



## Understanding Munich Airbnb Rental Market

This dashboard draws on data provided by Inside Airbnb, an investigatory website that reports and visualizes scraped data focusing on Airbnb's impact on residential communities (<http://insideairbnb.com>). The Munich data used in the analysis was collected on 22 September, 2023. The capital of Bavaria is at the forefront of the short-term rental market in Germany.

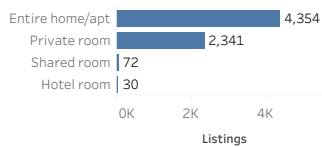
The analysis aims to present an overview of the Munich Airbnb rental market and identify potential violations against local short-term rental laws.

# Listings	# Hosts	Listings per Host	Price Range (w/o extreme values)	Minimum Nights Range (w/o extreme values)
7.336	5.872	1.25	9-487€	1-35

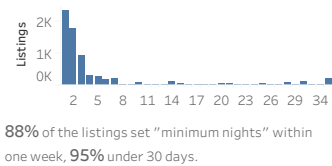
\*Only listings within the normal price range are analyzed for the visualizations.

\*Data was collected in the midst of Oktoberfest. Listing prices are thus higher than usual.

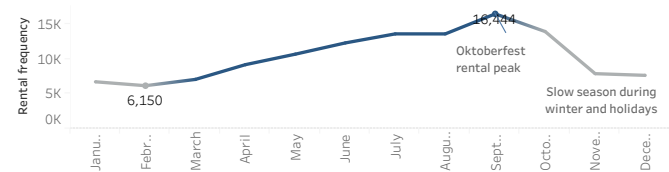
### Room Type



### Minimum Nights Set by Listings

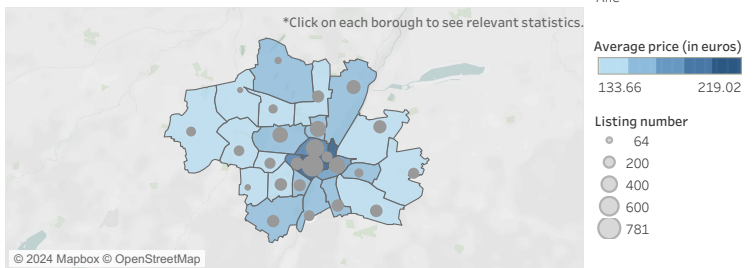


### Estimated Rental Frequency by Month

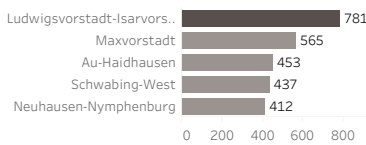


The rental frequency is approximated by analyzing reviews, assuming each guest contributes feedback shortly after a stay. The graph shows an upward trend in demand from February to September, where a rental peak occurs due to the Oktoberfest.

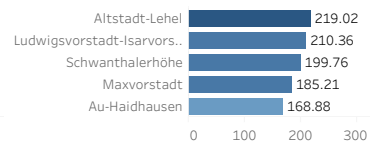
### Price and Listings by Borough



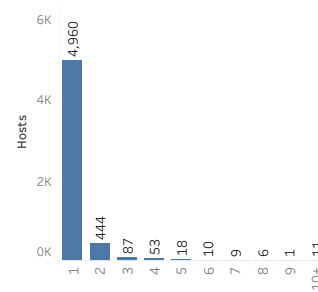
### Top 5 Boroughs by Number of Listings



### Top 5 Boroughs by Price (in Euros)

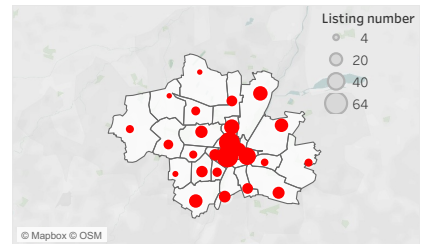


### Hosts with Single or Multiple Listings



While 4,960 (88.6%) hosts list only one home or room, 639 (11.4%) have multiple listings. The latter are more likely to be running a business, violating short-term rental laws designed to protect residential housing.

### Potentially Illegal Rentals



These potentially illegal rentals, 513 in total, are identified through estimations based on reviews per year and minimum nights. Listings falling under the category of 'Entire home/apt' with an annual rental frequency exceeding 56 nights are flagged for potential legality concerns. According to Munich's short-term rental regulations, hosts are permitted to rent their entire home to guests for a maximum combined duration of eight weeks per calendar year without requiring a permit.