

7.20K**73 %****10,03 %**Avg Price per m² (€)

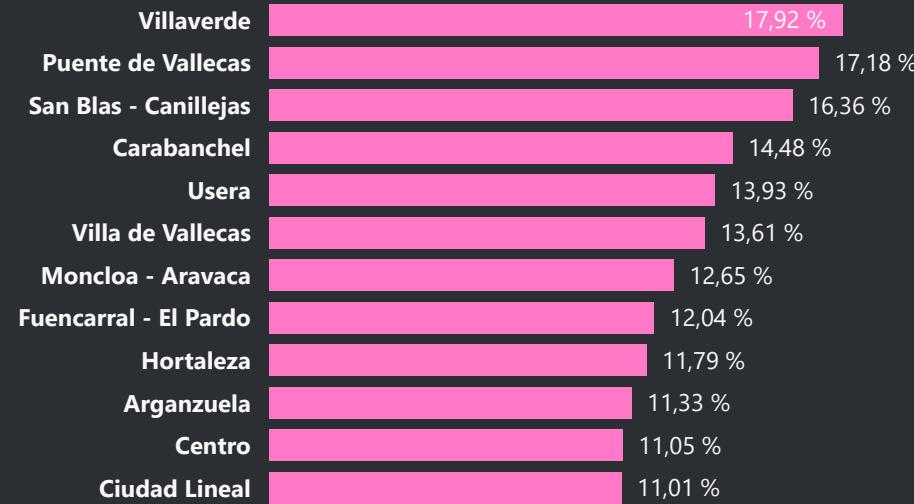
Avg Occupancy (%)

Avg Yield (%)

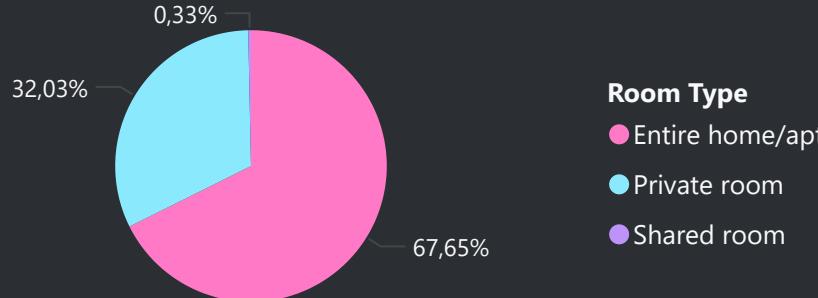
INVESTMENT SUMMARY



Top Districts by Yield (%)



