By Ivan Achille

Airbnb Listings Analytics (2018-2019)

By Ivan Achille | Data Scientist

Presentation deck made on
November 3, 2020.

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Introduction

The purpose of this project is to analyse the generated data of Airbnb listings in order to find relevant insights, patterns and any kind of information that could be useful to determine business decisions.

Data Source

The data used for this project was gathered from Britta Bettendorf at kaggle.com/brittabettendorf/berlin-airbnb-data

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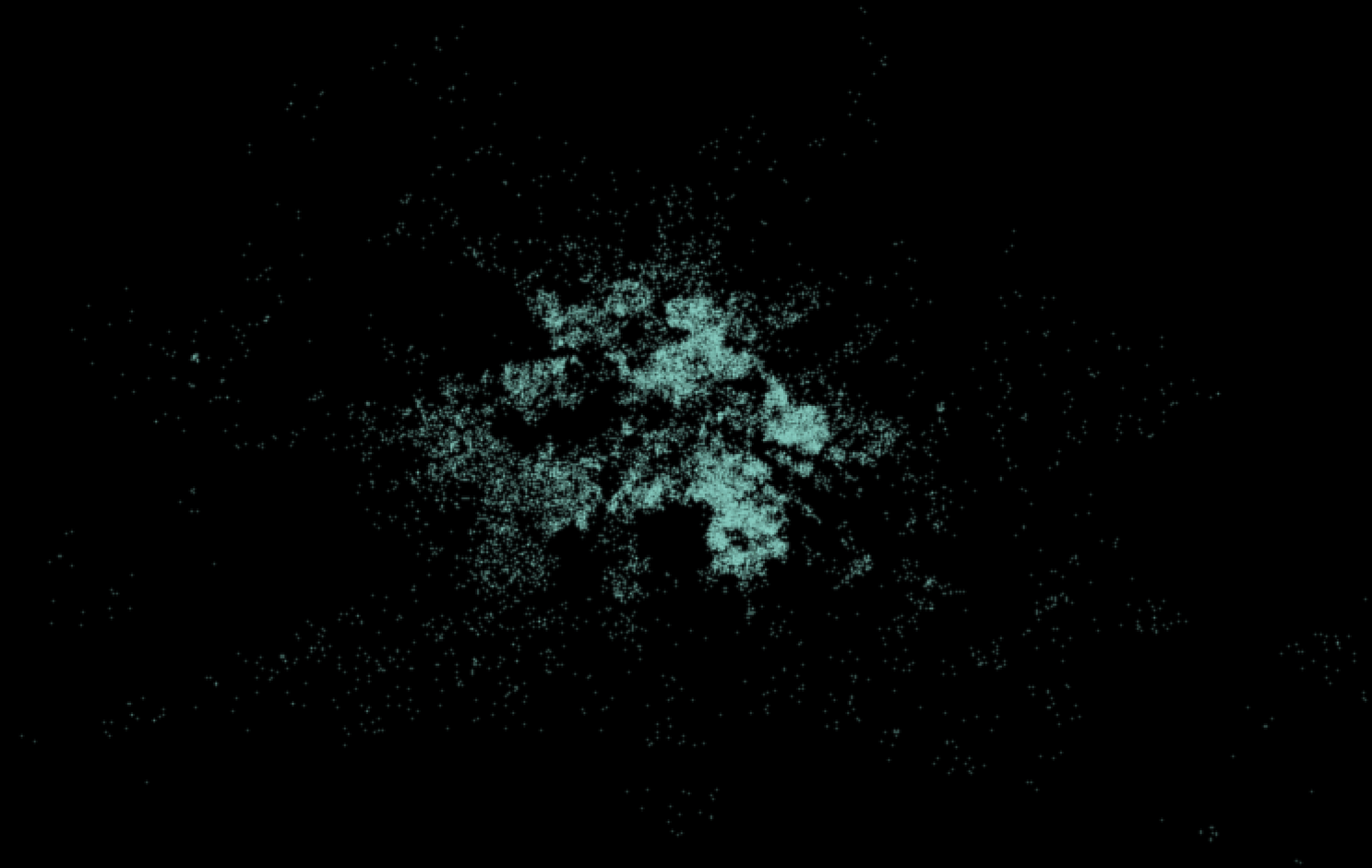
Total Airbnb Listings at Berlin

