

Apartment rental offers in Germany

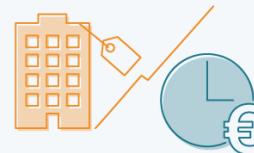
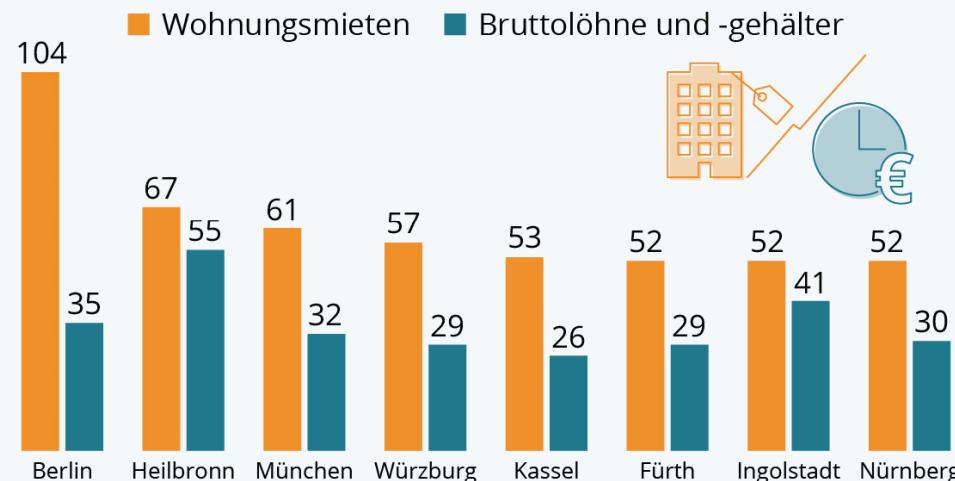
by benned nedben



Where rents are rising faster than wages

Wo Mieten stärker steigen als die Löhne

Entwicklung von Wohnungsmieten* und Bruttolöhnen und -gehältern je Arbeitnehmer 2019 ggü. 2009 (in %)



* Basis: Medianpreis von Mietwohnungen (40 bis 120 Quadratmeter)
in 80 ausgew. deutschen Großstädten über 100.000 Einwohner

Quellen: Immowelt, VGR der Länder, Statista-Berechnung



What I have done...

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Data Source

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Apartment Rents in Be...

apartments Germany

Apartment rental offer...

Search



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New Notebook

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Apartment rental offers in Germany

Rental offers scraped from Germany biggest real estate online platform

Data Card Code (23) Discussion (1)

About Dataset

Usability

10.00

License

Data files © Original Authors

Expected update frequency

Annually

Where is the data from?

The data was scraped from Immoscout24, the biggest real estate platform in Germany. Immoscout24 has listings for both rental properties and homes for sale, however, the data only contains offers for rental properties.

The scraping process is described in [this blog post](#) and the corresponding code for scraping and minimal processing afterwards can be found in [this Github repo](#).

At a given time, all available offers were scraped from the site and saved. This process was repeated three times, so the data set contains offers from the dates 2018-09-22, 2019-05-10 and 2019-10-08.

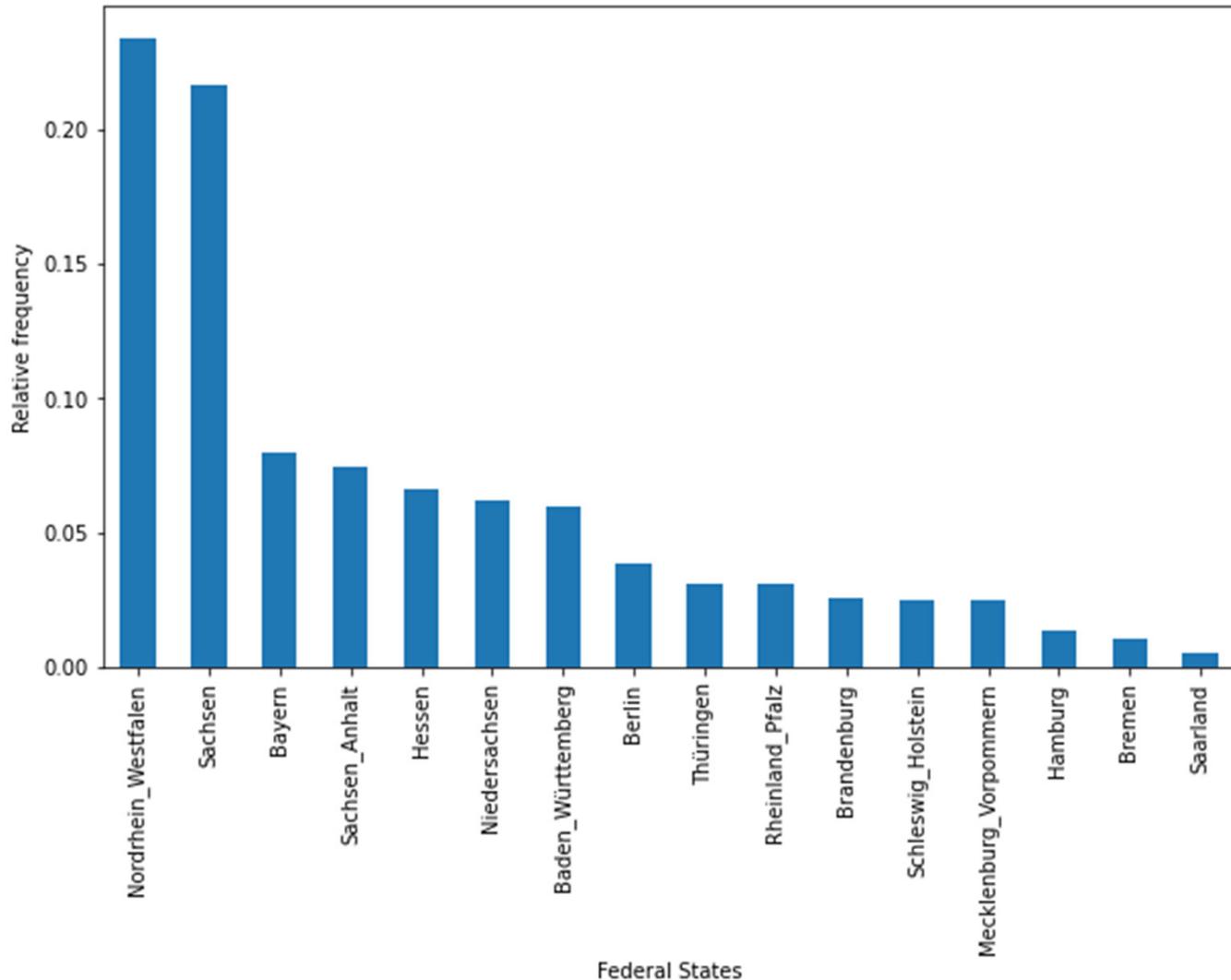
regio1
serviceCharge
heatingType
telekomTvOffer
telekomHybridUploadSpeed
newlyConst
balcony
picturecount
pricetrend
telekomUploadSpeed
totalRent
yearConstructed
scoutId
noParkSpaces
firingTypes
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cellar
yearConstructedRange
baseRent
houseNumber
livingSpace
geo_krs
condition
interiorQual
petsAllowed

Dataset

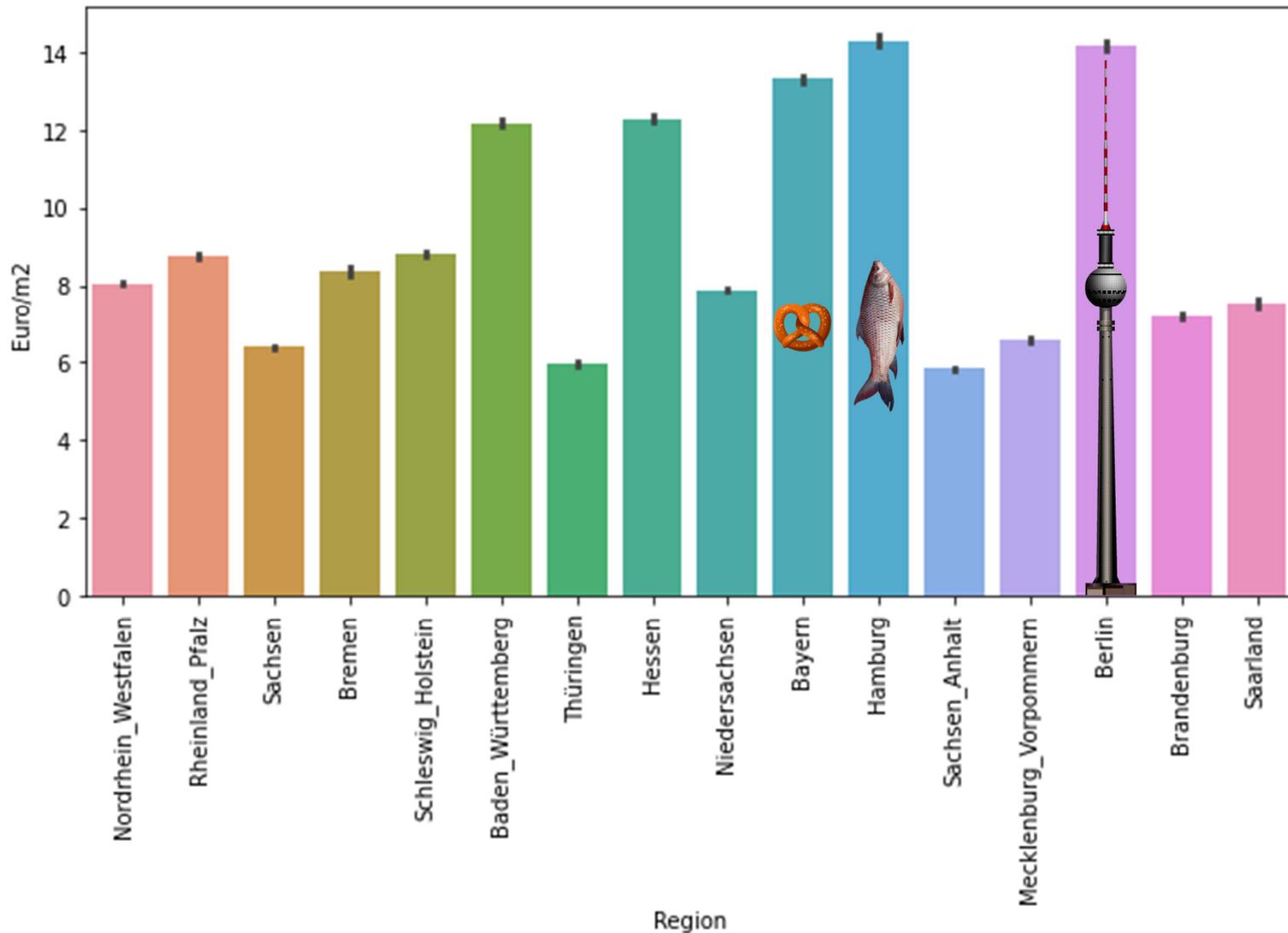
- *49 columns*
 - *19x OBJECT*
 - *18x FLOAT64*
 - *6x INT64*
 - *6x BOOLEAN*
- *268.850 rows*
- *267.810 rows after cleaning*
- *2.539.905 NaN-values*
- *2 columns added*

street
streetPlain
lift
baseRentRange
typeOfFlat
geo_plz
noRooms
thermalChar
floor
numberOfFloors
noRoomsRange
garden
livingSpaceRange
regio2
regio3
description
facilities
heatingCosts
energyEfficiencyClass
lastRefurbish
electricityBasePrice
electricityKwhPrice
date
Euro/m2
price_class

