# THE DUBLIN RENTAL MARKET

COLIN ALLEN | DATA ANALYTICS

ANALYSIS OF THE MARKET

This project was compiled for the BSc (Honours) in Computing - Data analytics, at the National College of Ireland. The purpose of this project is to analyse the Dublin rental market through the use of the listings on Daft.ie. The result of the project identifies different areas of the rental market based on location in the city and discovers statistics surrounding the rental market to help tenants make decisions when entering the rental market.
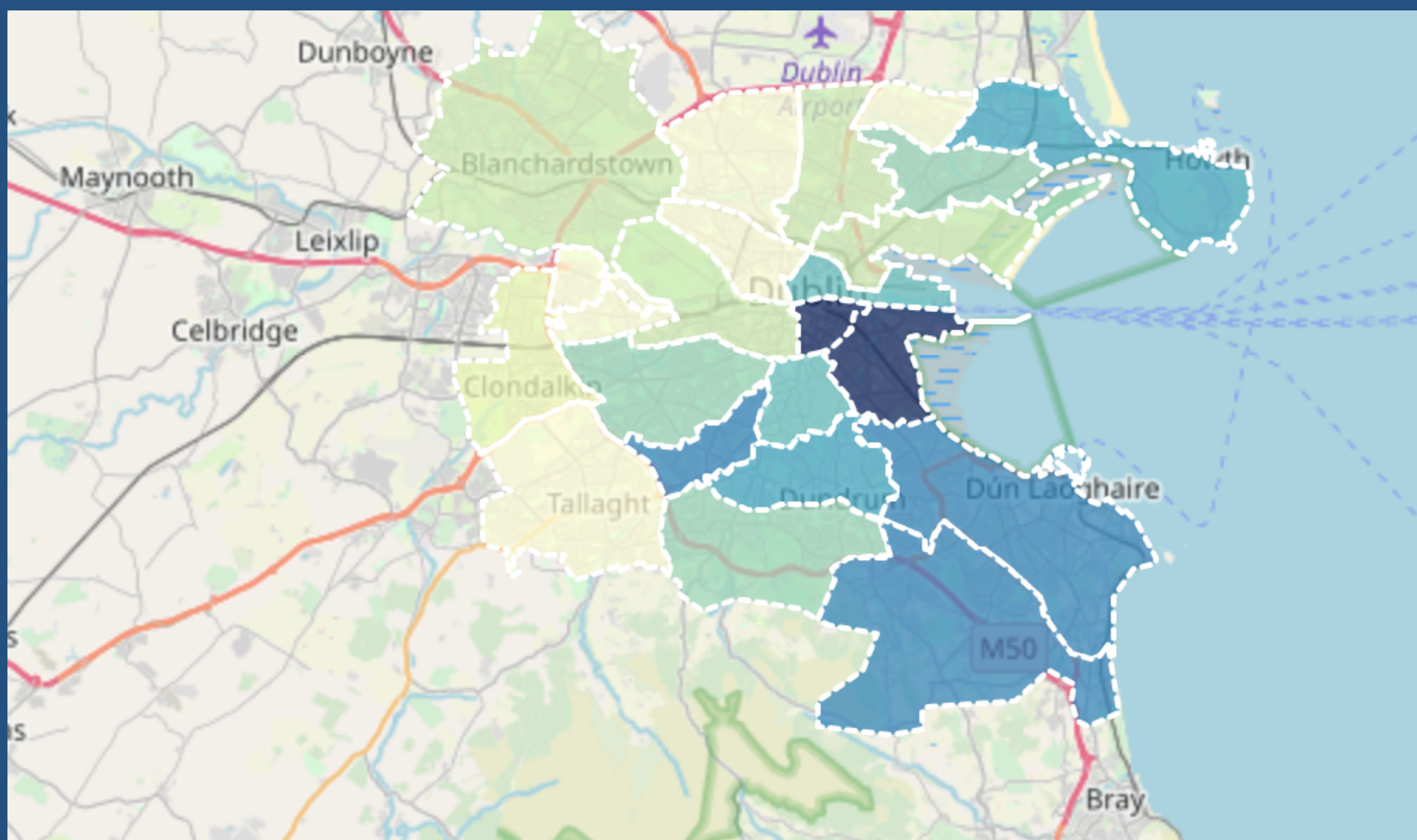
TECHNOLOGIES USED

R, RStudio, Rshiny, Python, and mySQL were used. Python was used to interact with a WebAPI to extract all rental listings from daft.ie website, this data was then held in a local mySQL database for storage, where it was then extracted using R. The data was then processed using Rstudio to create graphs and visualisations to analyze the data. The final part of the project involved fitting the data to a machine learning model and to predict the cost of rent based on a number of input variables.

RESULTS & INSIGHTS

The results of the project conclude that the majorty of rental properties on the market are above a median value of €2500 per month. This cost is reduced the further from the city centre a property is, although few properties fall below a cost of €1500.

An overwhelming majority of the properties available are Apartments, especially the properties closest to the city centre. Few houses are available for rent, and they are situated furthest from the city centre