

Análisis de la fiabilidad del propietario

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Se importan las librerías a utilizar

```
library(dplyr)
library(lubridate)
library(tidyr)
library(cluster)
library(factoextra)
```

Evaluación de la fiabilidad del propietario

Análisis por cluster de desviación del precio ponderado de la vivienda con el precio ponderado del barrio y la influencia de la fiabilidad del propietario

```
pisos = read.csv("pisos_limpios.csv", sep=',')
head(pisos)

##   X      id                                     name
## 1 1  48154                Precioso apartamento con wifi
## 2 2 137143          PENTHOUSE  ON FRONT LINE BEACH
## 3 3 165971                ★ Architectural touch! ★
## 4 4 169284                Apartment near downtown
## 5 5 182221          Apartments Calatrava City Valencia
## 6 6 192674 Modern 2 br in El Carmen -  Parking Available
##
description
## 1 Second floor on a farm from the late 19th century, very beautiful
and completely renovated, preserving old elements such as wooden beams in
the ceiling. It consists of two bedrooms, with an integrated kitchen and
bathroom. Located on Calle Sagunto, a five-minute walk from the historic
center (the Barrio del Carmen) and very well connected by buses and
especially by the tram, which with a stop 100m from the portal, brings
you closer to the beach in a journey of about 15 minutes, or to the
airport
## 2
<NA>
## 3
Hola! I am ready to welcome you in my apt., which was my first work as an
architect. I designed it with special dedication & care, and hope you'll
love it as much as I do. <br />Bright, spacious, centrally located, &
fully equipped. Come and enjoy it! :)<br /><br />(!) 30€ cleaning fee to
pay on arrival, 20€ if you're staying for just one night.
## 4
```

```

<NA>
## 5
<NA>
## 6
Lovely 2 bedroom 2 bath apartment in the heart of the old city of
Valencia. <br /><br />Perfect location for a short getaway or longer
stay. Walking distance to most all of the major sites and within a short
walk of all services and entertainment. Parking available at cost.
##
neighborhood_overview
## 1
Very close neighborhood to the city's old town and with the tram 50m from
the house, to get to the airport or the beach, very well connected and
with several supermarkets nearby.
## 2
<NA>
## 3 Just outside the old city centre (one block away from the Old Town),
in a classic, traditional and safe enviroment. <br />Supermarket,
pharmacy, atm, restaurants .. All you need is within walking distance.<br
/>Close to all amenities, the apartment is home to all of the central
sights and most of the city's attractions.
## 4
It's a neighborhood with all amenities. 200 meters away is in Abastos
gym, with 3 pools and sports space.<br />You have a pharmacy, various
supermarkets, and tapas bars and takeaway food centers that will make the
guest's stay more comfortable
## 5
<NA>
## 6
El Barrio del
Carmen is a vibrant real neighborhood that makes up much of the old city.
Full of shops, museums, cafes, bars and street life. Many quiet squares
and hidden gems. Turia River Gardens near flat are great for jogging,
biking, sports or a peaceful stroll
## host_id host_name host_since host_location
## 1 219476 Antonio 2010-09-01 Spain
## 2 670775 Cpi Gestión Encuentra Tu Mansión 2011-06-06 Valencia, Spain
## 3 791187 Inés 2011-07-07 Valencia, Spain
## 4 806645 Maria Jesus 2011-07-11 Valencia, Spain
## 5 1315567 Chiara 2011-10-20 Valencia, Spain
## 6 933504 Anthony 2011-08-07 New York, NY
##
host_about
## 1
Un saludo a todos. Espero que os pongáis en contacto conmigo lo antes
posible. Hasta entonces!
## 2
Hola a todos! Mi nombre es Piedad Villena y estoy deseando que os paséis
por mi hospedaje. Seguro que no os arrepentiréis!
## 3
Architect, world traveler, and food enthusiast! \n\nI love Valencia and

```

consider it a privilege to be able to host people in this amazing city. I am on call 24/7 and do my best to help people have the best experience possible during their stay.\n\nIf you feel like my place fits your tastes and expectations, go ahead and drop me a line, I'll be happy to get to know you ;)

4

Hola. Soy de Valencia. Tengo 40 años y soy fan del Camino de Santiago. \nTe ayudaré a que tu estancia en Valencia sea lo mejor posible. \n \nUn saludo.

