




RENTAL PROPERTY ANALYSIS

-  Overview
-  Analysis
-  Conclusion

@CareerFoundry

25/04/2024
Gal-Erdene Gantulga



Motivation:

The findings of this analysis could help guide individuals and retailers in making better decisions in their search for rental apartments. It aims to assist them in determining realistic and fair rental values within the state, thereby increasing the likelihood of finding affordable accommodation.

This storyboard will provide further insight into the factors influencing real estate prices in Germany. Data set has 18 variables and 184946 rows

Data Source and Limitations

The data contains listings for apartment rental from Immoscout24, the largest real estate platform in the Germany. Website features listings for both rental properties and homes for sale; however, the data utilized for this analysis pertains solely to rental properties.

Download the Data: <https://www.kaggle.com/datasets/corrieaar/apartment-rental-offers-in-germany/download?datasetVersionNumber=6>

Average Total Rent by Bundesland in Germany





Exploratory Analysis



Pick a Metric

- ☐ Base Rent
- ☒ Total Rent
- ☐ Service Charge
- ☐ Price per Square M...

Bundesland

(All)

City

(All)

Flat Type

- ☒ (All)
- ☒ apartment
- ☒ ground_floor
- ☒ half_basement
- ☒ loft
- ☒ maisonette
- ☒ other
- ☒ penthouse
- ☒ raised_ground_floor
- ☒ roof_storey
- ☒ terraced_flat

Heating Type

- ☒ central_heating
- ☒ combined_he...
- ☒ district_heati...
- ☒ electric_heati...
- ☒ floor_heating
- ☒ gas_heating
- ☒ heat_pump
- ☒ night_storage...

