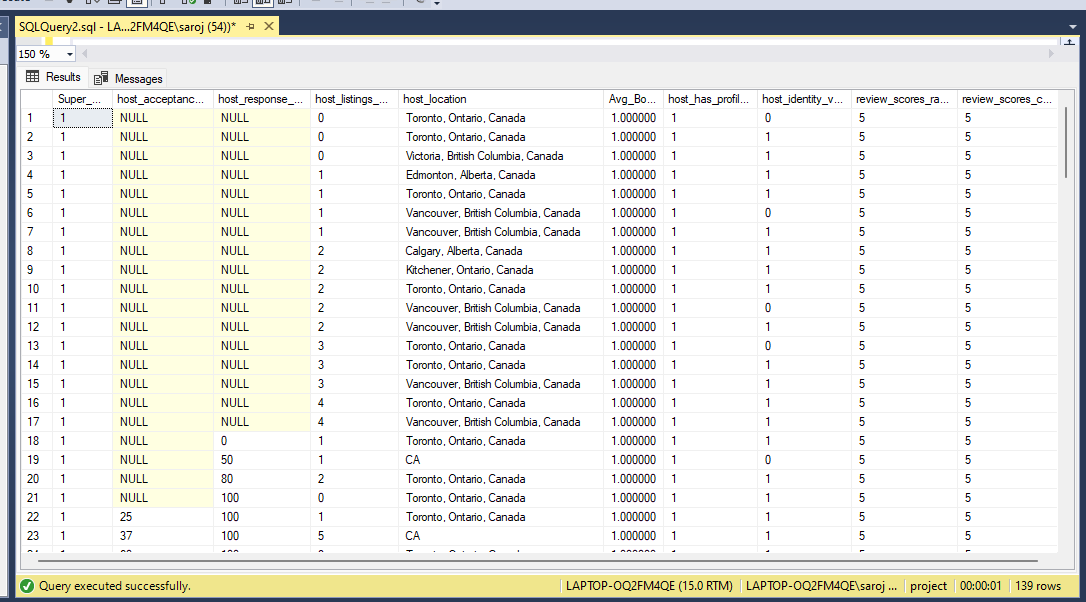
HOST BEHAVIOR ANALYSIS FOR PROPERTY RENTAL COMPANY

You are an Analyst working for a Property Rental company. The company wants to comprehend how the host behavior varies across a variety of metrics. Company Thus, you are asked to understand the data and come up with the below analysis:

a. Analyze different metrics to draw the distinction between Super Host and Other Hosts:

To achieve this, you can use the following metrics and explore a few yourself.

Acceptance rate, response rate, instant booking, profile picture, identity verified, review scores, average no of bookings per month, etc.

**FOR SUPERHOST**

Select \* from (select host\_is\_superhost as Super\_Host, host\_acceptance\_rate,

host\_response\_rate, host\_listings\_count , host\_location

,AVG(CAST([instant\_bookable] as DECIMAL(9,0))) AS Avg\_Bookings,

host\_has\_profile\_pic,host\_identity\_verified ,review\_scores\_rating,

review\_scores\_communication from host\_vancouver AS hv

inner join listing\_vancouver AS lv

on hv.host\_id = lv.host\_id

where host\_is\_superhost = '1'

and review\_scores\_rating = '5'

and review\_scores\_communication = '5'

and instant\_bookable = '1'

group by host\_is\_superhost, host\_acceptance\_rate,host\_response\_rate,

host\_has\_profile\_pic,host\_identity\_verified ,review\_scores\_rating,

review\_scores\_communication , host\_location ,host\_listings\_count)V1

UNION

Select \* from

(select host\_is\_superhost as Super\_Host, host\_acceptance\_rate,host\_response\_rate,