5 Io amo Viaggiare, Amo la Spagna, l'Italia ed il Sud America. \nVeneziana di nascita , Valenciana d'adozione , vivo tra il Veneto e la Spagna !\nAdoro la Spagna ma soprattutto Valencia, il suo clima (300 giorni di sole all'anno!) le piste ciclabili e le corse nel parco del Turia.\nAmo passare il mio tempo libero alla palla della Malvarosa e me incanta la paella e la movida spagnola ! Ti aspetto per farti conoscere Valencia, las fallas e la fantastica cucina di questa bellissima città !

6

Hi I have

various flats that we own or lease for others in Valencia. I am originally from New York and have been in Valencia 14 years now. If you have any questions about our adopted city or our apartments please write us. We would be happy to help even if you do not end up staying with us. \n\nHola! Poseo y gestiono diferentes viviendas en Valencia. Estoy encantado de alquilarlos para facilitar vuestra estancia en mi ciudad.

host_response_time host_response_rate host_acceptance_rate
host_is_superhost

1 within a day 100% 91%

t

2 within a few hours 100% 100%

t

3 within an hour 100% 100%

t

4 within an hour 97% 82%

f

5 within a few hours 83% 38%

f

6 within a few hours 100% 97%

t

host_listings_count host_total_listings_count

1 4 4

2 5 5

3 9 16

4 13 18

5 2 2

6 6 7

host_verifications host_has_profile_pic

host_identity_verified

1 ['email', 'phone'] t

t

2 ['email', 'phone'] t

t

```

## 3          ['email', 'phone']          t
t
## 4 ['email', 'phone', 'work_email']          t
t
## 5 ['email', 'phone', 'work_email']          t
t
## 6          ['email', 'phone']          t
t
##  neighbourhood_cleansed neighbourhood_group_cleansed latitude
longitude
## 1          MORVEDRE          LA SAIDIA 39.48375 -
0.37502
## 2          EL SALER          POBLATS DEL SUD 39.36335 -
0.31932
## 3          LA ROQUETA          EXTRAMURS 39.46790 -
0.38206
## 4          NOU MOLES          L'OLIVERETA 39.46759 -
0.39067
## 5          AIORA          CAMINS AL GRAU 39.46343 -
0.34325
## 6          EL CARME          CIUTAT VELLA 39.48002 -
0.38021
##  accommodates bathrooms bedrooms
## 1          4          1          2
## 2          7          2          1
## 3          5          1          1
## 4          3          1          1
## 5          5          1          2
## 6          5          2          2
##
amenities
## 1
["Dishes and silverware", "Coffee maker", "Hot water", "Washer", "Host
greet's you", "Microwave", "Essentials", "Wifi", "Air conditioning", "Free
street parking", "Bed linens", "Hangers", "Cooking basics", "Hair dryer",
"Shampoo", "Refrigerator", "TV", "Kitchen", "Pack \u2019n play/Travel
crib", "Heating", "Iron"]
## 2
["Washer", "Smoking allowed", "Dryer", "Pets allowed", "Heating",
"Elevator", "Pool", "Wifi", "Indoor fireplace", "Free parking on
premises", "TV", "Kitchen"]
## 3
["Long term stays allowed", "Mini fridge", "Dishes and silverware", "Body
soap", "Paid parking off premises", "Extra pillows and blankets",
"Cleaning products", "Coffee maker", "Hammock", "Hot water", "Room-
darkening shades", "Washer", "Self check-in", "Pets allowed",
"Microwave", "Clothing storage: closet", "Essentials", "Elevator",
"Conditioner", "Wifi", "Air conditioning", "Free street parking", "Bed
linens", "Hangers", "Cooking basics", "Hair dryer", "Freezer", "Shampoo",
"Lockbox", "Portable fans", "TV", "Kitchen", "Shower gel", "Oven",

