

Executive Summary																								
The following analysis is to analyze the market for Airbnb rentals within the city of New York specifically the Manhattan area in order to determine which properties are high in demand and mostly rented.																								
I have identified the top areas as being Chelsea, East Harlem, East Village, Hell's Kitchen, Midtown, West Village, Upper East Side, Lower East Side, Harlem and Upper West Side																								
The 1 bedroom apartments located on the Lower East Side is considered the most highly requested based on the largest amount of reviews they have received.																								
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Annual Revenue																								

Data Dictionary for Listings			
Field	Type	Calculated	Description
id	integer		Airbnb's unique identifier for the listing
listing_url	text	y	
scrape_id	bigint	y	Inside Airbnb "Scrape" this was part of
last_scraped	datetime	y	UTC. The date and time this listing was "scraped".
source	text		One of "neighbourhood search" or "previous scrape". "neighbourhood search" means that the listing was found by searching the city, while "previous scrape" means that the listing was seen in another scrape performed in the last 65 days, and the listing was confirmed to be still available on the Airbnb site.
name	text		Name of the listing
description	text		Detailed description of the listing
neighborhood_overview	text		Host's description of the neighbourhood
picture_url	text		URL to the Airbnb hosted regular sized image for the listing
host_id	integer		Airbnb's unique identifier for the host/user
host_url	text	y	The Airbnb page for the host
host_name	text		Name of the host. Usually just the first name(s).
host_since	date		The date the host/user was created. For hosts that are Airbnb guests this could be the date they registered as a guest.
host_location	text		The host's self reported location
host_about	text		Description about the host
host_response_time			
host_response_rate			
host_acceptance_rate			That rate at which a host accepts booking requests.
host_is_superhost	boolean [t=true; f=false]		
host_thumbnail_url	text		
host_picture_url	text		
host_neighborhood	text		
host_listings_count	text		The number of listings the host has (per Airbnb calculations)
host_total_listings_count	text		The number of listings the host has (per Airbnb calculations)
host_verifications			
host_has_profile_pic	boolean [t=true; f=false]		
host_identity_verified	boolean [t=true; f=false]		
neighborhood	text	y	The neighbourhood as geocoded using the latitude and longitude against neighborhoods as defined by open or public digital shapefiles.
neighbourhood_group	text	y	The neighbourhood group as geocoded using the latitude and longitude against neighborhoods as defined by open or public digital shapefiles.
latitude	numeric		Uses the World Geodetic System (WGS84) projection for latitude and longitude.

longitude	numeric		Uses the World Geodetic System (WGS84) projection for latitude and longitude.
property_type	text		Self selected property type. Hotels and Bed and Breakfasts are described as such by their hosts in this field
room_type	text		<p>All homes are grouped into the following three room types:</p> <p>Entire places are best if you're seeking a home away from home. With an entire place, you'll have the whole space to yourself. This usually includes a bedroom, a bathroom, a kitchen, and a separate, dedicated entrance. Hosts should note in the description if they'll be on the property or not (ex: "Host occupies first floor of the home"), and provide further details on the listing.</p> <p>Private rooms are great for when you prefer a little privacy, and still value a local connection. When you book a private room, you'll have your own private room for sleeping and may share some spaces with others. You might need to walk through indoor spaces that another host or guest may occupy to get to your room.</p> <p>Shared rooms are for when you don't mind sharing a space with others. When you book a shared room, you'll be sleeping in a space that is shared with others and share the entire space with other people. Shared rooms are popular among flexible travelers looking for new friends and budget-friendly stays.</p>
accommodates	integer		The maximum capacity of the listing
bathrooms	numeric		The number of bathrooms in the listing
bathrooms_text	string		<p>The number of bathrooms in the listing.</p> <p>On the Airbnb web-site, the bathrooms field has evolved from a number to a textual description. For older scrapes, bathrooms is used.</p>
bedrooms	integer		The number of bedrooms
beds	integer		The number of bed(s)
amenities	json		
price	currency		daily price in local currency
minimum_nights	integer		minimum number of night stay for the listing (calendar rules may be different)
maximum_nights	integer		maximum number of night stay for the listing (calendar rules may be different)
minimum_minimum_nights	integer	y	the smallest minimum_night value from the calender (looking 365 nights in the future)
maximum_minimum_nights	integer	y	the largest minimum_night value from the calender (looking 365 nights in the future)
minimum_maximum_nights	integer	y	the smallest maximum_night value from the calender (looking 365 nights in the future)
maximum_maximum_nights	integer	y	the largest maximum_night value from the calender (looking 365 nights in the future)
minimum_nights_avg_ntm	numeric	y	the average minimum_night value from the calender (looking 365 nights in the future)
maximum_nights_avg_ntm	numeric	y	the average maximum_night value from the calender (looking 365 nights in the future)
calendar_updated	date		
calendar_last_scraped	date		
number_of_reviews	integer		The number of reviews the listing has
number_of_reviews_ltm	integer	y	The number of reviews the listing has (in the last 12 months)
number_of_reviews_l30d	integer	y	The number of reviews the listing has (in the last 30 days)

