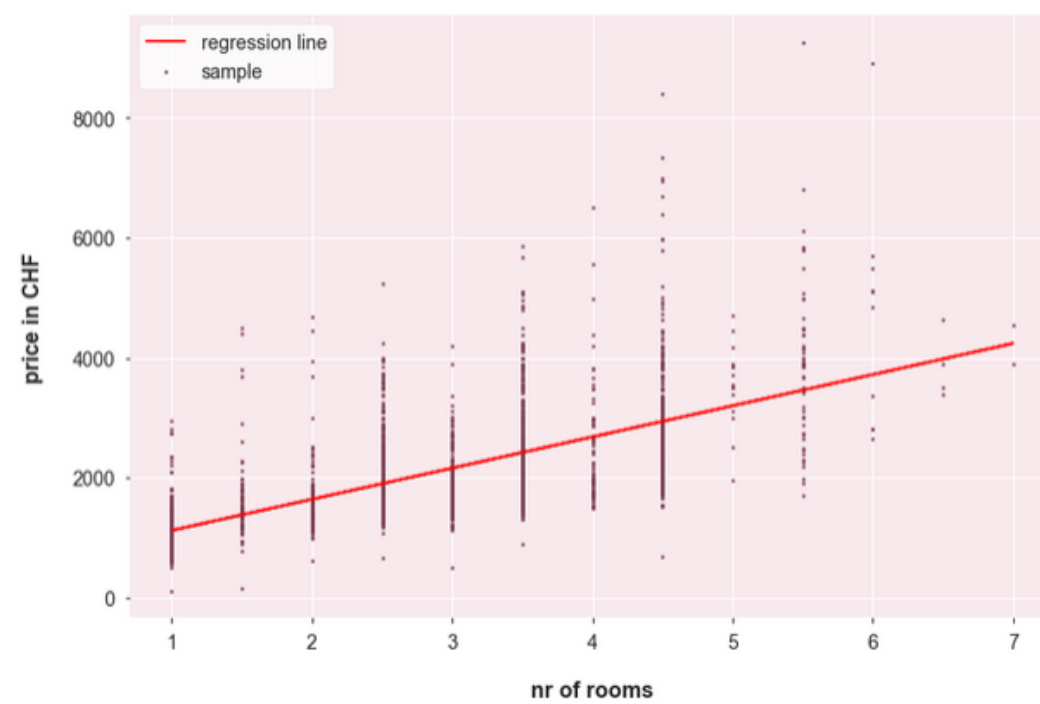


NUMBER OF DAYS ON PLATFORM?

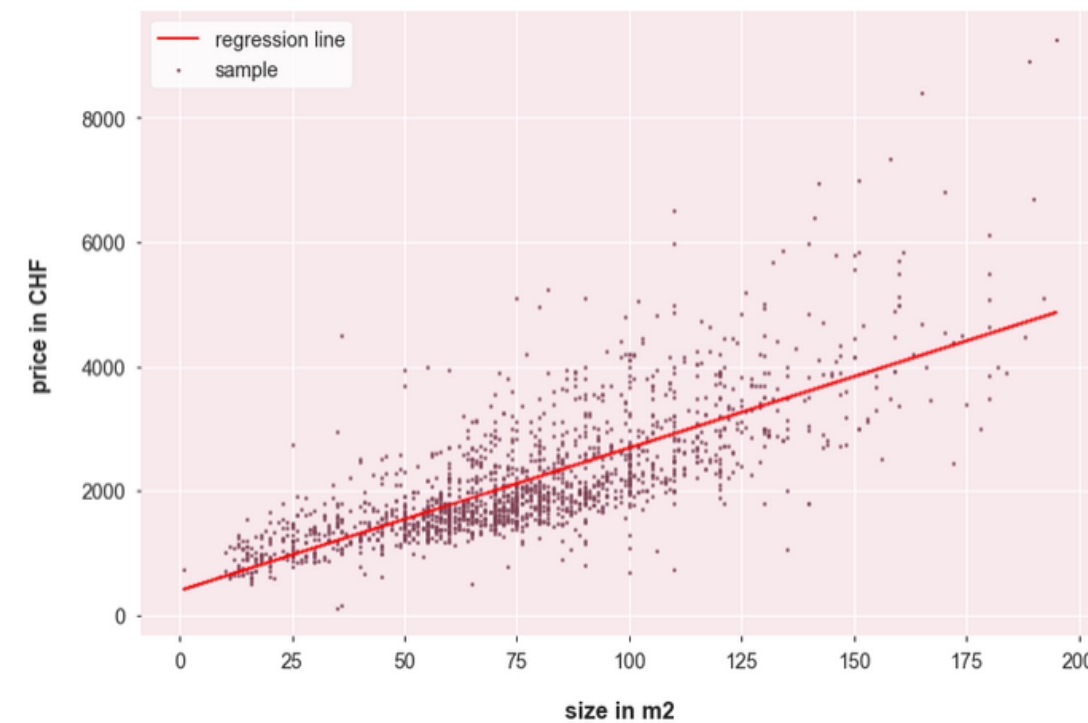
might be geometrically distributed
significant differences in the mean --> shortage in zuerich.