Room Type Distribution



Select District

All

Room Type

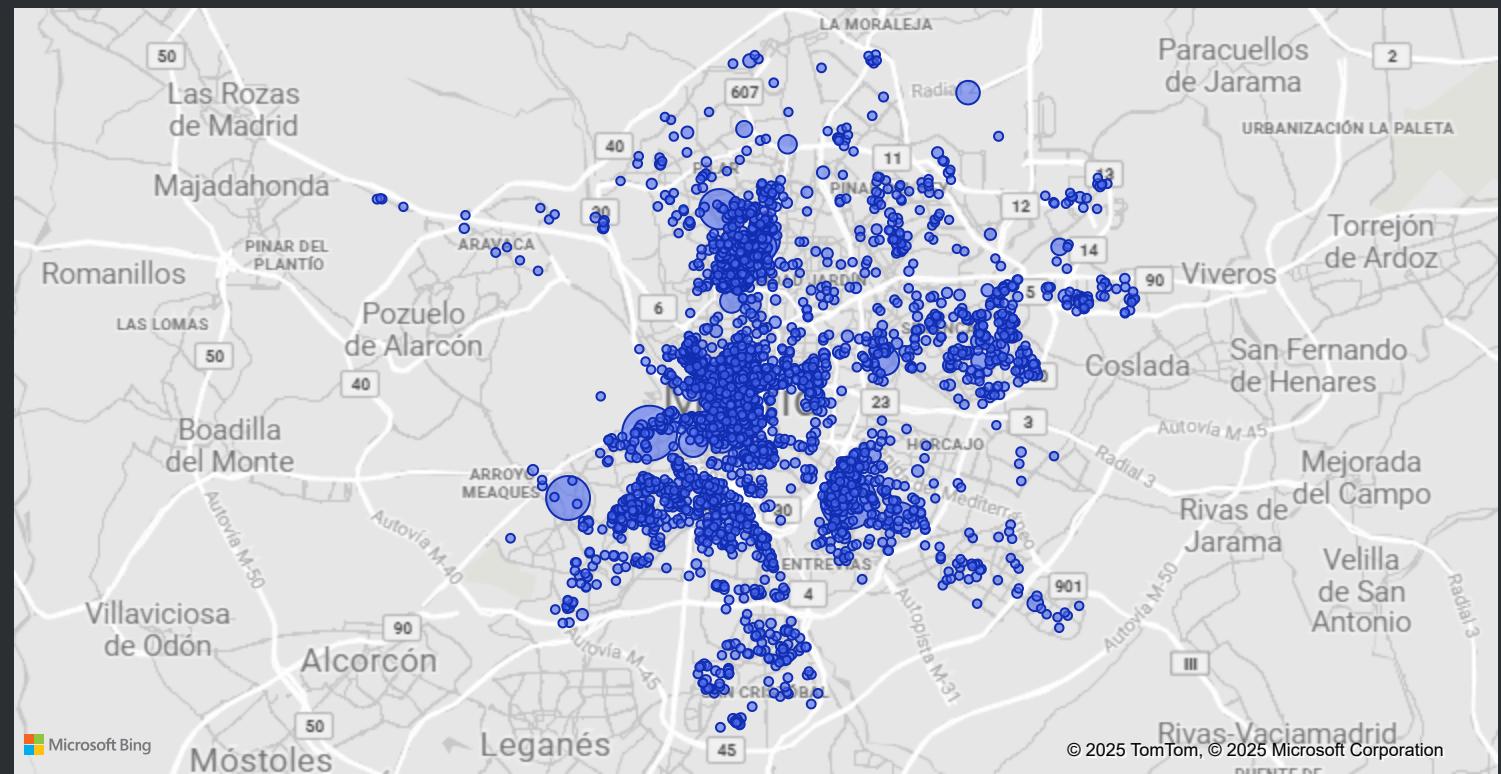
All

Price Range (€)

€ 25

€ 23.124

Listings across Madrid



This page summarizes key investment indicators across Madrid districts using Airbnb data. It highlights average **price per m²**, **occupancy** rates, and estimated rental **yield** to help identify profitable areas.

* All 'Avg' values represent medians for robustness against outliers.

103,0

Avg Rental Price (€)

270K

Avg Purchase Price (€)

