Rents and social places density in Berlin, Germany.

Introduction/Business Problem

Berlin is the capital and largest city of Germany by both area and population. More than 3.5 million people are spread across 12 boroughs. However, compared to the rest of Germany, the rents for flats are extremely high and the trend goes up. In 2011, the square meter (for a $30m^2$ flat) was € 8.36 which is very low compared to nowadays €15.31[1]. People who move to Berlin have to decide how much they are willing to pay as boroughs closer to the center of Berlin are usually more expensive. Furthermore, they might prefer boroughs where social places density is high or low.

We will tackle both problems, the rents and social places density for the city of Berlin, to create a map where rent index is placed on Berlin and each borough is clustered according to the venue density. Since square meter prices depend on flat sizes, we examine small ($30m^2$), medium ($60m^2$) and big ($100m^2$) flats. The map will be surely useful for people who think about moving to Berlin and/or for real estate agencies for finding good borough candidates for their customers.

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[1]https://www.wohnungsboerse.net/mietspiegel-Berlin/2825