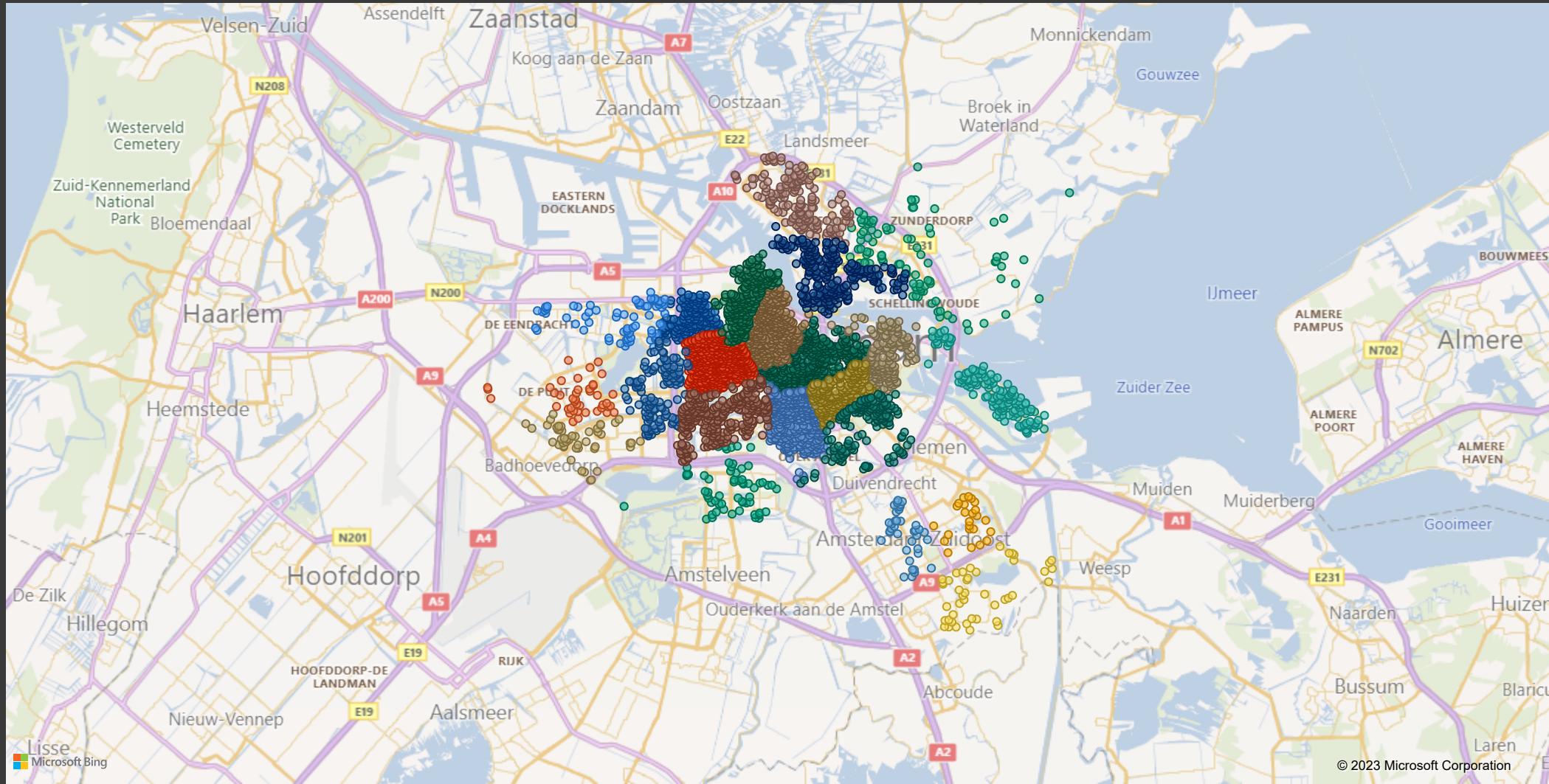


Amsterdam Power BI Airbnb Insight Project

using data from Inside Airbnb
(downloaded on 20-3-2023)



Methodology

- .Loaded data from <http://insideairbnb.com/get-the-data/>
- .Unzipped .gz files.
- .Perfomed data preprocessing by ETL listings.csv in Jupyter (Python) and formatting the latitutde and longtitude columns.
- .Data preprocessing and wrangling in Power Query Editor in order to prevent Power BI from assigning wrong data types. Did this on several columns, including listings.latitude, listings.longtitude, removed empty data rows or wrongly formatted data rows in listings. Manually set every columns data type in the calender table. Also performed some column splitting by delimiter in order to properly format prices.