2018/11/07 - 2019/11/08



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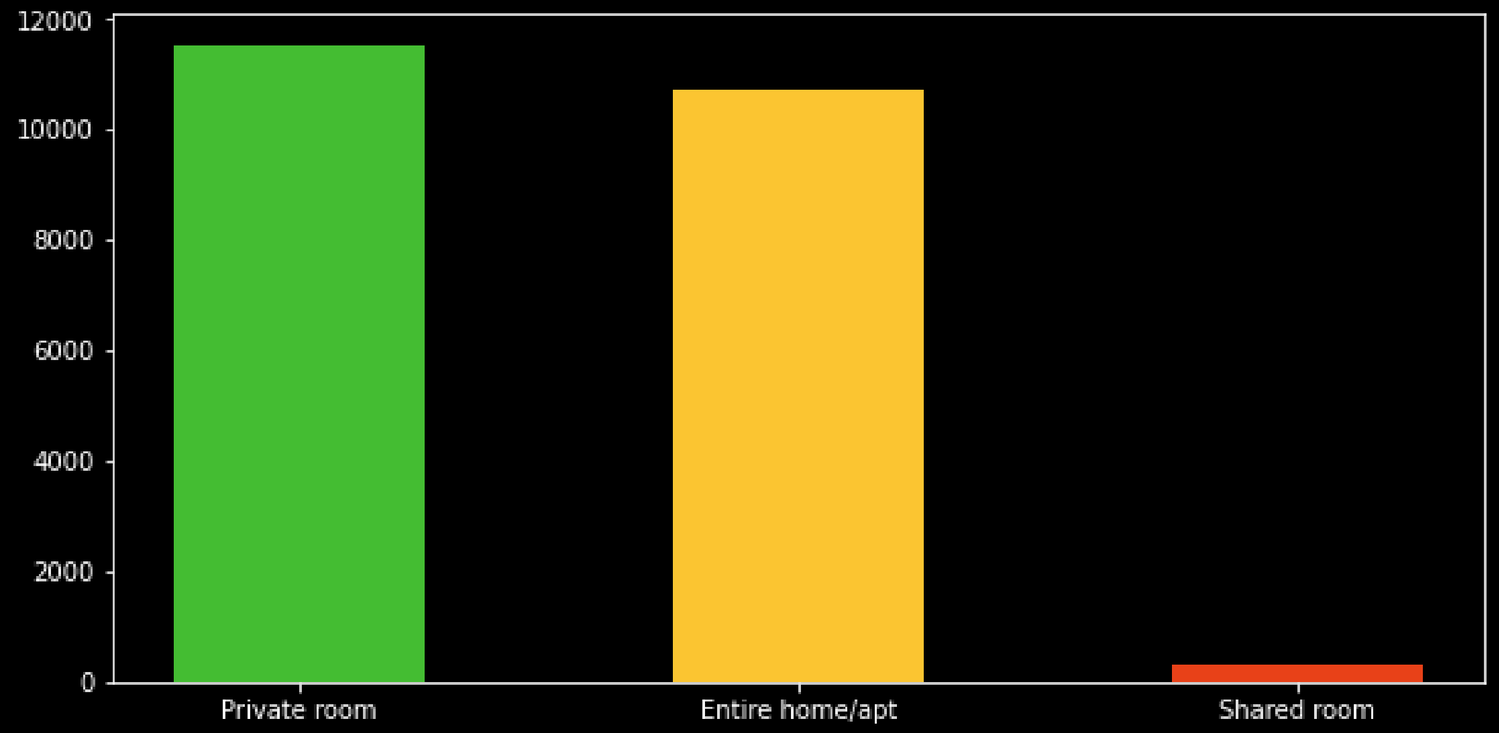
Listing type distribution