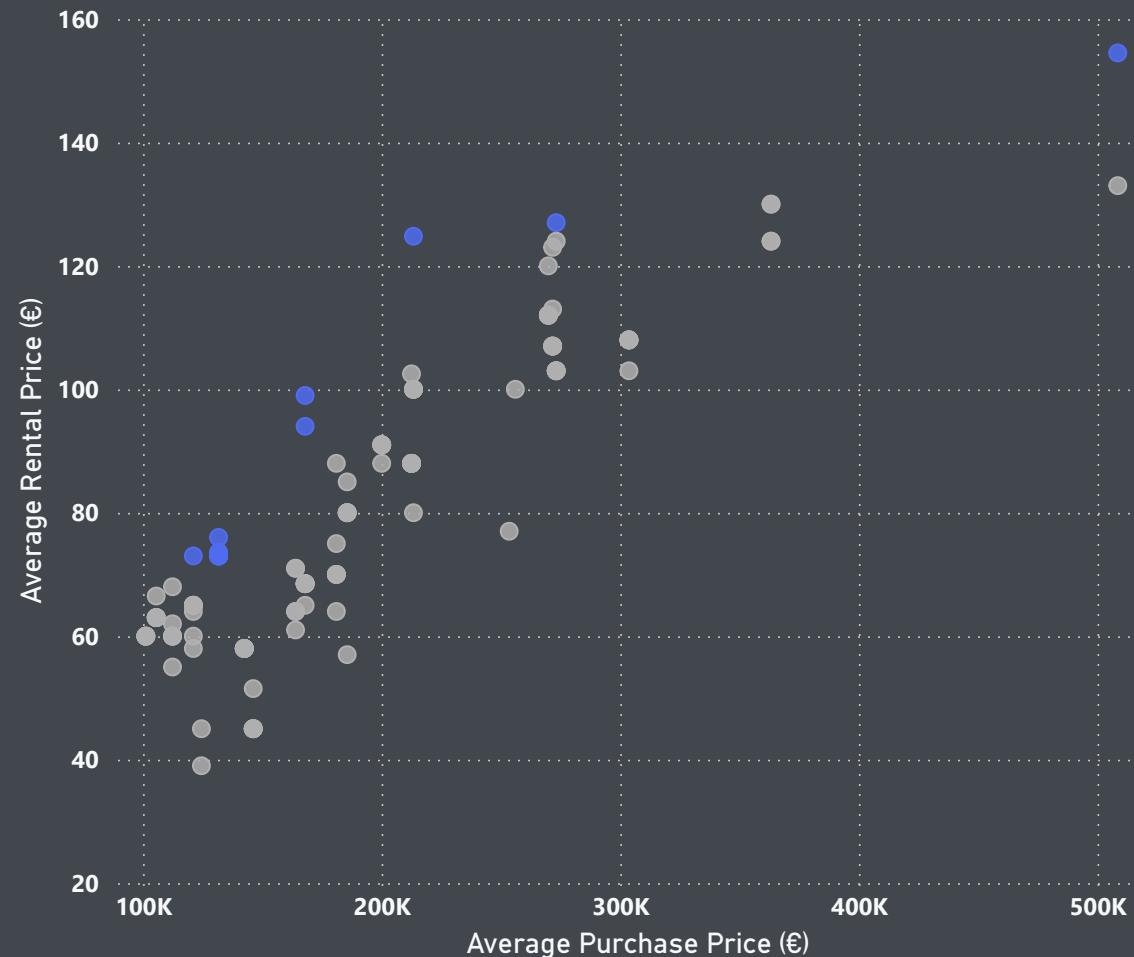
0,038 %

Rental Yield (%)

PROPERTY & PRICE DRIVERS



Rental Price vs. Purchase Price by Neighbourhood



Select Neighbourhood

All

Room Type

All

Bedroom Range

All

Rental vs. Purchase Price by Guest Capacity

● Rental Price ● Purchase Price

€ 160

Average Rental Price (€)

€ 80

Average Purchase Price (€)

1-3

4-4

5-16

€ 380K

€ 360K

€ 340K

€ 320K

€ 300K

€ 280K

€ 260K

This page explores how property characteristics influence **rental prices** and **purchase costs** across Madrid districts.

* All 'Avg' values represent medians for robustness against outliers.