Number of
Airbnbs

6789

Number of reviews

326.83K

Most expensive Airbnbs

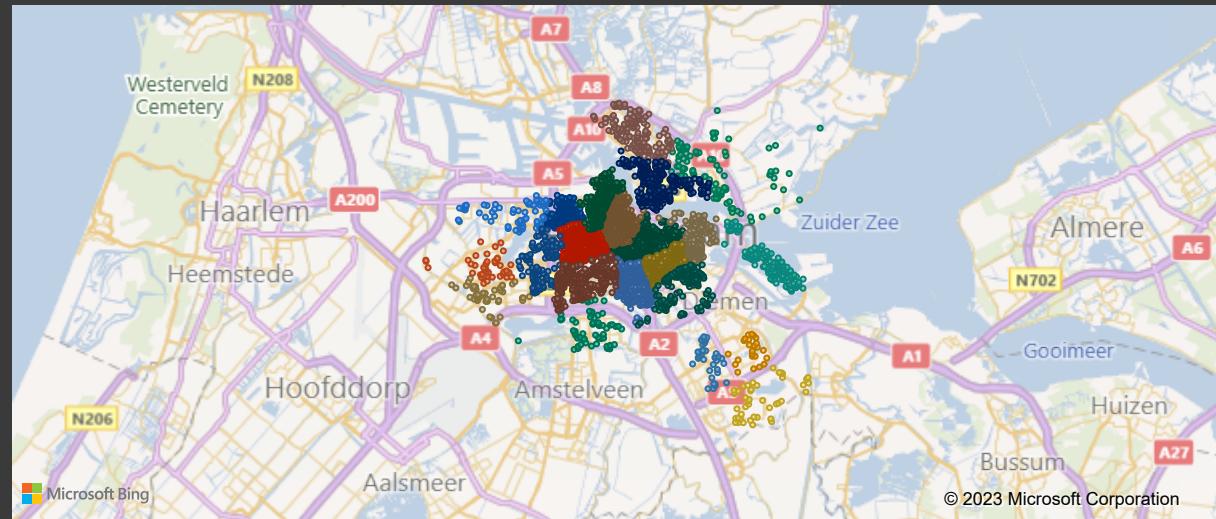
price	name
2688	Enjoy ShipStays Hotel in Amsterdam!
2656	Enjoy ShipStays Hotel in Amsterdam!
2350	Luxury villa 5 mts walk from RAI
2000	Great apartment in the center of Amsterdam
2000	Monumental warehouse apartment on historic canal
1920	Romantisch overnachten in centrum Amsterdam

Cheapest Airbnbs

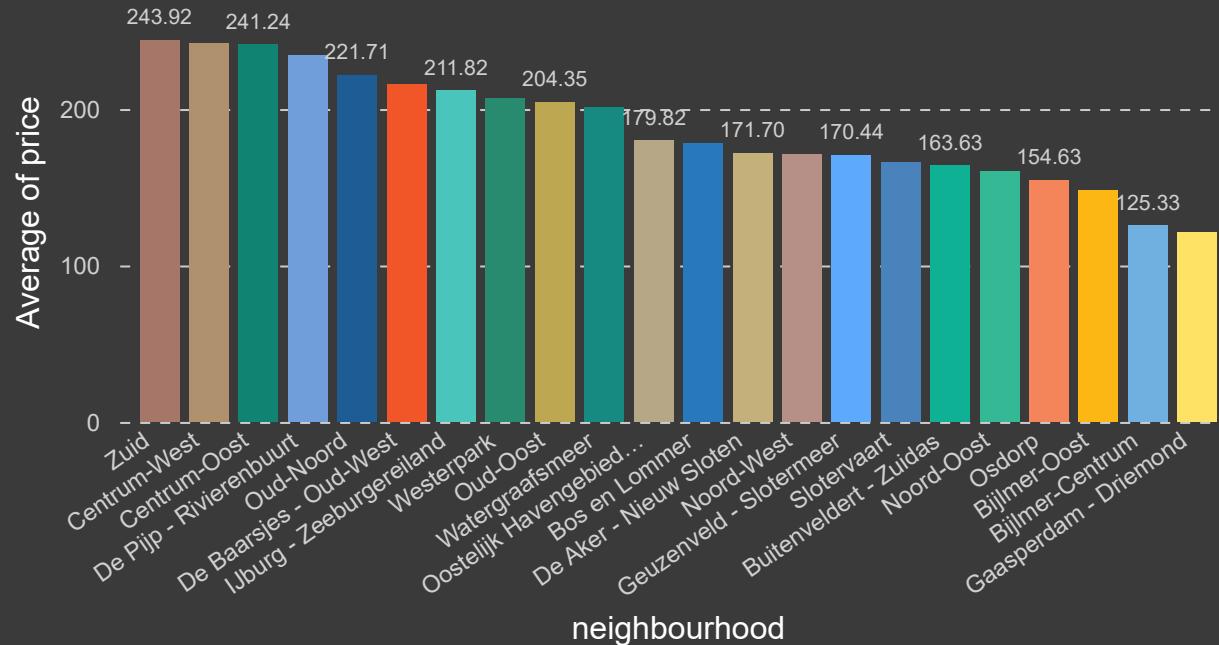
price	name
20	Sfeervol appartement in hip Amsterdam Oost
24	A nice room near the Vondelpark!
30	Bed in 6-bed Dorm
30	ClinkNoord - Bed in 14-bed dorm
30	Kamer in nieuwbouw huis in Amsterdam
31	Brand new & renovated modern styled house w garden
31	Lovely Room in nice apartment