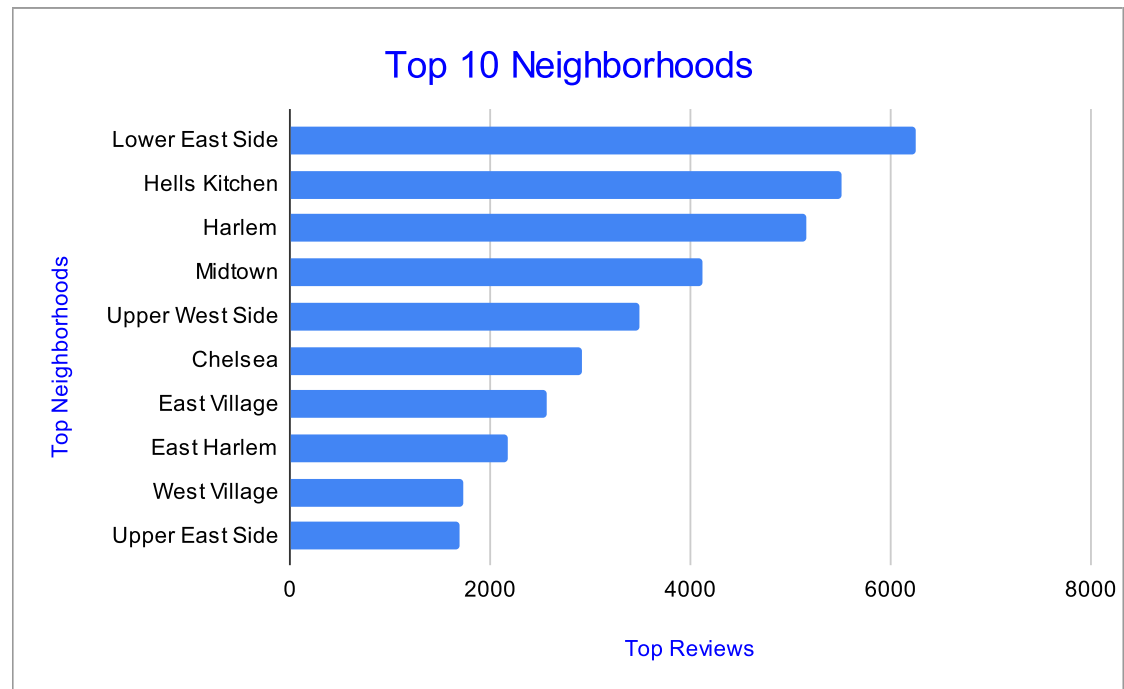
first_review	date	y	The date of the first/oldest review
last_review	date	y	The date of the last/newest review
review_scores_rating			
review_scores_accuracy			
review_scores_cleanliness			
review_scores_checkin			
review_scores_communication			
review_scores_location			
review_scores_value			
license	text		The licence/permit/registration number
instant_bookable	boolean		[t=true; f=false]. Whether the guest can automatically book the listing without the host requiring to accept their booking request. An indicator of a commercial listing.
calculated_host_listings_count	integer	y	The number of listings the host has in the current scrape, in the city/region geography.
calculated_host_listings_count_entire_homes	integer	y	The number of Entire home/apt listings the host has in the current scrape, in the city/region geography
calculated_host_listings_count_private_rooms	integer	y	The number of Private room listings the host has in the current scrape, in the city/region geography
calculated_host_listings_count_shared_rooms	integer	y	The number of Shared room listings the host has in the current scrape, in the city/region geography
reviews_per_month	numeric	y	The number of reviews the listing has over the lifetime of the listing

Data Dictionary for Calendar			
Description		The calendar file records the price, availability and other details from the listing's calendar for each day of the next 365 days	
Field	Type	Calculated	Description
listing_id			
date	datetime		The date in the listing's calendar
available	boolean		Whether the date is available for a booking
price	currency		The price listed for the day
adjusted_price			
minimum_nights	integer		Minimum nights for a booking made on this day
maximum_nights	integer		Maximum nights for a booking made on this day

Data Cleaning Steps							
1.1	Created new sheets for Executive Summary,Table of Contents and Assumption & Change Logs						
1.2	Created a new copy of Raw Data Listing naming it Listings Clean						
1.3	Created a new copy of Calendar naming it Calendar Clean						
1.4	Added filters and clean up for Listings Clean columns and rows						
1.5	Froze and hid rows and columns not being used						
1.6	Resized columns						
1.7	Created column Neighborhood_Clean in Listing Clean						
1.8	Used formula " =Proper(AD2)" to change all lower case and upper case making them standard size						
1.9	Created pivot table for Top 10 Neighborhoods						
1.10	Created Bar chart to show the Top 10 Neighborhoods						
1.11	Rename Pivot Table 1 tab to Top 10 Neighborhoods						
1.12	Added Bedroom_Clean column to Listings Clean						
1.13	Used formula " =IF(ISBLANK(AM2),0,AM2)" to filter						
1.14	Created pivot table for Most Popular Bedrooms						
1.15	Created bar chart to show the Most Popular Bedrooms						
1.16	Placed conditional formatting on pivot table highlighting the highest percentage for most popular bedrooms to the least popular						
1.17	Calculated the revenue earned for top_listing according to revenue						
1.18	Updated the Assumptions & Change logs						
1.19	Updated Executive Summary						
1.20	Arrange tabs accordingly						

