IVAS LIBERIS AND TUNJAY NASIBLI

BERLIN IS THE CHEAPEST AMONG BIGGEST CITIES TO LIVE IN?

BERLIN AMONG HAMBURG AND MUNCHEN

BI PRESENTATION

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INTRODUCTION

OBJECTIVE OF RESEARCH:

- Extract the data of top 3 biggest cities in Germany
- Make a comparison data analysis
- Most influential features for the rent price e.g. balcony, garden, room
- Confirm or reject the hypothesis that Berlin is cheapest city to live compared to Hamburg and Munchen

DATA SET

```
RangeIndex: 268850 entries, 0 to 268849
Data columns (total 15 columns):
 #   Column            Non-Null Count   Dtype
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 0   regio1            268850 non-null  object
 1   serviceCharge     261941 non-null  float64
 2   newlyConst        268850 non-null  bool
 3   balcony           268850 non-null  bool
 4   totalRent         228333 non-null  float64
 5   yearConstructed   211805 non-null  float64
 6   hasKitchen        268850 non-null  bool
 7   cellar            268850 non-null  bool
 8   baseRent          268850 non-null  float64
 9   livingSpace       268850 non-null  float64
 10  typeOfFlat        232236 non-null  object
 11  noRooms           268850 non-null  float64
 12  garden            268850 non-null  bool
 13  regio2            268850 non-null  object
 14  date              268850 non-null  object
```

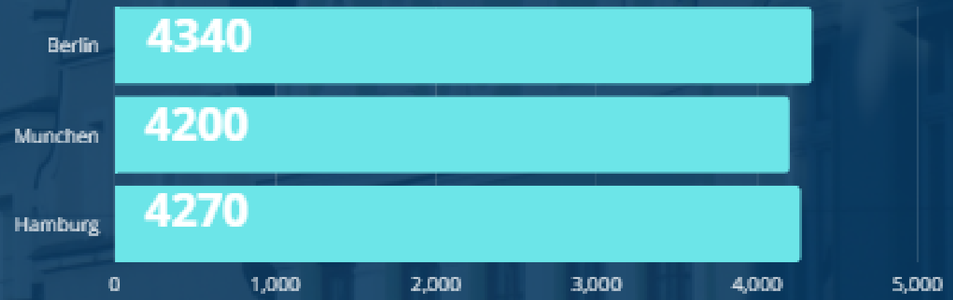
- The data used from kaggle.com, scraped from Immoscout24.
- Dates: 2018-09, 2019-05, 2019-10, and 2020-02.