```

```

"Heating", "Beach essentials", "Single level home", "Stove",
"Dishwasher", "Iron"]
## 4
["Bathtub", "Backyard", "Dishes and silverware", "Body soap", "Paid
parking off premises", "Extra pillows and blankets", "Cleaning products",
"Drying rack for clothing", "Coffee maker", "First aid kit", "Hot water",
"Washer", "Host greets you", "Crib", "Private entrance", "Microwave",
"Clothing storage: closet", "Essentials", "Elevator", "Wifi", "TV with
standard cable", "High chair", "Patio or balcony", "Air conditioning",
"Free street parking", "Bed linens", "Hangers", "Cooking basics", "Hair
dryer", "Luggage dropoff allowed", "Shampoo", "Babysitter
recommendations", "Bidet", "Refrigerator", "Kitchen", "Shower gel", "Pack
\\u2019n play/Travel crib", "Oven", "Heating", "Iron"]
## 5 ["Long term stays allowed", "Board games", "Wine glasses", "Dishes
and silverware", "Laundromat nearby", "Body soap", "Extra pillows and
blankets", "Cleaning products", "Drying rack for clothing", "Coffee
maker", "First aid kit", "Hot water", "Children\\u2019s books and toys",
"Room-darkening shades", "Washer", "Hot water kettle", "Bikes", "Self
check-in", "Crib", "Pets allowed", "Microwave", "Essentials",
"Conditioner", "Wifi", "Toaster", "High chair", "Patio or balcony",
"Dedicated workspace", "Fire extinguisher", "Air conditioning", "Free
street parking", "Bed linens", "Hangers", "Cooking basics", "Hair dryer",
"Smart lock", "Luggage dropoff allowed", "Shampoo", "Babysitter
recommendations", "Refrigerator", "Portable fans", "Coffee", "TV",
"Kitchen", "Dining table", "City skyline view", "Shower gel", "Smoking
allowed", "Pack \\u2019n play/Travel crib", "Paid parking on premises",
"Heating", "Cleaning available during stay", "Free parking on premises",
"Ceiling fan", "Dishwasher", "Clothing storage", "Iron"]
## 6
["Long term stays allowed", "Smoke alarm", "Bathtub", "43 inch TV with
standard cable", "Dishes and silverware", "Paid parking off premises",
"Coffee maker", "Baby safety gates", "Children\\u2019s books and toys",
"Hot water", "Private patio or balcony", "Room-darkening shades",
"Washer", "Host greets you", "Children\\u2019s dinnerware", "Crib", "Pets
allowed", "Exterior security cameras on property", "Microwave",
"Essentials", "Elevator", "Central air conditioning", "Wifi", "High
chair", "Dedicated workspace", "Hangers", "Cooking basics", "Hair dryer",
"Luggage dropoff allowed", "Shampoo", "Refrigerator", "Kitchen", "Pack
\\u2019n play/Travel crib", "Oven", "Heating", "Stove", "Dishwasher",
"Fire extinguisher", "Iron"]
##      price minimum_nights maximum_nights availability_365
number_of_reviews
## 1 $150.00          3          25          180
177
## 2 $390.00         10         170          90
1
## 3 $132.00          5          10         117
544
## 4  $48.00          2        1125          42
174