Airbnbs sorted on Amsterdam neighbourhood

neighbourhood ● Bijlmer-... ○ Bijlmer-... ● Bos en L... ● Buitenvel... ● Centru... ● Centru...

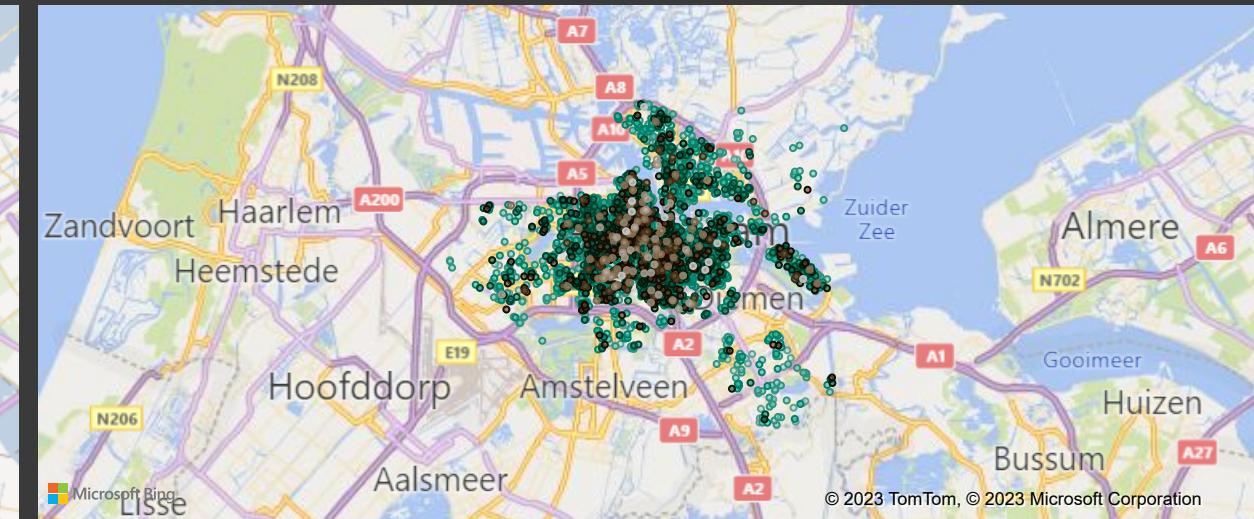


Average price of Airbnb per neighbourhood