host\_listings\_count, host\_location

,AVG(CAST([instant\_bookable] as DECIMAL(9,0))) AS Avg\_Bookings,

host\_has\_profile\_pic,host\_identity\_verified ,review\_scores\_rating,

review\_scores\_communication from host\_toronto AS H

inner join listing\_toronto AS L

on H.host\_id = L.host\_id

where host\_is\_superhost = '1'

and review\_scores\_rating = '5'

and review\_scores\_communication = '5'

and instant\_bookable = '1'

group by host\_is\_superhost, host\_acceptance\_rate,host\_response\_rate,

host\_has\_profile\_pic,host\_identity\_verified ,review\_scores\_rating,

review\_scores\_communication , host\_listings\_count , host\_location

)T1

**FOR HOST**

Select \* from (select host\_is\_superhost as Host, host\_acceptance\_rate,

host\_response\_rate, host\_listings\_count , host\_location

,AVG(CAST([instant\_bookable] as DECIMAL(9,0))) AS Avg\_Bookings,

host\_has\_profile\_pic,host\_identity\_verified ,review\_scores\_rating,

review\_scores\_communication from host\_vancouver AS hv

inner join listing\_vancouver AS lv

on hv.host\_id = lv.host\_id

where host\_is\_superhost = '0'

and review\_scores\_rating = '5'

and review\_scores\_communication = '5'

and instant\_bookable = '1'

group by host\_is\_superhost, host\_acceptance\_rate,host\_response\_rate,

host\_has\_profile\_pic,host\_identity\_verified ,review\_scores\_rating,

review\_scores\_communication , host\_location ,host\_listings\_count)V1

UNION

Select \* from

(select host\_is\_superhost as Host, host\_acceptance\_rate,host\_response\_rate,

host\_listings\_count, host\_location

,AVG(CAST([instant\_bookable] as DECIMAL(9,0))) AS Avg\_Bookings,

host\_has\_profile\_pic,host\_identity\_verified ,review\_scores\_rating,

review\_scores\_communication from host\_toronto AS H

inner join listing\_toronto AS L

on H.host\_id = L.host\_id

where host\_is\_superhost = '0'

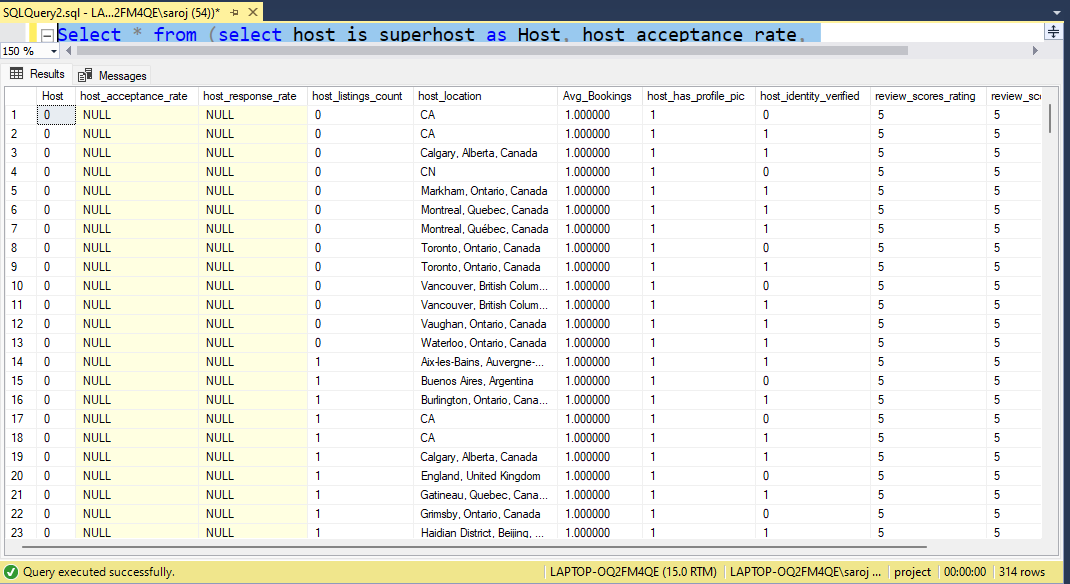
and review\_scores\_rating = '5'

