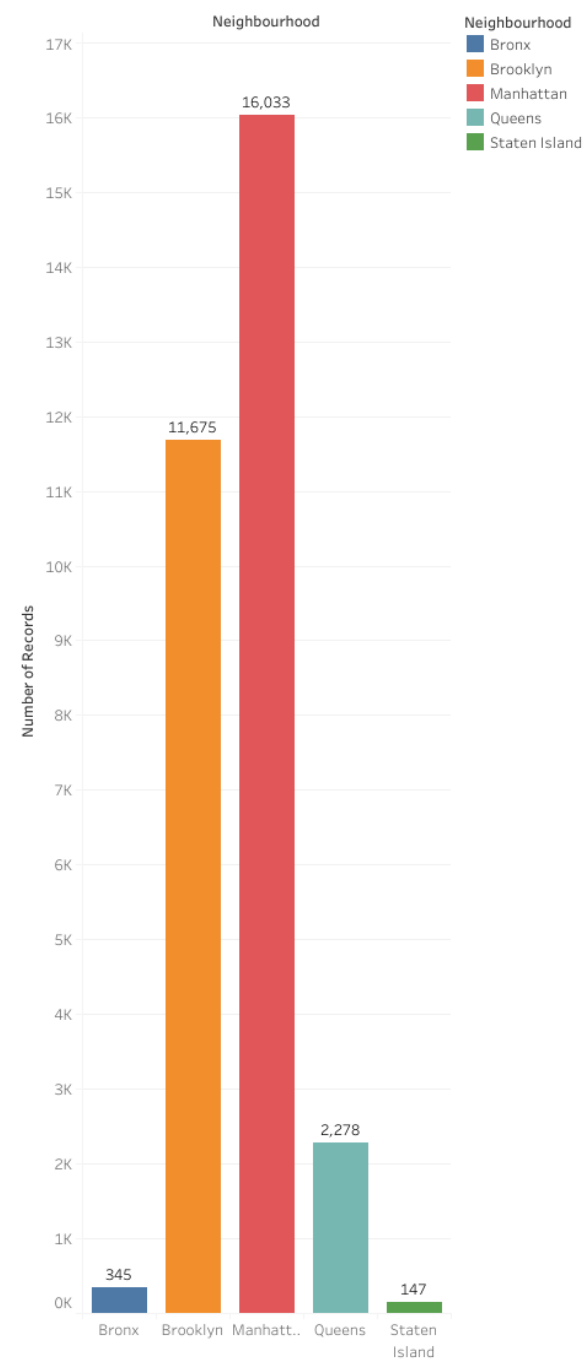# NYC AirBnB Analytics
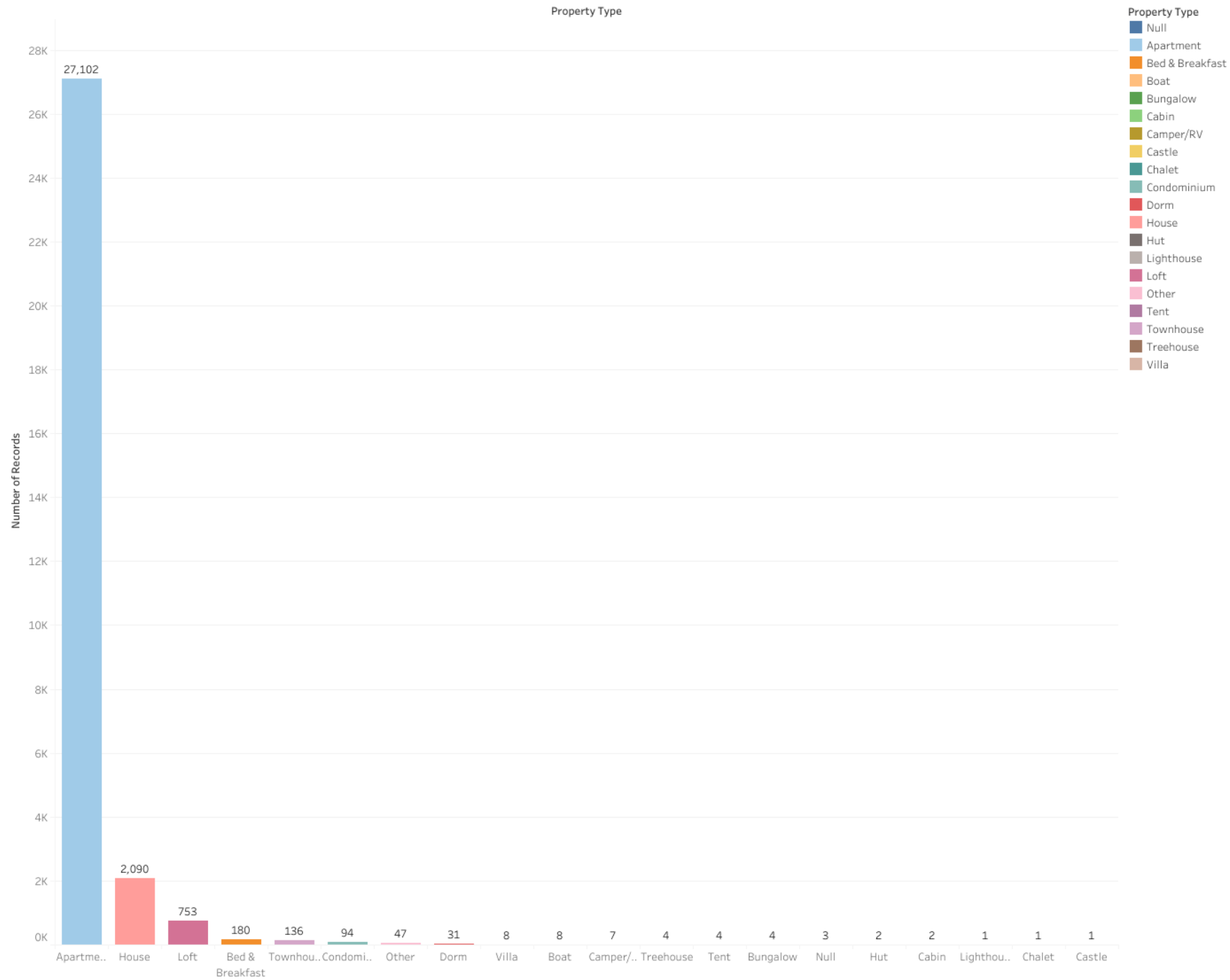
File created on: 8/7/2023 9:42:11 PM
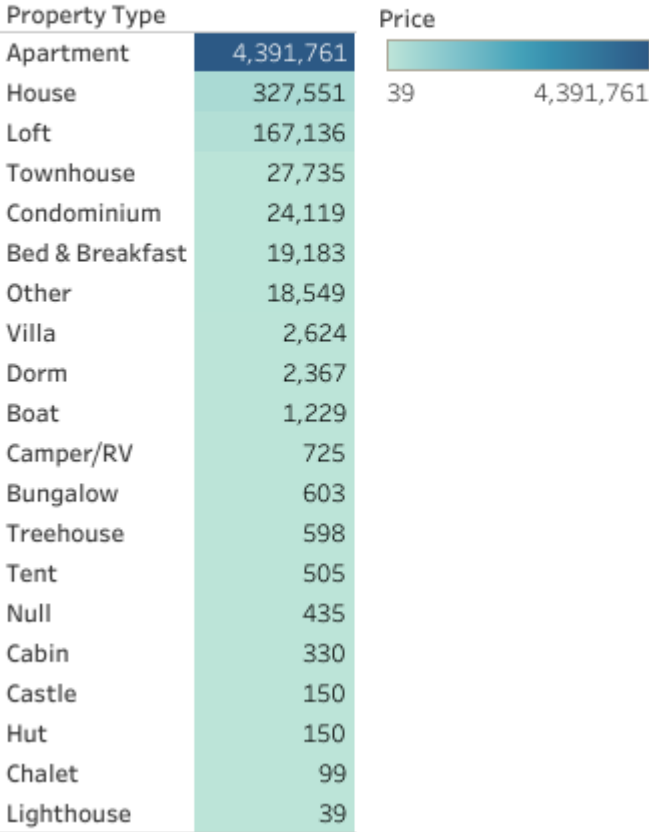
Number of Properties per
Neighbourhood