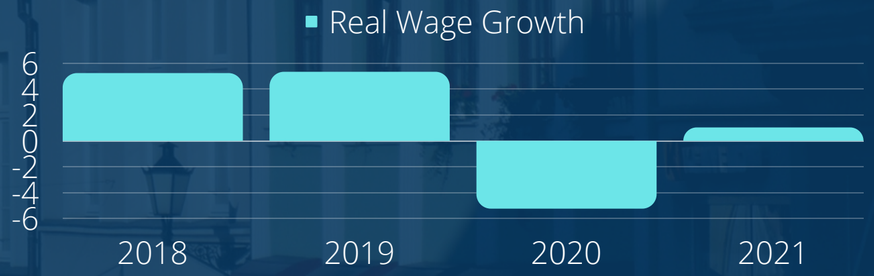
THE PRICE DRIVERS

IMMIGRATION

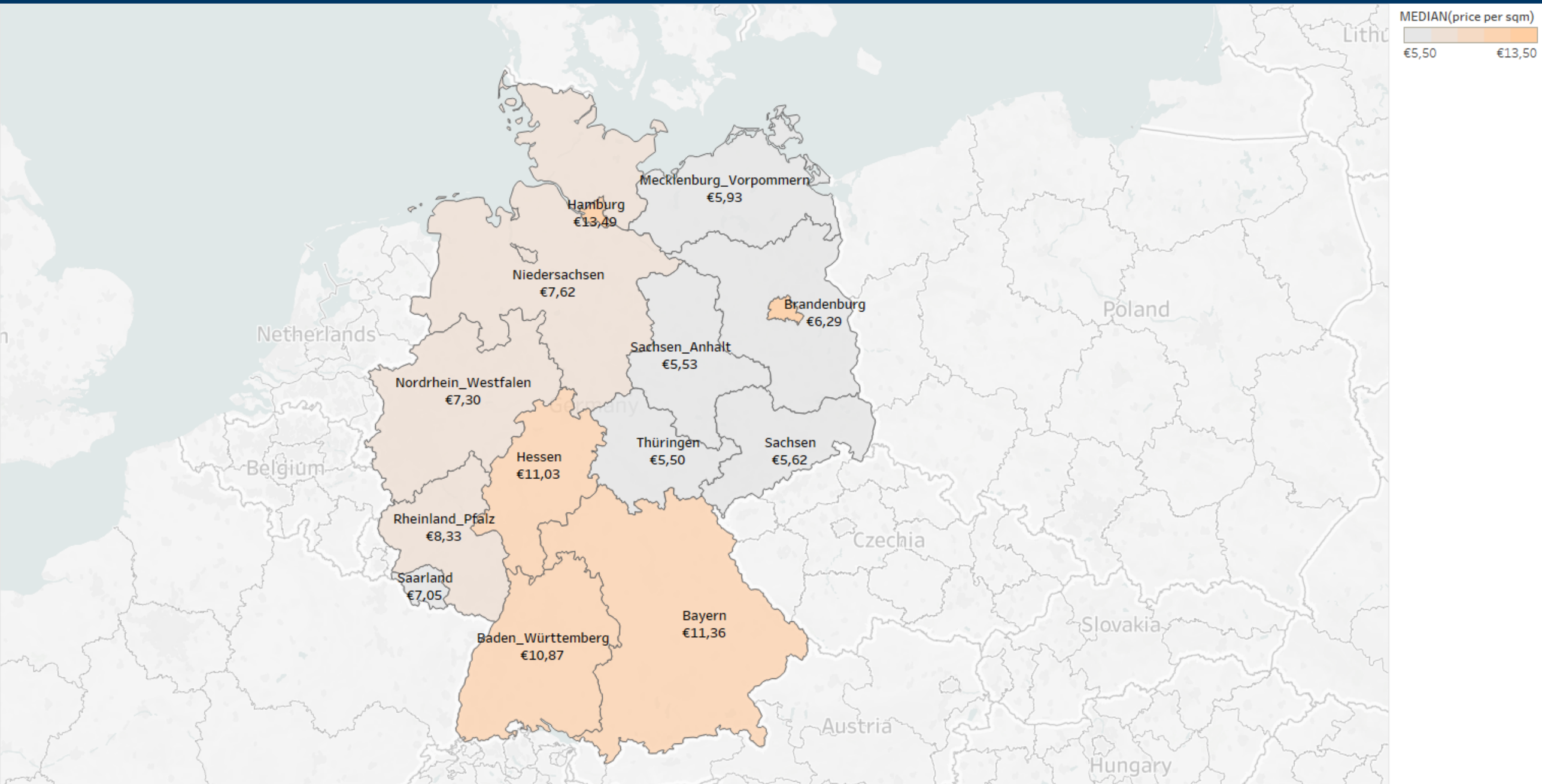
- In 2020, 21.9 million people had a migrant background, representing 26.7% of the population in Germany.