Across the three possible listing categories



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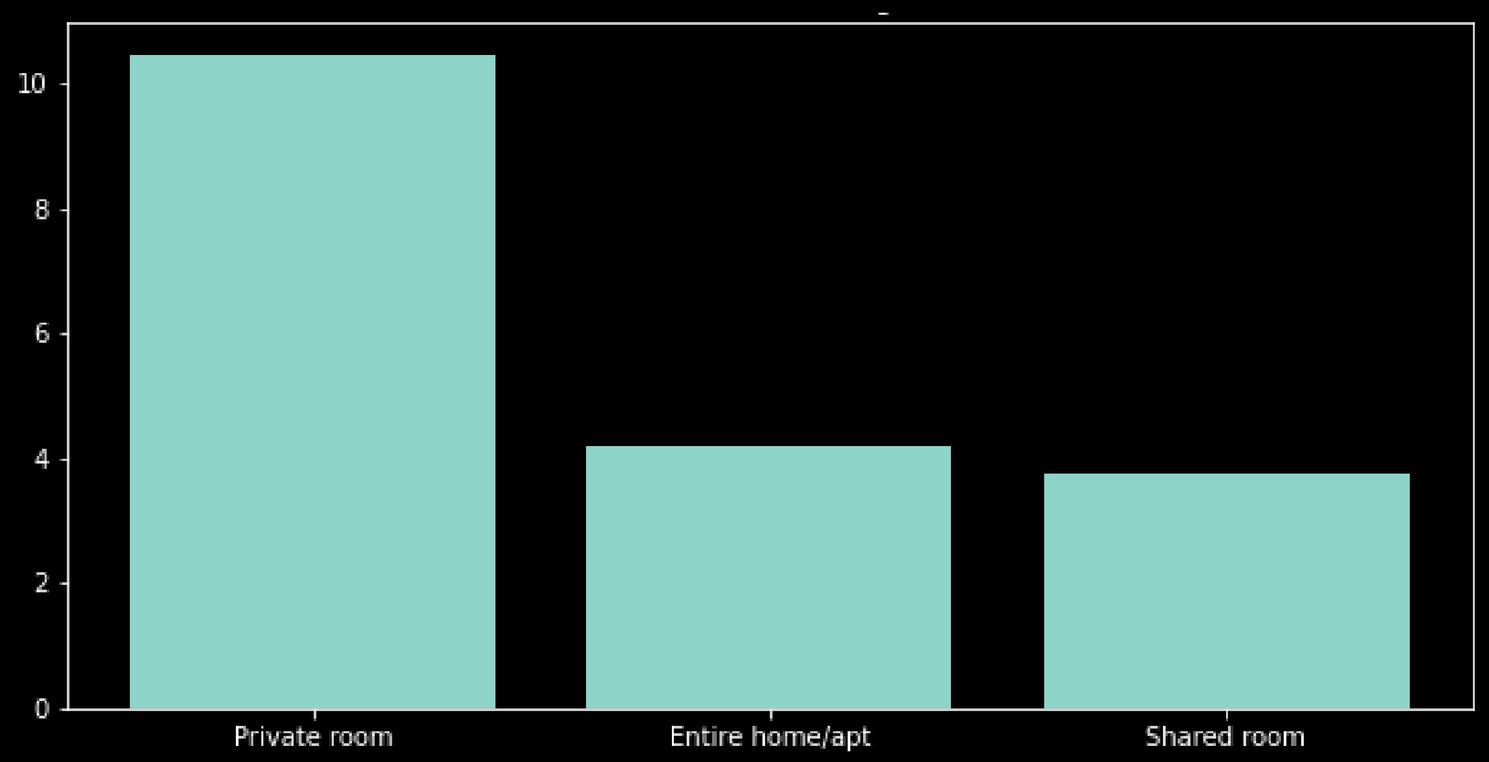
Average Minimum Nights Per Category

Mean minimum nights grouped by listing category.



