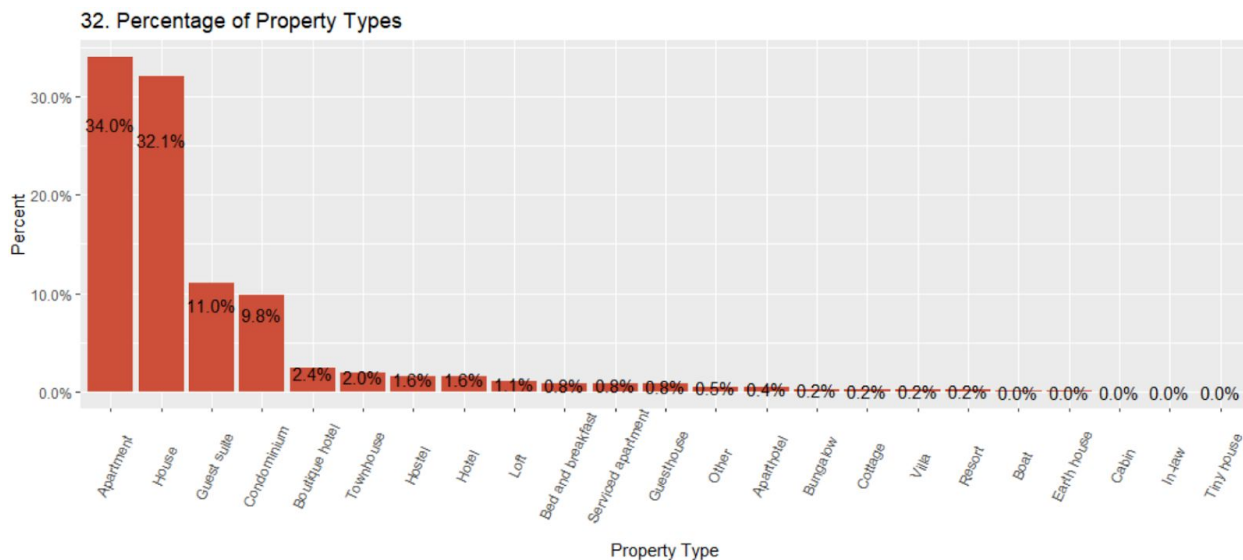


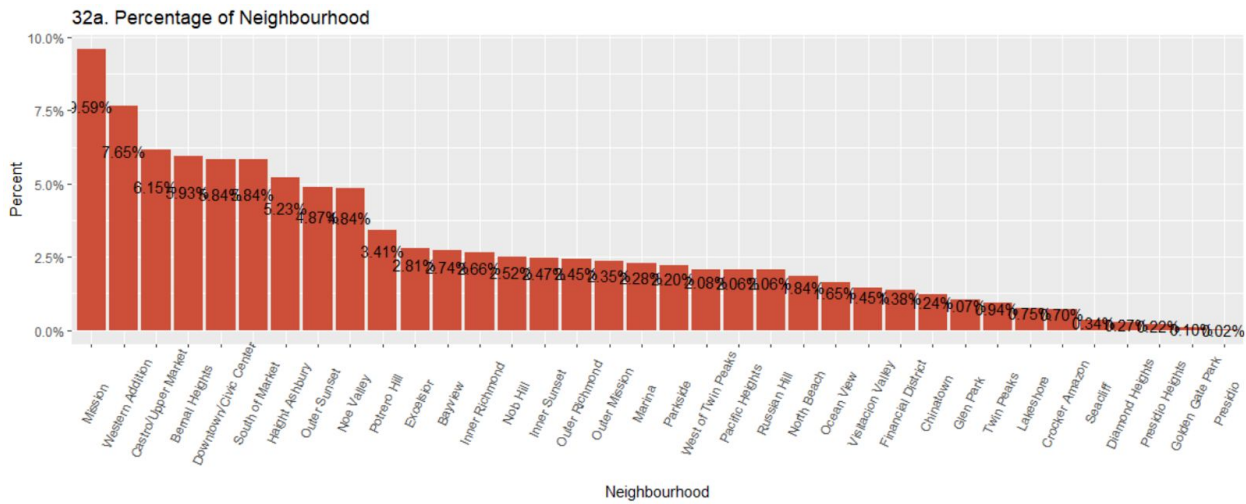
Appendix

Column explanation

host_location	location where host is based
host_response_time	average amount of time that it took a host respond to all new messages in the past 30 days.
host_responses_rate	percentage of new inquiries and reservation requests you responded to (by either accepting/pre-approving or declining) within 24 hours in the past 30 days
host_is_superhot	status for host that meet certain criteria
host_neighbourhood	neighbourhood of where host resides
host_listings_count	number of listings by host
host_verifications	documents used for verification
host_identity_verified	(Y/N) is host verified by airbnb
property_type	e.g. apartment, house
accommodates	entire house vs private room
amenities	list of services, features, and addon in the listing
cleaning_fee	additional cost at the top of rent for cleaning
guests_included	how many people above the singer renter can stay in the listing
extra_people	cost of additional person per night
minimum_nights	minimum night stay requirement
maximum_nights	maximum night stay requirement
number_of_reviews	total number of reviews in entire listing history
review_scores_rating	weighted sum of other scores

3. Percentage of each property type and each neighborhood





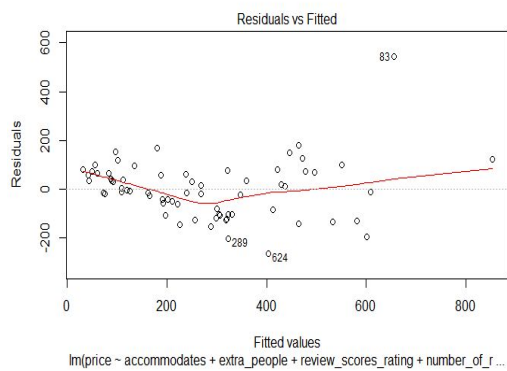
4. Residual plots for price regression

$price \sim accommodates + extra_people + review_scores_rating + number_of_reviews + minimum_nights + instant_bookable$

Table 1: Regression of price (Original)

Variable	Coefficient	P value	Sig
(Intercept)	-1,092.974	0.014	*
accommodates	61.349	0.000	***
extra_people	1.170	0.033	*
review_scores_rating	12.298	0.008	**
number_of_reviews	-0.408	0.011	*
minimum_nights	-4.074	0.003	**
instant_bookable	-55.218	0.124	

Residuals plots for price regression
(Original)



Residuals plots for price regression
(Log transformation)