```

## 5	\$217.00	3	50	149
8				
## 6	\$125.00	4	365	69
175				
##	number_of_reviews_ltm	first_review	last_review	review_scores_rating
## 1	31	2010-10-12	2024-12-01	4.59
## 2	0	2013-07-02	2013-07-02	0.00
## 3	52	2011-07-23	2024-12-16	4.87
## 4	39	2013-06-16	2024-11-18	4.38
## 5	1	2015-08-04	2024-05-04	4.50
## 6	26	2013-01-14	2024-12-03	4.83
##	review_scores_accuracy	review_scores_cleanliness		
	review_scores_checkin			
## 1	4.66		4.62	
4.85				
## 2	5.00		5.00	
5.00				
## 3	4.90		4.88	
4.89				
## 4	4.60		4.40	
4.72				
## 5	4.38		4.38	
4.63				
## 6	4.90		4.82	
4.98				
##	review_scores_communication	review_scores_location		
	review_scores_value			
## 1	4.79		4.49	
4.50				
## 2	5.00		4.00	
4.00				
## 3	4.88		4.84	
4.84				
## 4	4.77		4.51	
4.38				
## 5	4.63		4.25	
4.38				
## 6	4.98		4.91	
4.78				
##	license	instant_bookable	reviews_per_month	dollarPrice
	num_amenities			
## 1	VT-41540-V	f	1.02	150
21				
## 2	VT32745V	f	0.01	390
12				
## 3	VT-32757-V	t	3.33	132
40				
## 4	<NA>	f	1.24	48
40				
## 5	VT-38755-V	f	0.07	217

```

57
## 6      <NA>          f          1.20      125
39
##   precio_ponderado    peso
## 1      102.6461 1.4613317
## 2      162.2948 2.4030345
## 3      106.5067 1.2393587
## 4       79.2171 0.6059298
## 5      116.2909 1.8660102
## 6      144.7894 0.8633229

# FIAILIDAD HOST: host_since, host_location, host_about,
# host_response_time, host_response_rate, host_acceptance_rate,
# host_is_superhost, host_listings_count, host_total_listings_count,
# host_verifications, host_has_profile_pic, host_identity_verified, license

# DISPONIBILIDAD VIVIENDA: maximum_nights, minimum_nights,
# availability_365

pisos$precio_ponderado <- as.numeric(gsub(",", ".",
pisos$precio_ponderado))

```

Se agrupan los datos según la columna neighbourhood_cleansed (que representa los barrios), y luego se calcula la media del precio_ponderado para cada barrio.

```

# Calcular media del precio ponderado por barrio
precio_barrio <- pisos %>%
  group_by(neighbourhood_cleansed) %>%
  summarise(precio_ponderado_barrio = mean(precio_ponderado, na.rm =
TRUE))

precio_barrio

## # A tibble: 62 × 2
##   neighbourhood_cleansed precio_ponderado_barrio
##   <chr>                  <dbl>
## 1 AIORA                  94.9
## 2 ALBORS                 119.
## 3 ARRANCAPINS           106.
## 4 BENICALAP             88.3
## 5 BENIMACLET            128.
## 6 BENIMAMET             118.
## 7 BETERO                98.1
## 8 CABANYAL -CANYAMELAR  107.
## 9 CAMI FONDO            120.
## 10 CAMPANAR             97.8
## # i 52 more rows

pisos <- left_join(pisos, precio_barrio, by = "neighbourhood_cleansed")