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Average Rent Availability per Category

Mean availability (days) to rent the listing grouped by listing category.

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Concept

Minimum Spending

The minimum spending is the minimum amount of money you have to put in to rent the space.

Formula:

Price * Min. Nights

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Avg. Listing Price (Mean)

$67.16

Avg. Listing Min. Spending (Mean)

$513.21

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Mean Price Grouped by Listing Type

Entire home/apt $83.37
Private room $52.50
Shared room $51.56

Mean Min. Spending Grouped by Listing Type

Entire home/apt $889.98
Private room $171.62
Shared room $173.76

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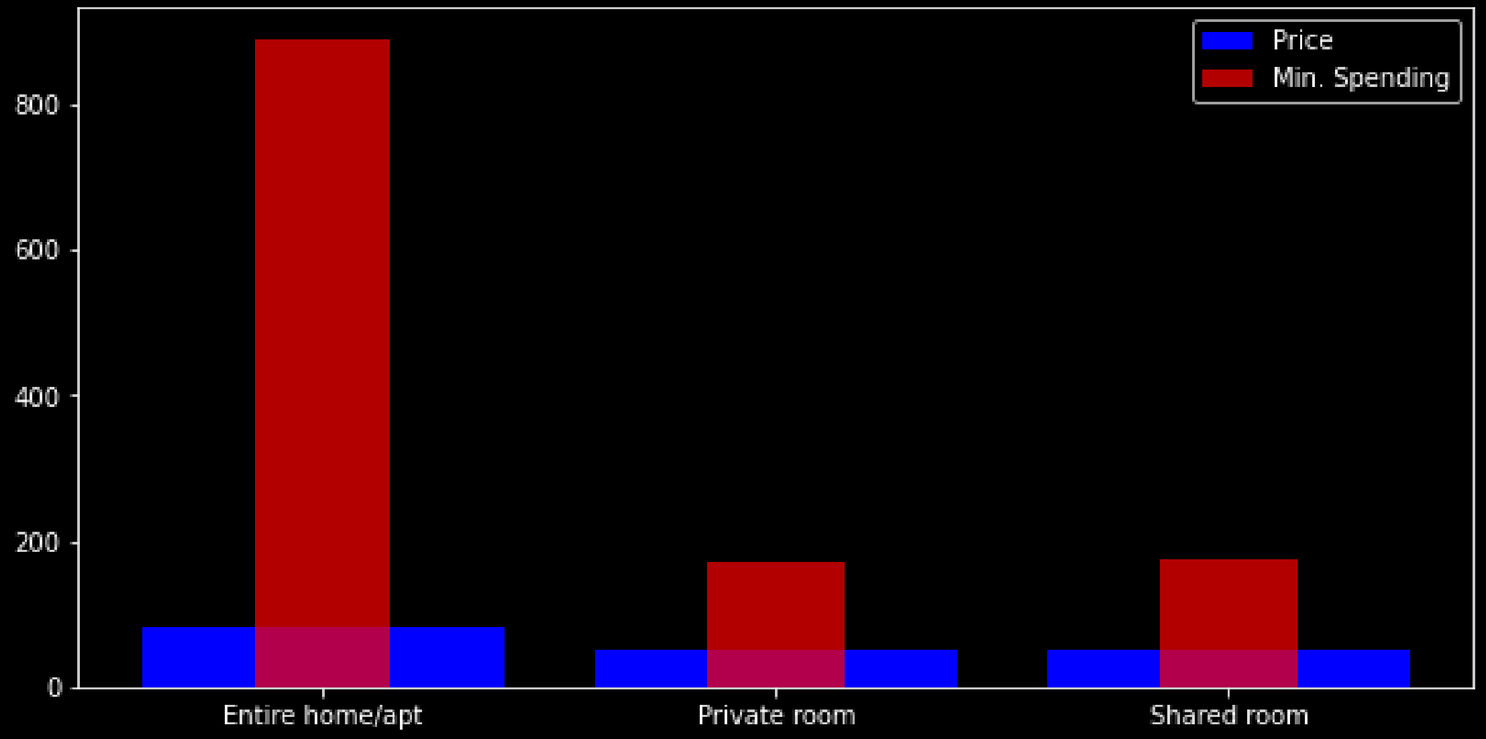
Price vs Min. Spending

Mean Price of listing compared to Mean Min. Spending
(can be interpreted as entry *real price*) grouped by listing category.