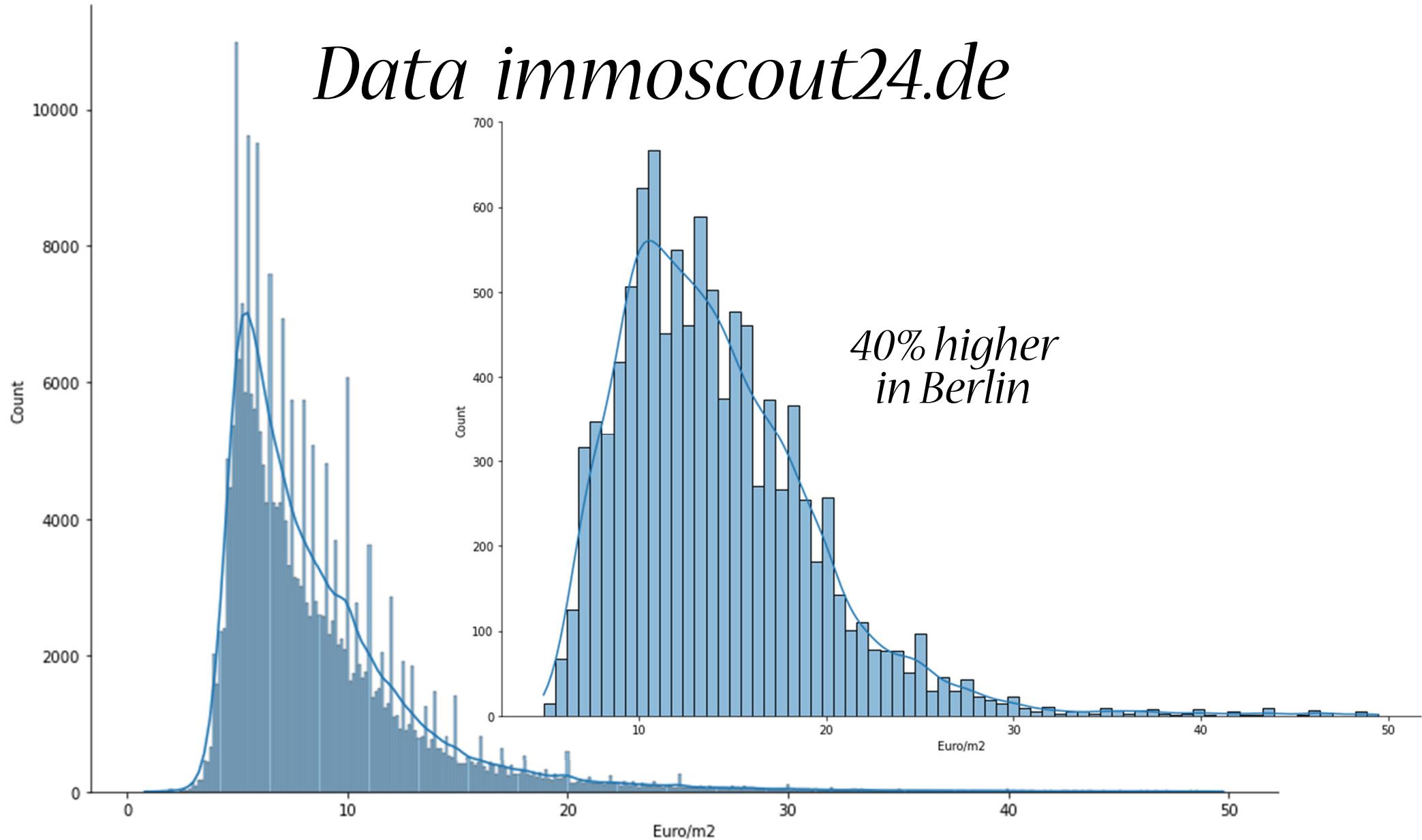
Data immoscout24.de



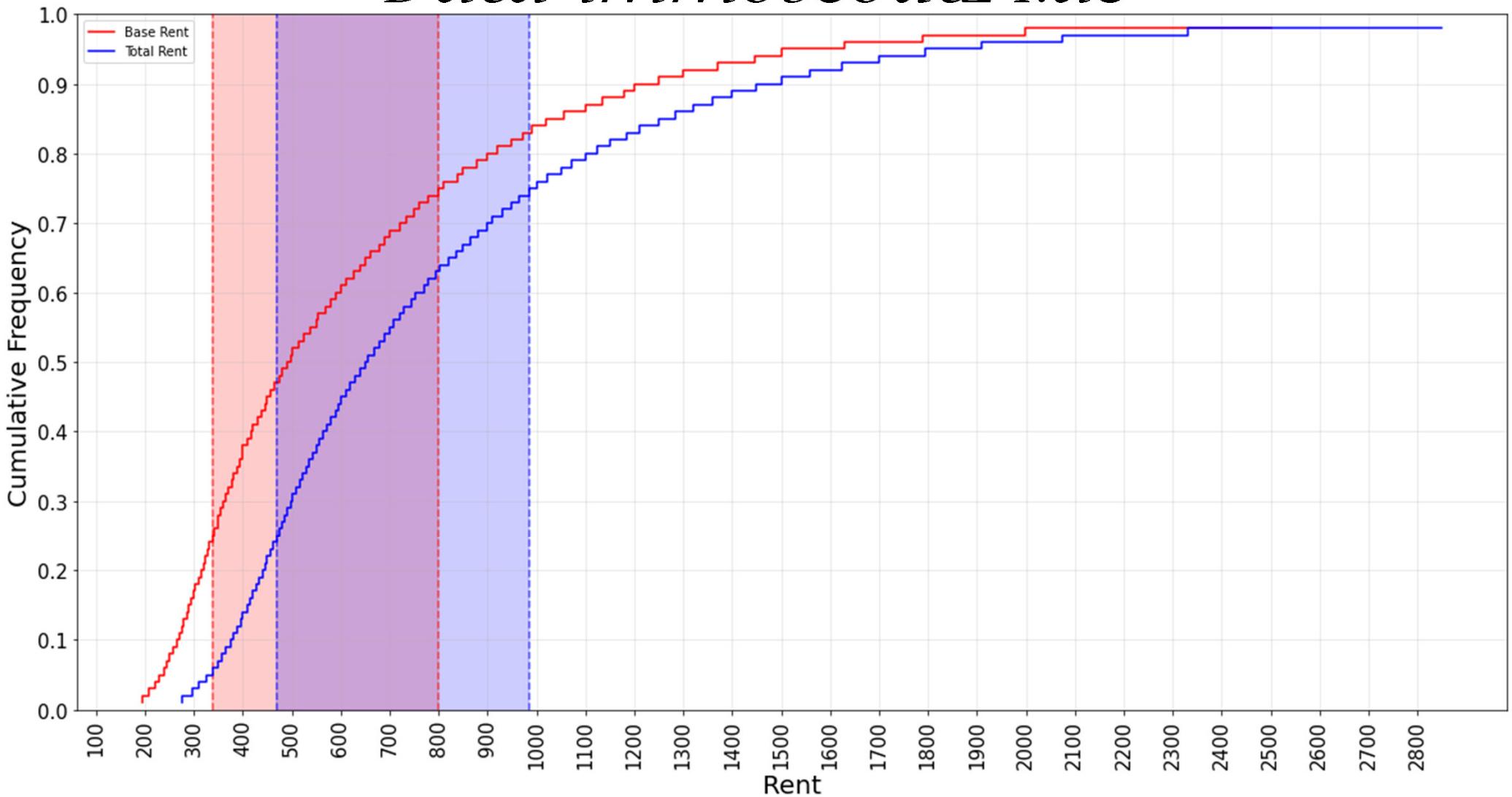
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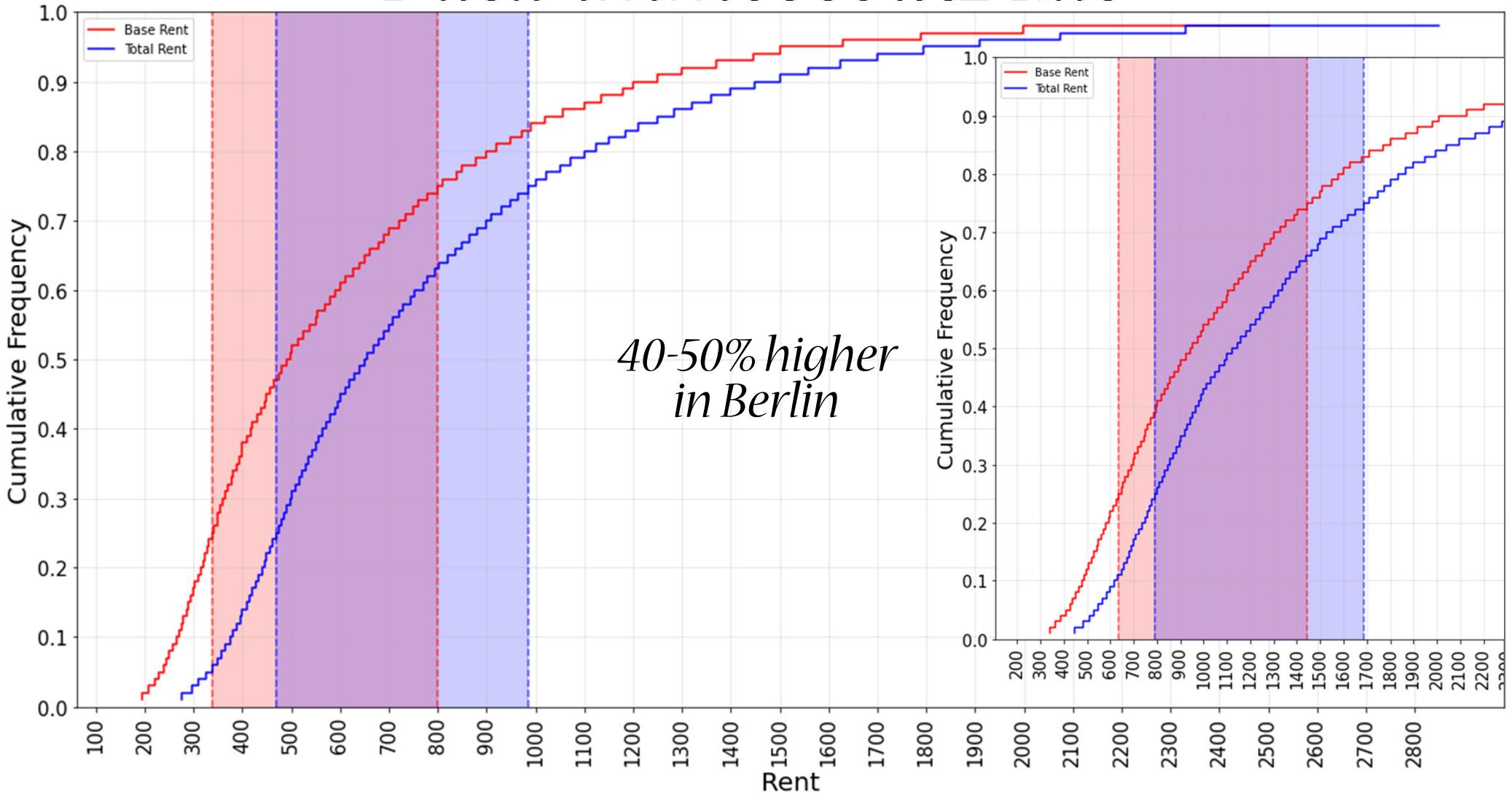
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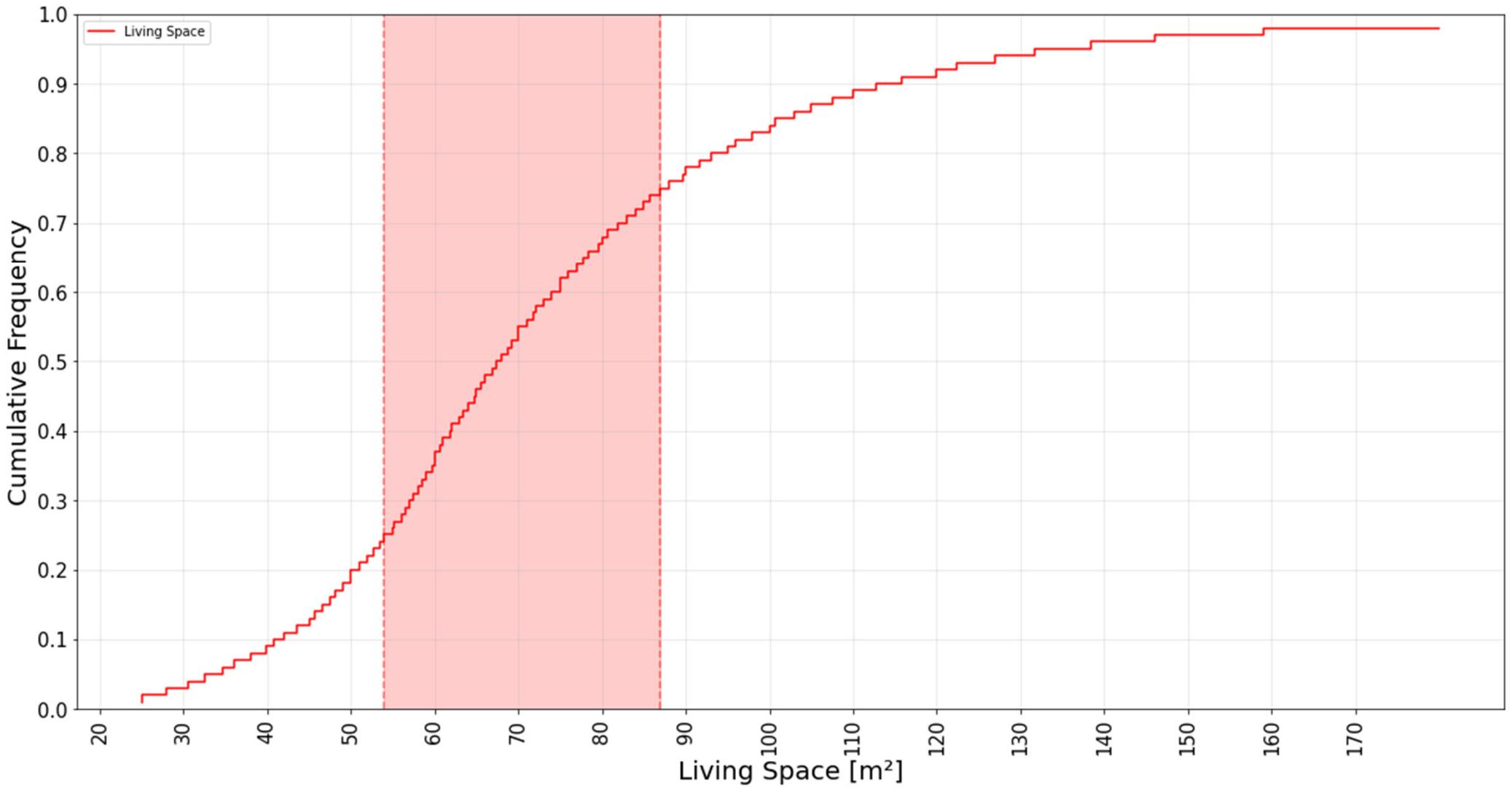
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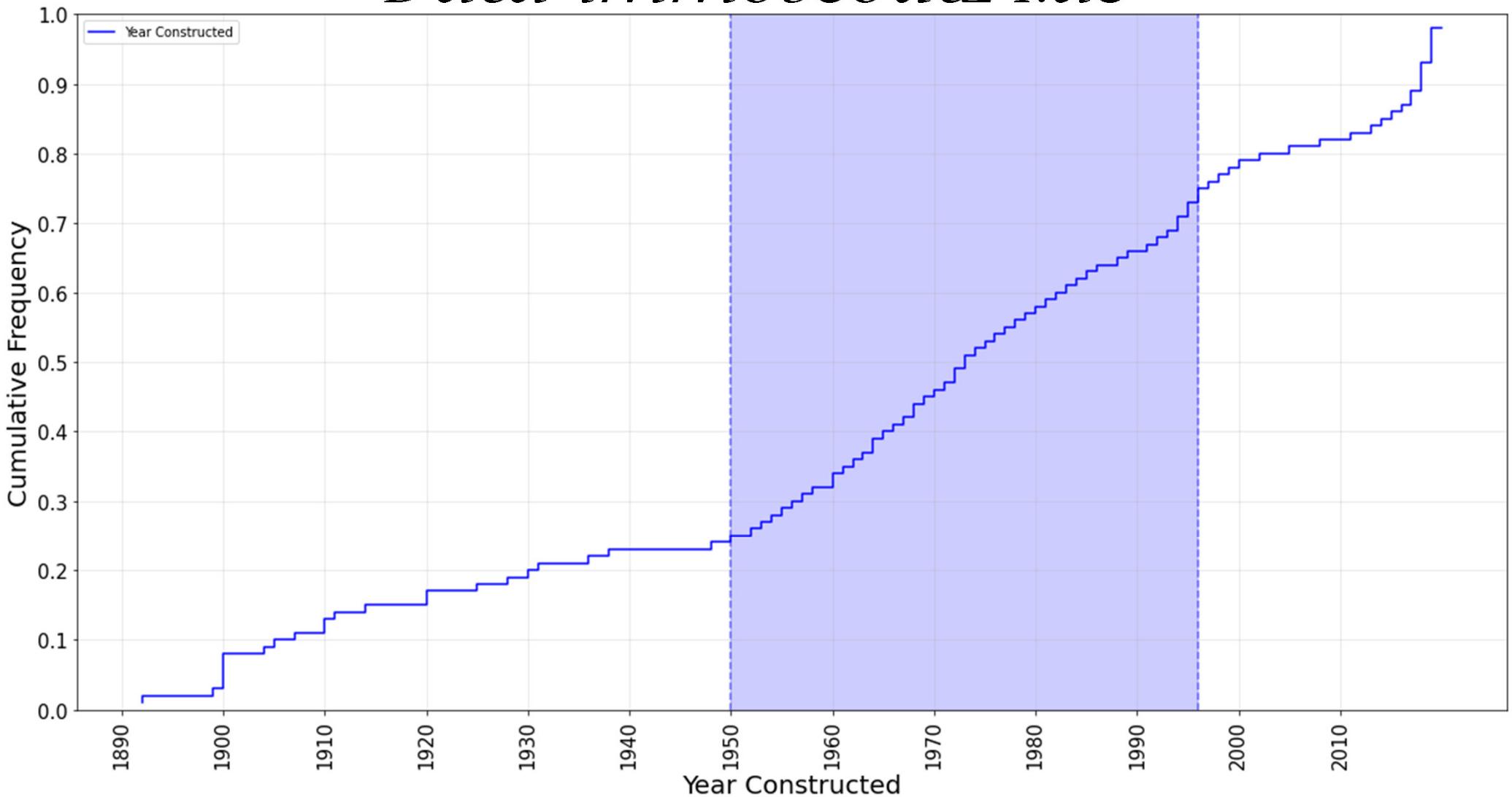
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Data immoscout24.de