```

Transformación/ Adición de variables

Creemos una variable para la desviación relativa entre el precio de la vivienda y el precio medio del barrio. Esta variable indica cuánto se desvía el precio del alojamiento respecto al barrio.

```
pisos$desviacion_precio <- (pisos$precio_ponderado -
pisos$precio_ponderado_barrio) / pisos$precio_ponderado_barrio

pisos$host_is_superhost <- as.numeric(pisos$host_is_superhost == "t")
pisos$host_identity_verified <- as.numeric(pisos$host_identity_verified
== "t")
pisos$host_has_profile_pic <- as.numeric(pisos$host_has_profile_pic ==
"t")

analisis_fiabilidad_general <- function(pisos) {
  library(dplyr)
  library(lubridate)

  df <- pisos

  ## Transformaciones a variables numéricas

  # Convertir fecha de host al nº de días que lleva siendo host
  df$host_since <- ymd(df$host_since)
  df$antiguedad_host <- as.numeric(difftime(Sys.Date(), df$host_since,
units = "days"))

  # De booleanas a binarias
  df$host_is_superhost <- as.numeric(df$host_is_superhost == "t")
  df$host_identity_verified <- as.numeric(df$host_identity_verified ==
"t")
  df$host_has_profile_pic <- as.numeric(df$host_has_profile_pic == "t")
  df$instant_bookable <- as.numeric(df$instant_bookable == "t")

  # Transformación de categórica ordinal a numérica
  df$host_response_time <- gsub("a few days or more", "4",
df$host_response_time)
  df$host_response_time <- gsub("within a day", "3",
df$host_response_time)
  df$host_response_time <- gsub("within a few hours", "2",
df$host_response_time)
  df$host_response_time <- gsub("within an hour", "1",
df$host_response_time)
  df$host_response_time <- as.numeric(df$host_response_time)

  # Arreglo de la variable price
  df$host_response_rate <- as.numeric(gsub("%", "",
df$host_response_rate)) / 100
```



```

df$host_acceptance_rate <- as.numeric(gsub("%", "",
df$host_acceptance_rate)) / 100

# Crear una nueva variable que cuente cuántos métodos de verificación
tiene cada anfitrión, usando la variable host_verifications.
df$num_verificaciones <- sapply(df$host_verifications, function(x)
length(unlist(strsplit(as.character(x), "\\s*"))))

# Escalar y calcular score
variables_fiabilidad <- df %>%
  select(antiguedad_host, host_is_superhost, host_identity_verified,
         host_has_profile_pic, instant_bookable, host_response_time,
         host_response_rate, host_acceptance_rate, num_verificaciones)

variables_fiabilidad <- scale(variables_fiabilidad)

df$score_fiabilidad <- rowSums(variables_fiabilidad, na.rm = TRUE)

# Normalización
df$fiabilidad_normalizada <- ((df$score_fiabilidad -
mean(df$score_fiabilidad))/sd(df$score_fiabilidad, na.rm = TRUE))

# Reescalar a rango 0-5
score_min <- min(df$fiabilidad_normalizada, na.rm = TRUE)
score_max <- max(df$fiabilidad_normalizada, na.rm = TRUE)

df$score_fiabilidad_0a5 <- (df$fiabilidad_normalizada - score_min) /
(score_max - score_min) * 5
df$score_fiabilidad_0a5 <- round(df$score_fiabilidad_0a5, 2)

# Mostrar resumen
cat("===== Análisis General de Fiabilidad del Anfitrión =====\n\n")
cat("Número de observaciones:", nrow(df), "\n")
cat("Número de barrios únicos:",
length(unique(df$neighbourhood_cleansed)), "\n")

cat("\nEstadísticas descriptivas del score de fiabilidad:\n")
print(summary(df$score_fiabilidad_0a5))

cat("\nFiabilidad media global:\n")
cat(round(mean(df$score_fiabilidad_0a5, na.rm = TRUE), 2), "\n")

return(df)
}

pisos_analizados <- analisis_fiabilidad_general(pisos)

## ===== Análisis General de Fiabilidad del Anfitrión =====
##

```

```
## Número de observaciones: 3525
## Número de barrios únicos: 62
##
## Estadísticas descriptivas del score de fiabilidad:
##   Min. 1st Qu.  Median    Mean 3rd Qu.    Max.
##   0.000   3.380   3.640   3.639   3.970   5.000
##
## Fiabilidad media global:
## 3.64
```