Neighbourhood

Neighbourhood
- Bronx
- Brooklyn
- Manhattan
- Queens
- Staten Island

16,033

11,675

2,278

345

147

Count of Property Types

Property Type

Number of Records

27,102

2,090

753

180   136   94   47   31   8   8   7   4   4   4   3   2   2   1   1   1

Apartme.. House Loft Bed & Townhou.. Condomi.. Other Dorm Villa Boat Camper/.. Treehouse Tent Bungalow Null Hut Cabin Lighthou.. Chalet Castle
                         Breakfast

Property Type
- Null
- Apartment
- Bed & Breakfast
- Boat
- Bungalow
- Cabin
- Camper/RV
- Castle
- Chalet
- Condominium
- Dorm
- House
- Hut
- Lighthouse
- Loft
- Other
- Tent
- Townhouse
- Treehouse
- Villa

Revenue by Property Type

Property Type	
Apartment	4,391,761
House	327,551
Loft	167,136
Townhouse	27,735
Condominium	24,119
Bed & Breakfast	19,183
Other	18,549
Villa	2,624
Dorm	2,367
Boat	1,229
Camper/RV	725
Bungalow	603
Treehouse	598
Tent	505
Null	435
Cabin	330
Castle	150
Hut	150
Chalet	99
Lighthouse	39

Price

39   4,391,761

% Revenue by Property Type

Property Type	
Apartment	88.08%
House	6.57%
Loft	3.35%
Townhouse	0.56%
Condominium	0.48%
Bed & Breakfast	0.38%
Other	0.37%
Villa	0.05%
Dorm	0.05%
Boat	0.02%
Camper/RV	0.01%
Bungalow	0.01%
Treehouse	0.01%
Tent	0.01%
Null	0.01%
Cabin	0.01%
Castle	0.00%
Hut	0.00%
Chalet	0.00%
Lighthouse	0.00%