Data immoscout24.de

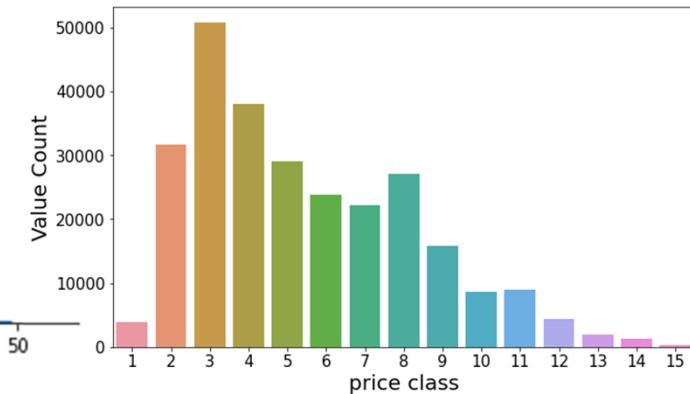
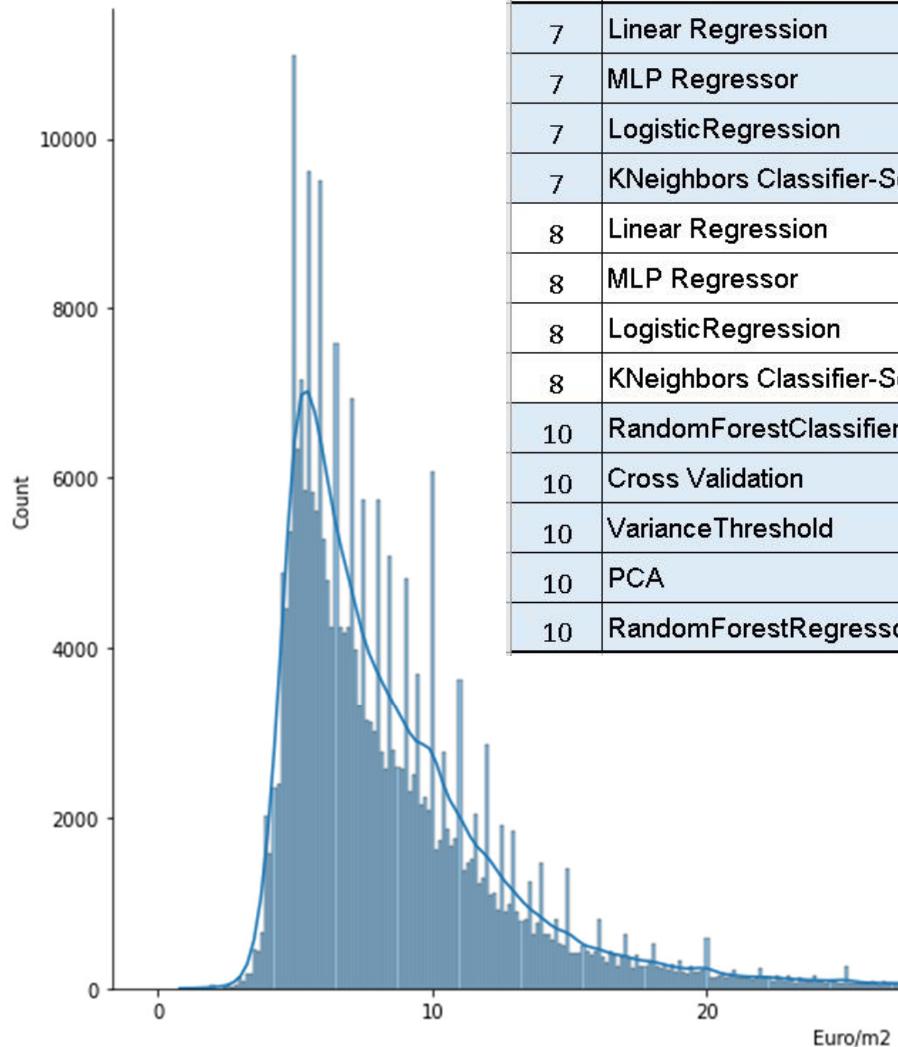


Models

#	Model	Score/Target		avg. Distance from Target	
		Euro/m ²	Price_class	Euro/m ²	Price_class
7	Linear Regression	0.326		2.460	
7	MLP Regressor	0.697		1.692	
7	LogisticRegression		0.245		1.754
7	KNeighbors Classifier-Score		0.294		1.542
8	Linear Regression	0.469		2.120	
8	MLP Regressor	0.782		1.423	
8	LogisticRegression		0.278		1.445
8	KNeighbors Classifier-Score		0.317		1.445
10	RandomForestClassifier		0.265		1.607
10	Cross Validation		0.266		1.610
10	VarianceThreshold		0.243		-
10	PCA		0.238		-
10	RandomForestRegressor		0.687		1.235

Models

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price_class	Range [Euro/m ²]
1	0-4
2	4-5
3	5-6
4	6-7
5	7-8
6	8-9
7	9-10
8	10-12
9	12-14
10	14-16
11	16-20
12	20-25
13	25-30
14	30-40
15	40-50

SearchApp

MAINMENU "INFO BASE RENT GERMANY".

Press [1] Info base rent germany.

Press [2] Postal code search.

Press [3] City search.

Press [4] Federal state search..

Press [5] deep City search.

Press [6] to exit the program.

Please chose an option by pressing number [1] - [6] and confirm afterwards with [Enter].

2

please type a postal code:

10245

Number of records found: 220

The average base rent in postal code 10245 is 1414.23 Euro/month

The minimum base rent in postal code 10245 is 549.0 Euro/month

The maximum base rent in postal code 10245 is 4995.0 Euro/month

Vieelen
Dank!

Additional content...

Conclusion

Many factors determine the base rent of an apartment. Many assumptions could be confirmed.

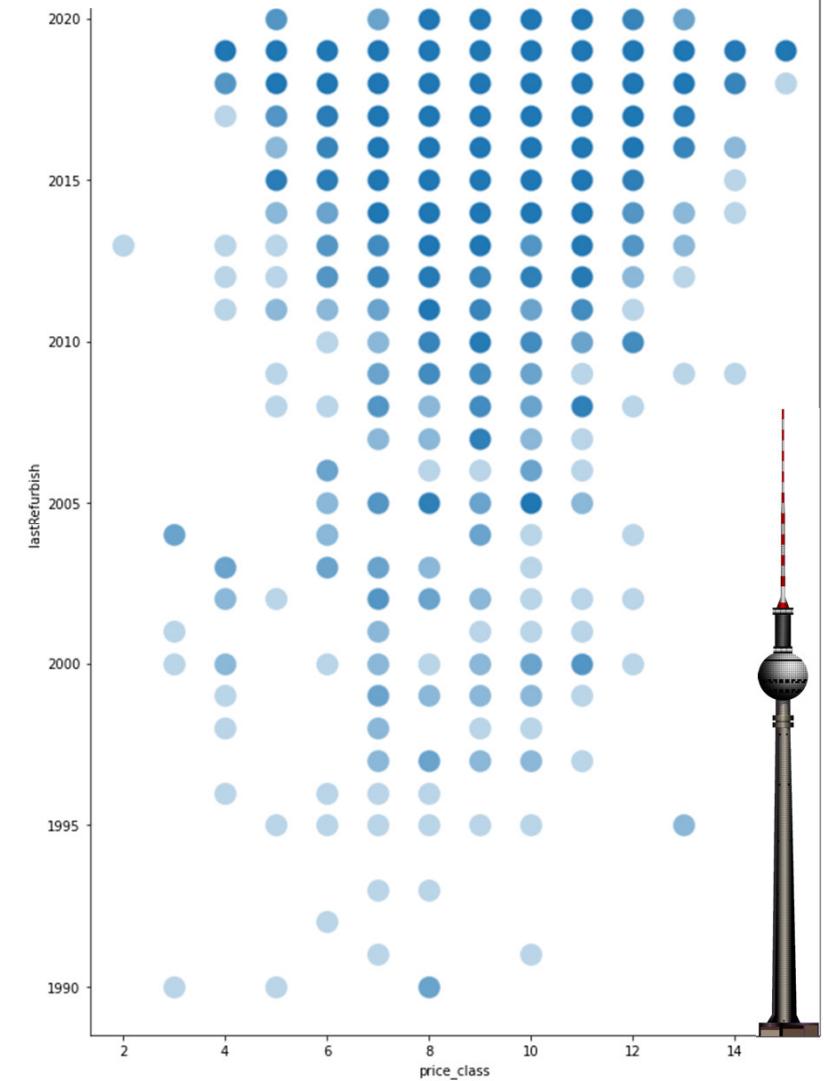
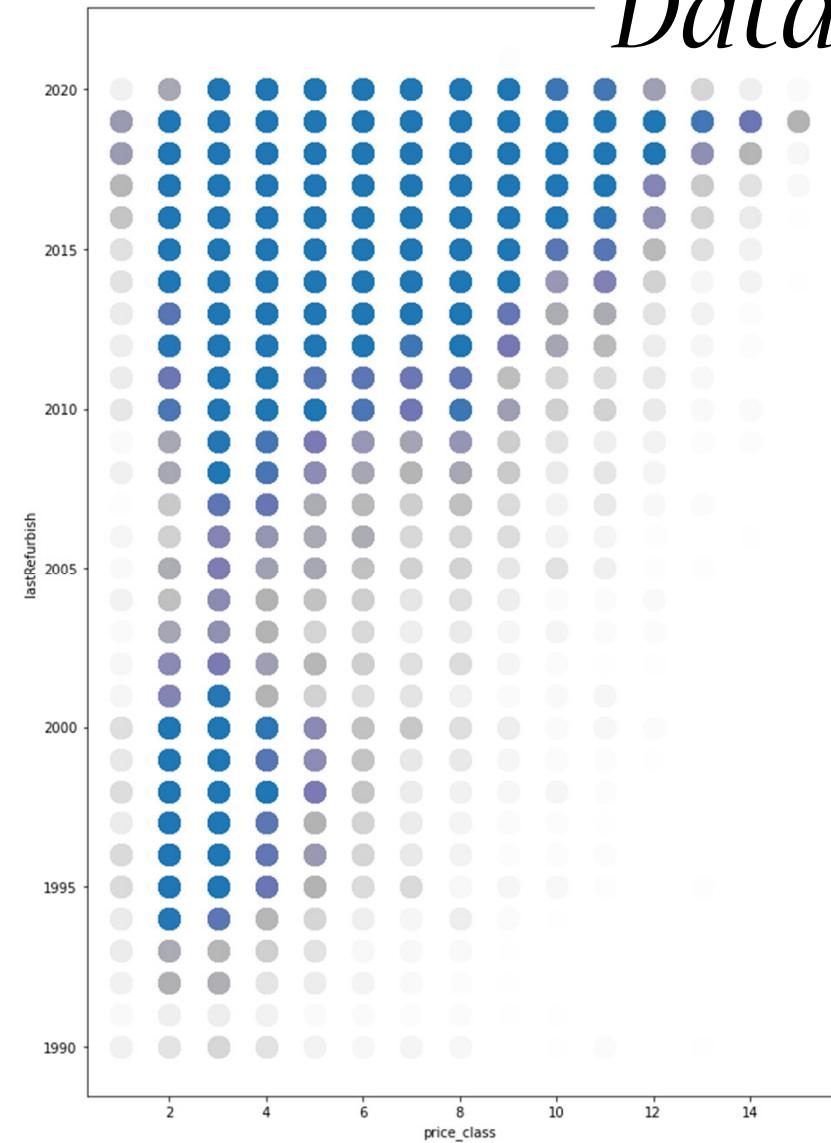
The location of the property has the greatest influence.