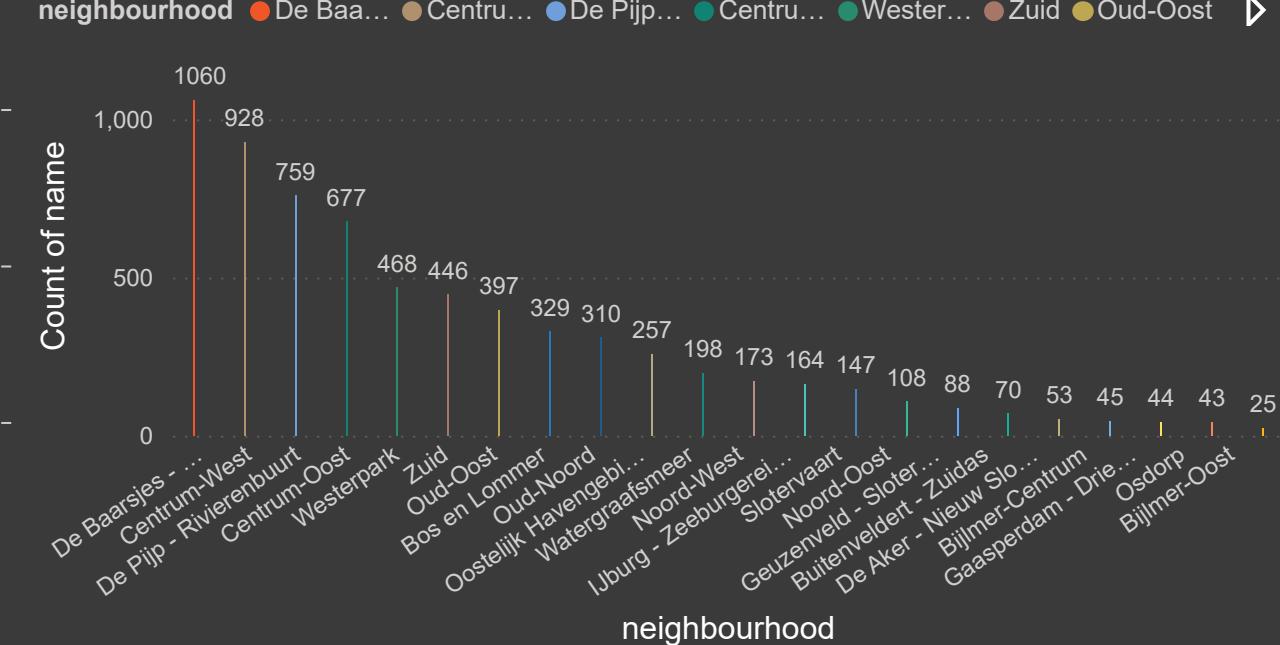


Airbnbs visualized by average price groups

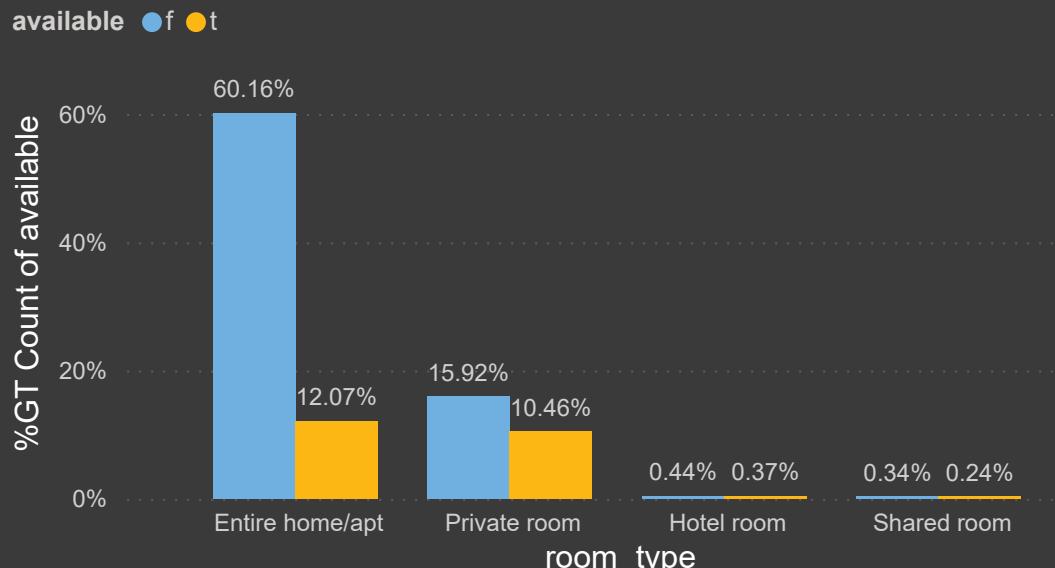
▷ price (bins) ● 0 ○ 70 ● 140 ● 210 ● 280 ● 350 ● 420 ● 490 ● 560 ● 630 ● 700