Price

39	4,391,761

Average Price by Room Type

Room Type

Avg. Price

80.5   220.8

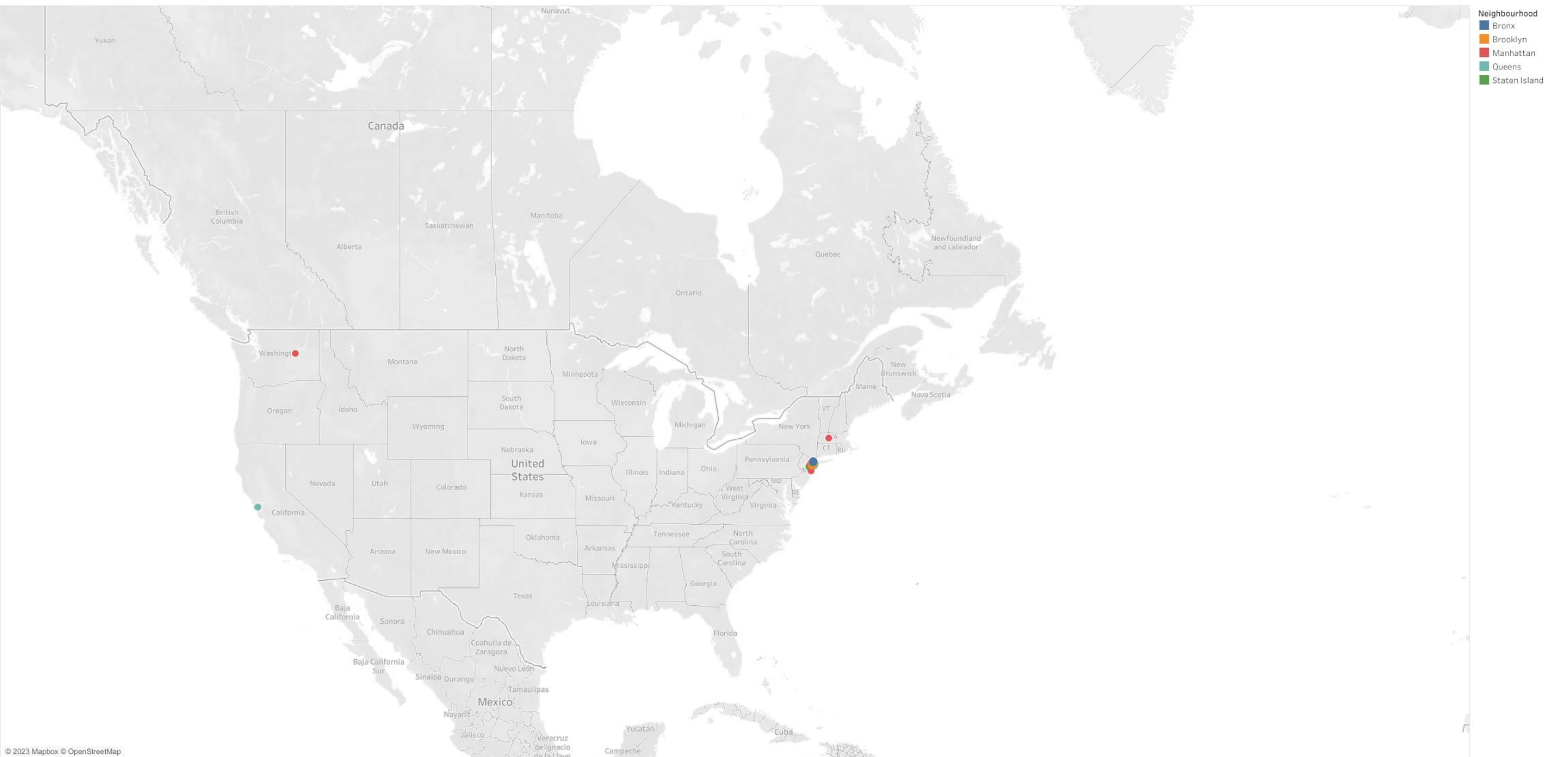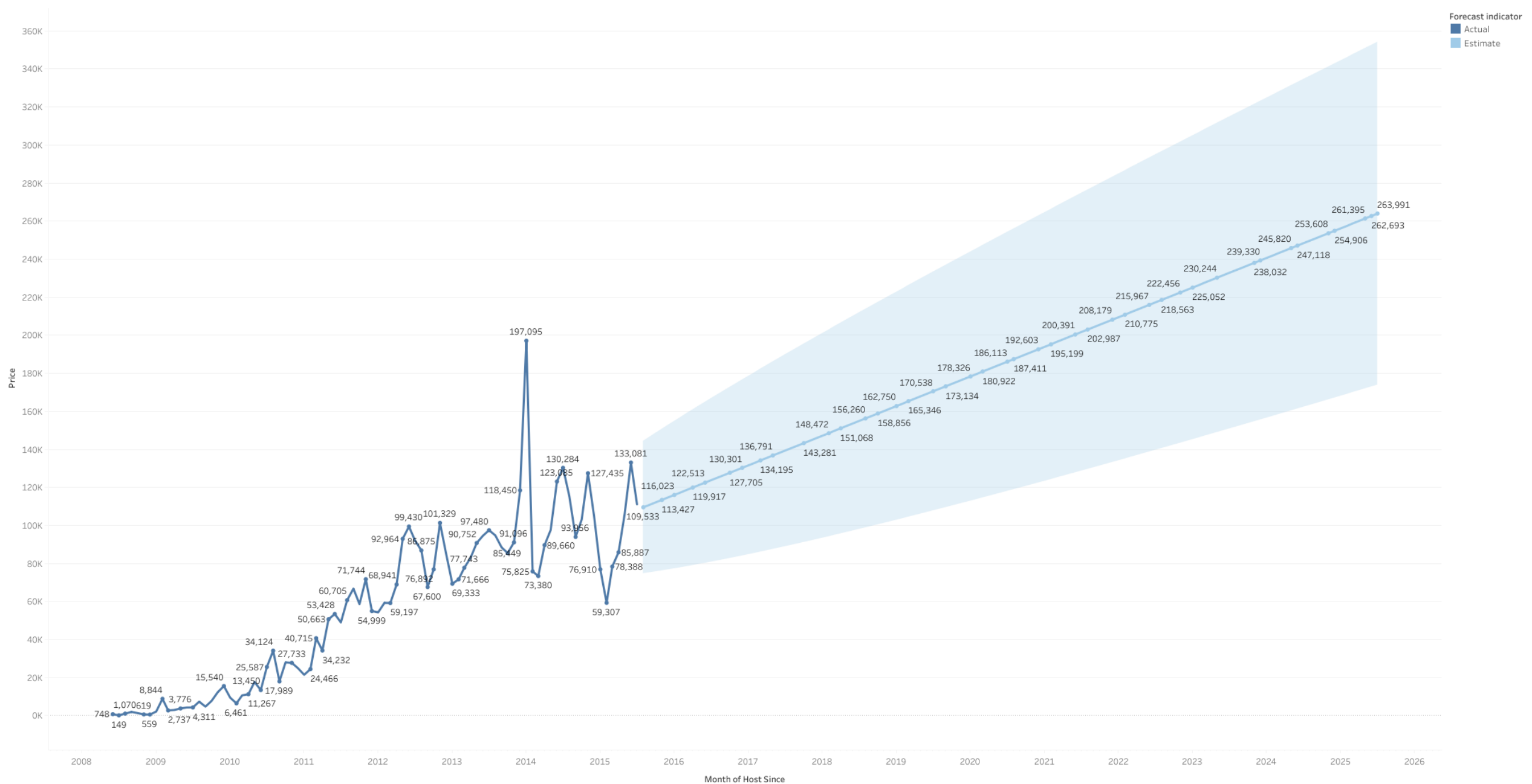| Room Type	Avg. Price
Entire home/apt	220.8
Private room	91.9
Shared room	80.5
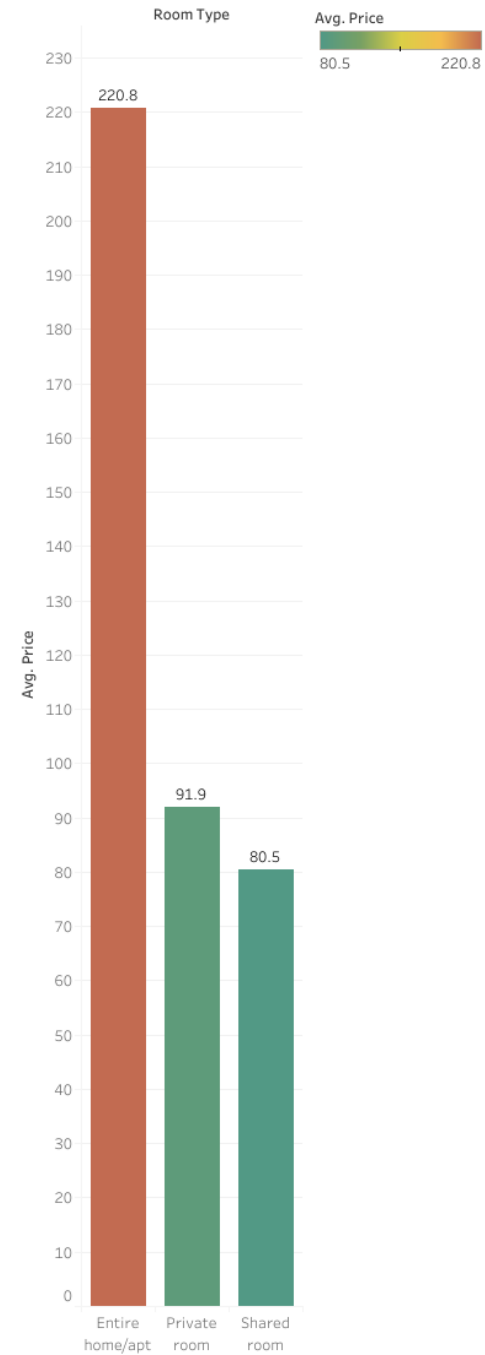
Ave Price by Neighborhood
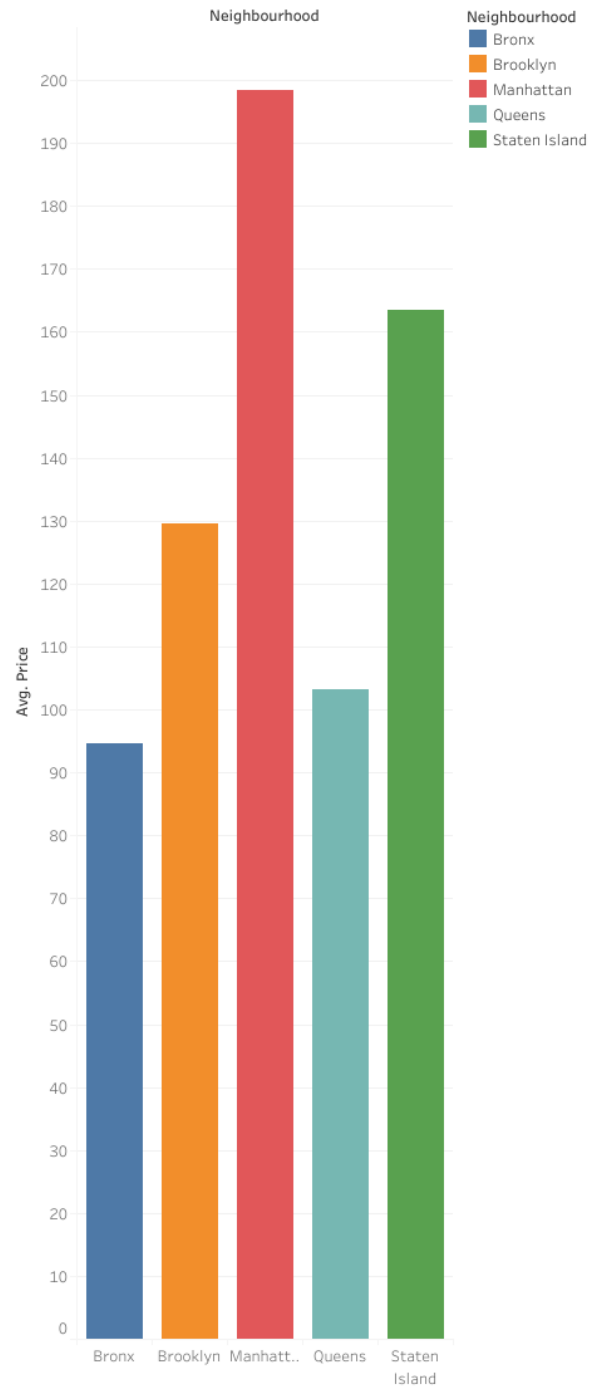
Growth in NYC AirBnB from 2008 to 2015

Map Showing Location (Zipcode) and Neighbourhood.