In addition, the following circumstances also have a influence on the base rent:

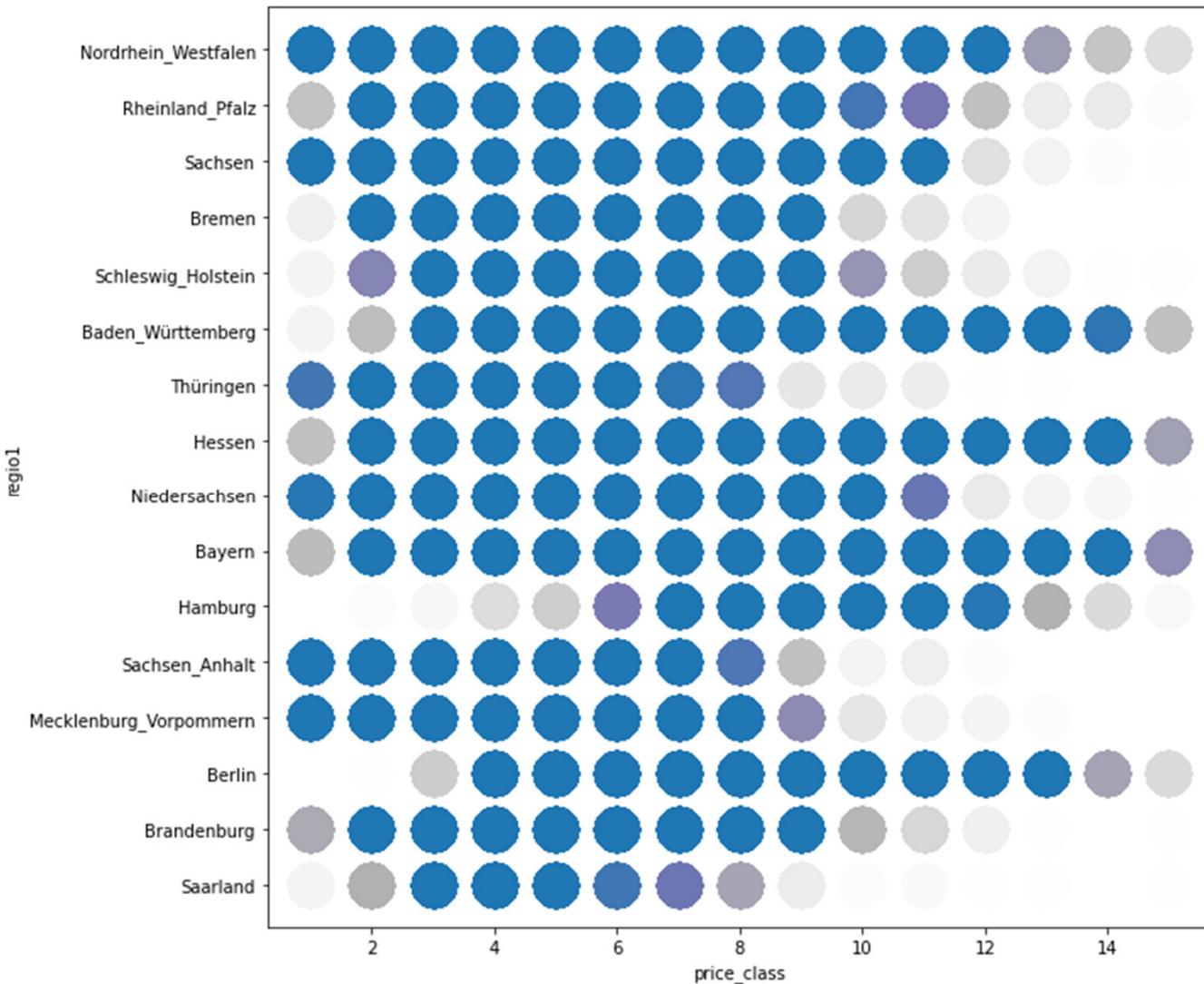
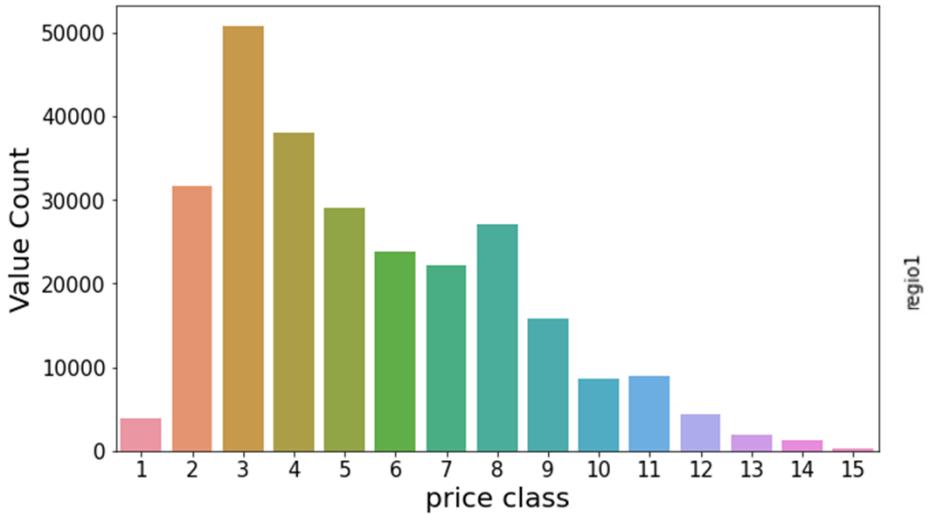
- service Charge**
- newlyConst**
- balcony**
- cellar**
- picture count**
- year constructed**
- number of park spaces**
- has Kitchen**
- living space**
- lift**
- last refurbish**
- garden**
- type of flat**
- heating type**
- firing type**
- condition**
- interior quality**
- pets allowed**
- number of rooms**
- energy efficiency class**



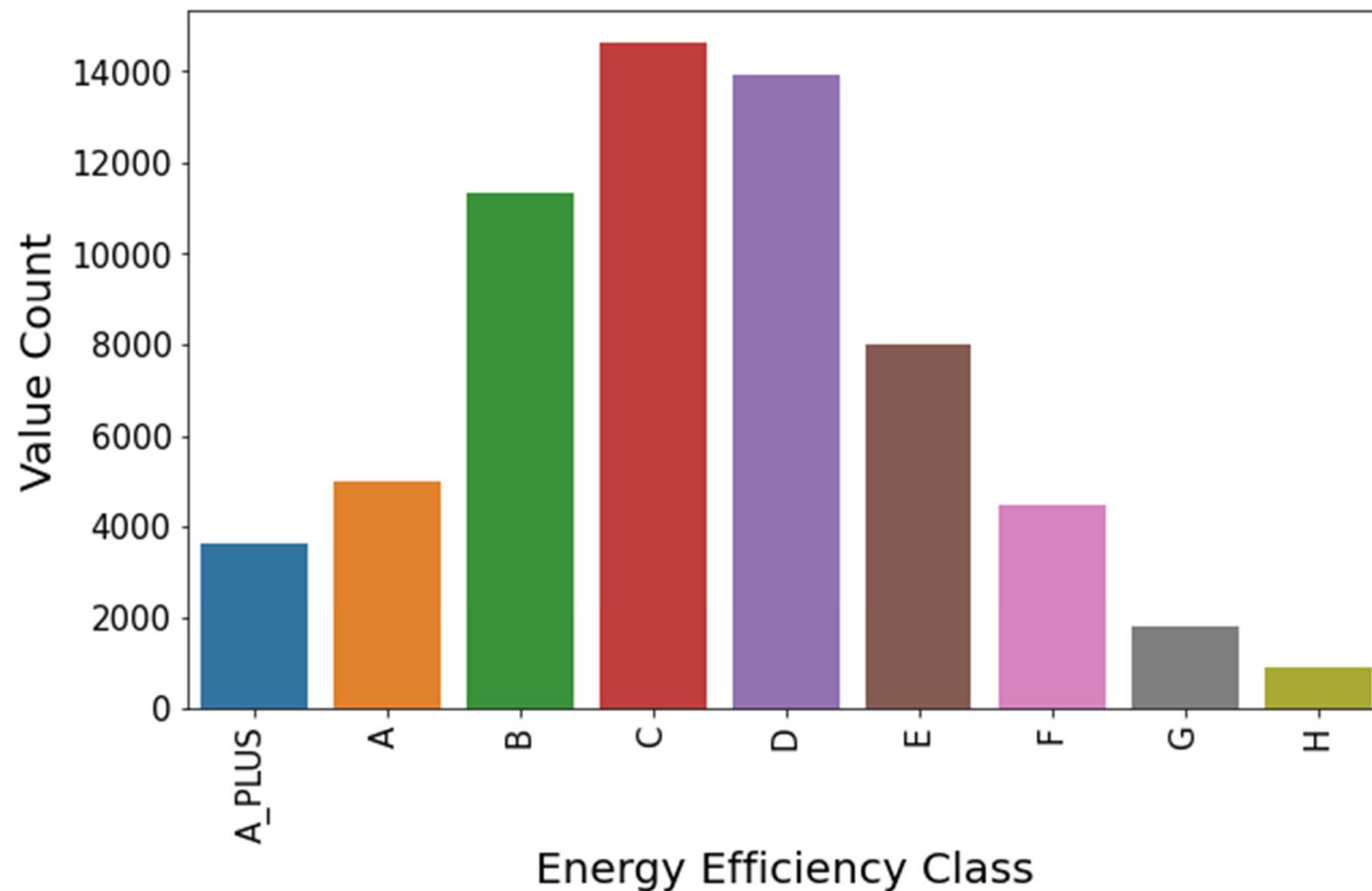
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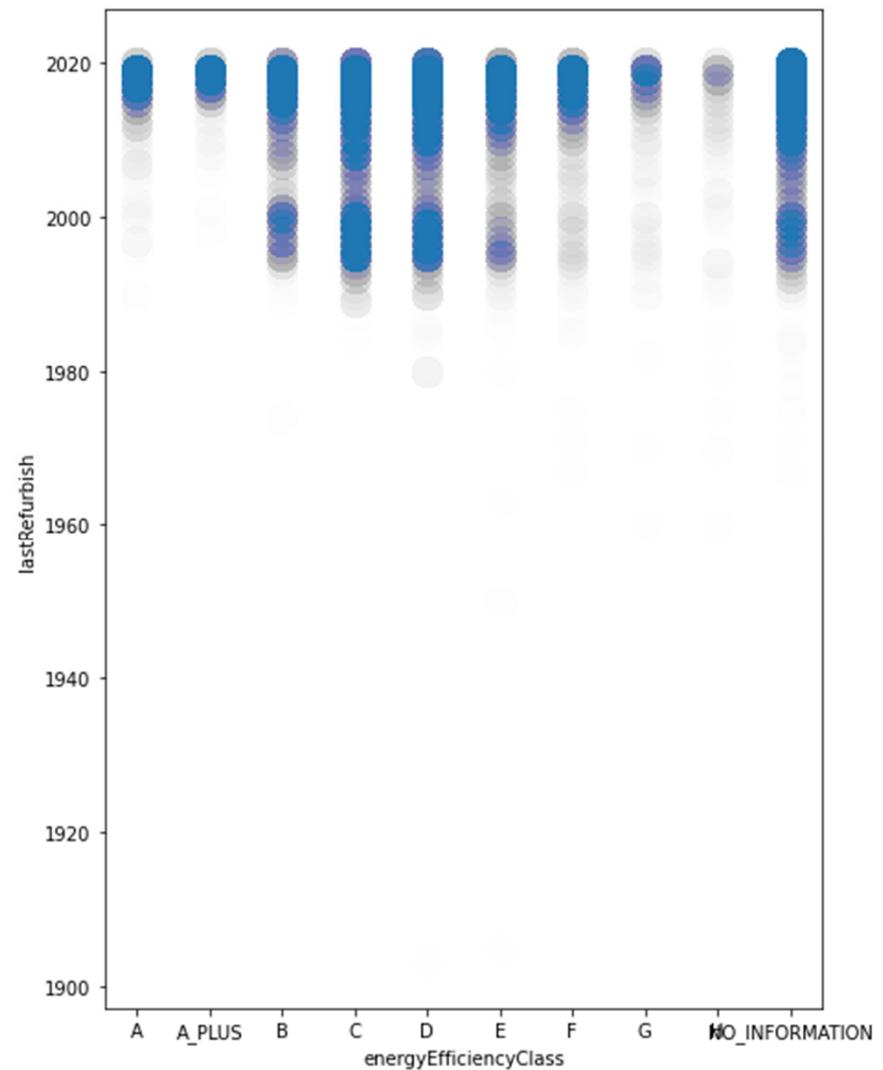
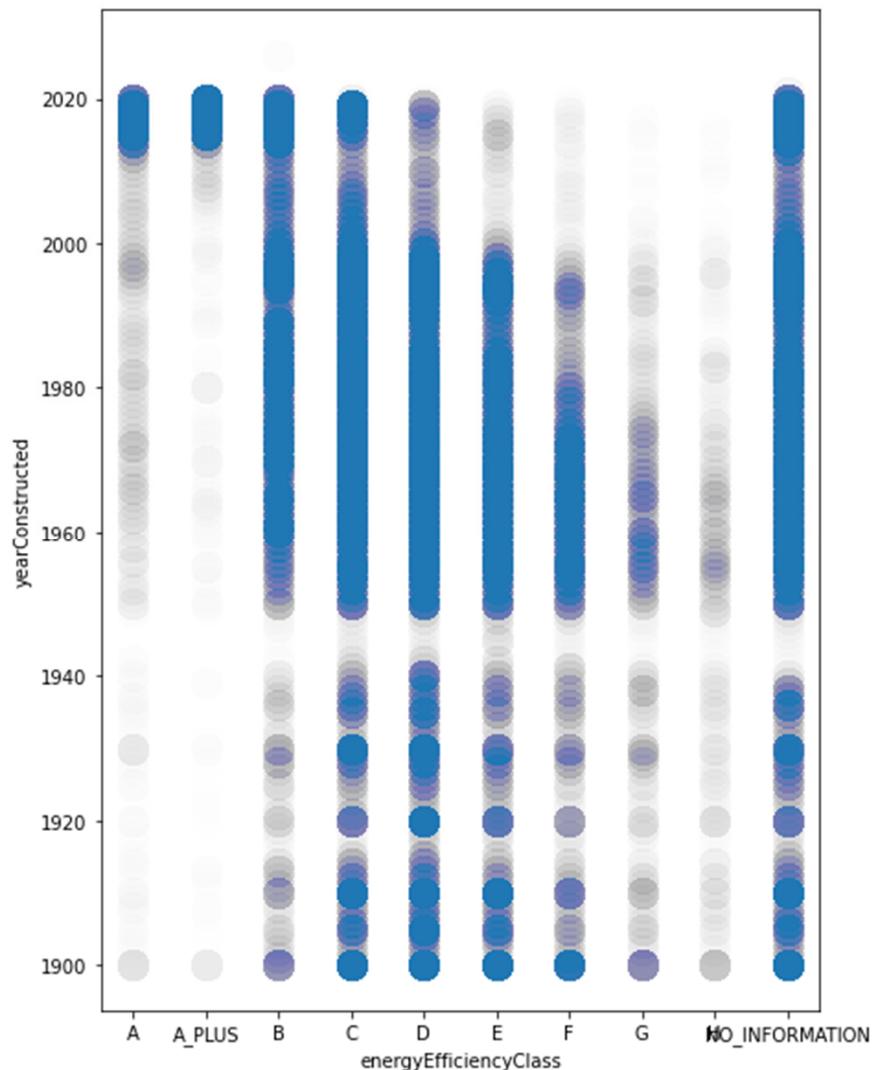
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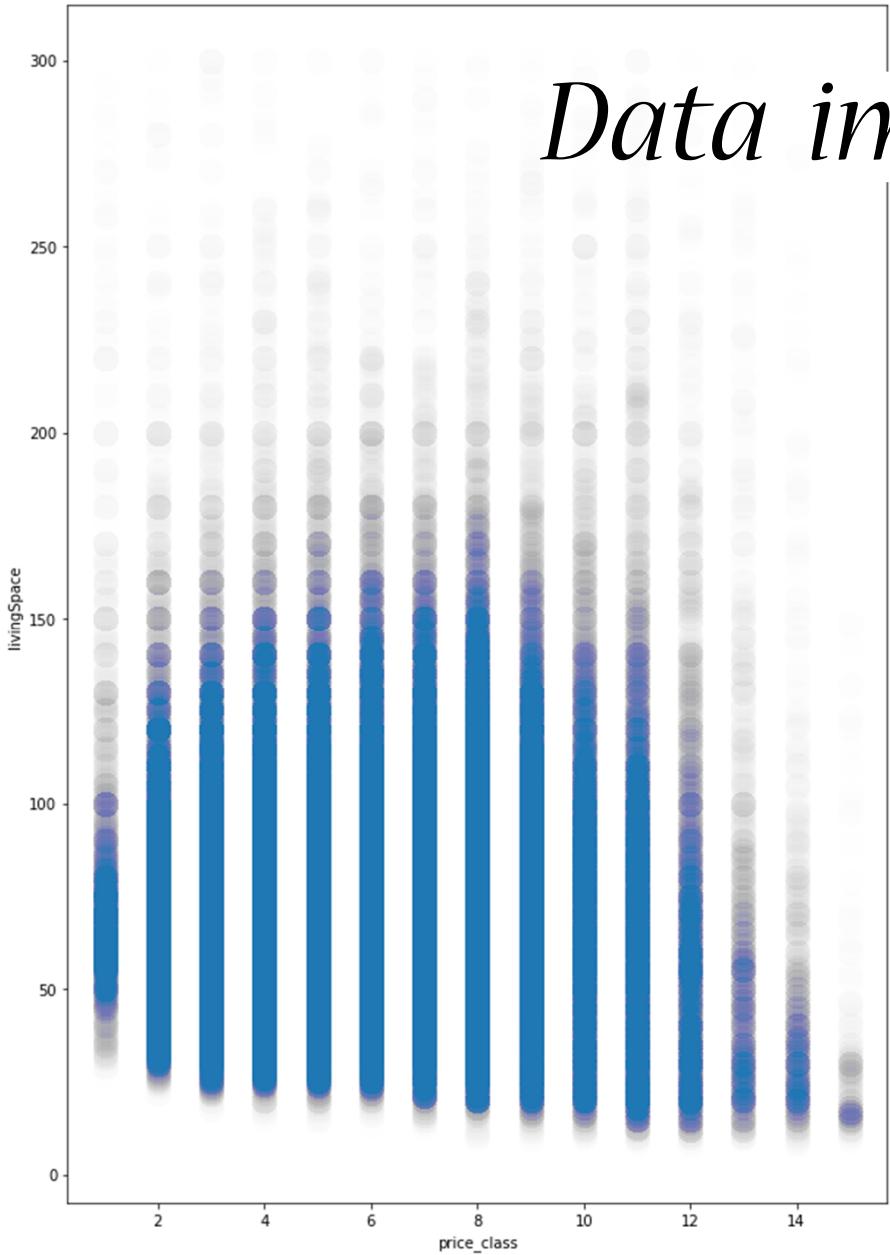