Clustering por barrios

```
analisis_fiabilidad_por_barrios <- function(pisos, barrios_path,
n_cluster) {
  library(dplyr)
  library(lubridate)

  # Leer datos
  df <- pisos
  barrios_cluster <- read.csv(barrios_path, sep = ",")

  # Estándar: nombre de columna para filtrar barrios
  nombres_col <- names(barrios_cluster)
  if ("barrio" %in% nombres_col) {
    barrios <- barrios_cluster$barrio
  } else if ("neighbourhood_cleansed" %in% nombres_col) {
    barrios <- barrios_cluster$neighbourhood_cleansed
  } else {
    stop("El archivo de barrios debe tener una columna llamada 'barrio' o
'neighbourhood_cleansed'.")
  }

  # Filtrar los barrios seleccionados
  df <- df %>% filter(neighbourhood_cleansed %in% barrios)

  # Transformaciones a numérico

  # Convertir fecha de host al nº de días que lleva siendo host
  df$host_since <- ymd(df$host_since)
  df$antigüedad_host <- as.numeric(difftime(Sys.Date(), df$host_since,
units = "days"))

  # De booleanas a binarias
  df$host_is_superhost <- as.numeric(df$host_is_superhost == "t")
  df$host_identity_verified <- as.numeric(df$host_identity_verified ==
"t")
  df$host_has_profile_pic <- as.numeric(df$host_has_profile_pic == "t")
  df$instant_bookable <- as.numeric(df$instant_bookable == "t")
}
```

```

# Transformación de categórica ordinal a numérica
df$host_response_time <- gsub("a few days or more", "4",
df$host_response_time)
df$host_response_time <- gsub("within a day", "3",
df$host_response_time)
df$host_response_time <- gsub("within a few hours", "2",
df$host_response_time)
df$host_response_time <- gsub("within an hour", "1",
df$host_response_time)
df$host_response_time <- as.numeric(df$host_response_time)

# Arreglo de La variable price
df$host_response_rate <- as.numeric(gsub("%", "",
df$host_response_rate)) / 100
df$host_acceptance_rate <- as.numeric(gsub("%", "",
df$host_acceptance_rate)) / 100

# Crear una nueva variable que cuente cuántos métodos de verificación
tiene cada anfitrión, usando la variable host_verifications.
df$num_verificaciones <- sapply(df$host_verifications, function(x)
length(unlist(strsplit(as.character(x), "\\s*"))))

# Escalar y calcular score de fiabilidad
variables_fiabilidad <- df %>%
  select(antiguedad_host, host_is_superhost, host_identity_verified,
    host_has_profile_pic, instant_bookable, host_response_time,
    host_response_rate, host_acceptance_rate, num_verificaciones)

variables_fiabilidad <- scale(variables_fiabilidad)

df$score_fiabilidad <- rowSums(variables_fiabilidad, na.rm = TRUE)

# Normalización
df$fiabilidad_normalizada <- ((df$score_fiabilidad -
mean(df$score_fiabilidad))/sd(df$score_fiabilidad, na.rm = TRUE))

# Reescalar a 0-5
score_min <- min(df$fiabilidad_normalizada, na.rm = TRUE)
score_max <- max(df$fiabilidad_normalizada, na.rm = TRUE)

df$score_fiabilidad_0a5 <- (df$fiabilidad_normalizada - score_min) /
(score_max - score_min) * 5

# Redondear a 2 decimales
df$score_fiabilidad_0a5 <- round(df$score_fiabilidad_0a5, 2)

# Resumen