Neighbourhood
- Bronx
- Brooklyn
- Manhattan
- Queens
- Staten Island

© 2023 Mapbox © OpenStreetMap
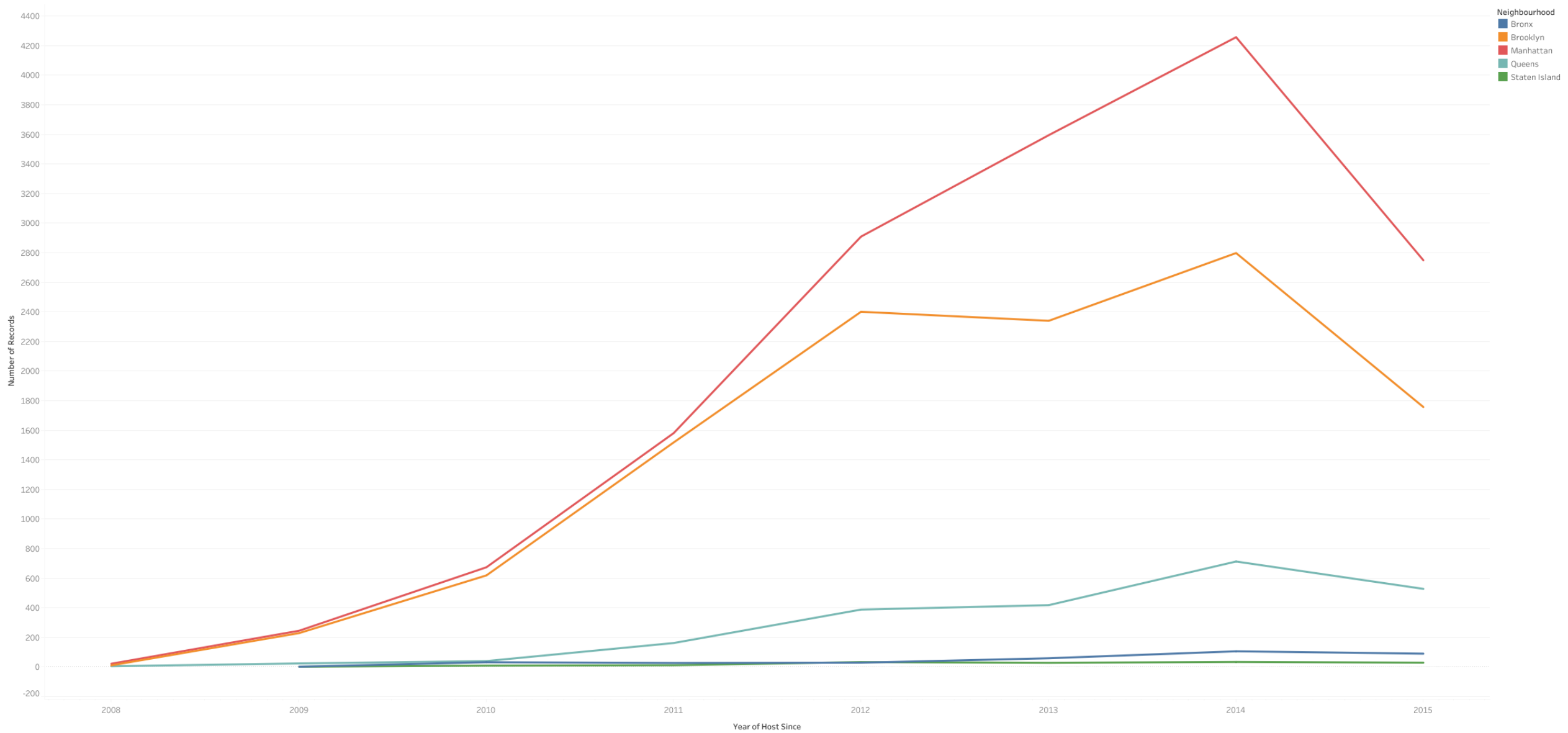
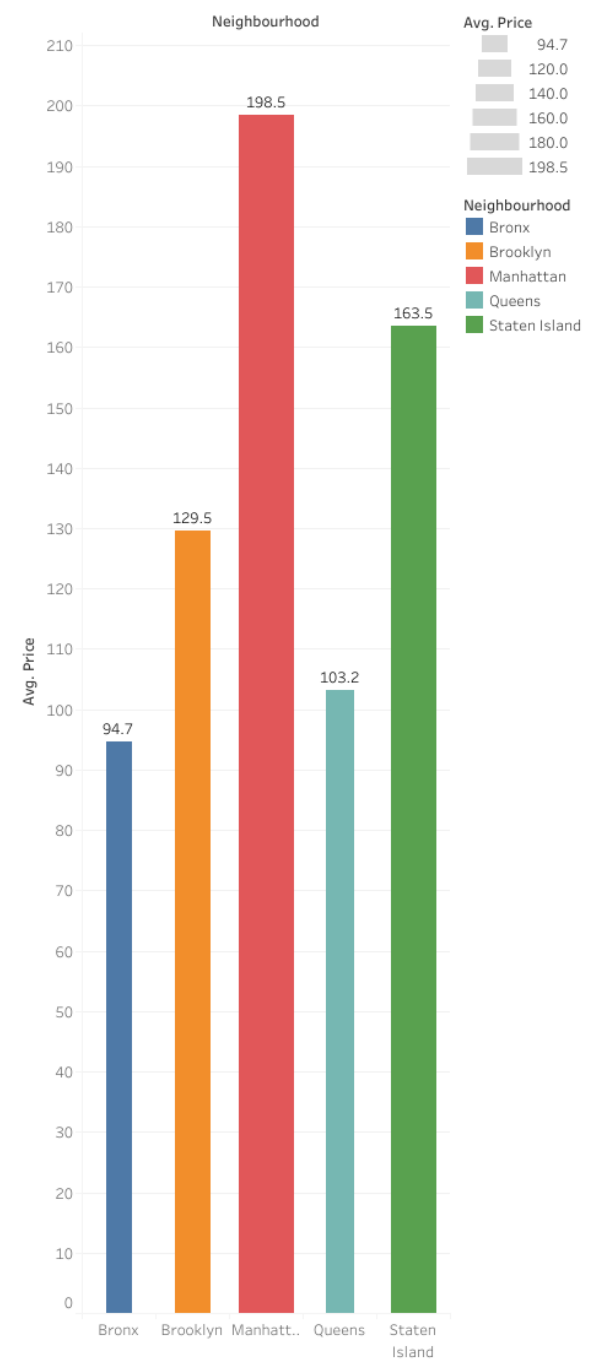# 10 Year Price Forecast