and review\_scores\_communication = '5'

and instant\_bookable = '1'

group by host\_is\_superhost, host\_acceptance\_rate,host\_response\_rate,

host\_has\_profile\_pic,host\_identity\_verified ,review\_scores\_rating,

****review\_scores\_communication , host\_listings\_count , host\_location)T1

**Combined Query For HOST and SUPER HOST**

Select \* , case

when host\_is\_superhost = '1' then 'Super\_Host'

when host\_is\_superhost = '0' then 'Host' end 'Super\_Host\_OR\_Host '

from (select host\_is\_superhost , host\_acceptance\_rate,

host\_response\_rate, host\_listings\_count , host\_location

,instant\_bookable ,host\_has\_profile\_pic,host\_identity\_verified ,

review\_scores\_rating,review\_scores\_communication from

host\_vancouver AS hv

inner join listing\_vancouver AS lv

on hv.host\_id = lv.host\_id

where instant\_bookable = '1'and host\_is\_superhost is not null )V1

UNION

Select \* , case

when host\_is\_superhost = '1' then 'Super\_Host'

when host\_is\_superhost = '0' then 'Host' end 'Super\_Host\_OR\_Host '

from (select host\_is\_superhost , host\_acceptance\_rate,

host\_response\_rate, host\_listings\_count, host\_location,instant\_bookable ,

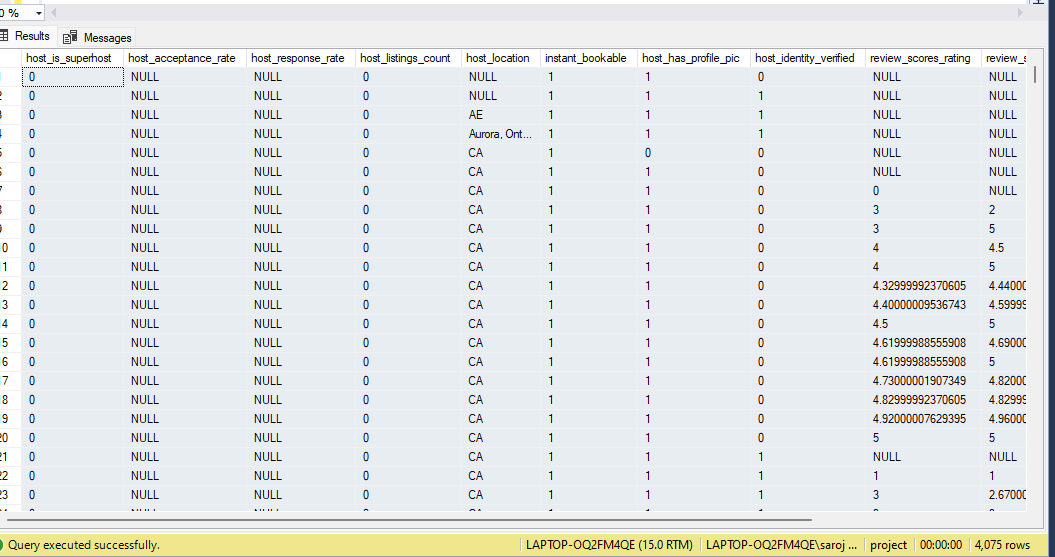
host\_has\_profile\_pic,host\_identity\_verified ,review\_scores\_rating,

review\_scores\_communication from host\_toronto AS H

inner join listing\_toronto AS L

on H.host\_id = L.host\_id

where instant\_bookable = '1' and host\_is\_superhost is not null )T1



b. Using the above analysis, identify the top 3 crucial metrics one needs to maintain to become a Super Host and also, find their average values.