```

```

cat(sprintf("==== Análisis de Fiabilidad del Anfitrión (Filtrado por
el cluster %s) ====\\n\\n", n_cluster))
cat("Barrios incluidos:\\n")
print(unique(df$neighbourhood_cleansed))

cat("\\nEstadísticas descriptivas del score de fiabilidad:\\n")
summary_variable <- summary(df$score_fiabilidad_0a5)
print(summary_variable)

cat("\\nFiabilidad media del cluster:\\n")
print(summary_variable[4])

return(df)
}

cluster_1 <- analisis_fiabilidad_por_barrios(pisos, "cluster1.csv", 1)

## ===== Análisis de Fiabilidad del Anfitrión (Filtrado por el cluster 1)
## =====
##
## Barrios incluidos:
## [1] "EL PERELLONET" "LA GRAN VIA" "PINEDO"
##
## Estadísticas descriptivas del score de fiabilidad:
##   Min. 1st Qu.  Median    Mean 3rd Qu.    Max.
##   0.000   1.870   2.580   2.428   2.980   5.000
##
## Fiabilidad media del cluster:
##      Mean
## 2.427681

cluster_2 <- analisis_fiabilidad_por_barrios(pisos, "cluster2.csv", 2)

## ===== Análisis de Fiabilidad del Anfitrión (Filtrado por el cluster 2)
## =====
##
## Barrios incluidos:
##   [1] "AIORA"           "EL CARME"         "EL BOTANIC"       "BENICALAP"
##   [5] "LA SEU"          "EN CORTS"         "SANT ANTONI"      "NATZARET"
##   [9] "LA VEGA BAIXA"   "LA CARRASCA"      "SANT LLORENS"     "MARXALENES"
##  [13] "TORMOS"          "CIUTAT JARDI"     "L'AMISTAT"        "SANT
MARCEL.LI"
##  [17] "EL CALVARI"
##
## Estadísticas descriptivas del score de fiabilidad:
##   Min. 1st Qu.  Median    Mean 3rd Qu.    Max.
##   0.000   3.417   3.655   3.666   4.043   5.000
##
## Fiabilidad media del cluster:

```

```

##      Mean
## 3.66611

cluster_3 <- analisis_fiabilidad_por_barrios(pisos, "cluster3.csv", 3)

## ===== Análisis de Fiabilidad del Anfitrión (Filtrado por el cluster 3)
## =====
##
## Barrios incluidos:
## [1] "EL SALER"           "PENYA-ROJA"         "SANT PAU"
## [4] "MESTALLA"           "SANT FRANCESC"      "LA PETXINA"
## [7] "BENIMACLET"         "LA MALVA-ROSA"      "MALILLA"
## [10] "CAMI FONDO"         "TRINITAT"           "VARA DE QUART"
## [13] "PATRAIX"            "EL PLA DEL REMEI"   "L'HORT DE SENABRE"
## [16] "L'ILLA PERDUDA"     "EXPOSICIO"         "LA FONTETA S.LLUIS"
##
## Estadísticas descriptivas del score de fiabilidad:
##      Min. 1st Qu.  Median    Mean 3rd Qu.    Max.
##      0.000   3.160   3.470   3.474   3.860   5.000
##
## Fiabilidad media del cluster:
##      Mean
## 3.474435

cluster_4 <- analisis_fiabilidad_por_barrios(pisos, "cluster4.csv", 4)

## ===== Análisis de Fiabilidad del Anfitrión (Filtrado por el cluster 4)
## =====
##
## Barrios incluidos:
## [1] "MORVEDRE"
## [2] "LA ROQUETA"
## [3] "NOU MOLES"
## [4] "LA CREU DEL GRAU"
## [5] "CABANYAL-CANYAMELAR"
## [6] "RUSSAFA"
## [7] "ARRANCAPINS"
## [8] "EL PILAR"
## [9] "EL MERCAT"
## [10] "LA XEREA"
## [11] "LA RAIOSA"
## [12] "BETERO"
## [13] "MONT-OLIVET"
## [14] "BENIMAMET"
## [15] "CIUTAT DE LES ARTS I DE LES CIENCIES"
## [16] "CAMPANAR"
## [17] "ALBORS"
## [18] "EL GRAU"
## [19] "NA ROVELLA"
## [20] "TRES FORQUES"
## [21] "ELS ORRIOLS"

```

```
## [22] "LA PUNTA"
## [23] "TORREFIEL"
## [24] "LES TENDETES"
##
## Estadísticas descriptivas del score de fiabilidad:
##   Min. 1st Qu.  Median    Mean 3rd Qu.    Max.
##  0.000  3.430   3.780   3.745  4.100   5.000
##
## Fiabilidad media del cluster:
##   Mean
## 3.74491

write.csv(pisos_analizados, "pisos_con_analisis_fiabilidad.csv")
```