Cluster
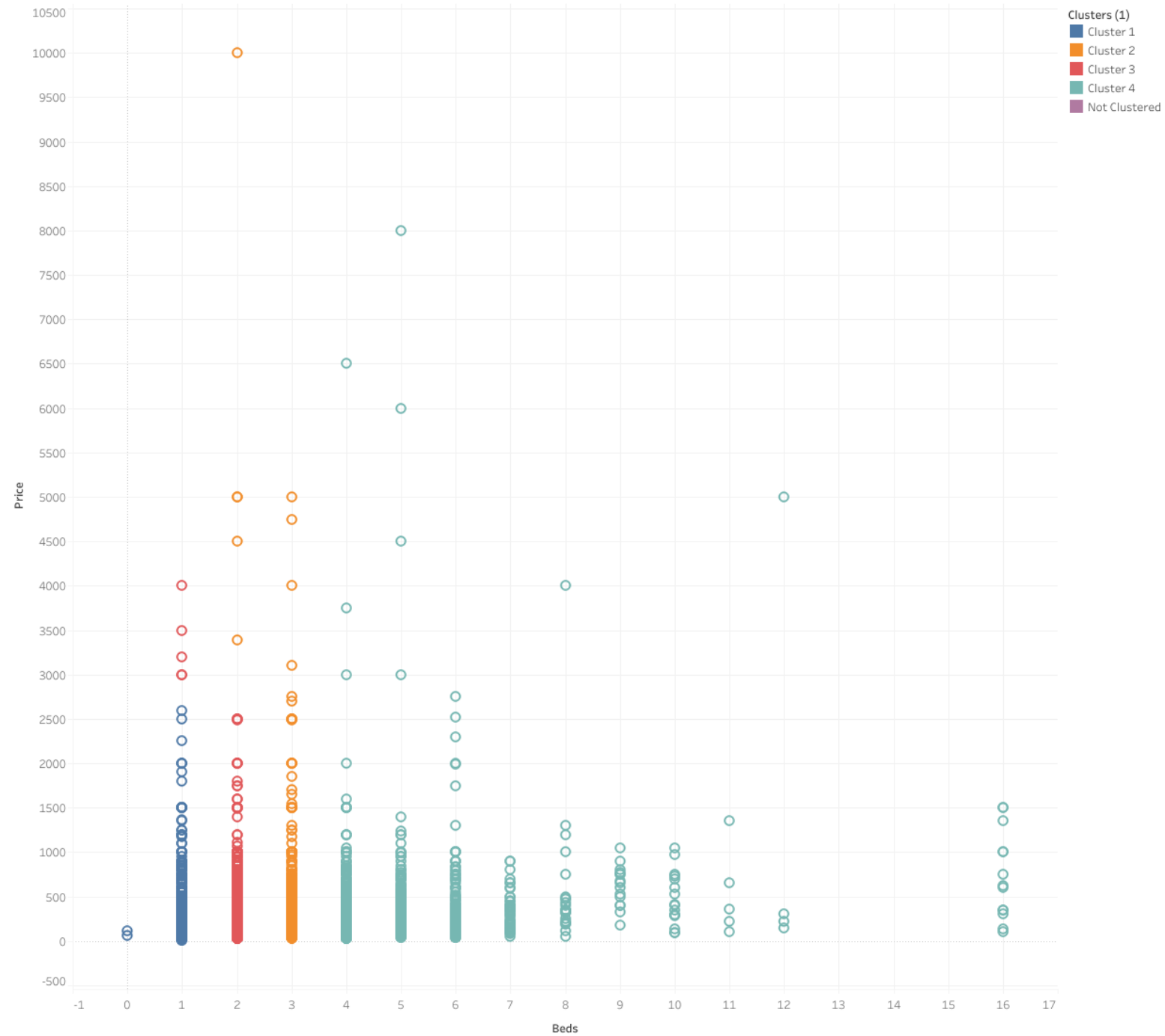
Avrerage Price showing Most & Least
Expensive Neighbourhood

Neighbourhood

Avg. Price

94.7
120.0
140.0
160.0
180.0
198.5

Neighbourhood

Bronx
Brooklyn
Manhattan
Queens
Staten Island

198.5

163.5

129.5

103.2

94.7

Avg. Price

Bronx   Brooklyn   Manhatt..   Queens   Staten
Island

Review Rating by Neigbourhood

Staten Island
90.844

Bronx
91.654

Brooklyn
92.363

Queens
91.549

Manhattan
91.802

Top 15 Host by Rating

Host Id		Neighbourhood
417504	94.82	Brooklyn
12122046	88.83	Manhattan
20780082	77.53	Queens
4887492	97.58	Staten Island
2675644	82.69	
4291007	94.09	
1100494	85.67	
6885157	85.91	
256161	93.40	
35524316	91.30	
25237492	90.90	
1177497	99.11	
3250450	89.00	
311286	87.40	
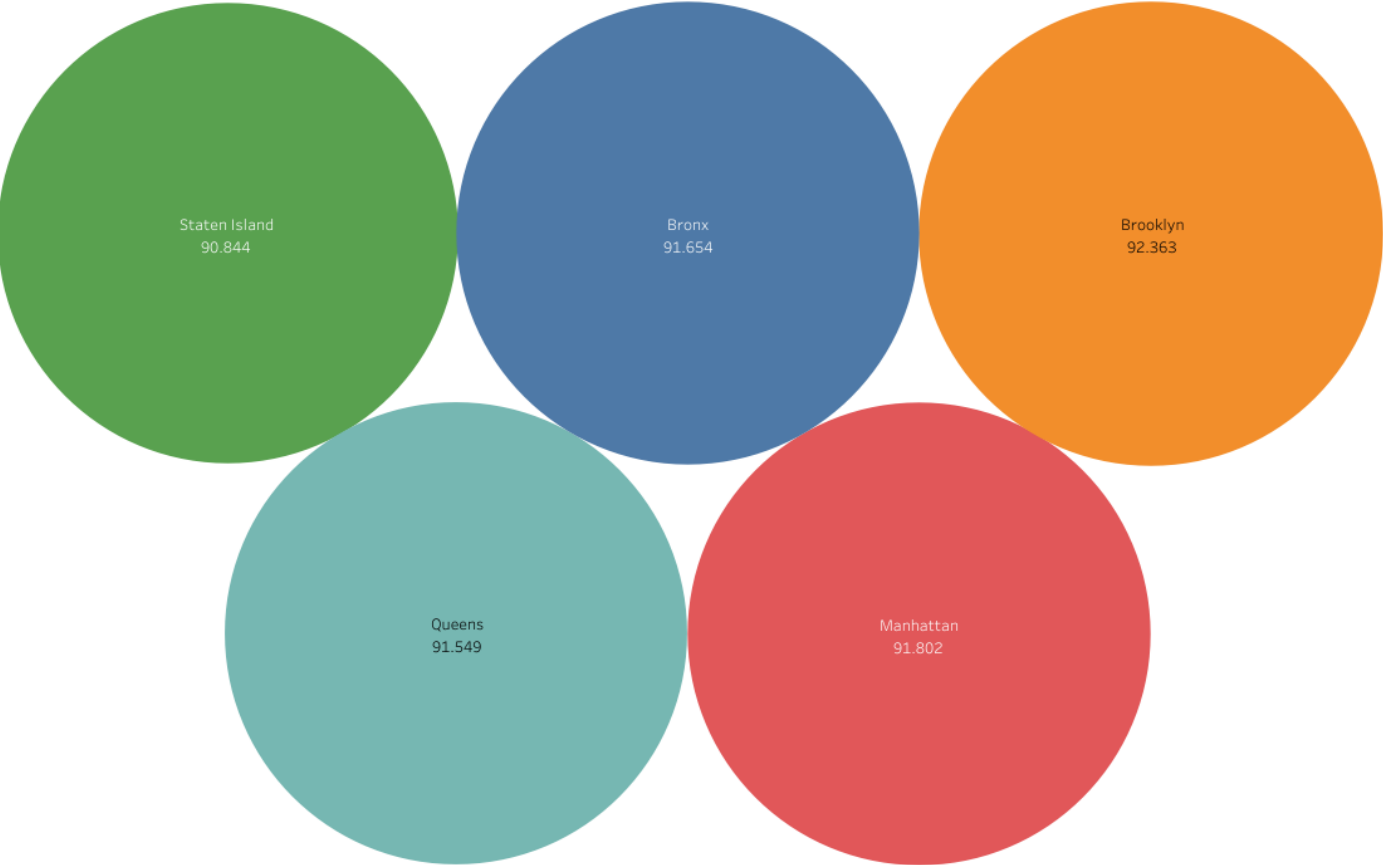
Review Scores Rating

Price Growth Over the Years

Price

February 2008 | August 2008 | February 2009 | August 2009 | February 2010 | August 2010 | February 2011 | August 2011 | February 2012 | August 2012 | February 2013 | August 2013 | February 2014 | August 2014 | February 2015 | August 2015