LOCAL WAGE LEVELS

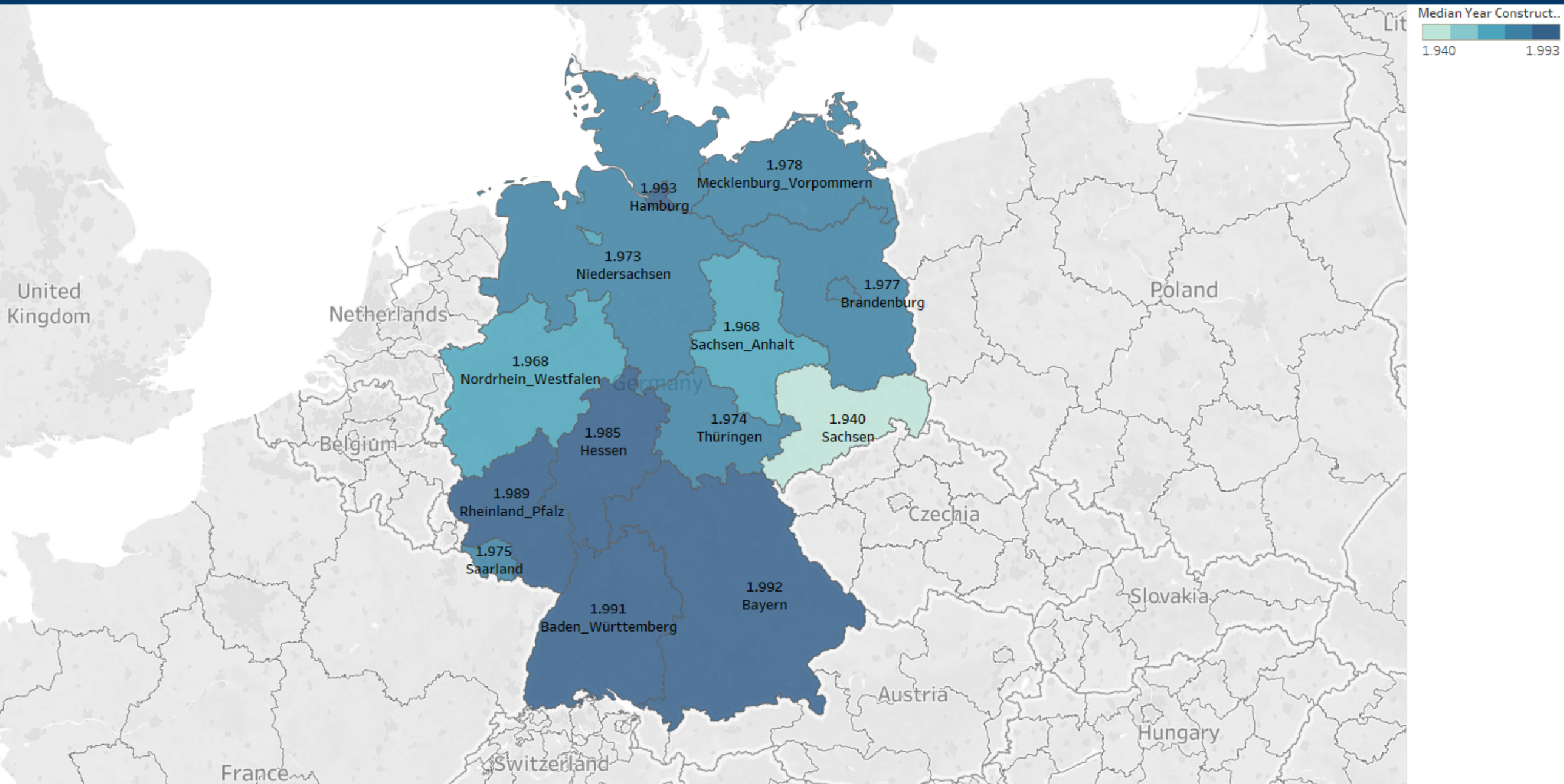




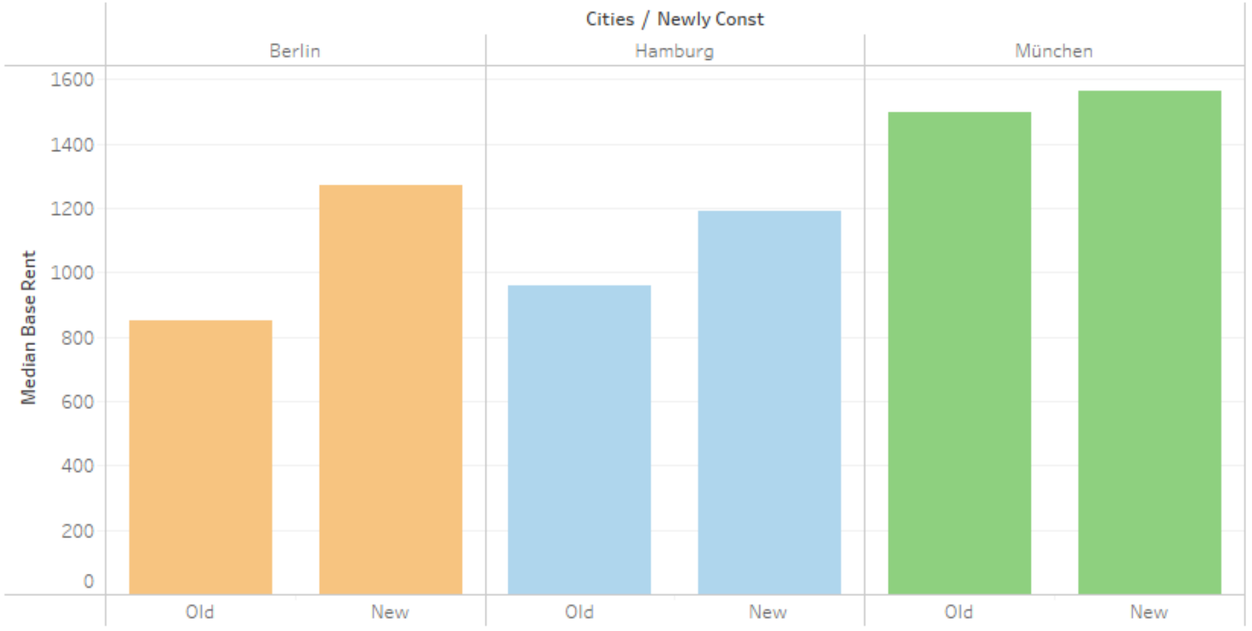
RENT PRICE PER SQUARE METER IN GERMANY

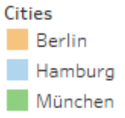


MEDIAN YEAR OF BUILDINGS CONSTRUCTED IN GERMANY