Has Kitchen

- ☒ False
- ☒ True

Balcony

- ☒ False
- ☒ True

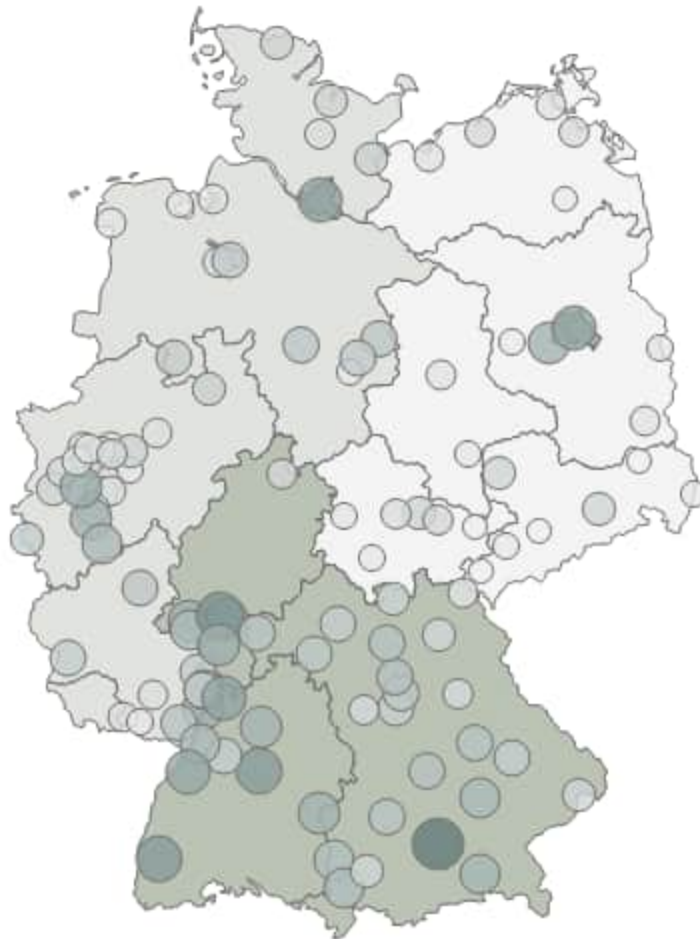
Garden

- ☒ False
- ☒ True

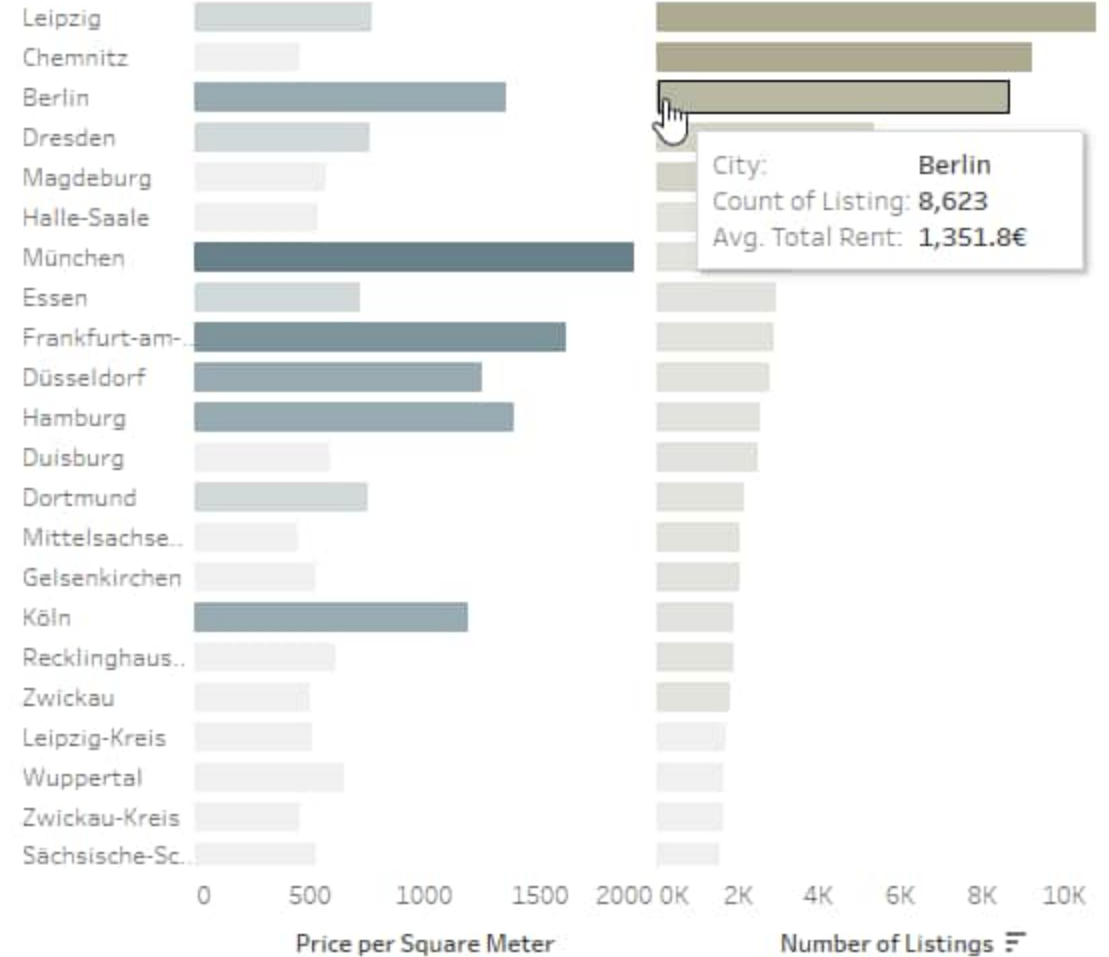
Lift

- ☒ False
- ☒ True

Average Total Rent By City



Average Total Rent and Total Listings by each City



637€

Avg. Base Rent

809€

Avg. Total Rent

150€

Avg. Service Charge

8.7€

Avg. Price Per M2

73m2

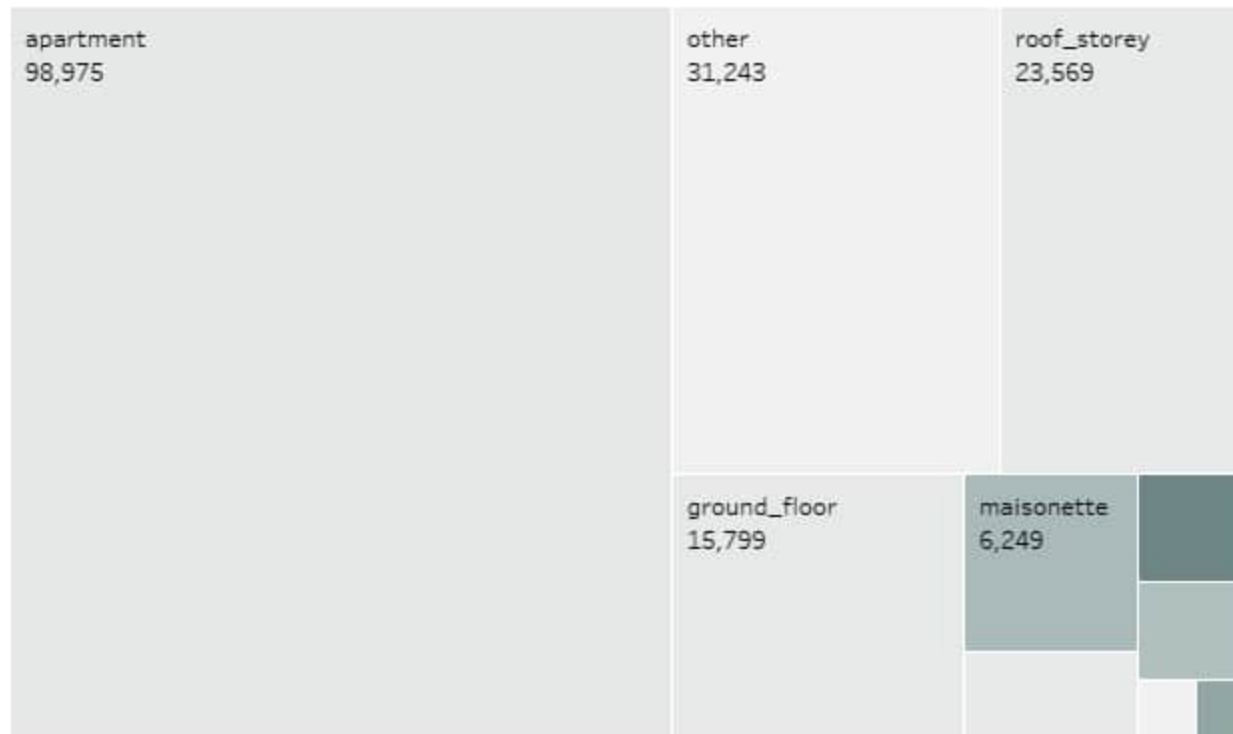
Avg. Square Meter



Apartment Type and Heating Type



Flat Type by size
Avg. Total Rent by color



Heating Type by size
Avg. Total Rent by color



The most commonly listed type of rental properties is apartments, comprising 98,975 listings. Penthouses, on the other hand, rank as the most expensive option.

Central heating is the most prevalent heating type, accounting for nearly half of all listed properties. Properties with floor heating, while less common, are the most expensive on average, averaging €12 per square meter.