112,0

Avg Rental Price (€)

72 %

Avg Occupancy (%)

LOCATION IMPACT (Proximity to Sol)



1,03

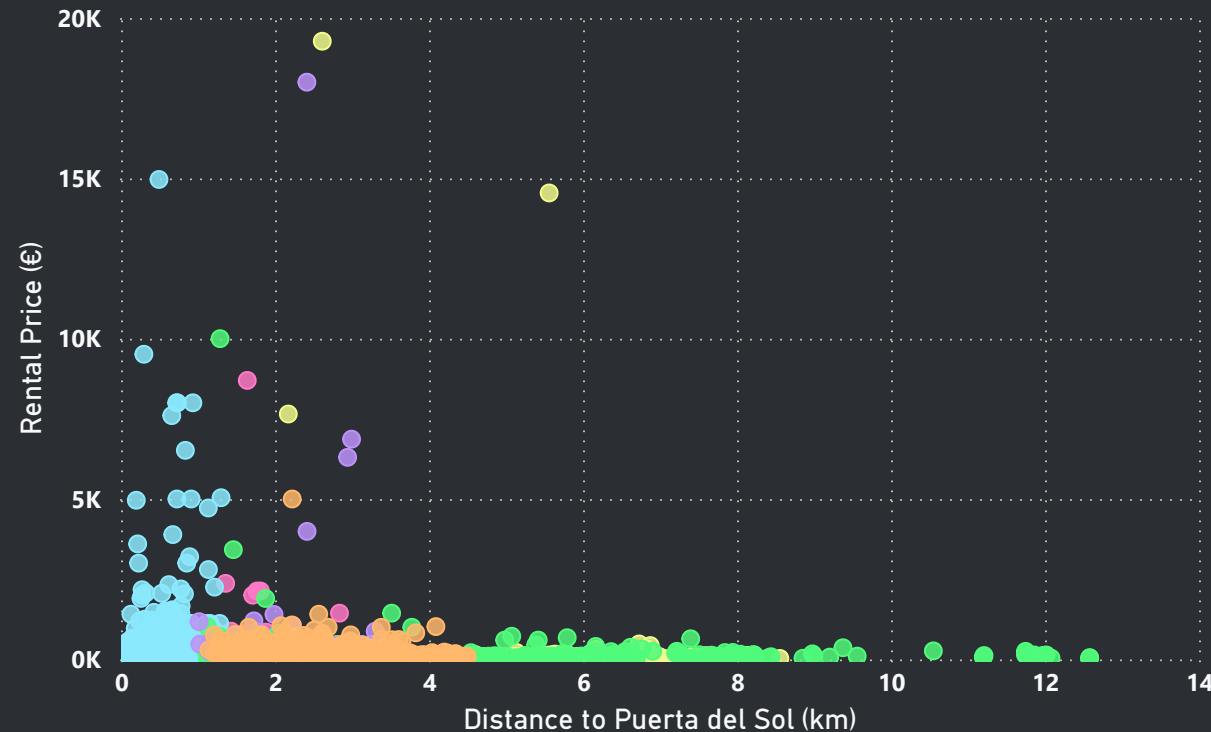
Distance to Puerta del Sol (km)

Select Central District

All

Rental Prices vs. Distance to Puerta del Sol (Top 7 Central Districts)