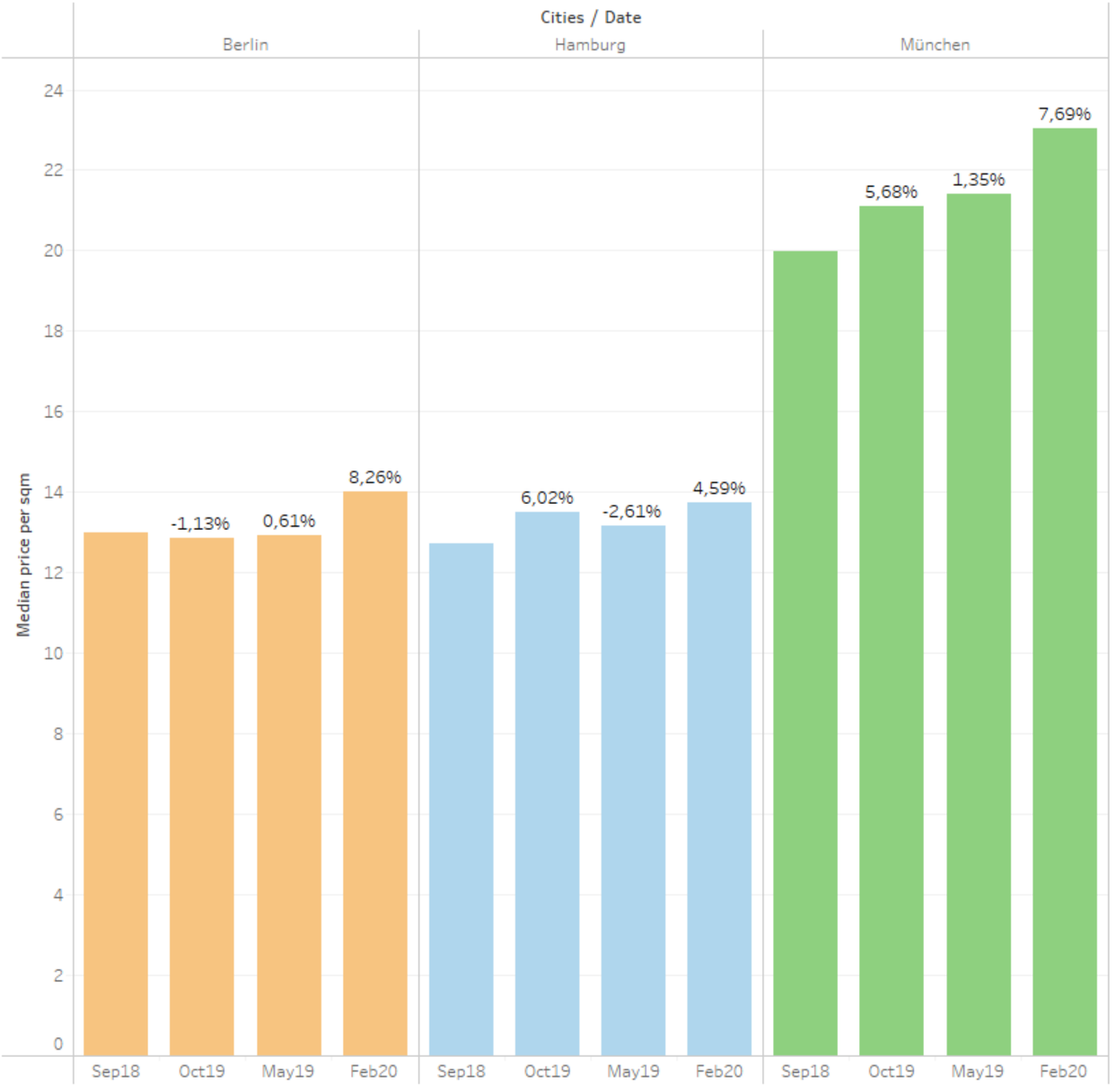


Newly constructed households per city

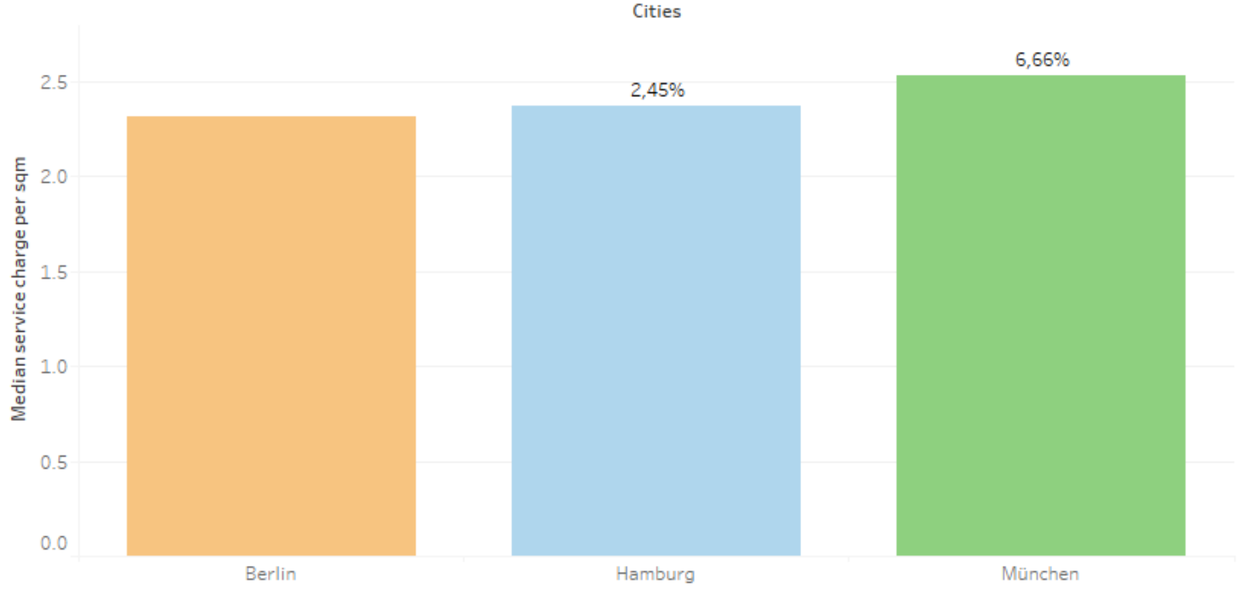




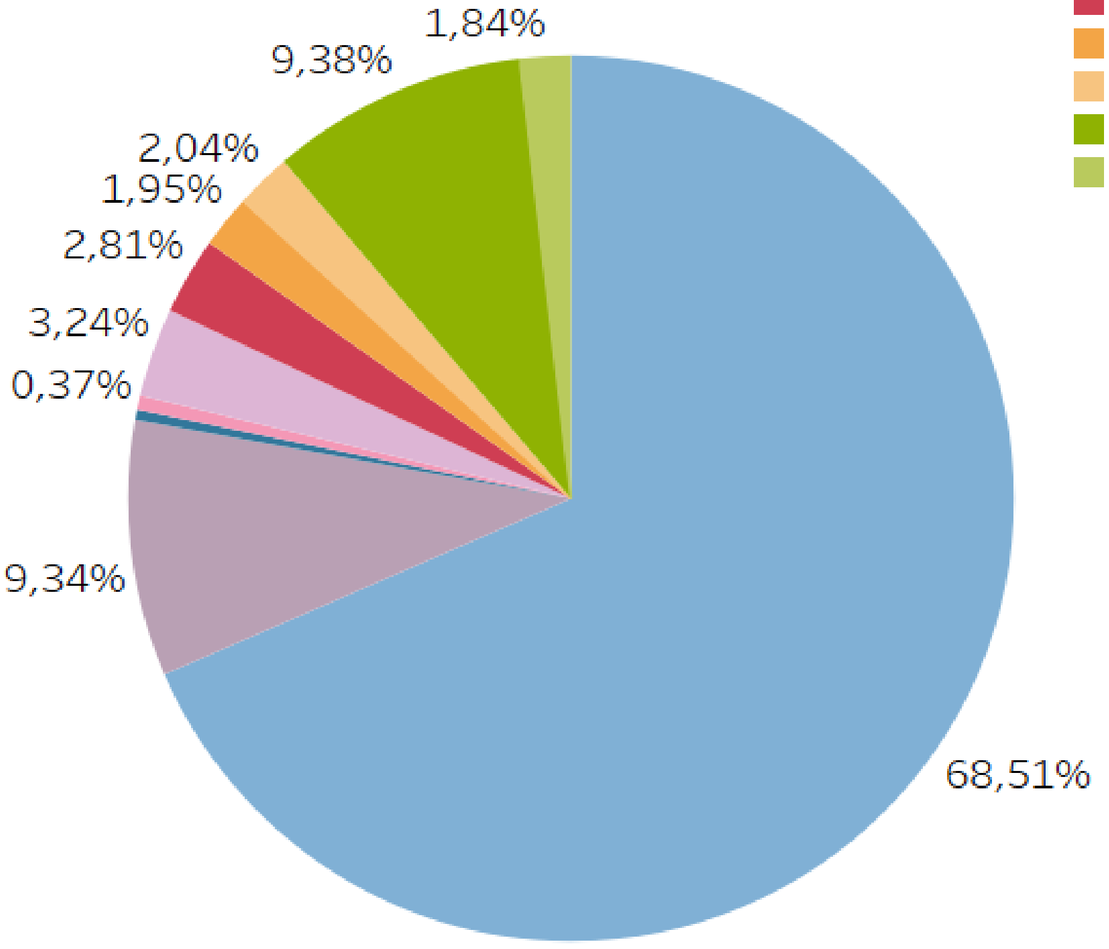
Rent price per square meter growth



Service charge per city

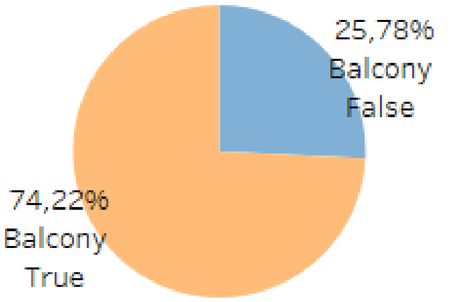