c. Analyze how do the comments of reviewers vary for listings of Super Hosts vs Other Hosts(Extract words from the comments provided by the reviewers)

Select \* , case

when host\_is\_superhost = '1' then 'Super\_Host'

when host\_is\_superhost = '0' then 'Host' end 'Super\_Host\_OR\_Host ' ,

case

when review\_scores\_rating >= '4' then 'Good\_Ratings'

else 'Bad\_Ratings' end 'Ratings'from (select

hv.host\_is\_superhost , lv.review\_scores\_rating , rv.comments

from host\_vancouver AS hv

inner join listing\_vancouver AS lv

on hv.host\_id = lv.host\_id

inner join review\_vancouver AS rv

on lv.id = rv.listing\_id

where hv.host\_is\_superhost is not null ) V1

UNION

Select \* , case

when host\_is\_superhost = '1' then 'Super\_Host'

when host\_is\_superhost = '0' then 'Host' end 'Super\_Host\_OR\_Host '

,case

when review\_scores\_rating >= '4' then 'Good\_Ratings'

else 'Bad\_Ratings' end 'Ratings' from

(select ht.host\_is\_superhost

,lt.review\_scores\_rating , rt.comments

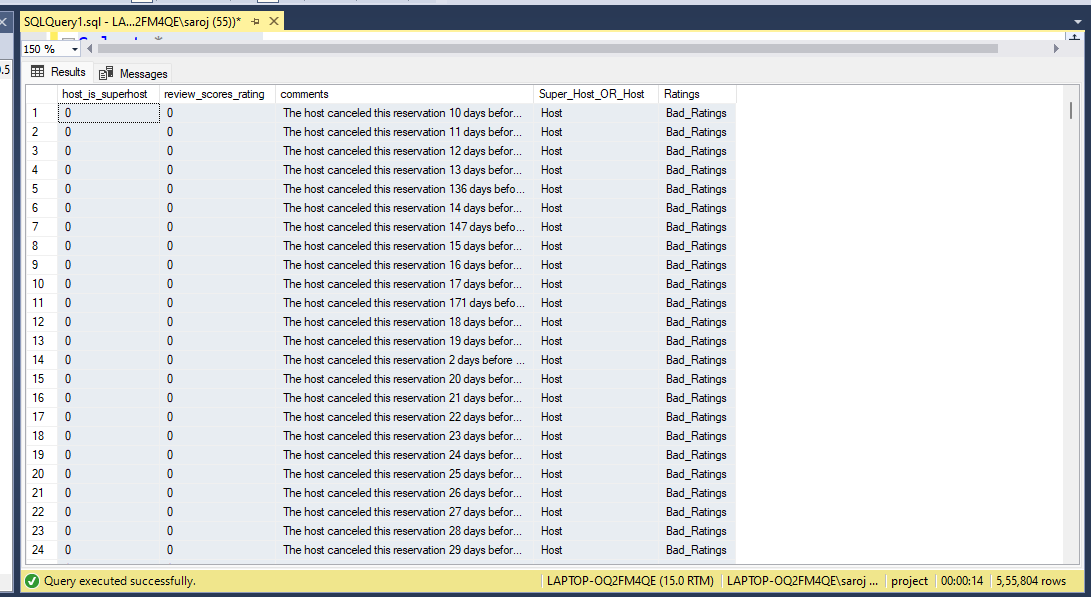
from host\_toronto AS ht

inner join listing\_toronto AS lt

on ht.host\_id = lt.host\_id

inner join review\_toronto AS rt

on lt.id = rt.listing\_id

where ht.host\_is\_superhost is not null )T1

d. Analyze do Super Hosts tend to have large property types as compared to Other Hosts