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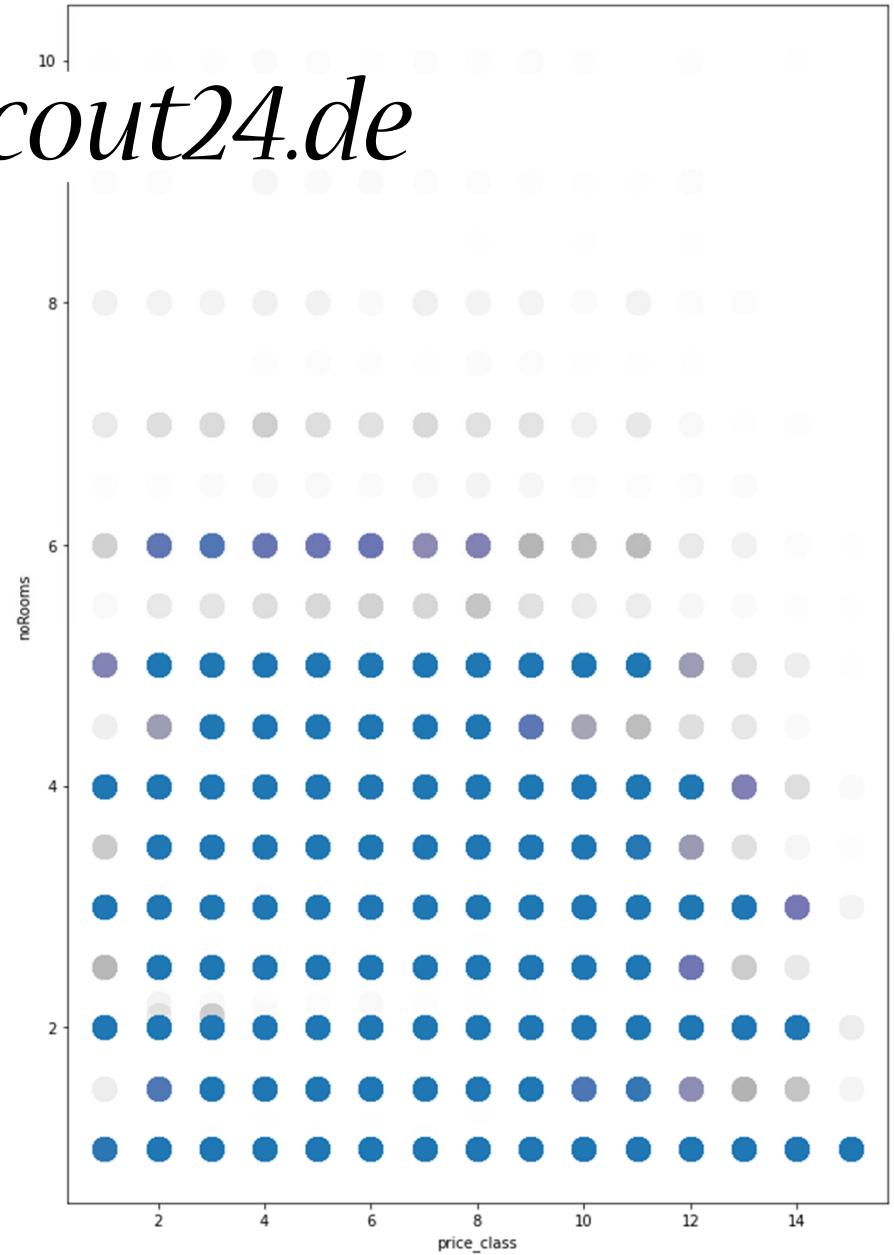


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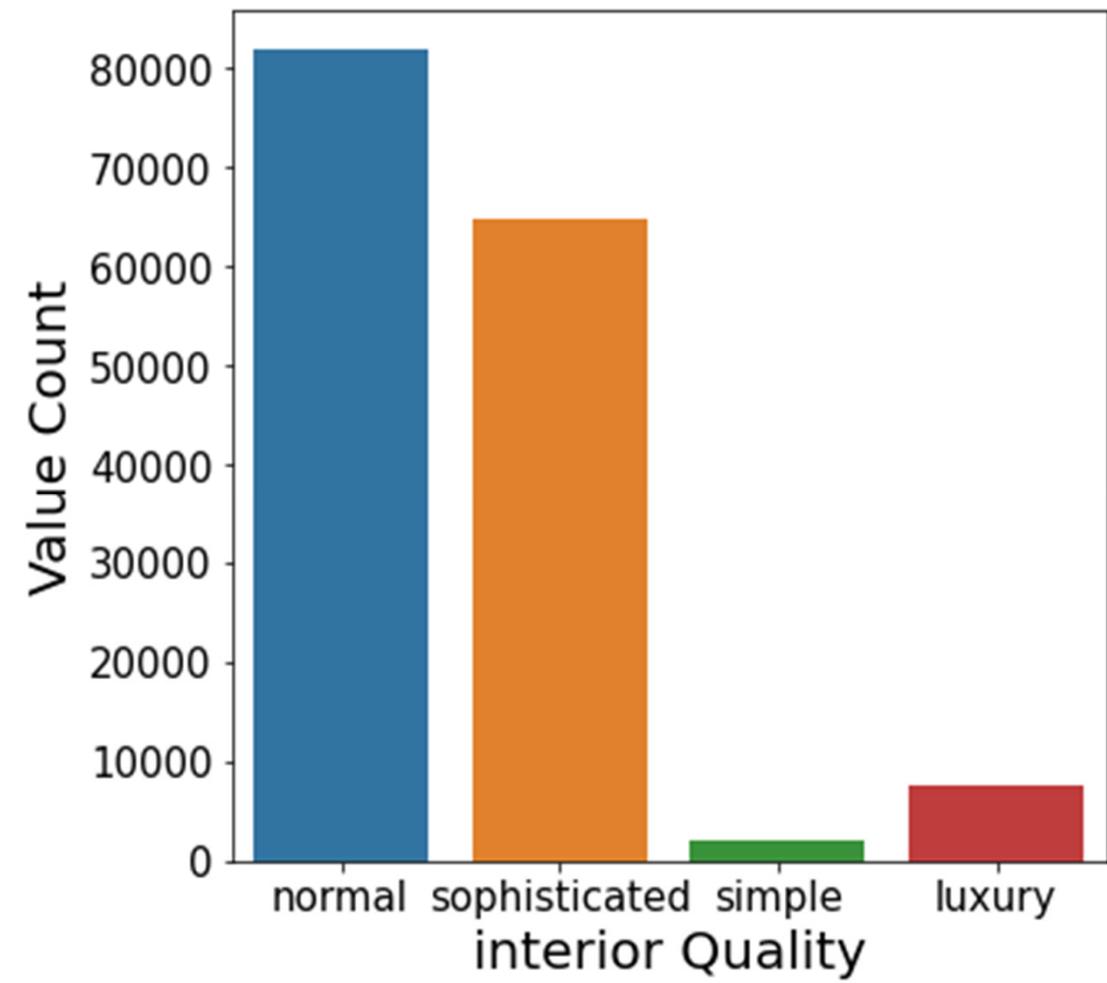
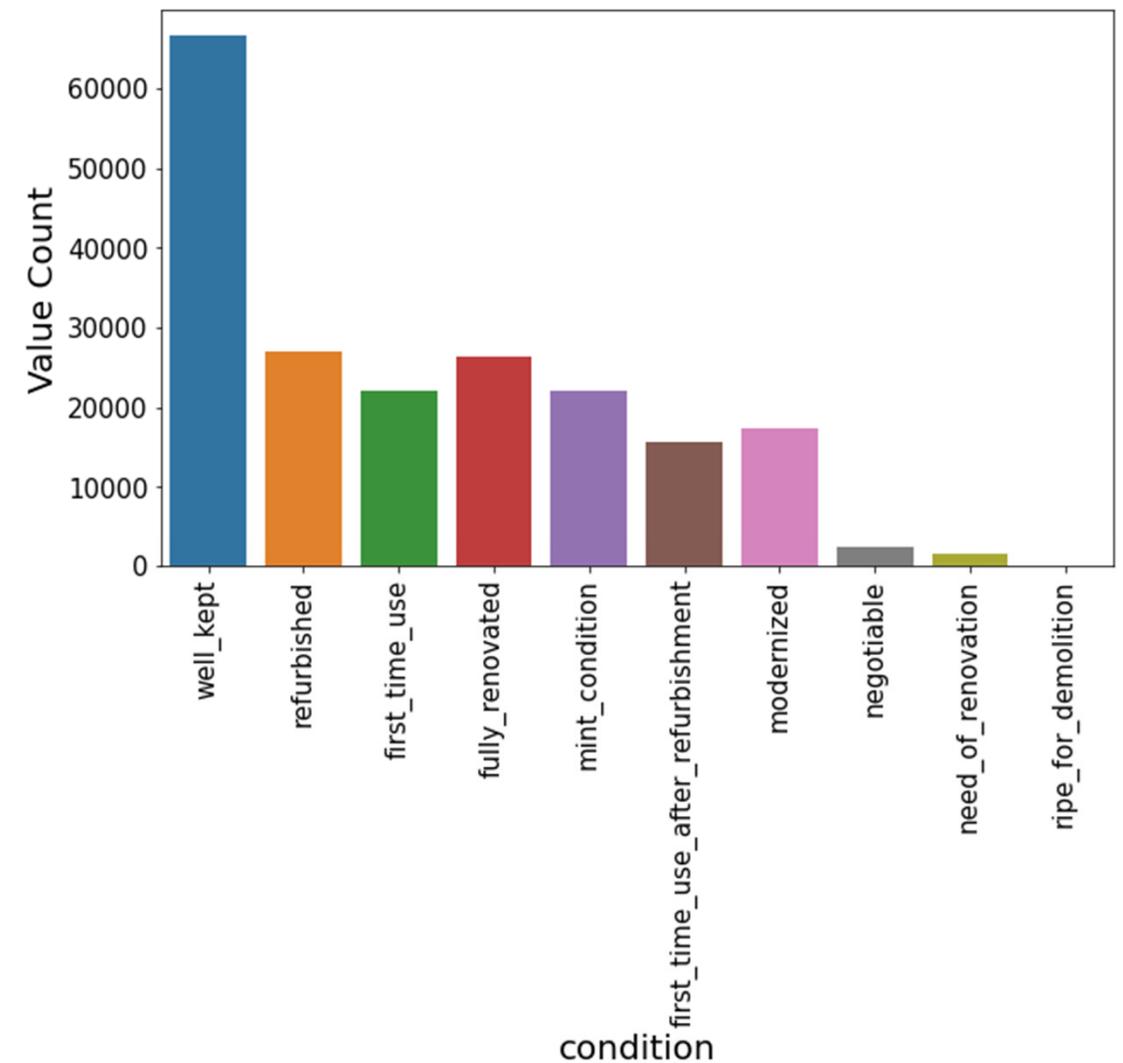