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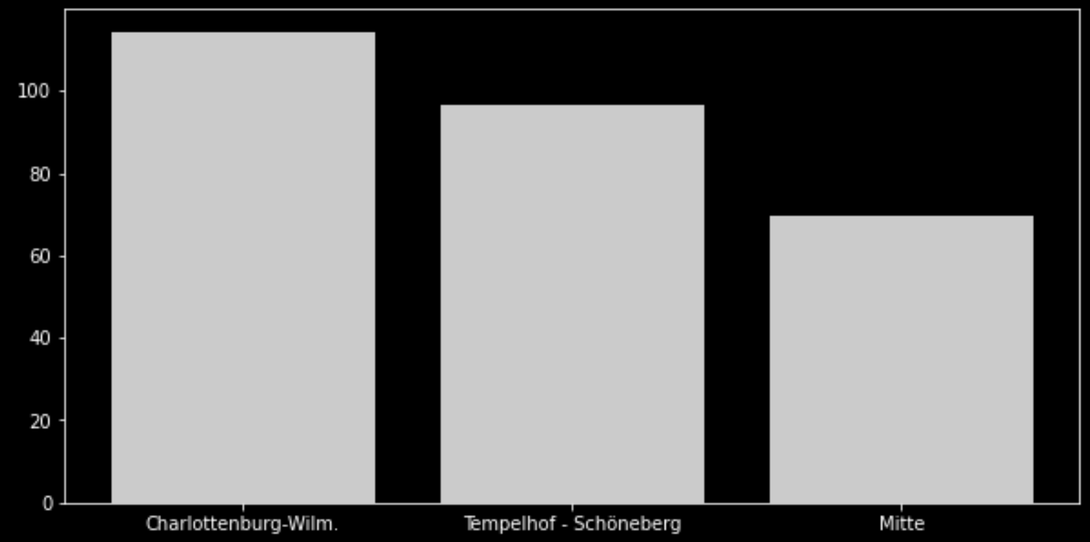
Most Expensive Districts by Price

Mean Price



Charlottenburg-Wilm. $114.27
Tempelhof - Schöneberg $96.63
Mitte $69.71

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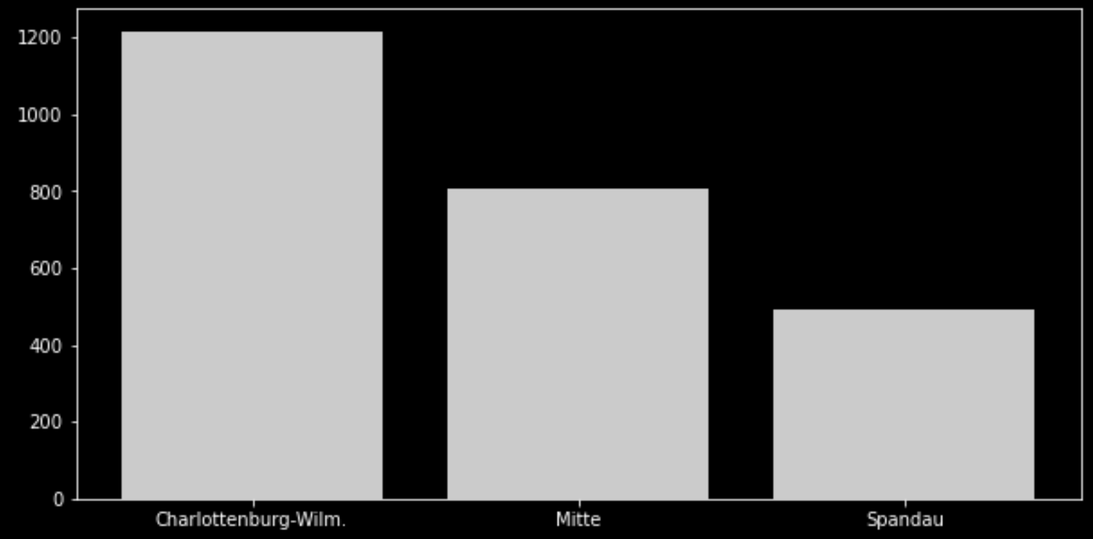
Most Expensive Districts by Min. Spending