Select \* , case

when host\_is\_superhost = '1' then 'Super\_Host'

when host\_is\_superhost = '0' then 'Host' end 'Super\_Host\_OR\_Host ' ,

case

when room\_type IN ('Shared room' , 'Private room') then 'Small\_Property'

else 'Large\_Property' end 'Properties'from (select

hv.host\_is\_superhost , lv.room\_type

from host\_vancouver AS hv

inner join listing\_vancouver AS lv

on hv.host\_id = lv.host\_id

where hv.host\_is\_superhost is not null

and lv.property\_type is not null) V1

UNION

Select \* , case when host\_is\_superhost = '1' then 'Super\_Host'

when host\_is\_superhost = '0' then 'Host' end 'Super\_Host\_OR\_Host ' ,

case

when room\_type in ('Shared room','Private room') then 'Small\_Property'

else 'Large\_Property' end 'Properties'from (select

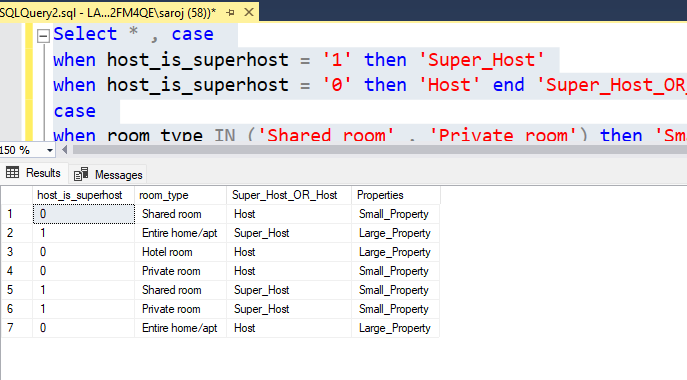
ht.host\_is\_superhost , lt.room\_type

from host\_toronto AS ht

inner join listing\_toronto AS lt

on ht.host\_id = lt.host\_id

where ht.host\_is\_superhost is not null )T1



No, the Host has more number large property comparison to the Super host

e. Analyze the average price and availability of the listings for the upcoming year between Super Hosts and Other Hosts

SELECT \* , case when host\_is\_superhost = '1' then 'Super\_Host'

when host\_is\_superhost = '0' then 'Host' end 'Super\_Host\_OR\_Host ' ,

case when available = '1' then 'avail'

when available = '0' then 'not\_avail' end 'Availablity'

FROM (select

hv.host\_is\_superhost , av.date ,av.available, av.price

from host\_vancouver AS hv

inner join listing\_vancouver AS lv

on hv.host\_id = lv.host\_id

inner join vancouver\_availability AS av

on lv.id = av.listing\_id

where year (av.date) > 2022 and

hv.host\_is\_superhost is not null

and av.available is not null) V1

UNION

SELECT \* , case when host\_is\_superhost = '1' then 'Super\_Host'

when host\_is\_superhost = '0' then 'Host' end 'Super\_Host\_OR\_Host ' ,

case when available = '1' then 'avail'

when available = '0' then 'not\_avail' end 'Availablity'