Pick a Metric

- ☐ Base Rent
- ☒ Total Rent
- ☐ Service Charge
- ☐ Price per Square Meter

700 1,810



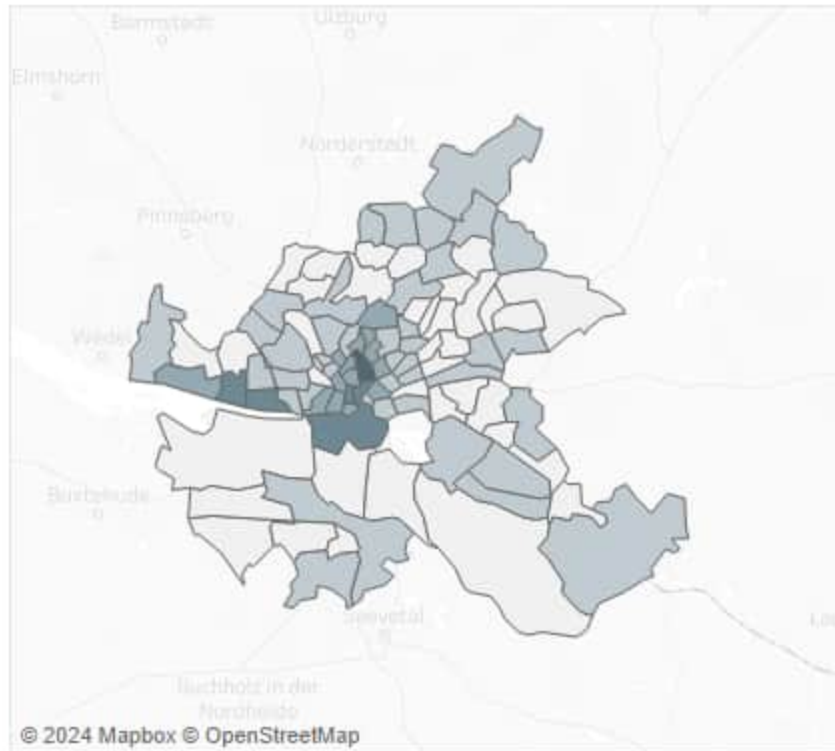
Three cities with highest Rental Price



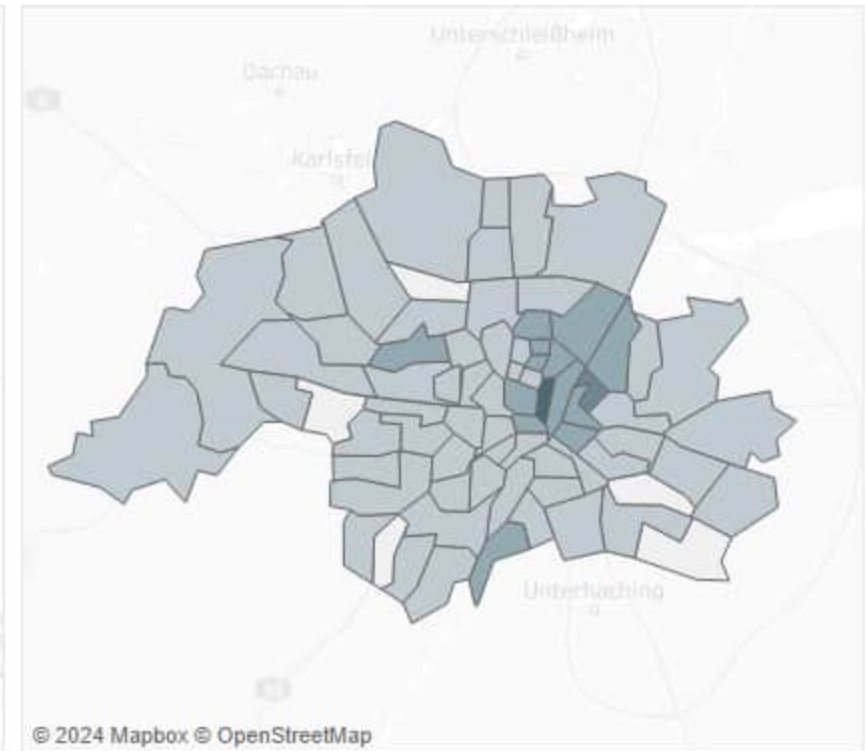
Average Total Rent in Berlin



Average Total Rent in Hamburg




Average Total Rent in München



Pick a Metric

- ☐ Base Rent
- ☒ Total Rent
- ☐ Service Charge
- ☐ Price per Square Meter

590  4,590

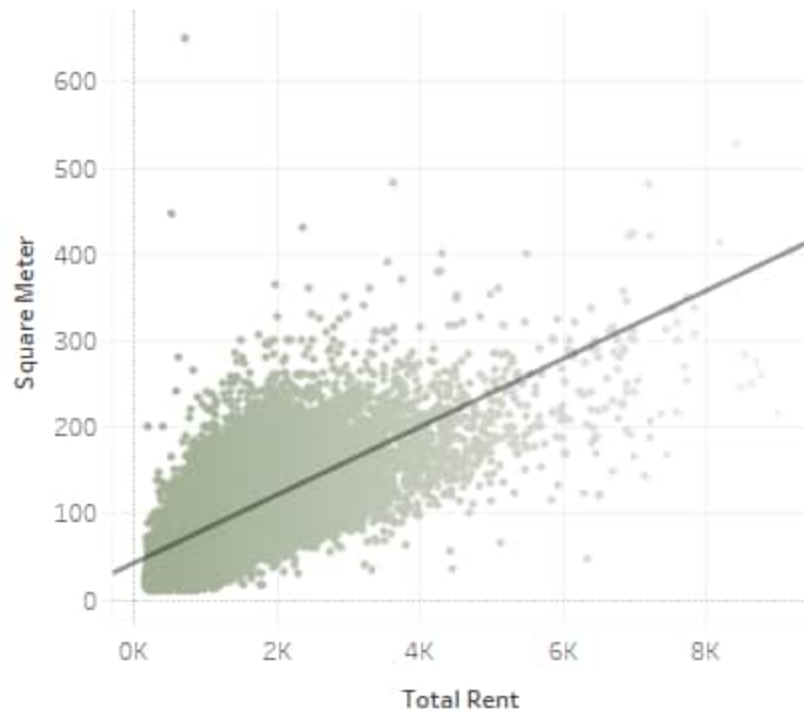
These three maps highlighting the cities with the highest rental prices in Germany demonstrate that location plays a significant role in determining rental rates. Notably, city centers command nearly double the rental prices compared to outer regions.