Month of Host Since

Revenue by Property Type & Location

Property Type	Bronx	Brooklyn	Manhattan	Queens	Staten Island
			Neighbourhood		
Apartment	17,978	1,209,744	2,991,611	167,265	5,163
House	12,933	191,821	50,961	53,580	18,256
Loft	623	75,907	87,541	2,930	135
Townhouse	215	13,798	12,875	724	123
Condominium	344	5,225	17,769	781	
Bed & Breakfast	565	7,546	8,101	2,782	189
Other		3,942	10,059	4,385	163
Villa		1,500	694	430	
Dorm		1,230	660	477	
Boat		100	309	820	
Camper/RV		45	325	355	
Bungalow		172		431	
Treehouse		395	203		
Tent		355	150		
Null			435		
Cabin			250	80	
Castle			150		
Hut			50	100	
Chalet		99			
Lighthouse		39			

Price

39 — 2,991,611

NYC

Comparative Analysis of AirBnB in New York City

Airbnb, Inc is a global online based company that provides short- and long-term homestays and experiences for tourists. Airbnb is a shortened version of its original name, AirBedandBreakfast.com.

The dataset used for this project comes from New York City in the United States of America.

Summary of Dataset:
- 30478 rows
- 13 columns
- Column data types
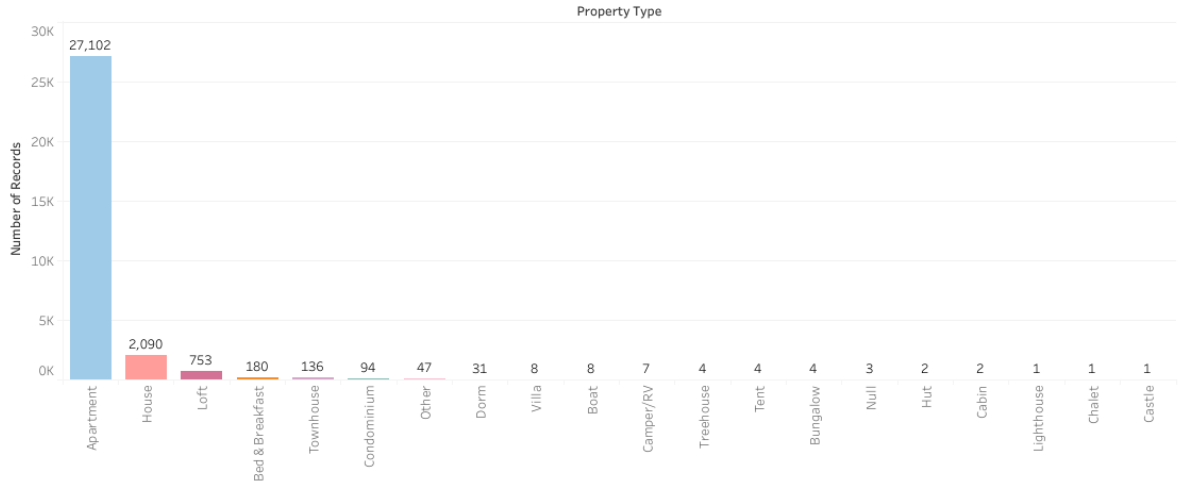 - 7 whole numbers
  - 4 string
  - 1 date
  - 1 geographic

Exploring Dataset Visually

Number of Properties per Neighbourhood
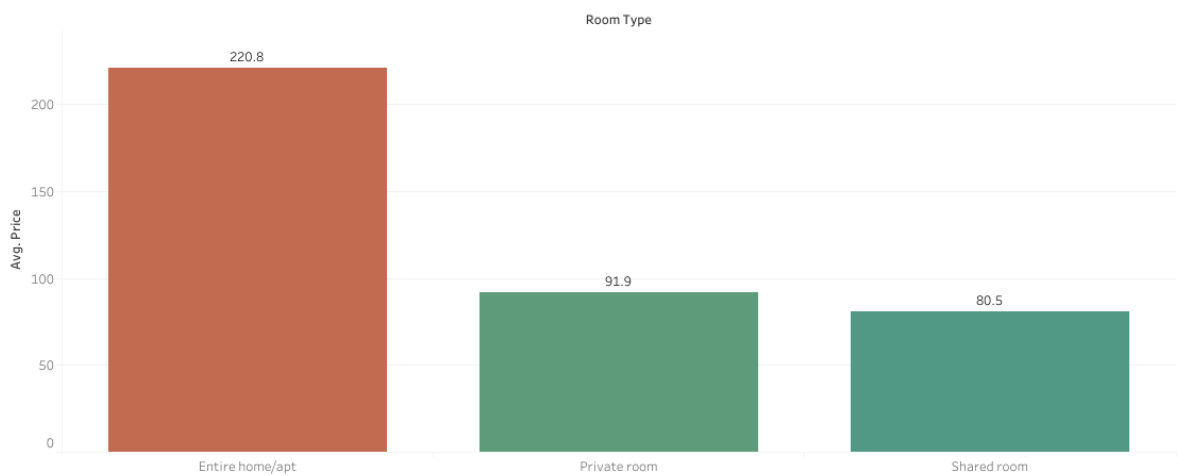

Count of Property Types

Ave Price by Neighborhood

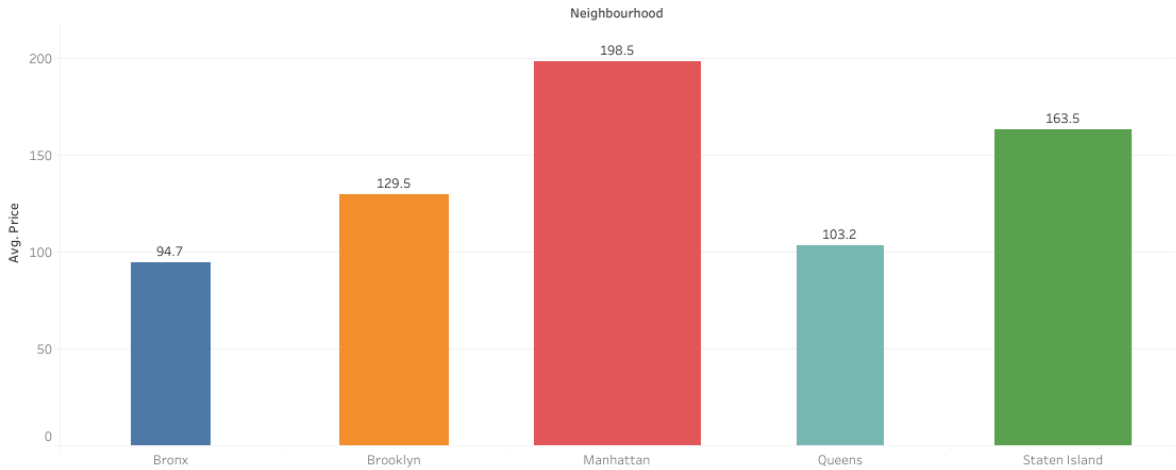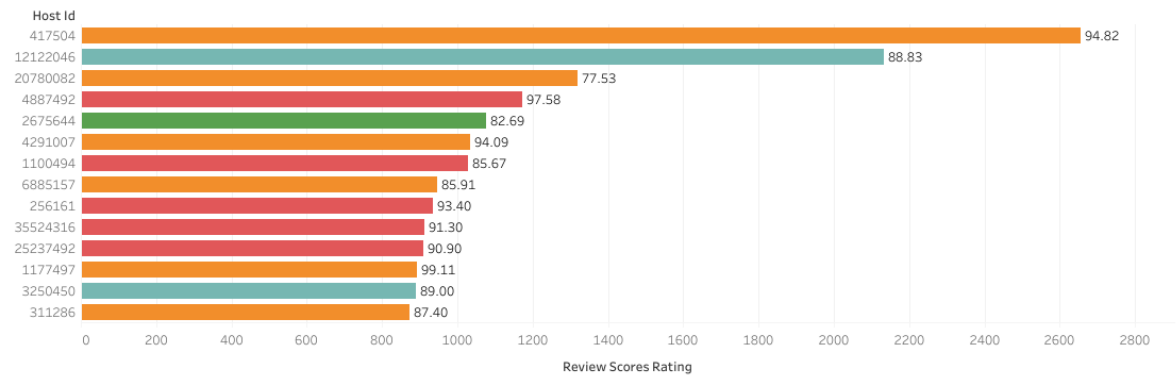## Average Price by Room Type

