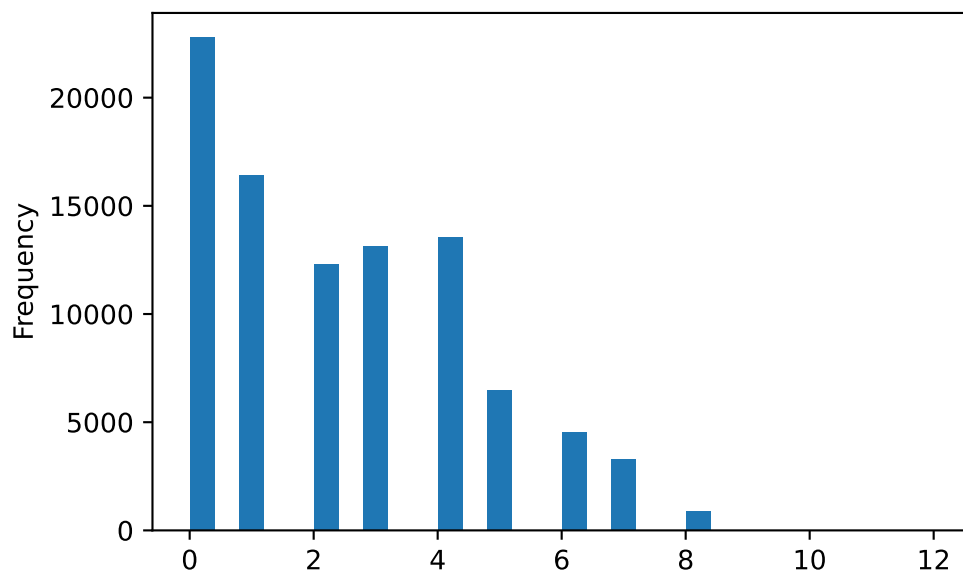# IMAAX

```
Found data/raw/20240614-London-listings.csv.gz locally!


Found data/geo/Boroughs.gpkg locally!
Found data/geo/Water.gpkg locally!
Found data/geo/Greenspace.gpkg locally!
Found data/geo/Roads.gpkg locally!
```



```
already saved
```

1. Who collected the InsideAirbnb data?

Answer

An inline citation example: As discussed on Cox and Slee (no date), there are many...

A parenthetical citation example: There are many ways to research Airbnb (see, for example, Cox and Slee, no date,)...

2. Why did they collect the InsideAirbnb data?

3. How was the InsideAirbnb data collected?

4. How does the method of collection impact the completeness and/or accuracy of the InsideAirbnb data set's representation of the process it seeks to study, and what wider issues does this raise?

5. What ethical considerations does the use of the InsideAirbnb data raise?

6. With reference to the InsideAirbnb data (*i.e.* using numbers, figures, maps, and descriptive statistics), what does an analysis of Hosts and Listing types suggest about the nature of Airbnb lets in London?

6.1 Airbnb: Moving Beyond Home Sharing?

The proportion bar chart of London's Airbnb listings below reveals a potentially significant shift from its original home-sharing concept toward a more commercialized short-term rental market. Entire homes and apartments dominate the market, accounting for over 60% of all listings, while private rooms make up about 35%, leaving shared rooms and hotel rooms as minor segments at roughly 5% combined.

The booking patterns across all property types suggest a trend of professionalized approach to short-term rentals. Most properties show availability for booking 90-270 days into the future, indicating that hosts tend to plan their rental calendars far in advance. This long-term availability pattern is noteworthy - it suggests these properties might be primarily investment assets rather than primary residences, as ordinary homeowners would likely struggle to plan their personal space use so far ahead. However, it's also possible that some hosts can arrange their listings months in advance due to stable life and work schedules, and plan the use of spare rooms ahead of time. Further data is needed to validate this speculation.

The maximum stay duration suggests entire homes/apartments are targeting longer-term guests, while shared rooms and private rooms are targeting short-term guests. This could be a result of professional property management strategies, but it might also be partially due to the space limitations of shared and private rooms, which are less suitable for long-term rentals.