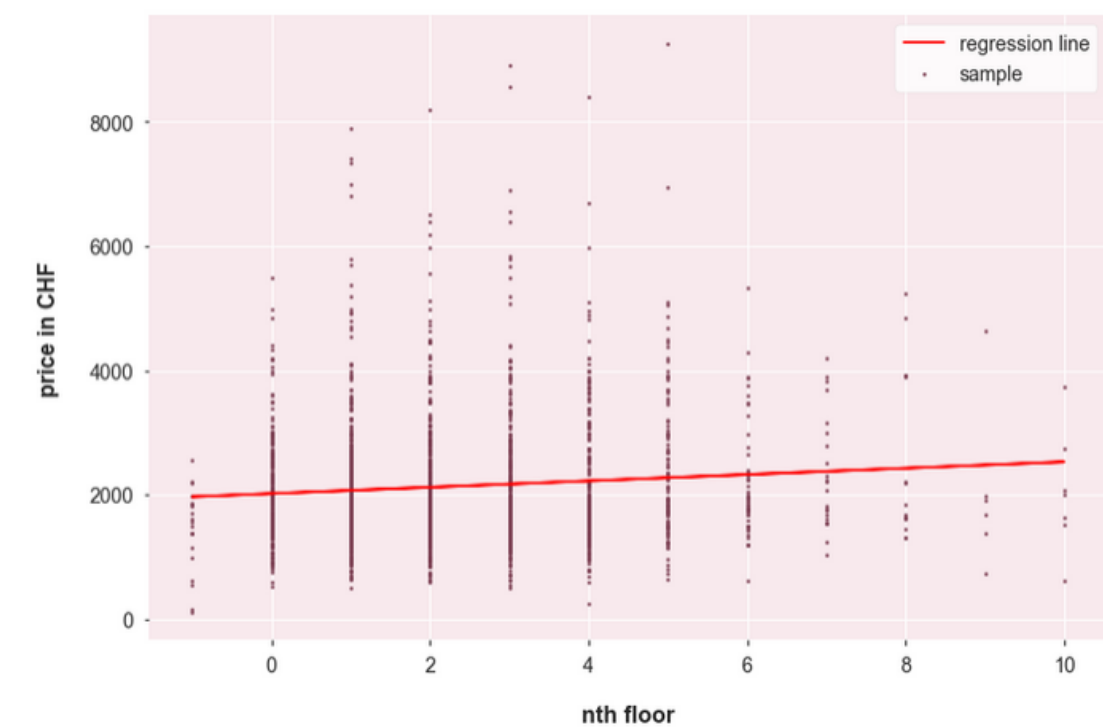
What determines the price?