Questions & Answers

Avrerage Price showing Most & Least Expensive Neighbourhood

Neighbourhood

- Bronx: 94.7
- Brooklyn: 129.5
- Manhattan: 198.5
- Queens: 103.2
- Staten Island: 163.5

Review Rating by Neigbourhood

- Staten Island: 90.844
- Bronx: 91.654
- Brooklyn: 92.363
- Queens: 91.549
- Manhattan: 91.802

Top 15 Host by Rating

Host Id	Review Scores Rating
417504	94.82
12122046	88.83
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4291007	94.09
1100494	85.67
6885157	85.91
256161	93.40
35524316	91.30
25237492	90.90
1177497	99.11
3250450	89.00
311286	87.40

Revenue by Property Type & Location

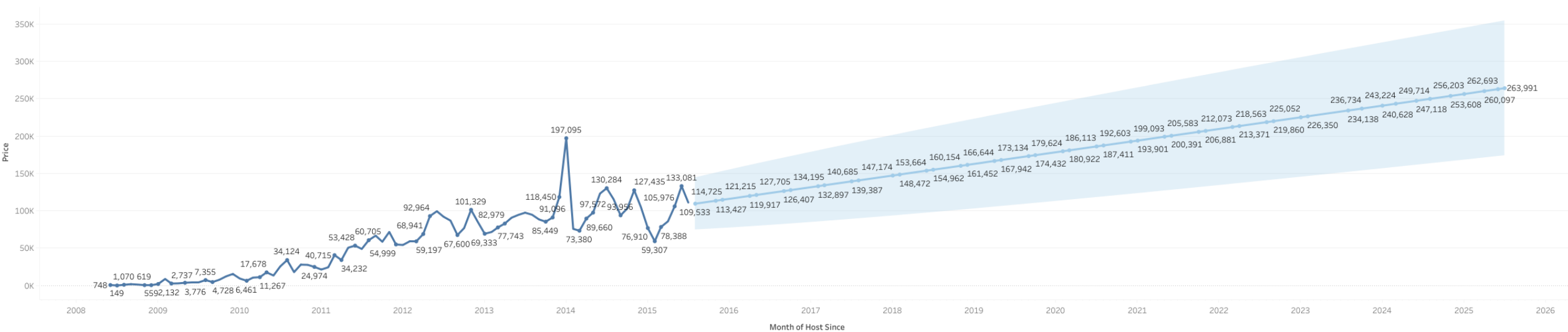| Property Type	Bronx	Brooklyn	Manhattan	Queens	Staten Island
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Tent		355	150		
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Cabin			250	80	
Castle			150		
Hut			50	100	
Chalet		99			
Lighthouse		39			

Future of AirBnB in NYC

Growth in NYC AirBnB from 2008 to 2015

Price Growth Over the Years

10 Year Price Forecast

Map Showing Location (Zipcode) and Neighbourhood.

© 2023 Mapbox © OpenStreetMap

Neighbourhood
- Bronx
- Brooklyn
- Manhattan
- Queens
- Staten Island

Clusters (1)
- Cluster 1
- Cluster 2
- Cluster 3
- Cluster 4
- Not Clustered

Highlight Clusters (1)
No items highlighted

Some locations (using the ZIP Codes) fall outside of New York state boundaries. This is an anomaly in the dataset that needs to be investigated.
- Are the ZIP Codes wrong?
- Is there a mixup of Airbnb data from neighborhoods in other cities (having the same name as the boroughs in NYC) got mixed up with NYC Airbnb dataset?
- Was the dataset anonymized for privacy reasons?
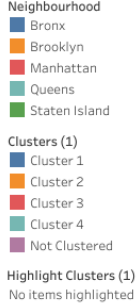
Cluster
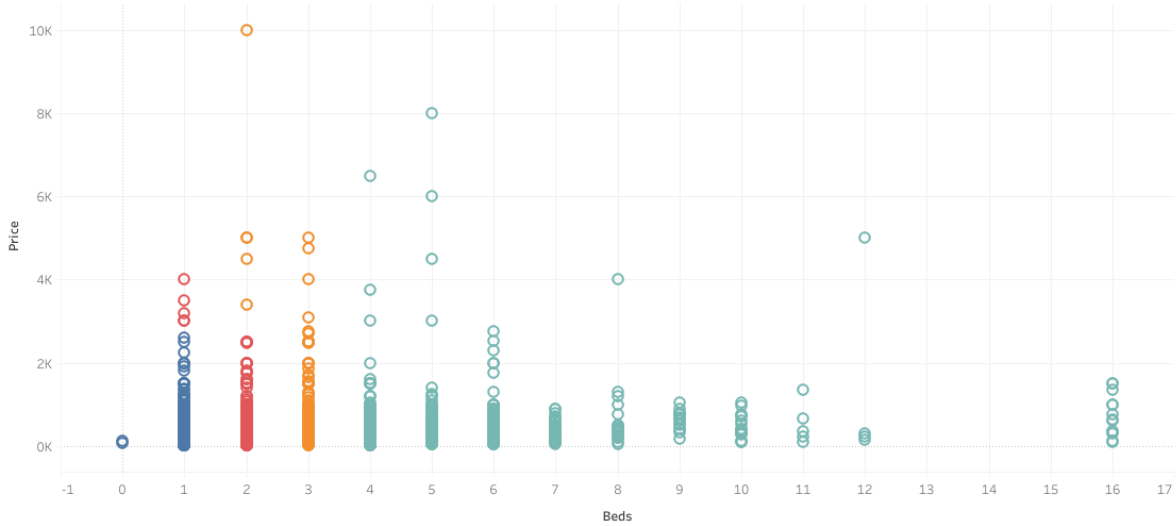
Nulls in the dataset could not be put into groups.

Conclusion & Recommendations

Analysis of the Airbnb dataset reveals there are:

- 5 neighborhoods providing rental services.

- 15 property types across these neighborhoods.

- 3 choices of room type.

- Timeline covered is from June 2008 to August 2015.

- Manhattan neighborhood has the highest number of properties and the most expensive.

- Brooklyn neighborhood has the best hosts (Host id 417504 has the highest rating with value of 2655).

- Apartment property type generates 88% of revenue across all neighborhoods.

- Air BnB business shows steady growth in NYC.

- Future investors should focus on using apartments for Airbnb rentals in any of the neighborhoods.