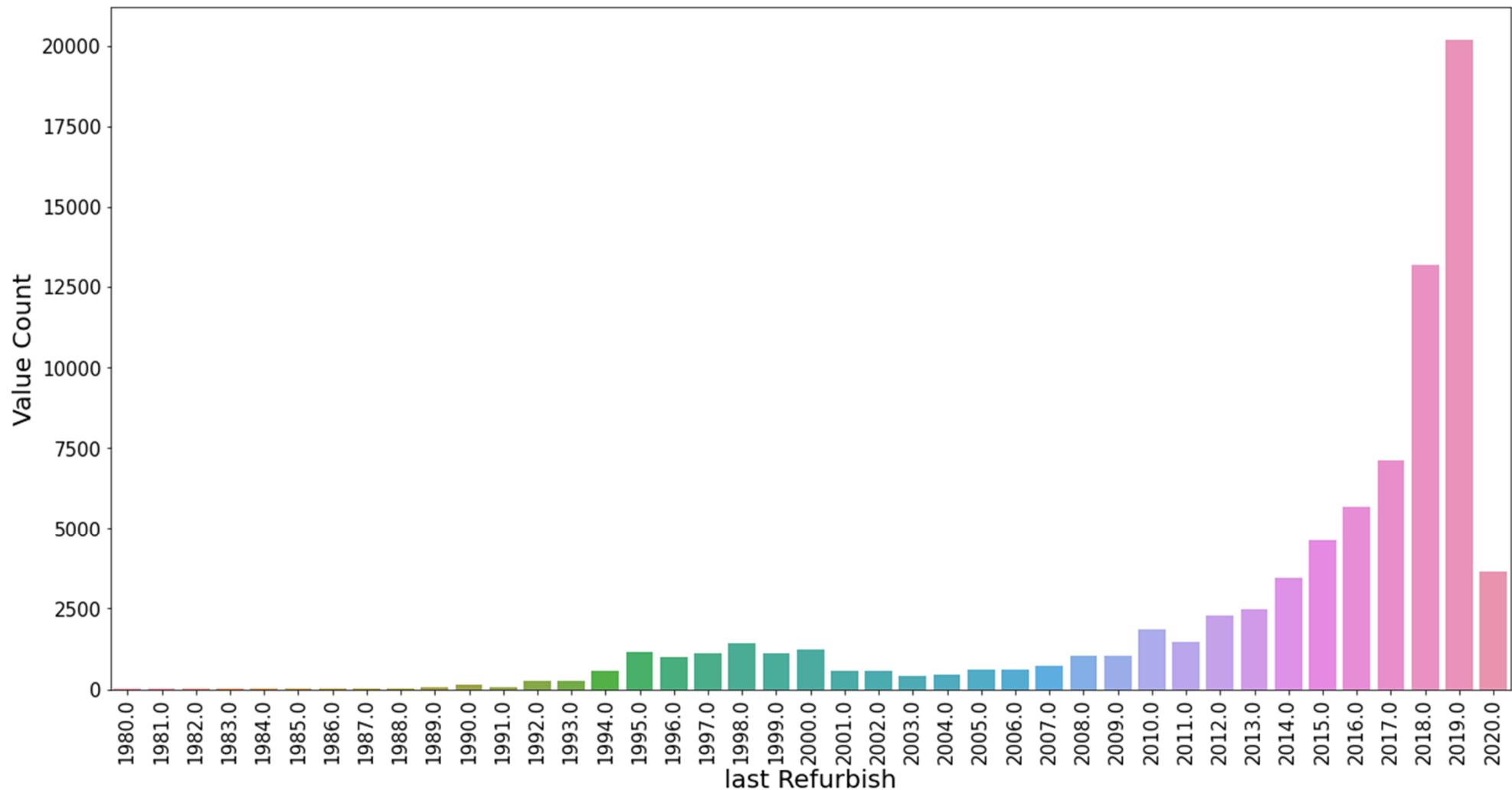
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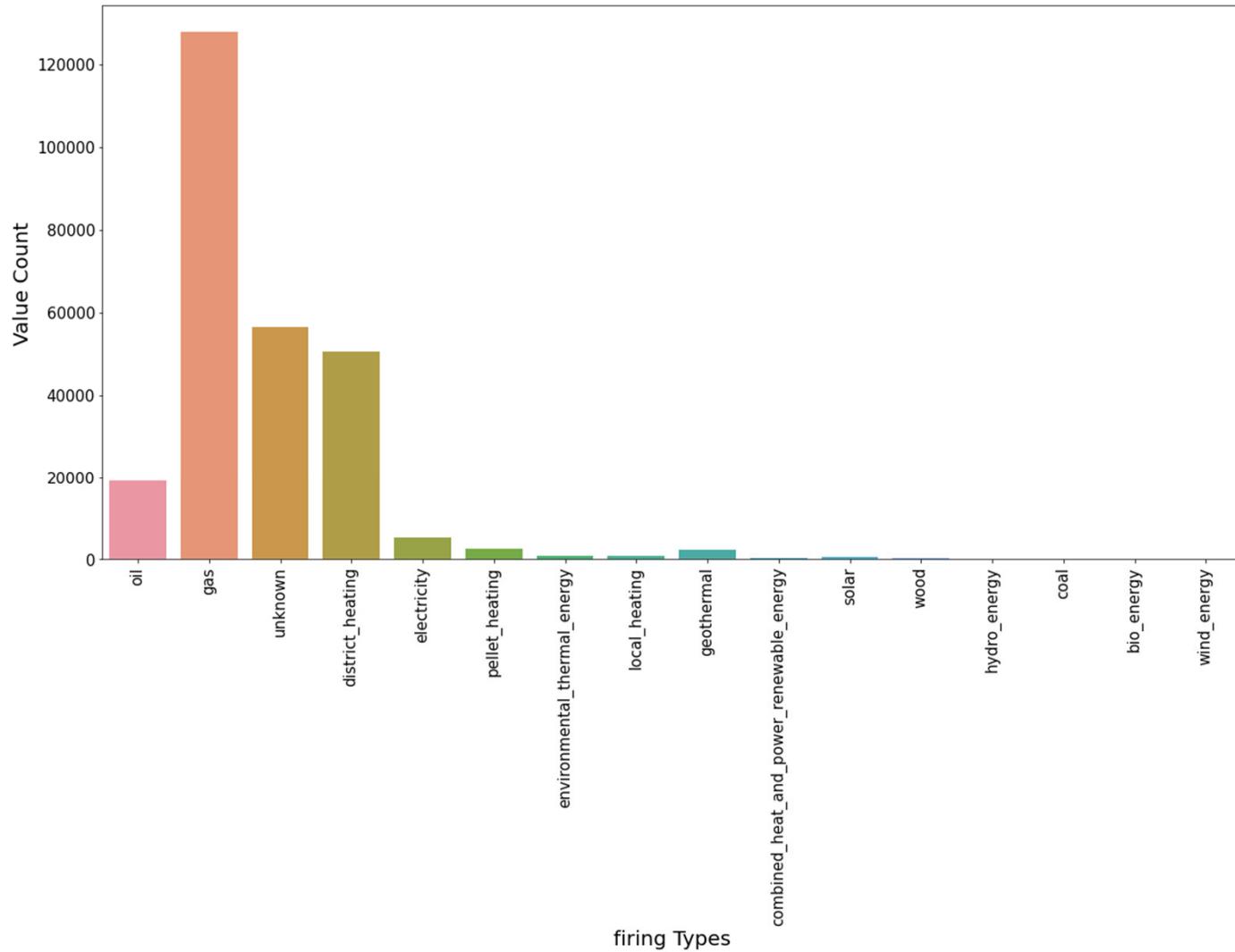
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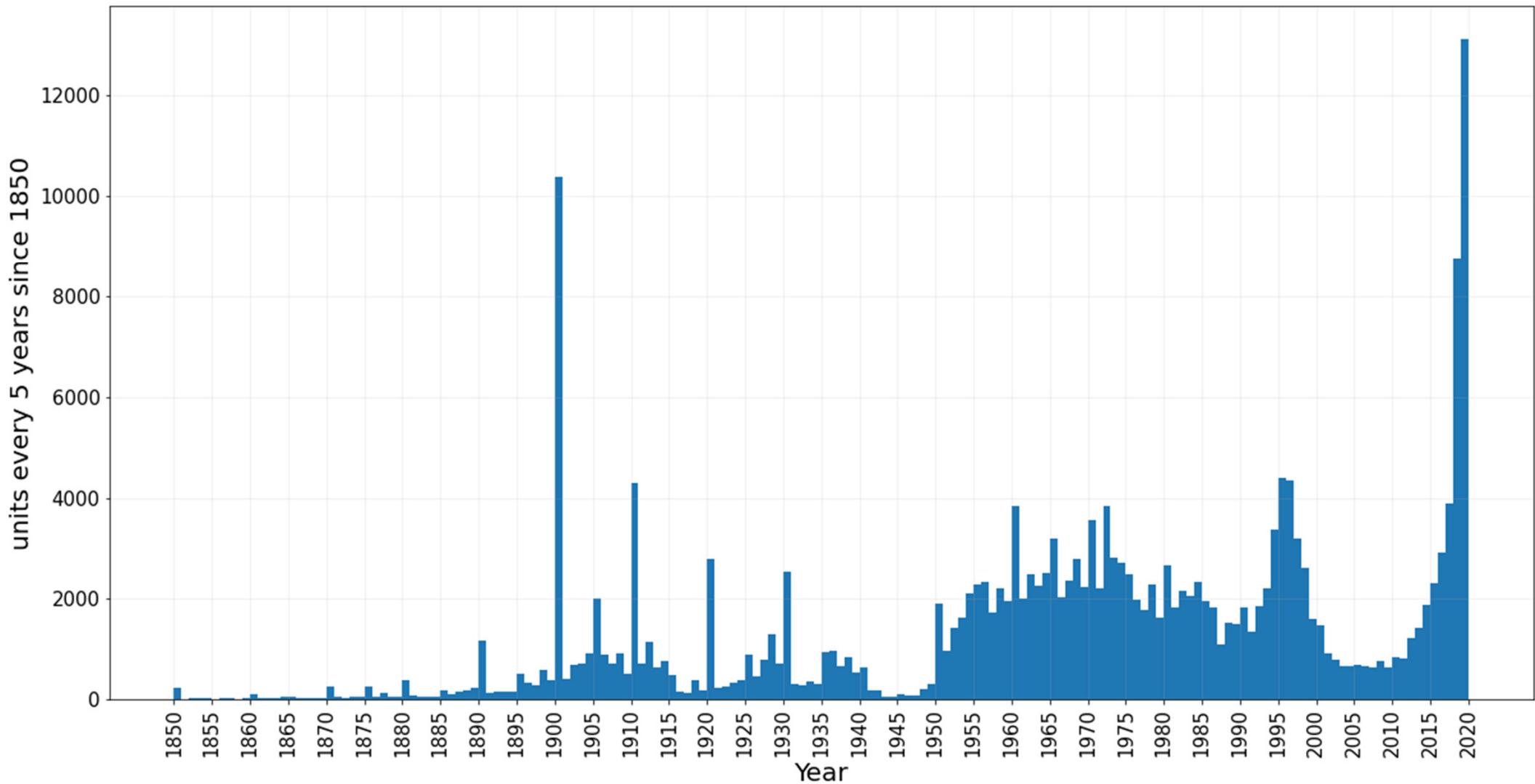
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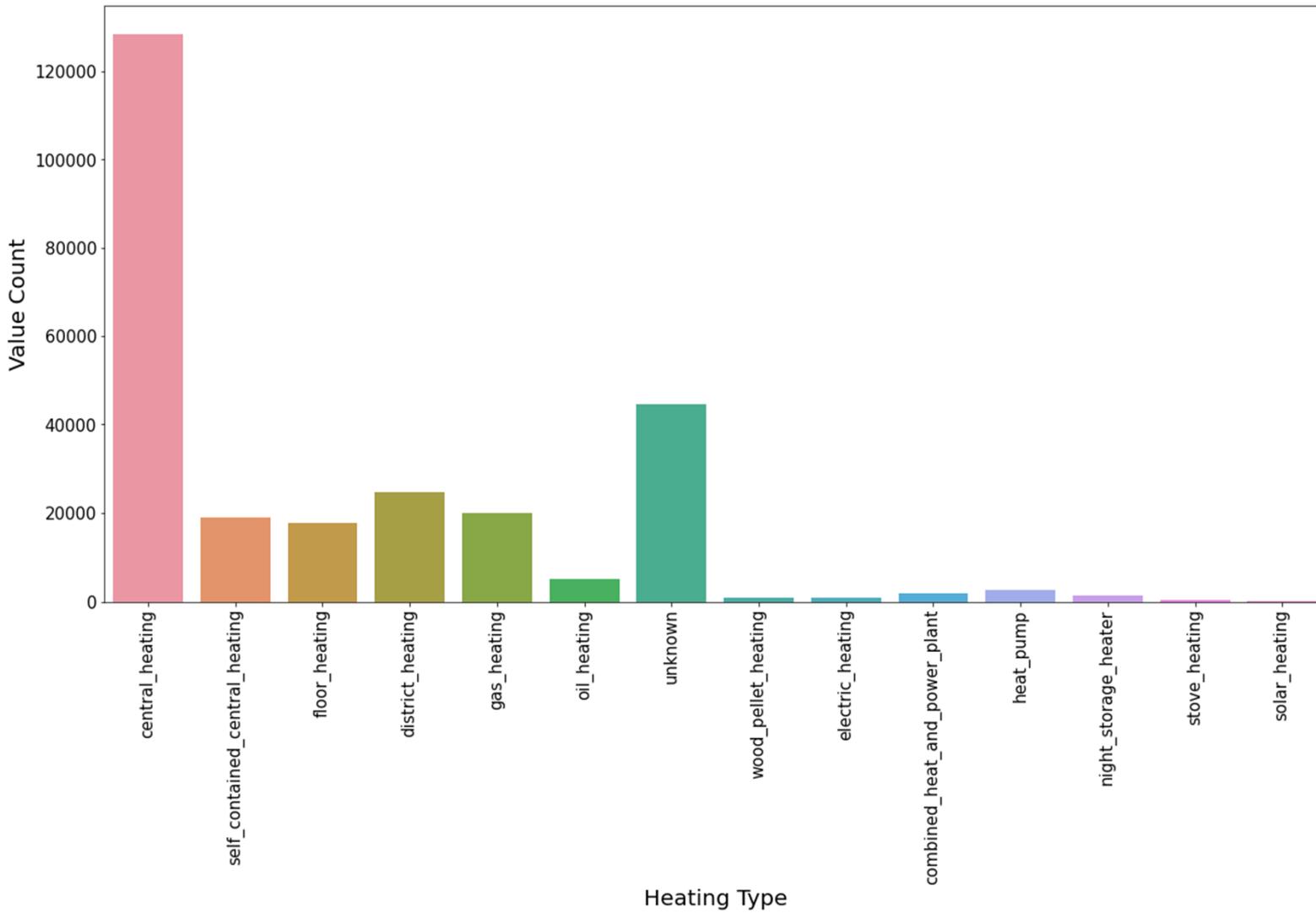
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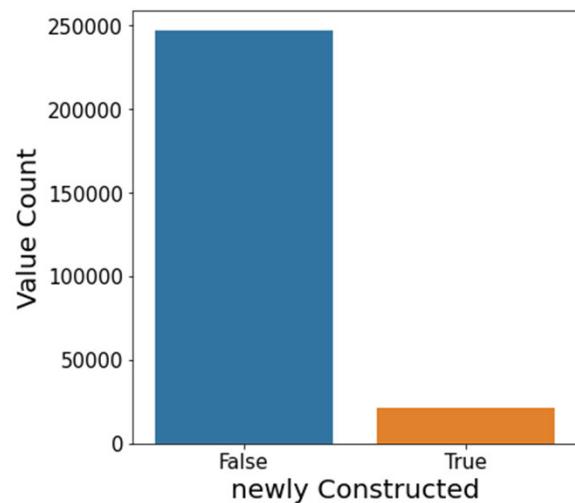