FROM (select

ht.host\_is\_superhost , at.date ,at.available, at.price

from host\_toronto AS ht

inner join listing\_toronto AS lt

on ht.host\_id = lt.host\_id

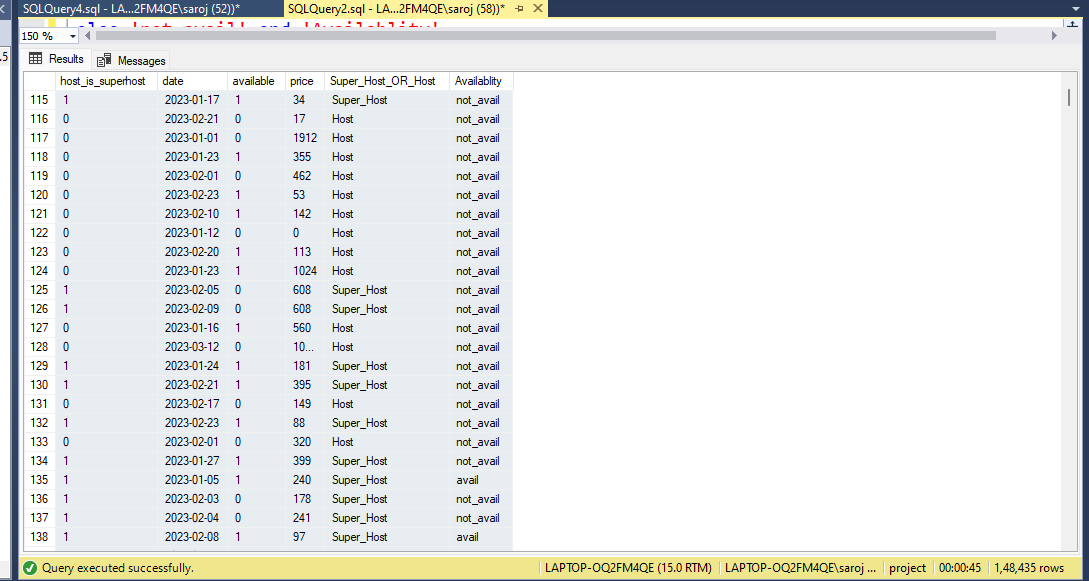
inner join toronto\_availability AS at

on lt.id = at.listing\_id

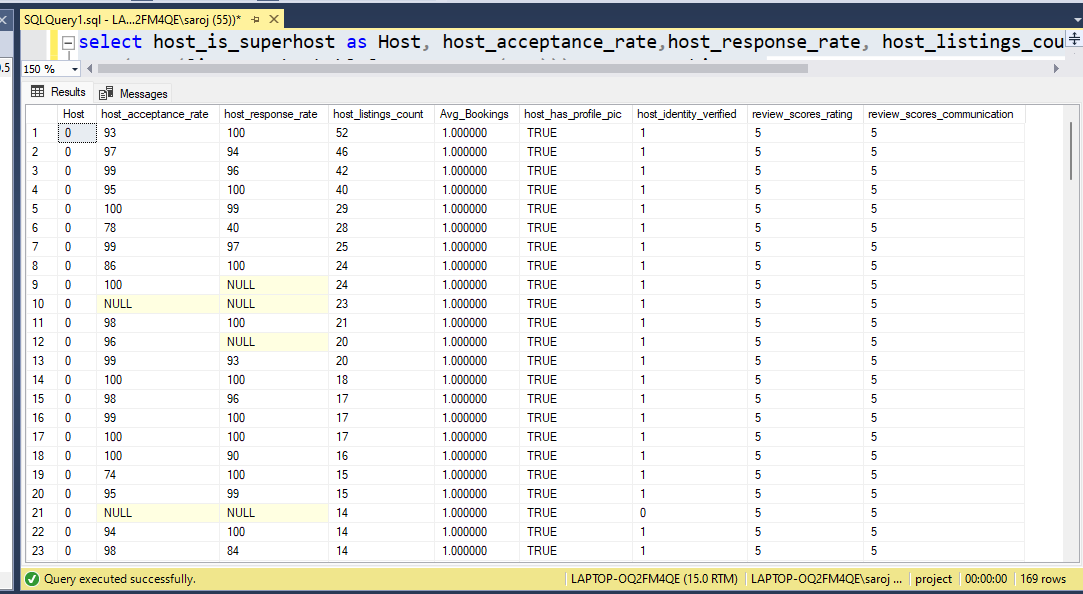
where year (at.date) > 2022 and

ht.host\_is\_superhost is not null

and at.available is not null) as T1



g. Analyze the above trends for the two cities for which data has been provided and provide insights on comparison

**FOR HOST:-**

select host\_is\_superhost as Host, host\_acceptance\_rate,host\_response\_rate, host\_listings\_count