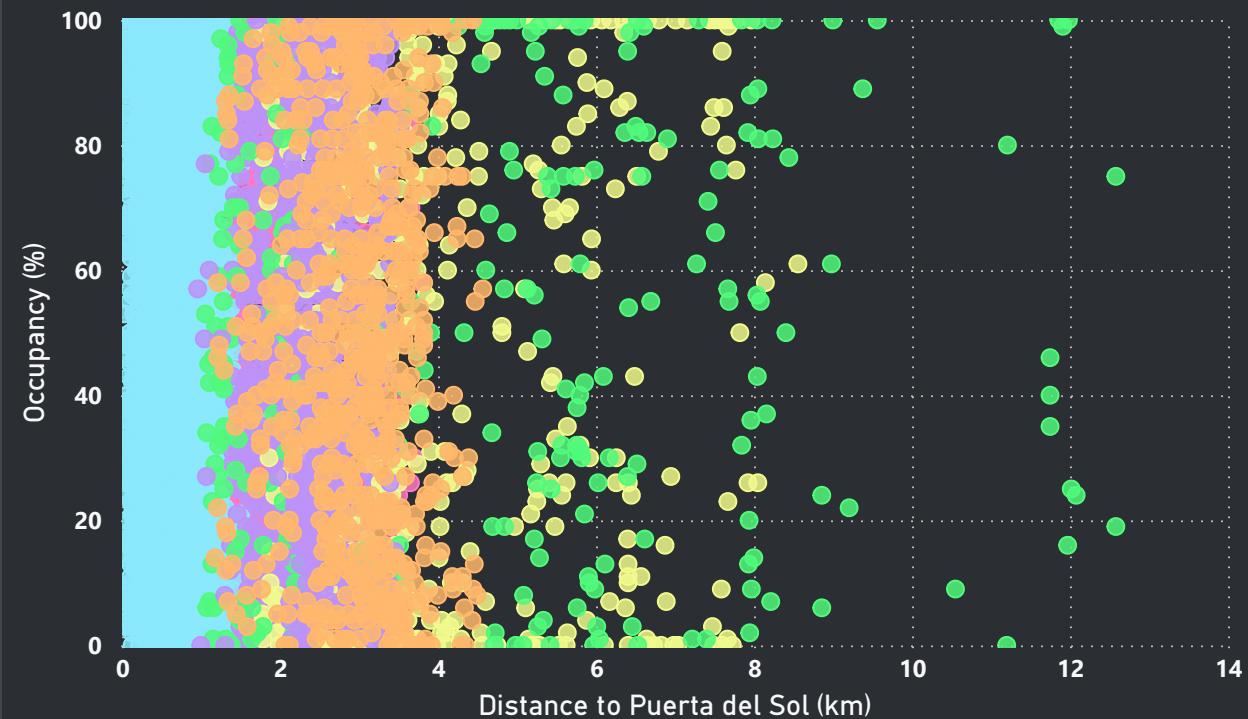
District • Arganzuela • Centro • Chamberí • Latina • Moncloa - Aravaca • Retiro • Salamanca



* All 'Avg' values represent medians for robustness against outliers.

Occupancy vs. Distance to Puerta del Sol (Top 7 Central Districts)

District • Arganzuela • Centro • Chamberí • Latina • Moncloa - Aravaca • Retiro • Salamanca



INSIGHT SUMMARY

- Proximity to points of interest does not appear to significantly impact **rental prices**.
- Being close to Puerta del Sol does not guarantee higher **occupancy**, highlighting the need to look beyond centrality.
- **Location** matters — but not in isolation.

Room Type

All

OCCUPANCY DRIVERS BY PROPERTY & PRICE



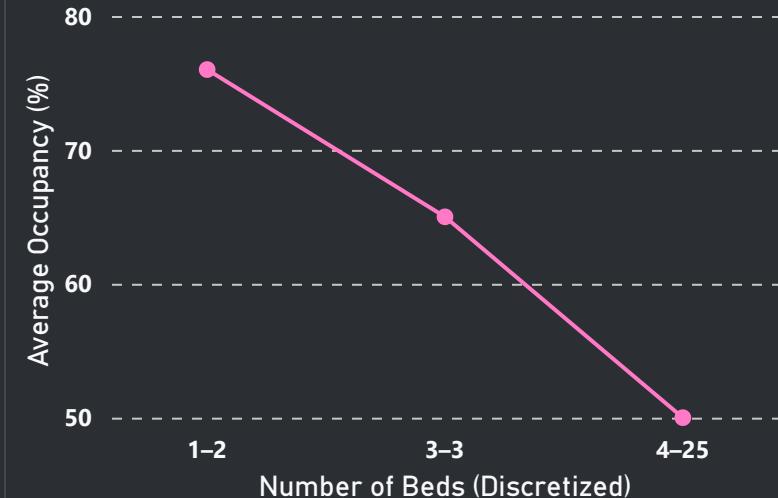
Occupancy vs. Purchase Price by District



