

Group Name's Group Project

Declaration of Authorship

We, 505 not found, pledge our honour that the work presented in this assessment is our own. Where information has been derived from other sources, we confirm that this has been indicated in the work. Where a Large Language Model such as ChatGPT has been used we confirm that we have made its contribution to the final submission clear.

Date:

Student Numbers:

Brief Group Reflection

What Went Well	What Was Challenging
A	B
C	D

Priorities for Feedback

Are there any areas on which you would appreciate more detailed feedback if we're able to offer it?

Response to Questions

See the raw file for examples of how to hide computational output as there is code hidden here.

1. Who collected the InsideAirbnb data?

(2 points; Answer due Week 7)

As a mission driven, grassroots project, Inside Airbnb relies on the generous support of collaborators who choose to contribute to the project.

1. Murray Cox. Murray is a community artist and activist who uses data, media and technology for social change. He is the founder and current chief data activist of Inside Airbnb.
2. John Morris. John, an artist and designer, was a founding collaborator who designed and re-designed the website, and is the creative producer of the project's major reports.
3. Taylor Higgins. Taylor is working on her masters in Florence, Italy at the Scuola di Economia e Statistiche (School of Economics and Statistics) at the Università degli Studi di Firenze with a focus on designing sustainable tourism systems. Taylor is working to build and organise the data and activist communities of Inside Airbnb.

An inline citation example: As discussed on 'Inside airbnb' (n.d.), there are many...

A parenthetical citation example: There are many ways to research Airbnb (see, for example, 'Inside airbnb', n.d.)...

2. Why did they collect the InsideAirbnb data?

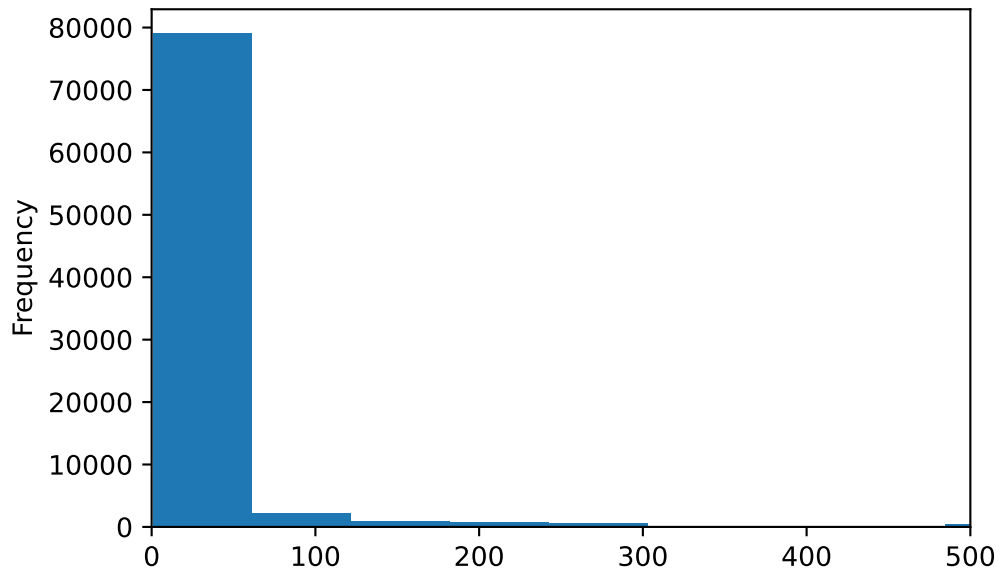
(4 points; Answer due Week 7)

Inside Airbnb is a mission driven project that provides data and advocacy about Airbnb's impact on residential communities.

"We work towards a vision where communities are empowered with data and information to understand, decide and control the role of renting residential homes to tourists."

One of way to embed output in the text looks like this: after cleaning, we were left with 85,127 rows of data.

This way is also supposed to work (`{python} f"{df.shape[0]:,}"`) but I've found it less reliable.



3. How did they collect it?

(5 points; Answer due Week 8)

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(5 points; Answer due Week 8)

4. How does the method of collection (Q3) impact the completeness and/or accuracy of the InsideAirbnb data? How well does it represent the process it seeks to study, and what wider issues does this raise?

(11 points; Answer due Week 9)

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

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

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

Data: the latest airbnb dataset for london published on 06 September 2024.