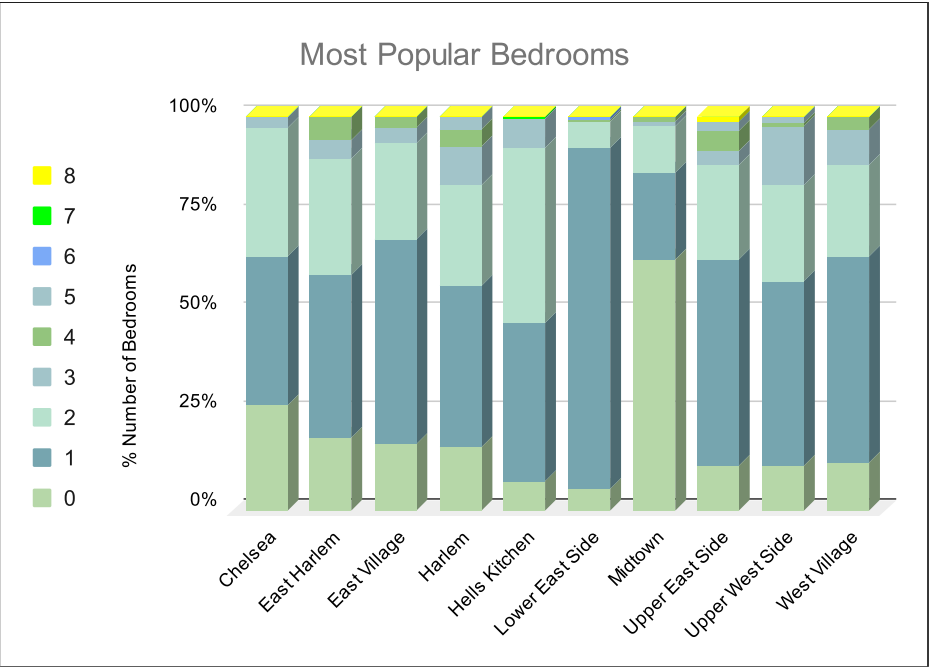
Neighborhood_Clean	SUM of number_of_reviews_Itm
Lower East Side	6242
Hells Kitchen	5506
Harlem	5157
Midtown	4128
Upper West Side	3497
Chelsea	2913
East Village	2572
East Harlem	2175
West Village	1735
Upper East Side	1696
Nolita	1505
Financial District	1112
Chinatown	894
Washington Heights	773
Kips Bay	622
Gramercy	573
Soho	481
Inwood	361
Ellis Island	358
Battery Park City	348
Murray Hill	341
Greenwich Village	311
Little Italy	246
Theater District	209
Tribeca	173
Noho	155
Flatiron District	112
Marble Hill	74
Two Bridges	43
Central Park	37
Stuyvesant Town	5
Morningside Heights	4
Civic Center	2
Roosevelt Island	1
	0

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Grand Total	35621



Grand Total	44361
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SUM of number_of_reviews_bedroom_clean										
Neighborhood_Clean	0	1	2	3	4	5	6	7	8	Grand Total
Chelsea	27%	38%	33%	3%			0%			100%
East Harlem	19%	41%	29%	5%	6%					100%
East Village	17%	52%	24%	4%	3%					100%
Harlem	16%	41%	26%	10%	4%	3%				100%
Hells Kitchen	7%	40%	45%	7%	0%			0%		100%
Lower East Side	5%	86%	7%	0%	0%		1%			100%
Midtown	64%	22%	12%	1%	1%					100%
Upper East Side	11%	52%	24%	4%	5%	2%			1%	100%
Upper West Side	11%	47%	24%	15%	1%	2%				100%
West Village	12%	52%	23%	9%	3%					100%
Grand Total	19%	49%	24%	6%	2%	1%	0%	0%	0%	100%



<i>revenue_earned</i>	<i>id</i>	<i>SUM of revenue_earned</i>
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		34059931	0
		16758426	0
		12325045	0
		6559926	0
		993575	0
0 Total			0
Grand Total			6002951

<i>top_listings</i>	<i>Neighborhood _Clean</i>	<i>AVERAGE of revenue_earned</i>
0	Chelsea	10471.52941
	East Harlem	8775.96
	East Village	7200.566265
	Harlem	6253.151515
	Hells Kitchen	9040.909774
	Lower East Side	11079.55
	Midtown	14377.43478
	Upper East Side	8909.132353
	Upper West Side	7302.151786
	West Village	9398.547619
	0 Total	8601.978799
1	Chelsea	6146.645161
	East Harlem	3859.629032
	East Village	5786.884615
	Harlem	4169.178082
	Hells Kitchen	6335.409091
	Lower East Side	5677.902913
	Midtown	6189.884393
	Upper East Side	5211.178571
	Upper West Side	4971
	West Village	7041.627119
	1 Total	5522.49402
Grand Total		6872.949897