Mean Minimum Spending



Charlottenburg-Wilm. $1214.72
Mitte $807.04
Spandau $490.25

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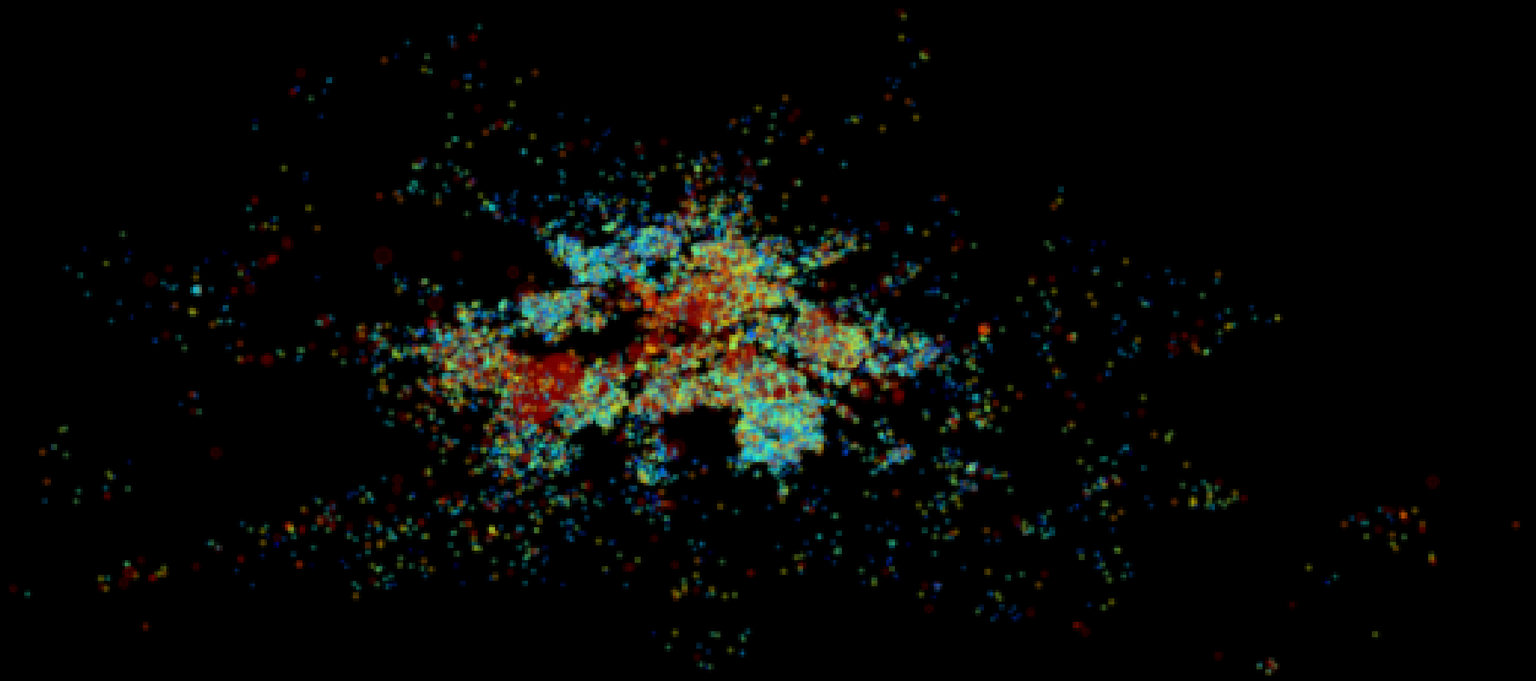
Listings shown by Price

Berlin listings coloured and sized by their nominal prices.