6.1 Analysis of Hosts

6.1.1 Distribution of the Number of Listings per Host

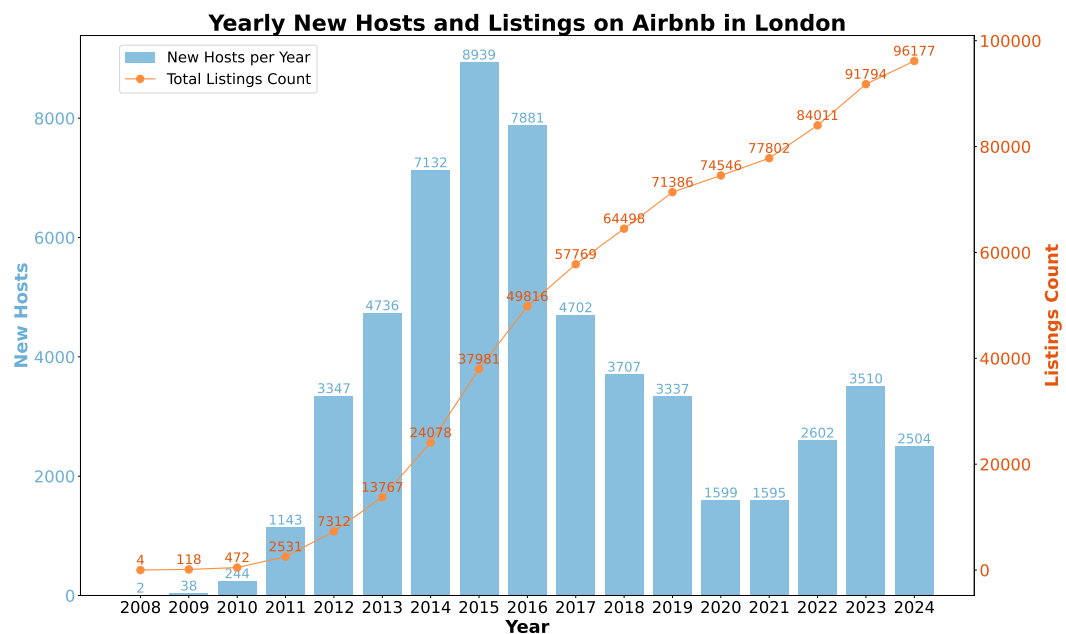
In London, only 47.8% (45,932 listings) are owned by single-listing hosts, while the remaining 52.2% are held by multi-listing hosts.

Notably, hosts with 10 or more listings account for 20.8% (20,038 listings) of the total.

conclusion:

1. Prevalence of multi-listing hosts: more than half of all listings owned by multi-listing hosts, indicating that multi-listing is common in london.
2. Professional landlords: hosts who owned 10+ listings owned more than one fifth listings, suggesting a significant presence of professional landlords in the market.

6.1.2 Changes in the number of landlords and renters over the years



- Based on Airbnb’s dataset for London, the whole story started in 2008 and the growth in hosts and listings was slow between 2008 and 2010, **accelerating sharply from 2011 to 2016**. The peak occurred in 2015, with 8,939 new hosts, while 2014 and 2016 saw increases of over 7,000 hosts each. By 2016, total listings neared 50,000.
- However, **growth slowed in subsequent years**, with 2020 and 2021 adding only around 1,600 hosts and 3,000 listings annually—nearly half the growth seen in 2019—largely due to the pandemic’s impact on the rental market. From 2022 to 2024, post-pandemic recovery is evident, but growth remains far below peak levels.

6.2 Analysis of property

6.2.1 Distribution of room types of property

Room type of property is divided into four categories.

- Entire home/apt: 63.8%
 - Private room: 35.6%
 - Shared room: 0.45%
 - Hotel room: 0.2%
1. Privacy and space are top priorities for most Airbnb hosts and guests. The high proportion of entire homes/apt indicates that many guests prefer independent accommodations for greater privacy and autonomy.
This aligns with a broader shift in tourism, where more visitors are opting for alternative lodging options instead of traditional hotels to enjoy a more spacious and private environment (Zervas, Proserpio and Byers, 2017).
 2. The 35.6% share of private rooms suggests that some guests are still willing to choose more affordable accommodations, even if it means sharing common spaces. These listings cater to budget-conscious travelers.
 3. The low percentages of shared rooms and hotel rooms indicate that Airbnb's core market in London, a well-established market, tends to favor more private lodging options.

6.2.2 Distribution of Minimum Nights for Rental

Based on the dataset, 93550 listings have a minimum night stay of less than the STR threshold (30 days), making up 97.3% of the total. Additionally, listings with a minimum stay of less than 7 days account for 92.3% of the total. **The London rental market on airbnb is dominated by short-term rentals.**

Chaudhary had illustrated some drawbacks of short term renting (Chaudhary, 2021).

1. **Reduced long-term housing supply:** Due to higher profits from short-term rentals (e.g., Airbnb), many landlords prioritize short-term leases over long-term rentals, exacerbating London's housing crisis and driving up rents, especially for low- and middle-income residents.
2. **Community impacts:** A high volume of short-term rentals can disrupt neighborhoods, increasing noise and tourist traffic, making communities less appealing for long-term residents and undermining stability and safety.

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

Chaudhary, A. (2021) ‘Effects of airbnb on the housing market: Evidence from london.’, *Available at SSRN 3945571*.

‘Inside airbnb’ (n.d.). Available at: <http://insideairbnb.com>.

Zervas, G., Proserpio, D. and Byers, J. W. (2017) ‘The rise of the sharing economy: Estimating the impact of airbnb on the hotel industry’, *Journal of marketing research*, 54(5), pp. 687–705.