A wide-angle photograph of a busy London street intersection. On the left, a large, ornate, curved building with many windows. In the center, a red double-decker bus is stopped at a traffic light. To its right, a blue taxi is visible. In the foreground, a white car and a black car are partially visible. A large black truck with 'keltbray' written on its side is also present. The sky is overcast and grey. On the right side of the image, there is a blue rectangular overlay with white text.

# Analysis of London Airbnb Data

# Data source

- <http://insideairbnb.com/>

**Inside Airbnb**  
Adding data to the debate

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Support is essential to help Inside Airbnb add data to the debate. Donations fund the collection and hosting of data, development of analytic and activist tools, and help sustain the project.

## How is Airbnb really being used in and affecting the neighbourhoods of your city?

Airbnb claims to be part of the "sharing economy" and disrupting the hotel industry. However, data shows that the majority of Airbnb listings in most cities are entire homes, many of which are rented all year round - disrupting housing and communities.

Browse the data for your city below, and see for yourself.

### Explore the Data

Inside Airbnb has collected data on dozens of cities and countries around the world (more coming soon!).

Choose a city... >>

or [browse all cities](#)

### Selected Cities

New York City

London

San Francisco

### Research and Reports



**Inside Airbnb: Dallas**  
May 3, 2022  
New data by Inside Airbnb for the City of Dallas

shows concerning growth, entire homes and absentee "hosts" dominating the platform, and significant impact on rental housing

# Data processing

- Study the file
  - Neighbourhood
  - Room type
  - Price
  - Minimum nights
  - Number of reviews
  - Last reviews

A	B	C	D	E
Field	Type	Calculated	Description	Re
id	integer		Airbnb's unique identifier for the listing	
name	string			
host_id	integer			
host_name	string			
neighbourhood_group	text	y	The neighbourhood group as geocoded using the latitude and longitude against neighborhoods as defined by open or public digital shapefiles.	
neighbourhood	text	y	The neighbourhood as geocoded using the latitude and longitude against neighborhoods as defined by open or public digital shapefiles.	
latitude	numeric		Uses the World Geodetic System (WGS84) projection for latitude and longitude.	
longitude			Uses the World Geodetic System (WGS84) projection for latitude and longitude.	
room_type	string			
price	currency		daily price in local currency. Note, \$ sign may be used despite locale	
minimum_nights	integer		minimum number of night stay for the listing (calendar rules may be different)	
number_of_reviews	integer		The number of reviews the listing has	
last_review	date	y	The date of the last/newest review	
calculated_host_listings_count	integer	y	The number of listings the host has in the current scrape, in the city/region geography.	
availability_365	integer	y	availability_x. The availability of the listing x days in the future as determined by the calendar. Note a listing may be available because it has been booked by a guest or blocked by the host.	
number_of_reviews_ltm	integer	y	The number of reviews the listing has (in the last 12 months)	
license	string			



# Data processing

- Put the data to correct field
- Remove data which may be difficult to be cleaned
- Add news columns and create grouping (number of review, number of minimum nights, Inner/ Outer London) to the data
- Only use data with last review in 2021 and 2022, and price larger than 0