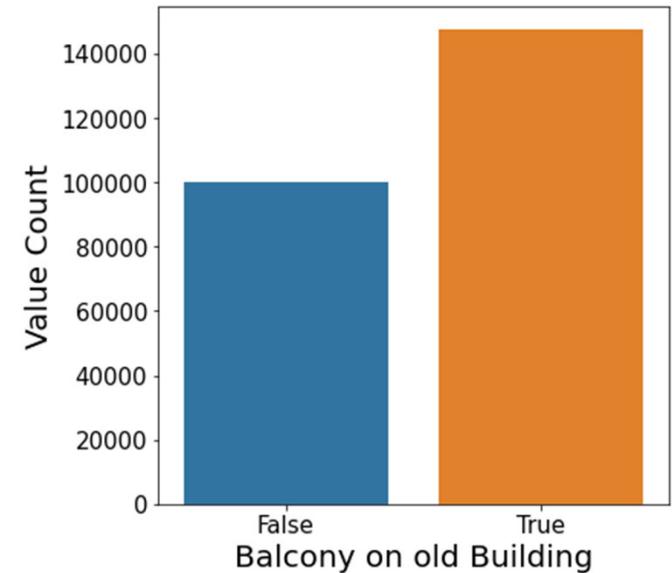
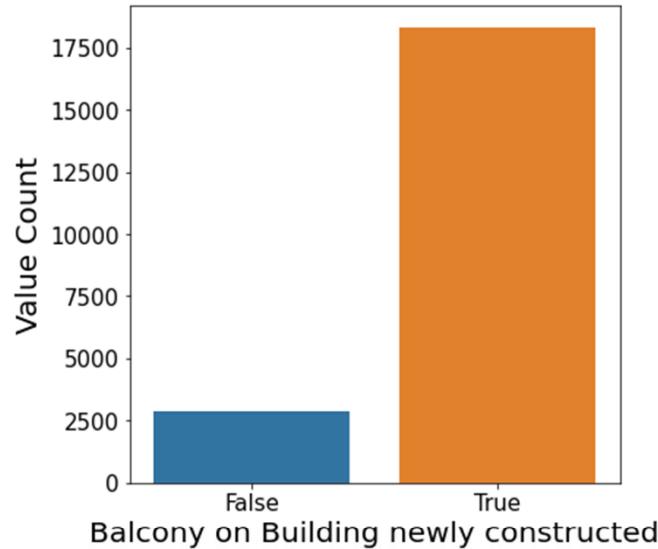
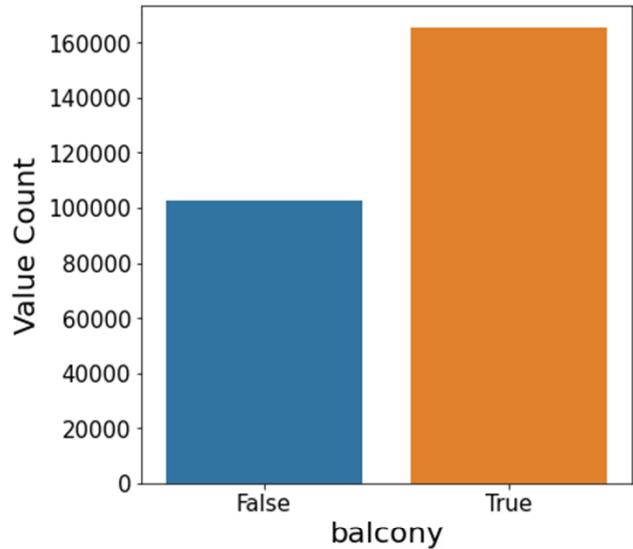
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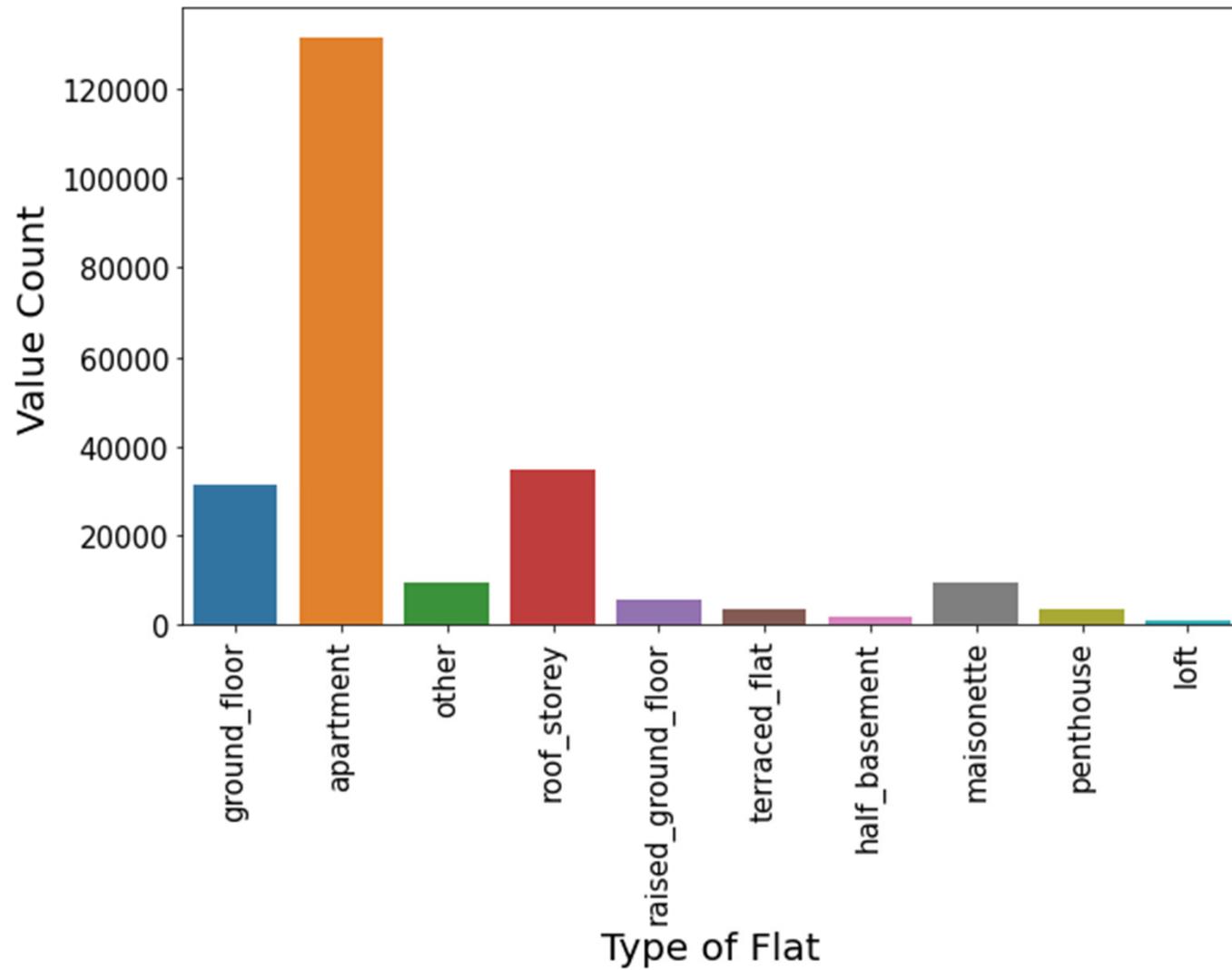
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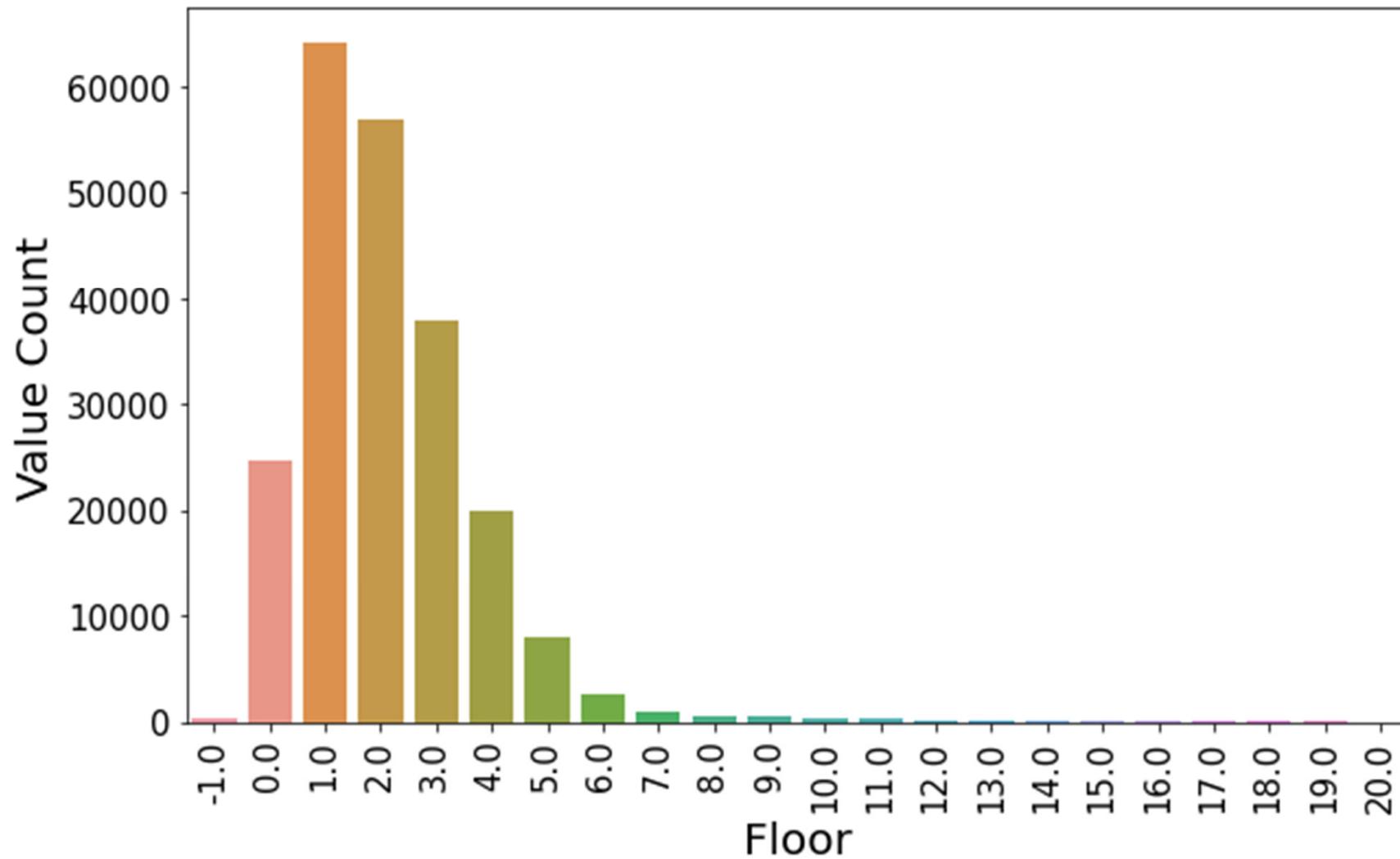