,AVG(CAST([instant\_bookable] as DECIMAL(9,0))) AS Avg\_Bookings,

host\_has\_profile\_pic,host\_identity\_verified ,review\_scores\_rating,

review\_scores\_communication from host\_toronto AS H

inner join listing\_toronto AS L

on H.host\_id = L.host\_id

where host\_is\_superhost = '0'

and review\_scores\_rating = '5'

and review\_scores\_communication = '5'

and instant\_bookable = '1'

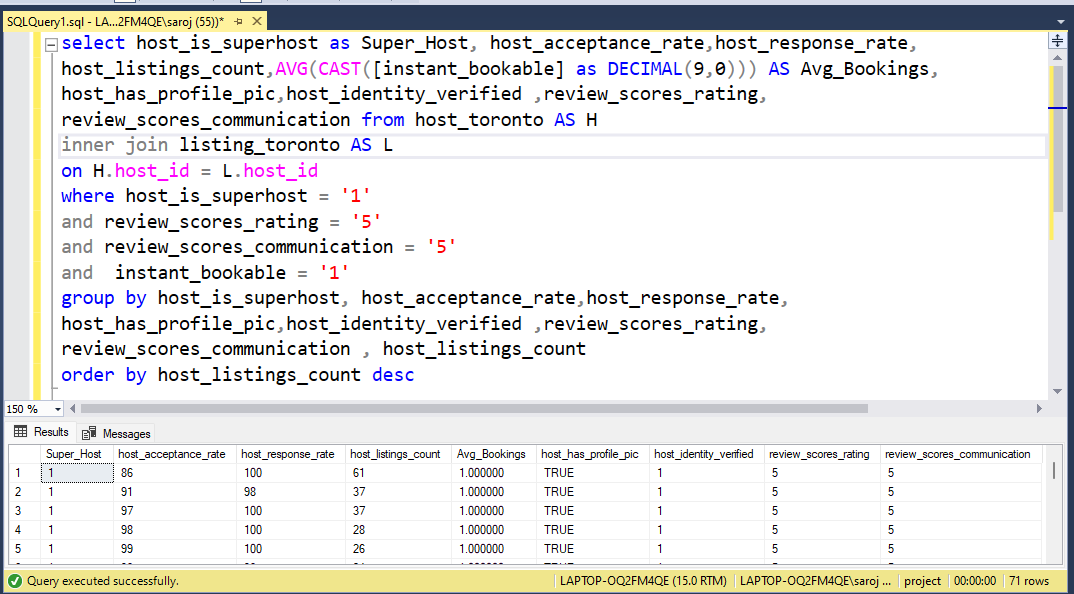
group by host\_is\_superhost, host\_acceptance\_rate,host\_response\_rate,

host\_has\_profile\_pic,host\_identity\_verified ,review\_scores\_rating,

review\_scores\_communication , host\_listings\_count

order by host\_listings\_count desc

**FOR SUPER HOST:-**



select host\_is\_superhost as Super\_Host, host\_acceptance\_rate,host\_response\_rate, host\_listings\_count

,AVG(CAST([instant\_bookable] as DECIMAL(9,0))) AS Avg\_Bookings,

host\_has\_profile\_pic,host\_identity\_verified ,review\_scores\_rating,

review\_scores\_communication from host\_toronto AS H

inner join listing\_toronto AS L

on H.host\_id = L.host\_id

where host\_is\_superhost = '1'

and review\_scores\_rating = '5'

and review\_scores\_communication = '5'

and instant\_bookable = '1'

group by host\_is\_superhost, host\_acceptance\_rate,host\_response\_rate,

host\_has\_profile\_pic,host\_identity\_verified ,review\_scores\_rating,

review\_scores\_communication , host\_listings\_count

order by host\_listings\_count desc

Provide your insights in an excel workbook, plot graphs, and create multiple tabs as needed.