Types of flats in Germany

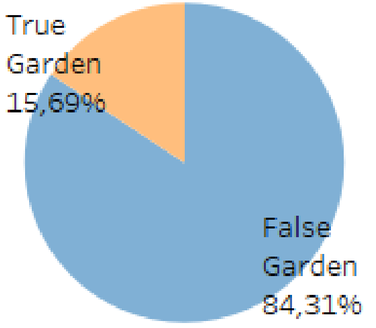


Type Of Flat
- apartment
- ground_floor
- half_basement
- loft
- maisonette
- other
- penthouse
- raised_ground_floor
- roof_storey
- terraced_flat

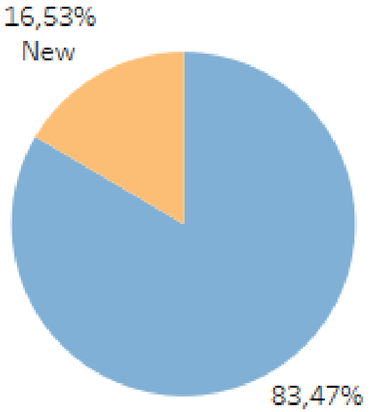
Household with balcony



Household with garden



Ratio of new/old buildings



SUM UP:

- Our hypothesis that Berlin is cheapest place is rejected
- Most expensive feature is garden
- Munchen is the most expensive city

THANK YOU FOR YOUR TIME

QUESTIONS?