Count of name by neighbourhood and neighbourhood



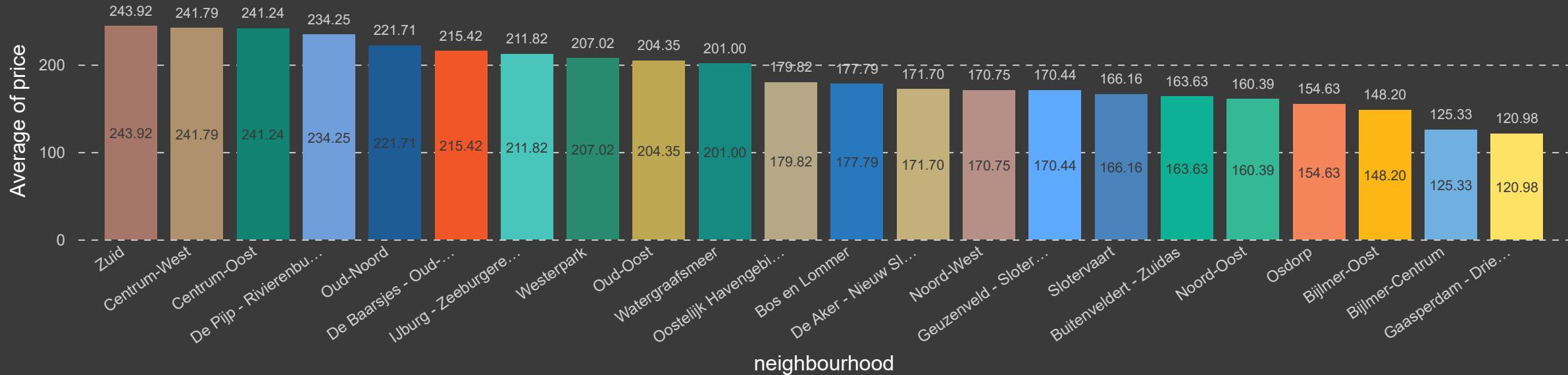
Room types and availability plotted as percentages



Average price of Airbnbs versus the average adjusted prices per month



Average price of Airbnb per neighbourhood



Insights Taken:

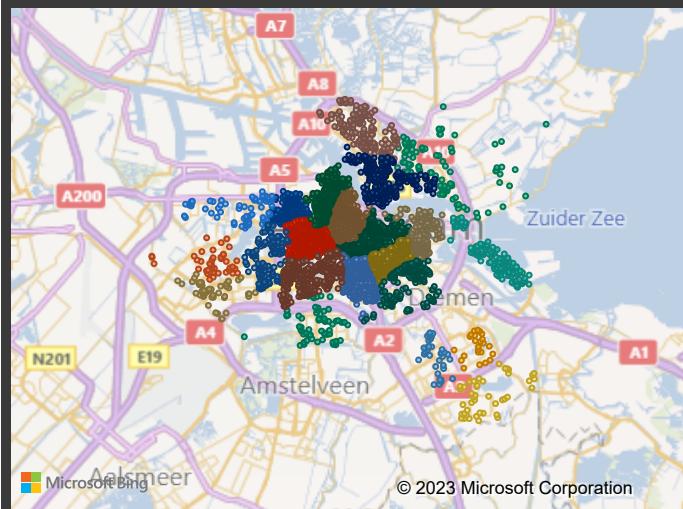
- . Zuid has the highest average Airbnb price (price per night), whereas Gaasperdam-Driemond has the lowest average Airbnb price.
- . The Baarsjes has the highest number of Airbnbs, and Bijlmer-Oost the lowest.
- . We see that the lowest Airbnb prices are far away from the city center, while the highest are in the city center. The price of an Airbnb increases if you get closer to the city center.
- . At the moment of downloading, we see that of all Airbnbs, 12.07% are still available as 'Entire home/Appartment' and that 15.92% of all Airbnbs are taken which have room type 'Private room'.
- . Interestingly, when we see that price adjustments (based on high or low seasons) depend on the neighbourhoods that the Airbnb are situated in. In neighbourhood, 'De Baarsjes' we see that the months Oct, Nov, Dec are high-season and summer is mid-season. Whereas, for 'De Pijp' high-season is during the months Mar, Apr. This could have something to do with ski-ing holidays.

My tip for the cheapest Airbnbs:

- . Book your stay in Gaasperdam-Driemond during either Jan, Feb or Mar when the prices are adjusted below the average price.