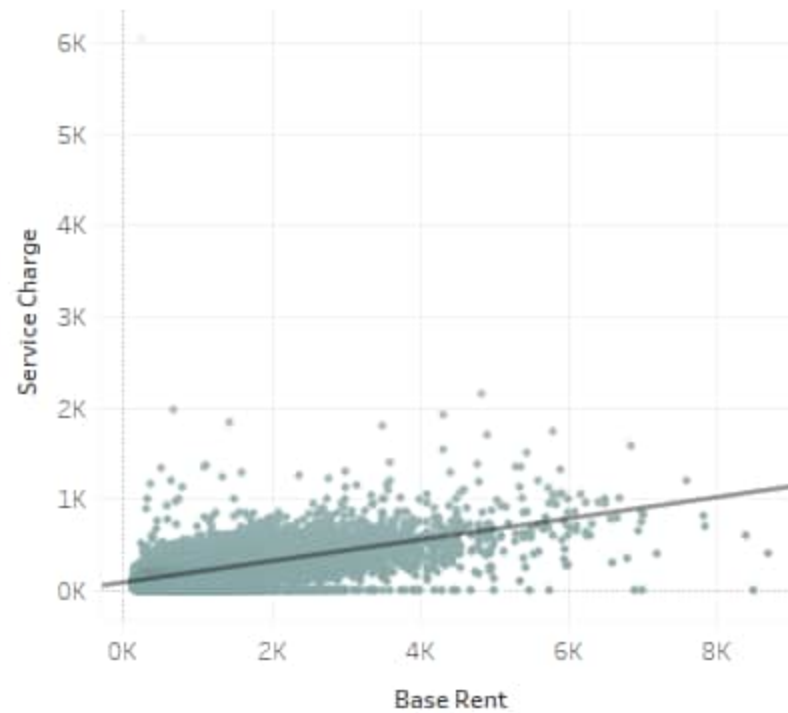
Correlation between different Variables



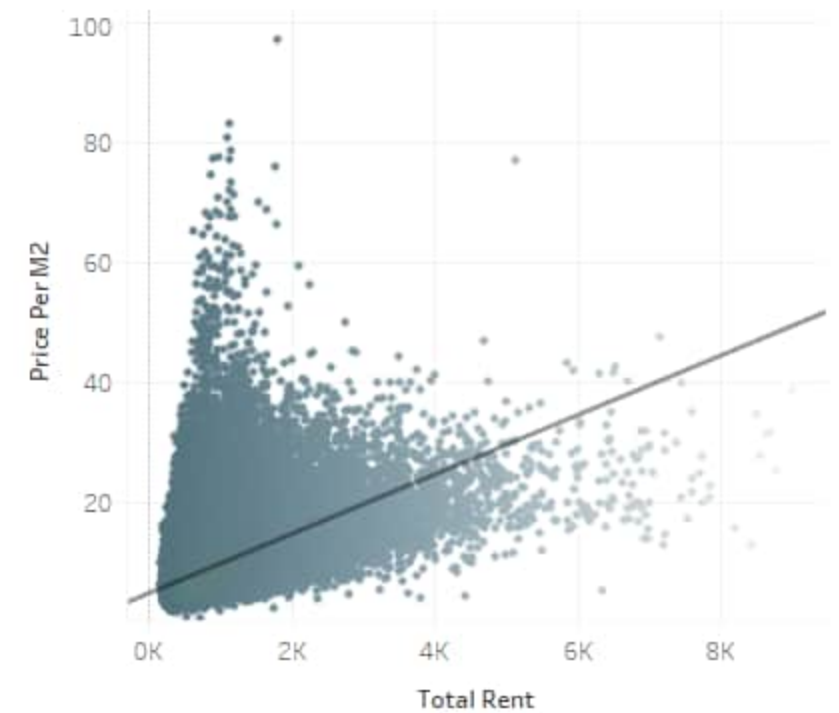
Total Rent vs Square Meter



Base Rent vs Square Meter



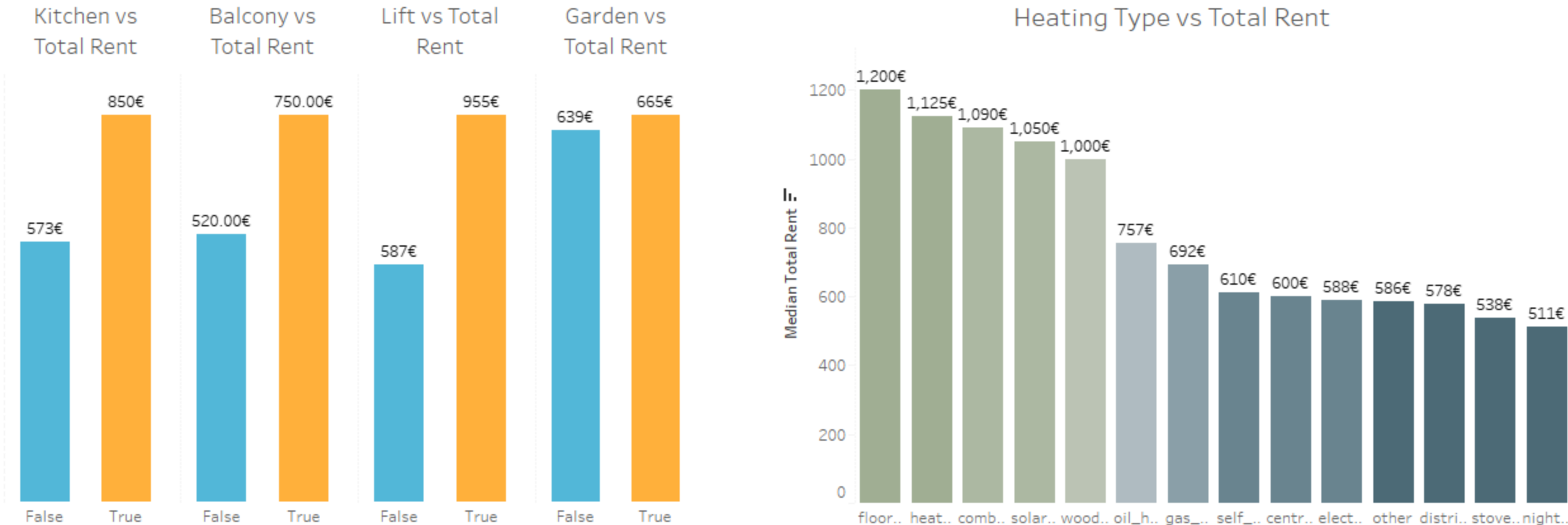
Total Rent vs Square Meter



From the trend lines observed in each graph, there is a clear uptrend. This indicates that as the square meter area and price per square meter increase, the total rent also increases. In the case of service charges, there is a slight upward trend, with each data point closely aligning with the trend line.



Facilities that Impact Rent



In Germany, amenities such as kitchens, balconies, and lifts are highly preferred by renters. The inclusion of a kitchen is not standard in most rental properties, leading to an increase in rent prices when available.

Among the most expensive listings, floor heating is a common feature. Additionally, service charges (Nebenkosten) tend to be highest in listings with floor heating.



CONCLUSION

Conclusion:

- > In general, the southern Bundesländer of Germany exhibit higher rental rates compared to the rest of the country, with Munich standing out as the most expensive city.
- > Amenities such as kitchens, balconies, and lifts significantly impact rental property prices. Other characteristics of expensive listings include features like floor heating or heat pumps, as well as locations in city centers.
- > Location remains a crucial factor influencing property values. Notably, there is a noticeable price difference between eastern and western Germany, with lower rental prices prevalent in most of the eastern regions except for some major cities.

Further Steps:

- > To enhance the analysis, consideration of the proximity to public and transport services, as well as a more detailed breakdown of maintenance costs, would provide a more comprehensive view of the rental market landscape.