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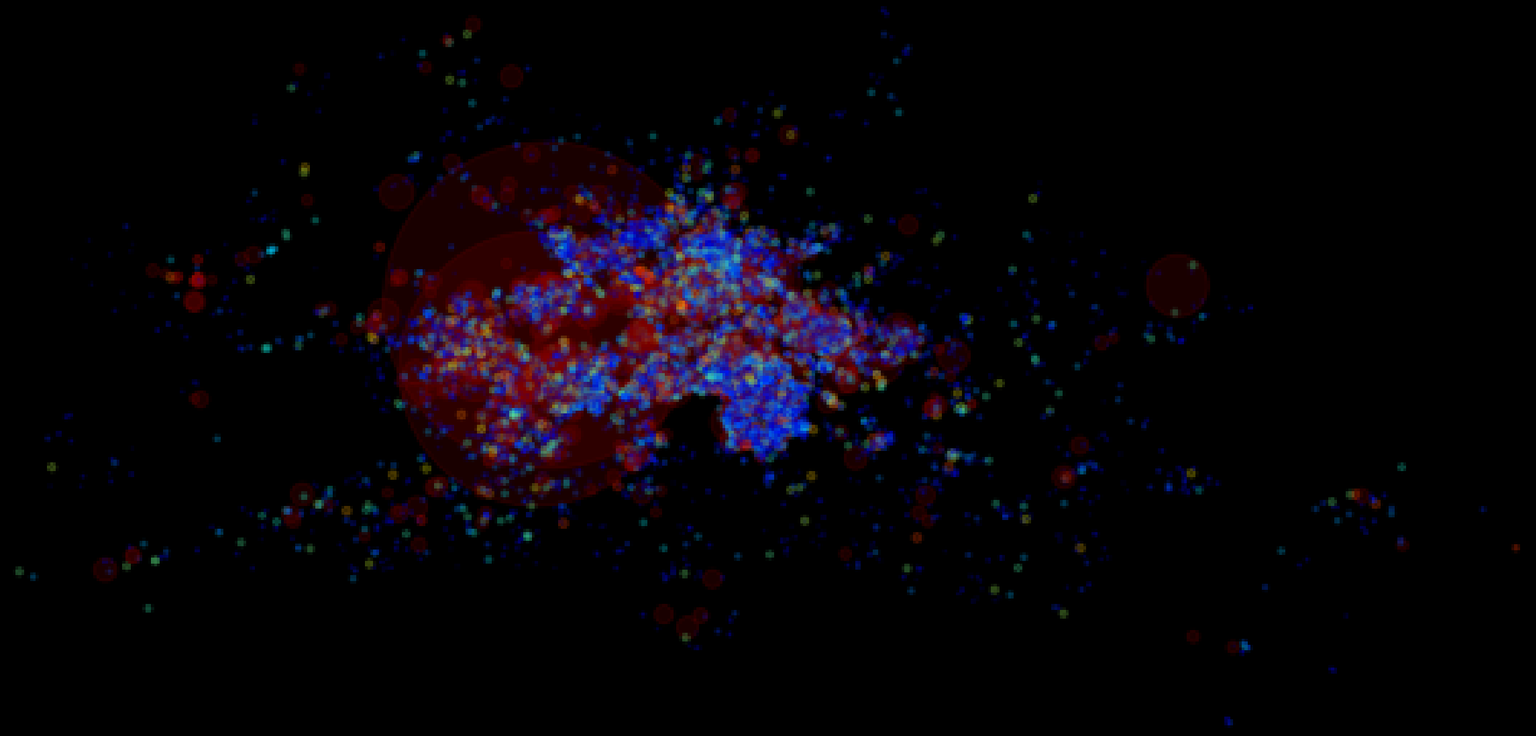
Listings shown by Min. Spending

Berlin listings coloured and sized by their nominal Min. Spending.