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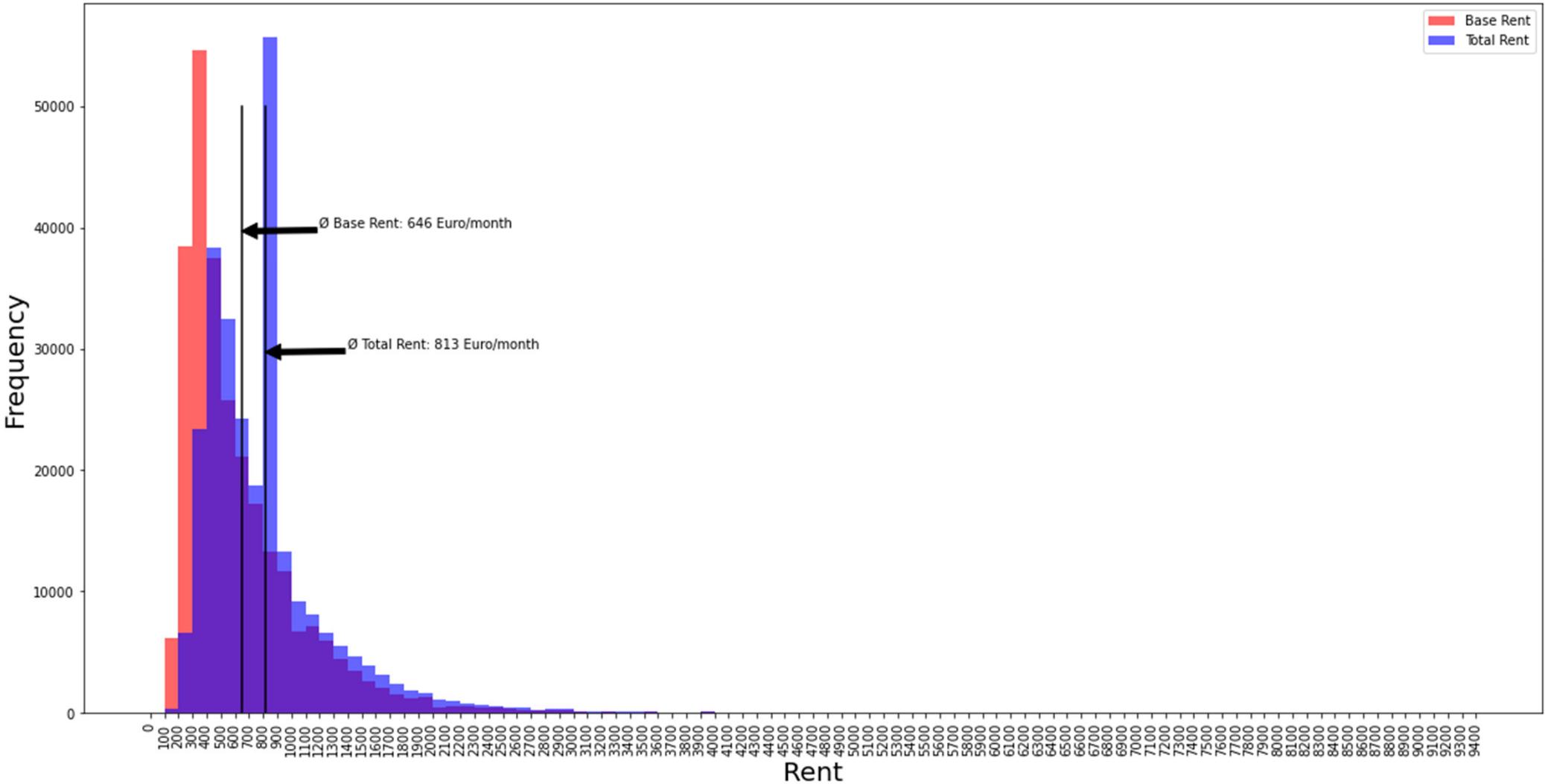
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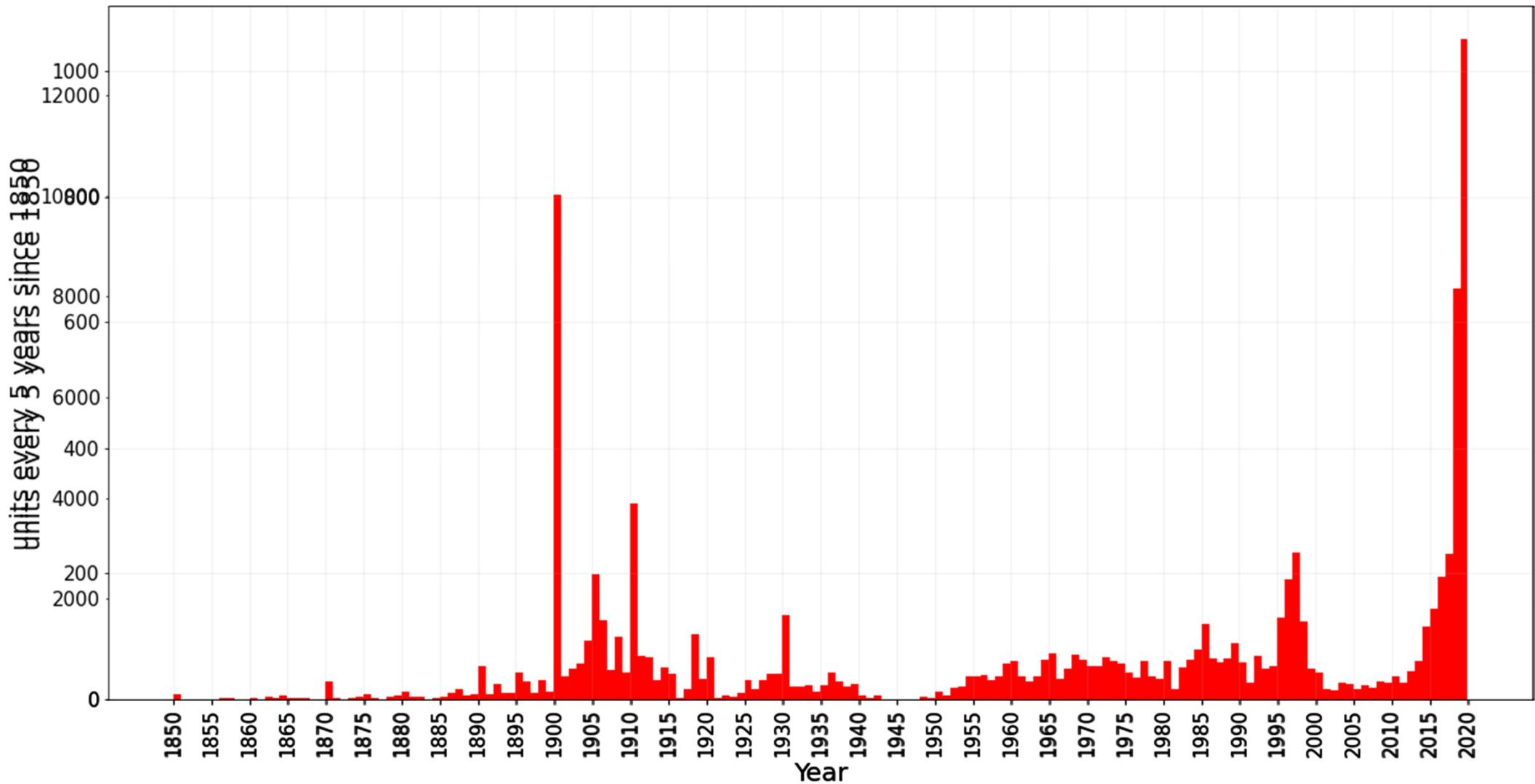
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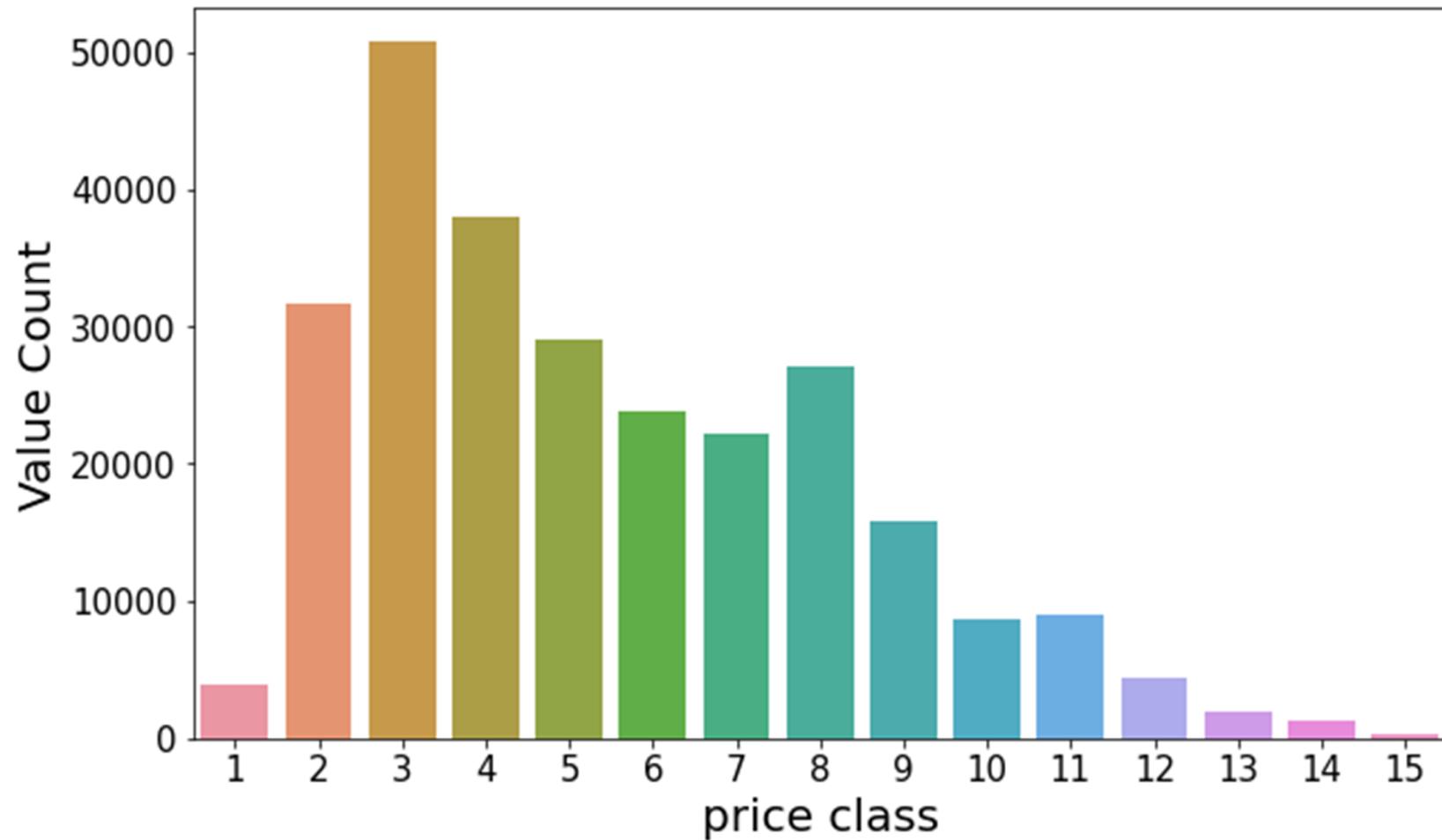
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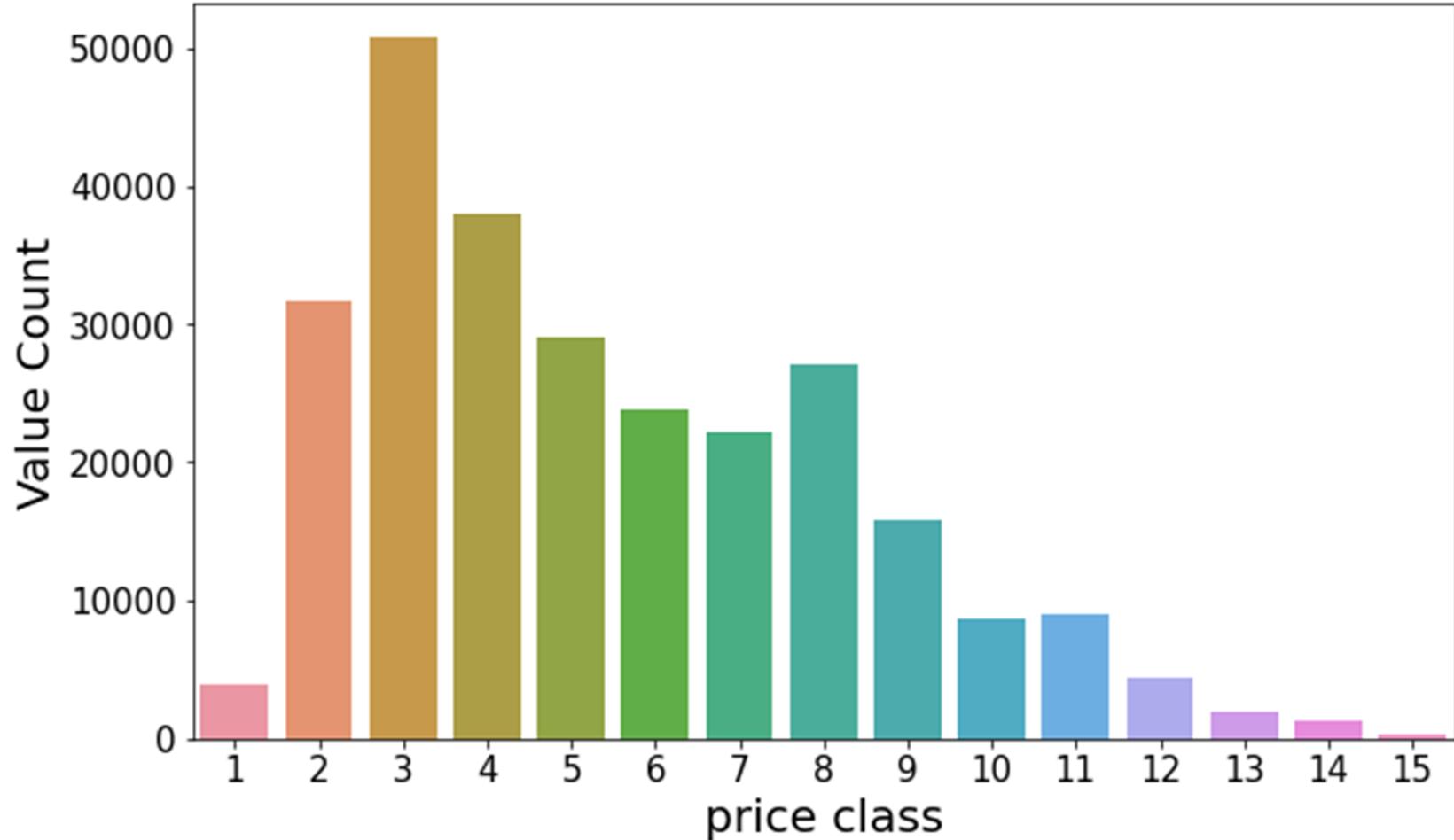
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