Airbnb Listings in London

Room Type Proportion and Stay Duration Distribution
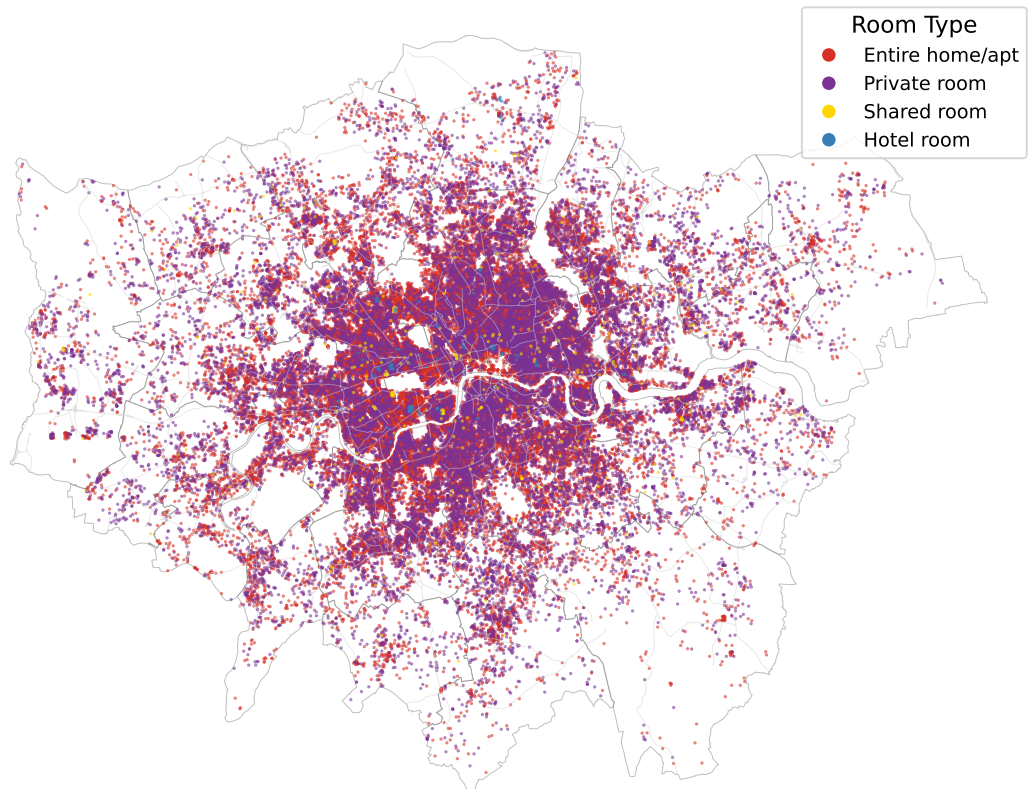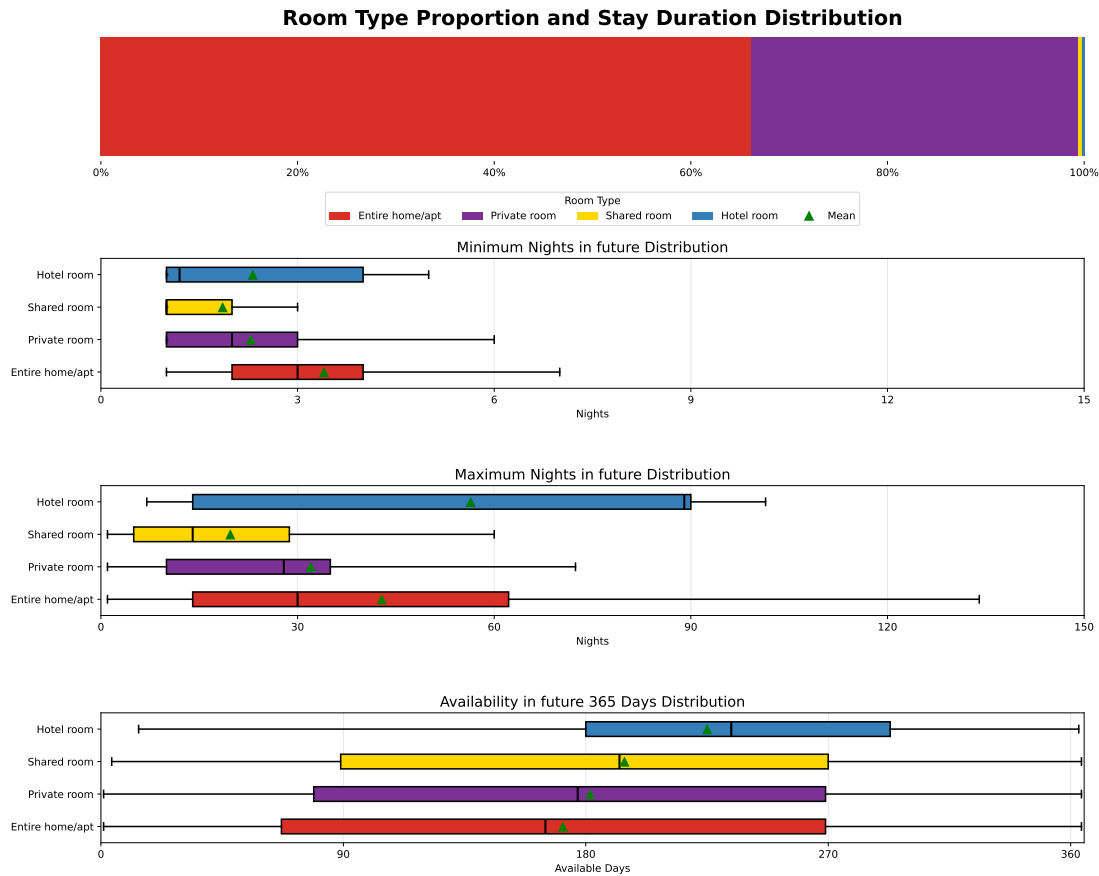
7. Drawing on your previous answers, and supporting your response with evidence (*e.g.* figures, maps, EDA/ESDA, and simple statistical analysis/models drawing on experience from, e.g., CASA0007), how *could* the InsideAirbnb data set be used to inform the regulation of Short-Term Lets (STL) in London?

(45 points; Answer due **?var:assess.group-date**)

Sustainable Authorship Tools

Using the Terminal in Docker, you compile the Quarto report using `quarto render <group_submission_file>.qmd`.

Your QMD file should automatically download your BibTeX and CLS files and any other required files. If this is done right after library loading then the entire report should output successfully.

Written in Markdown and generated from Quarto. Fonts used: Spectral (mainfont), Roboto (sansfont) and JetBrains Mono (monofont).

References

Cox, M. and Slee, T. (no date) 'How Airbnb's data hid the facts in New York City'.