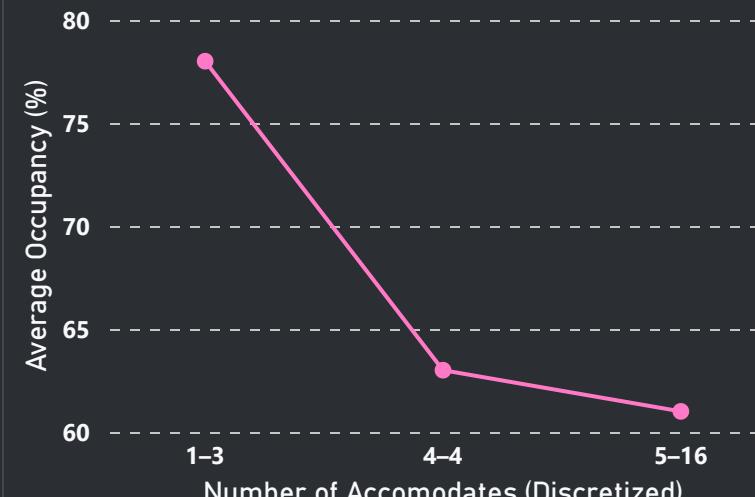
Occupancy by Number of Bedrooms



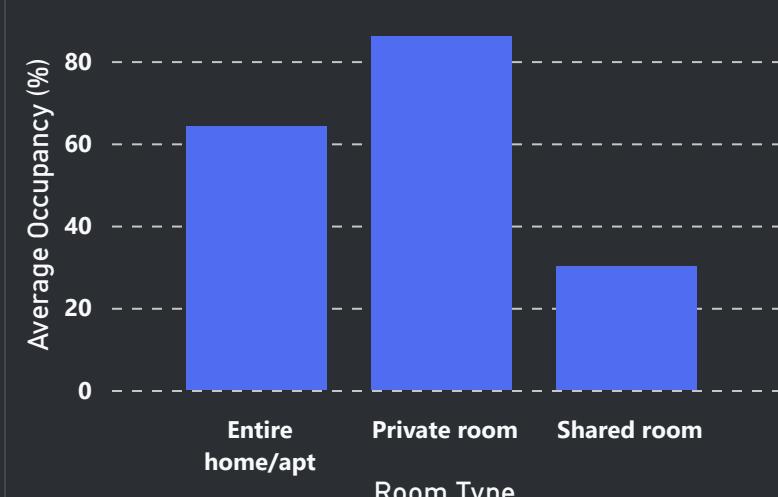
Occupancy by Number of Beds



Occupancy by Guest Capacity



Occupancy by Room Type



This page uncovers the main drivers behind occupancy rates in Madrid's short-term rental market.

- It reveals how occupancy varies by **purchase price**, **property layout**, and **room type** — highlighting that smaller, simpler setups often attract more consistent demand.

* All 'Avg' values represent medians for robustness against outliers.

DISTRICT-LEVEL INVESTMENT OUTLOOK



Rental Price vs. Purchase Price by District



💡 Strategic Recommendation:

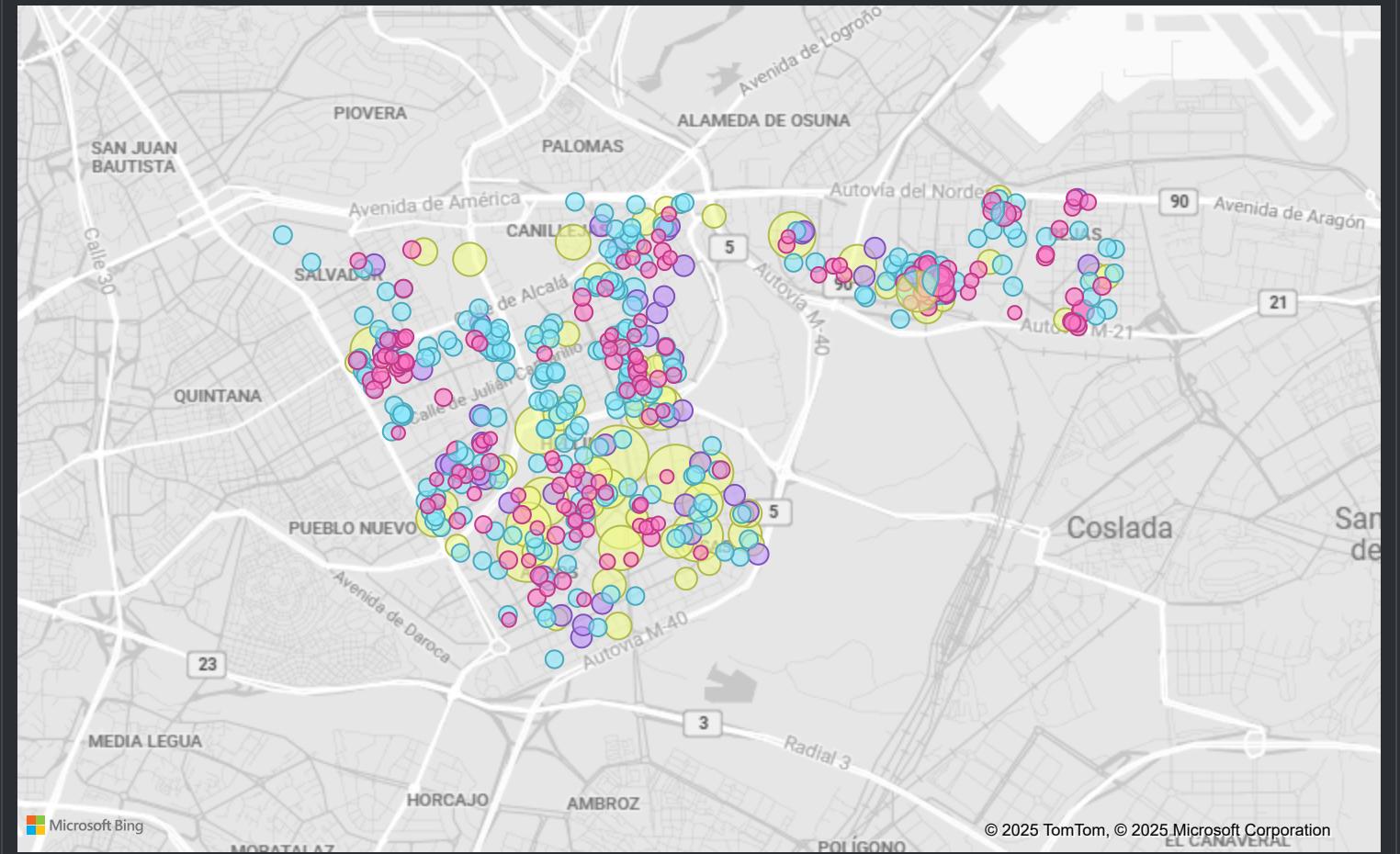
Madrid offers a spectrum of investment opportunities:

- High-end positioning in **Salamanca**
- Mid-tier stability in **Moncloa – Aravaca**
- High-potential emerging zone in **San Blas – Canillejas**

→ Leverage rental volatility for short-term gains in **event-active areas**.

Rental Price Distribution in San Blas – Canillejas

Price Quartile ● Q1 - Lowest 25% ● Q2 - 25% to 50% ● Q3 - 50% to 75% ● Q4 - Top 25%



📊 This page explores strategic investment opportunities across Madrid districts based on Airbnb data. This view focuses on **San Blas – Canillejas** to illustrate potential for **event-driven strategies** in low-investment areas.

* All 'Avg' values represent medians for robustness against outliers.