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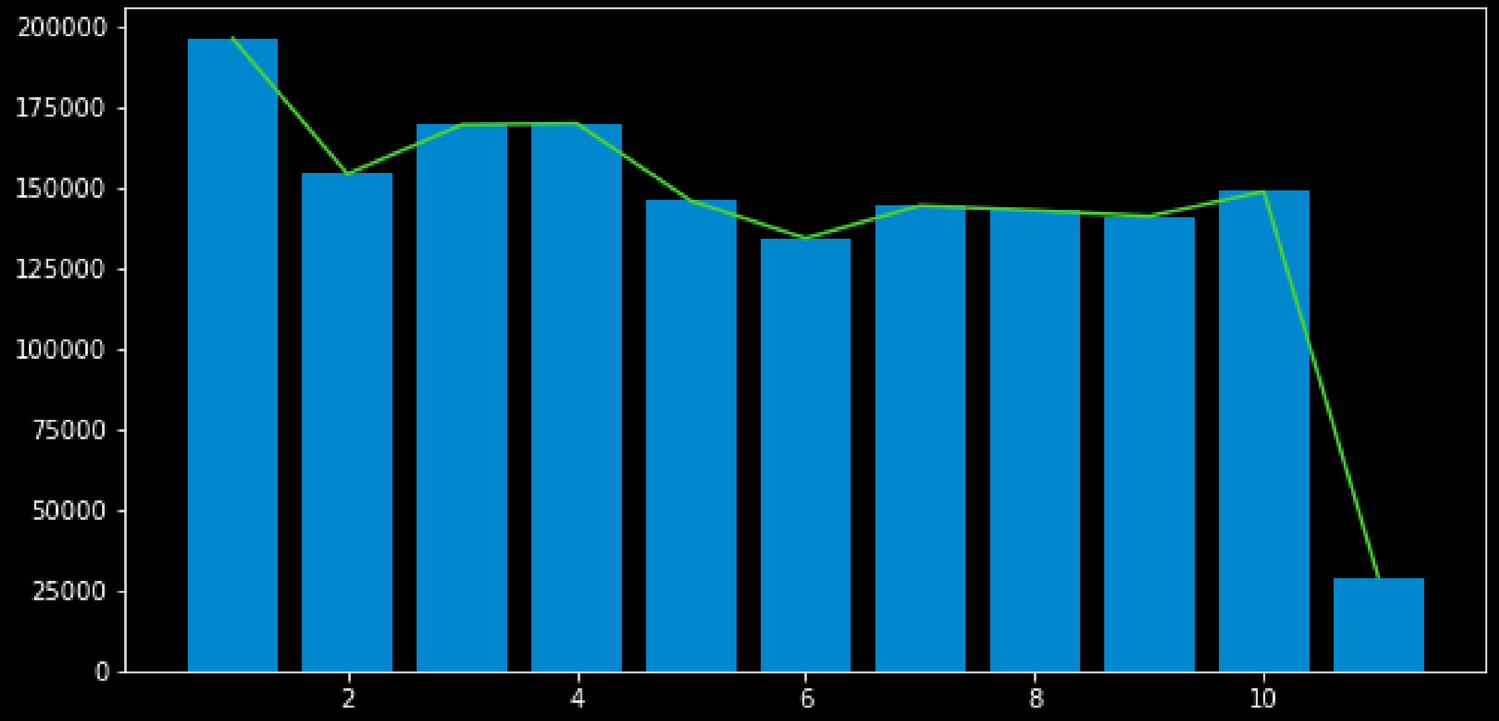
Availability of Listings per Month

Availability of listings until Nov. with 2019 data grouped by month (acc. by days)