Airbnbs sorted on Amsterdam neighbourhood

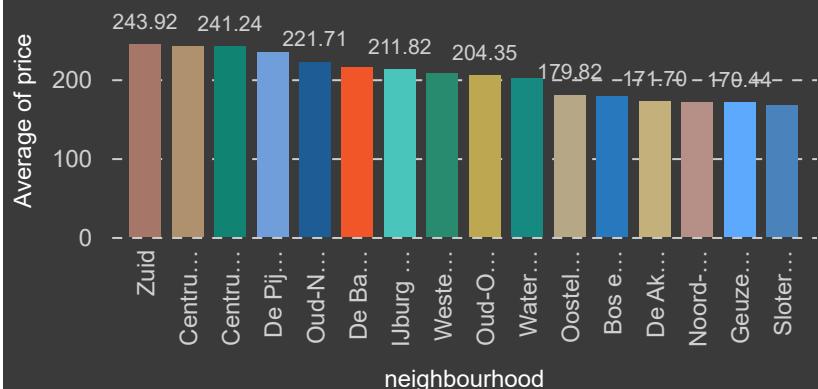
neighbour... ● Bijlmer-... ○ Bijlmer-... ● Bos en ...



Most expensive Airbnbs

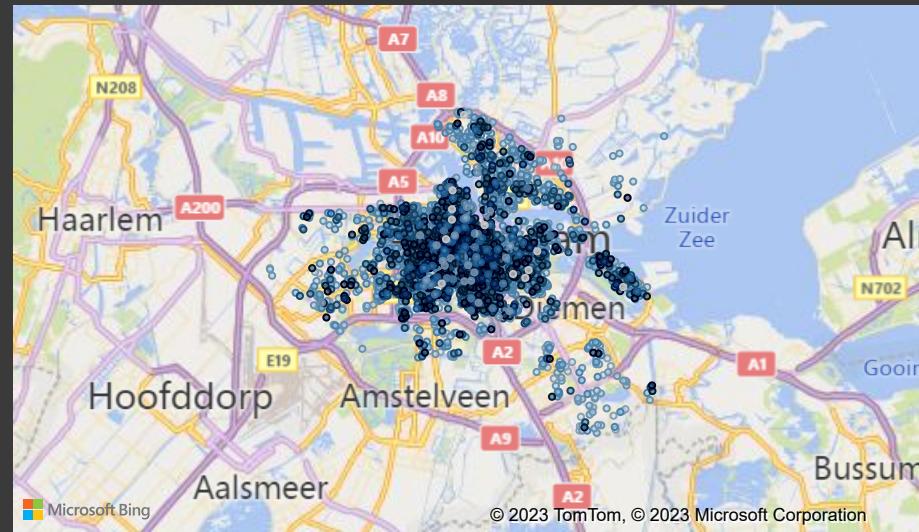
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...	...

Average price of Airbnb per neighbourhood



Airbnbs visualized by average price groups

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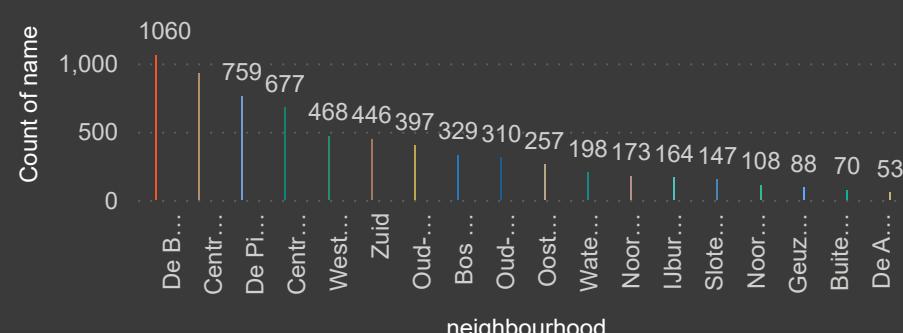


Cheapest Airbnbs

price	name
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30	Bed in 6-bed Dorm
31	Brand new & renovated modern styled house w garden
32	ClinkNoord - Bed in 10-bed dorm
32	ClinkNoord - Bed in 10-bed girls en-suite dorm

Count of name by neighbourhood and neighbourhood

neighbourhood ● De Baarsj... ○ Centrum-... ● De Pijp - ... ● Centrum-...



Number of Airbnbs

6789 326.8...

Average price of Airbnbs versus the average adjusted prices per month



Room types and availability plotted as percentages

available ● f ○ t