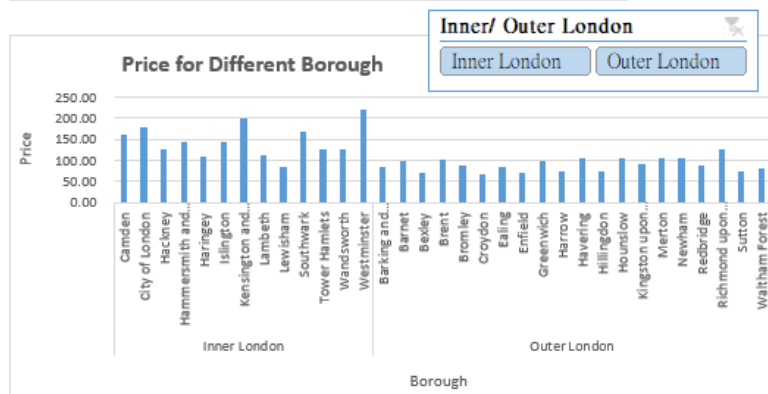
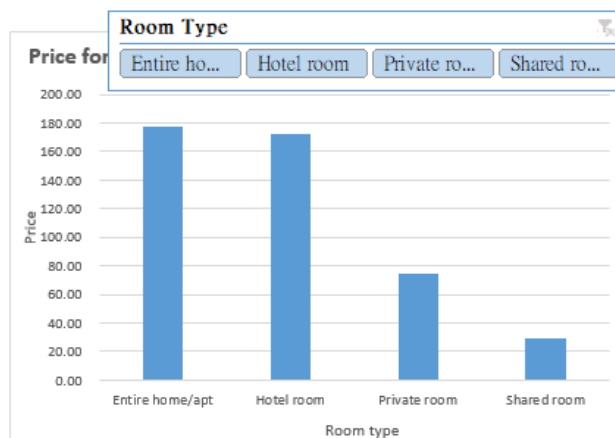
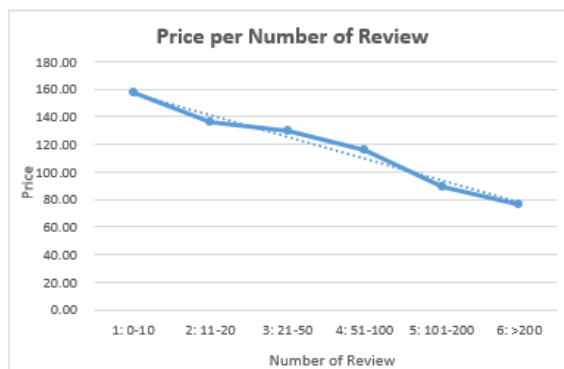
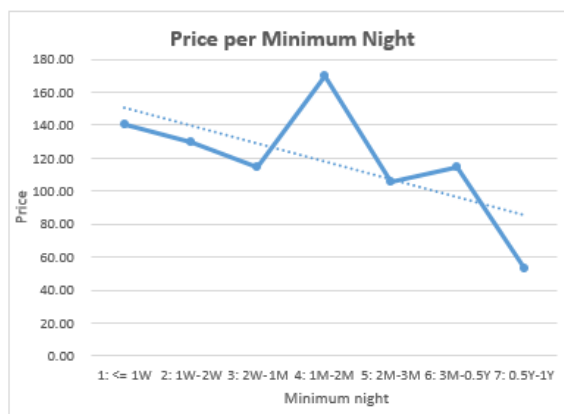
	A	B	C	D	E	F	G	H	I	J	K
1	id	name	host_id	host_name	neighbourhood	latitude	longitude	room_type	price	minimum_nights	number_of_reviews
2	36299	Kew Garden	155938	Geert	Richmond upon Thames	51.48085	-0.28086	Entire home/apt	195		3
3	15400	Bright Chelsea	60302	Philippa	Kensington and Chelsea	51.4878	-0.16813	Entire home/apt	75		3
4	17402	Superb 3-Bedroom Flat	67564	Liz	Westminster	51.52195	-0.14094	Entire home/apt	307		4
5	36660	You are Great	157884	Agri & Roger	Haringey	51.58478	-0.16057	Private room	72		2
6	17506	Boutique City Centre	67915	Charlotte	Hammersmith and Fulham	51.47935	-0.19743	Private room	150		3
7	81211	Hampstead	439880	Liz	Camden	51.54796	-0.16462	Entire home/apt	110		14
8	81410	LUX in Camden	441494	Fernando	Camden	51.52139	-0.13932	Entire home/apt	400		4
9	24328	Battersea block	41759	Joe	Wandsworth	51.47119	-0.16256	Entire home/apt	250		3
10	25123	Clean big Flat	103583	Grace	Barnet	51.57438	-0.21081	Private room	29		10
11	31361	Restful Room	134606	Cryn	Newham	51.53403	0.02709	Private room	33		1
12	33332	Beautiful Flat	144444	Chi-Chi	Hounslow	51.46416	-0.32554	Private room	65		2
13	38151	Double room	163634	Lisa	Croydon	51.41844	-0.08729	Private room	65		1

	A	B	C	D	E	F	G	H	I
1	id	name	host_id	host_name	neighbourhood	latitude	longitude	room_type	price
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12	33332	Beautiful Flat	144444	Chi-Chi	Hounslow	51.46416	-0.32554	Private room	65
13	38151	Double room	163634	Lisa	Croydon	51.41844	-0.08729	Private room	65
14	38605	SUNNY ROOM	165579	Elisa & Dom	Hammersmith and Fulham	51.47935	-0.19743	Private room	65
15	38610	CHARMIN	165579	Elisa & Dom	Hammersmith and Fulham	51.47935	-0.19743	Private room	65
16	67851	Modern studio	235606	Ben	Hackney	51.53403	0.02709	Private room	33
17	38950	Room 1 Large	167107	Paul	Haringey	51.58478	-0.16057	Private room	72
18	40228	Room 4 Clean	167107	Paul	Haringey	51.58478	-0.16057	Private room	72
19	41311	Clean big Flat	103583	Grace	Barnet	51.57438	-0.21081	Private room	29
20	81473	Lush room	441881	Petra	Bromley	51.41844	-0.08729	Private room	65

# Finding

- Rental will be lower if minimum nights is larger.
- Rental in Inner London is larger than Outer London
- Rental is lower for owner with more review (Note: the relation may be caused by other factor, say number of review is correlated to whether the property was placed in Airbnb recently or long time ago (which may related to when the property was bought), such that the rental would be higher for property which is bought more recently.)

## Rental of Airbnb in London



**Borough**

Barking and Da...	Barnet
Bexley	Brent
Bromley	Camden
City of London	Croydon
Ealing	Enfield
Greenwich	Hackney
Hammersmith a...	Haringey
Harrow	Havering
Hillingdon	Hounslow
Islington	Kensington and...
Kingston upon ...	Lambeth
Lewisham	Merton
Newham	Redbridge
Richmond upo...	Southwark
Sutton	Tower Hamlets
Waltham Forest	Wandsworth
Westminster	