number of rooms
23 CHF / room



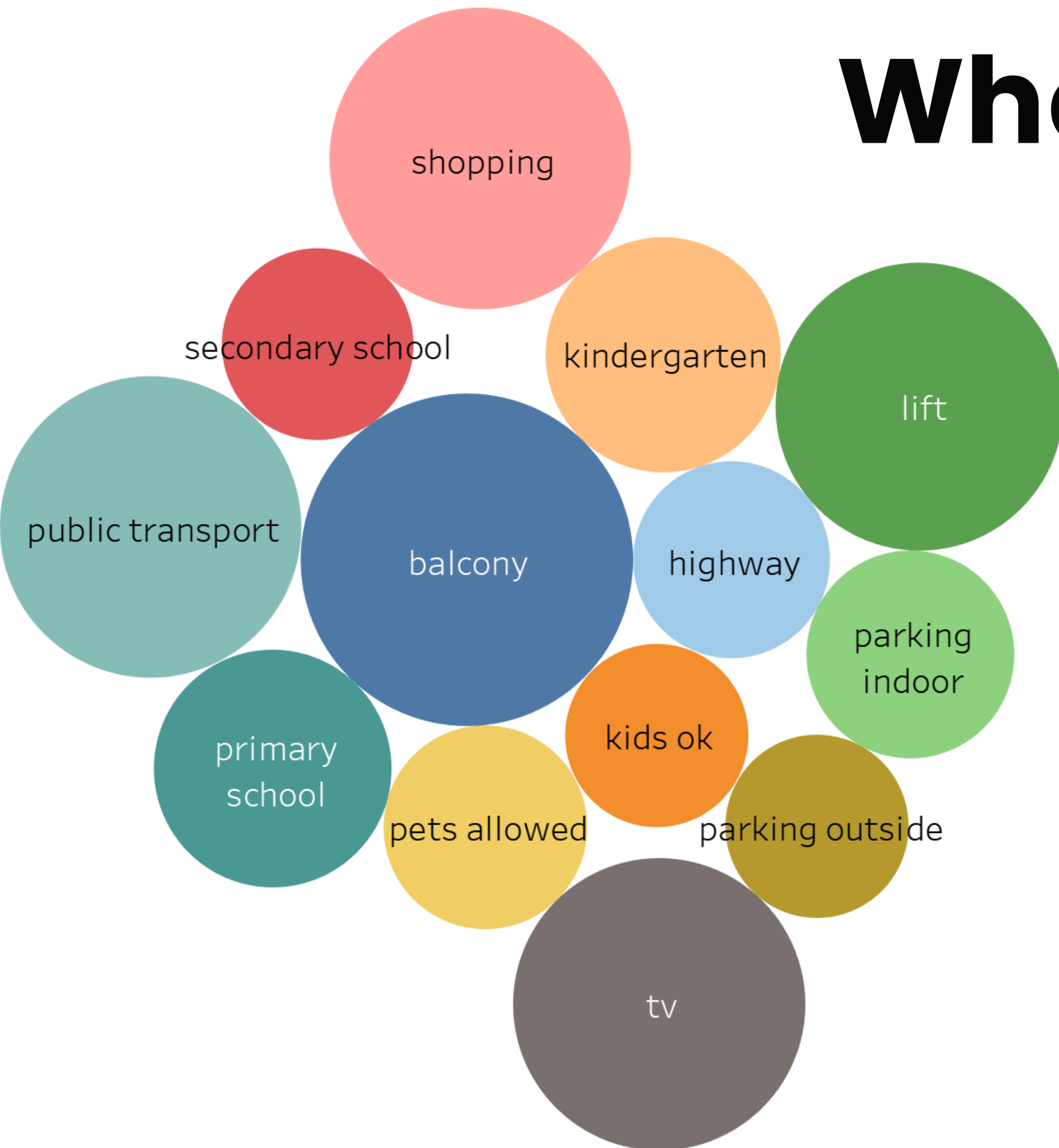
size
6 CHF per m2



floor
20 CHF / floor

example: 1 extra room with 10 m2 = +83 CHF / month

What to expect?



Conclusion

FUTURE RESEARCH

Det_distance_to_shopping
Det_shortage_in_flats
Det_distance_to_school
time_to_move_in
Det_distance_to_publ_transport
more_dates
other_determinants_for_prices
not_only_flats_also_houses
not_only_renting_buying
more_cities

BEST CITY

Not Zürich (price) maybe Luzern (room & size)?
also true for flats with 4.5 rooms

NUMBER OF DAYS ON PLATTFORM

Shortage in Zürich, best in Luzern

WHAT DETERMINES THE PRICE?

1 extra room with 10m² = +83 CHF/month

FEATURES

balcony, tv connection, public transport, shopping

MYTHS

FACTS