NYC

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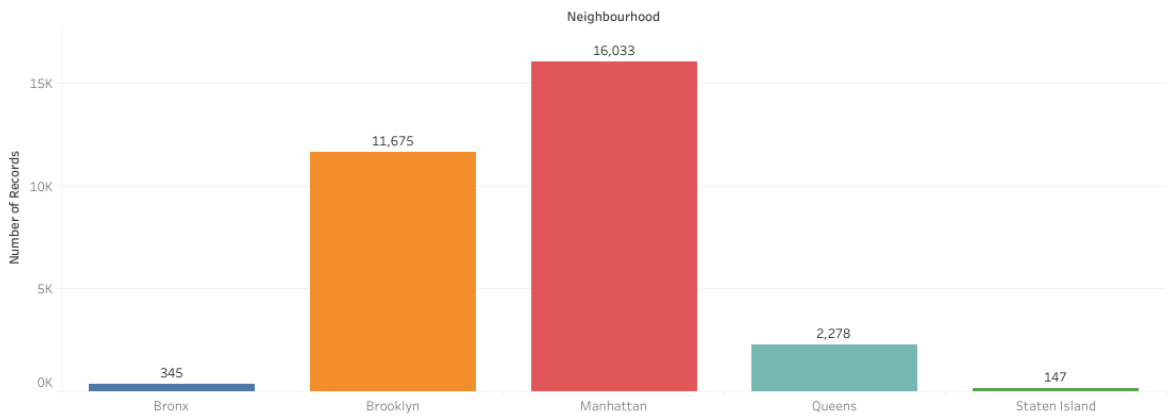
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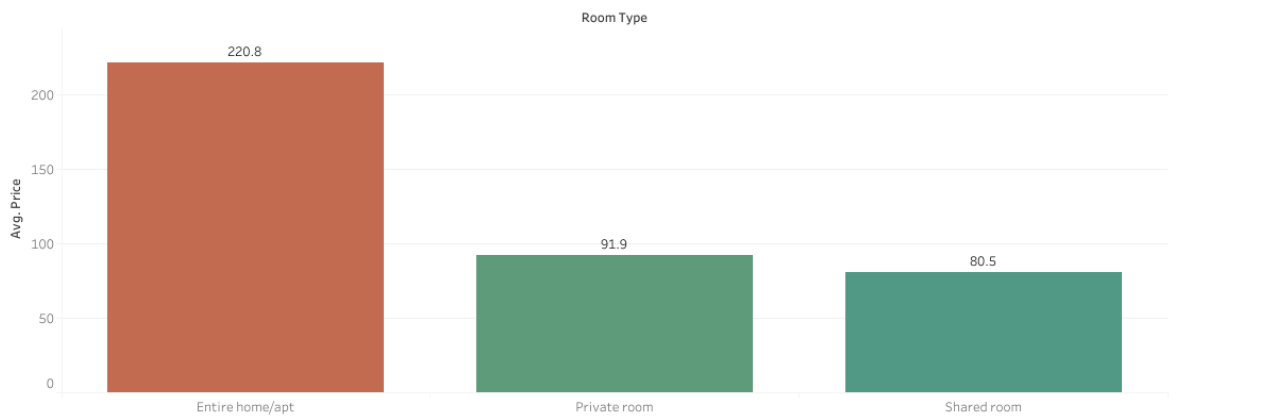
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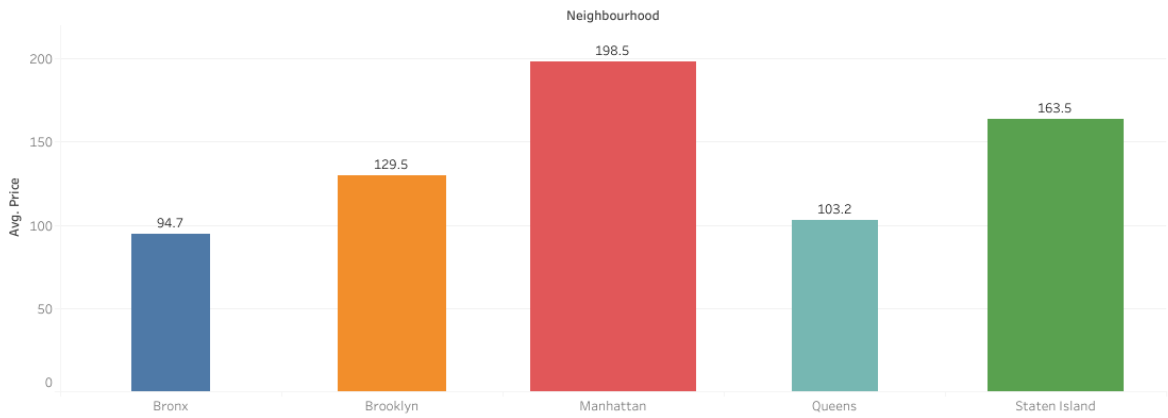Count of Property Types

Ave Price by Neighborhood
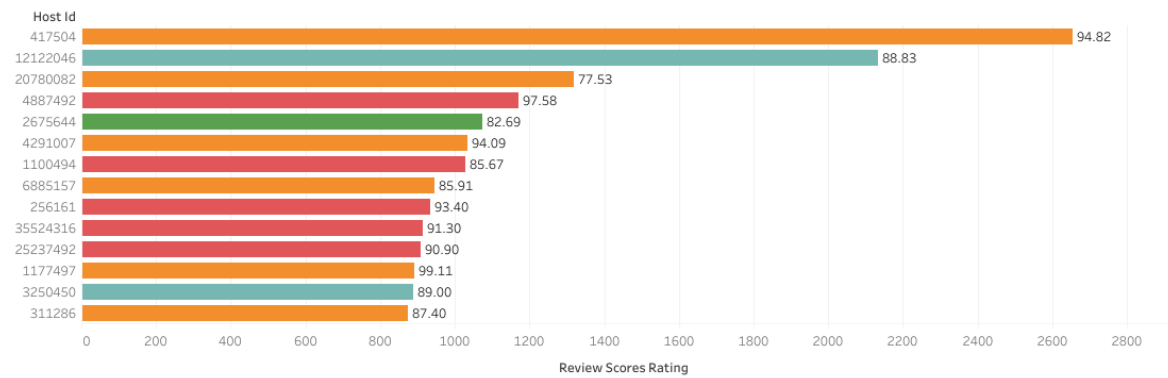
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Neighbourhood
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- Brooklyn
- Manhattan
- Queens
- Staten Island

Price
39 — 2,991,611

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- Bronx
- Brooklyn
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- Staten Island

Forecast indicator
- Actual
- Estimate
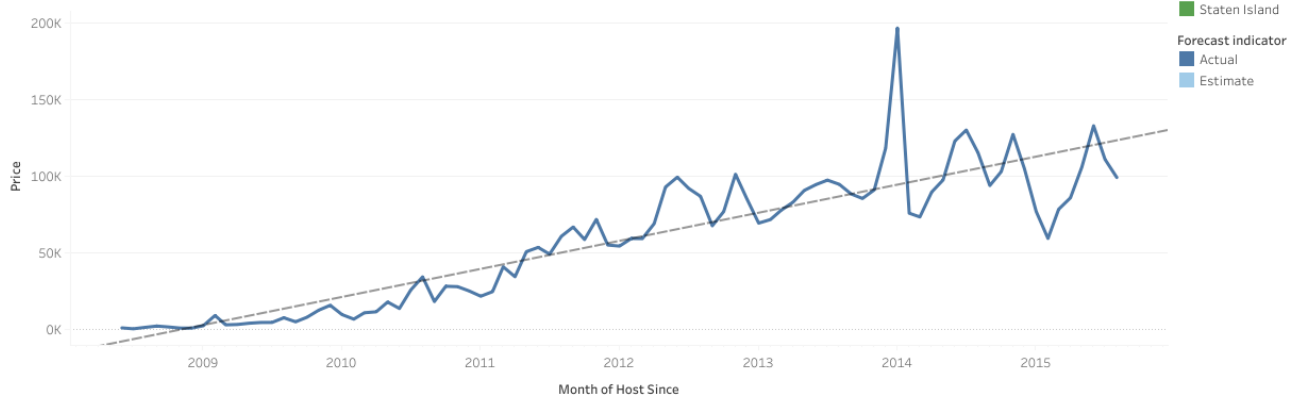
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