

Case Study 2

```
dat <- read.csv("AB_NYC_2019.csv", header = TRUE)

# Split numbers and strings:
col_str <- c("name", "host_name", "neighbourhood_group", "neighbourhood", "room_type",
            "last_review")
col_num <- names(dat)[!names(dat) %in% col_str]

# Find column with missing values
colnames(dat)[colSums(is.na(dat)) > 0] # reviews_per_month has NAs
```

```
## [1] "reviews_per_month"
```

```
summary(dat$number_of_reviews[which(is.na(dat$reviews_per_month))])
```

```
##      Min. 1st Qu.  Median    Mean 3rd Qu.    Max.
##         0         0         0         0         0         0
```

```
sum(dat$last_review[which(is.na(dat$reviews_per_month))] != "")
```

```
## [1] 0
```

```
# all missing values in reviews_per_month correspond to 0 in number_of_reviews and blank in last_review
# fill in "reviews_per_month" with 0
dat$reviews_per_month[which(is.na(dat$reviews_per_month))] <- 0
```

```
# str(dat)
```

```
# Drop useless columns
drops <- c("id", "host_name", "host_id")
dat <- dat[, !(names(dat) %in% drops)]
```

```
# Check unique values
unique(dat$neighbourhood_group)
```

```
## [1] Brooklyn      Manhattan      Queens          Staten Island Bronx
## Levels: Bronx Brooklyn Manhattan Queens Staten Island
```

```
unique(dat$neighbourhood)
```

```
## [1] Kensington      Midtown
## [3] Harlem           Clinton Hill
## [5] East Harlem      Murray Hill
```

##	[7]	Bedford-Stuyvesant	Hell's Kitchen
##	[9]	Upper West Side	Chinatown
##	[11]	South Slope	West Village
##	[13]	Williamsburg	Fort Greene
##	[15]	Chelsea	Crown Heights
##	[17]	Park Slope	Windsor Terrace
##	[19]	Inwood	East Village
##	[21]	Greenpoint	Bushwick
##	[23]	Flatbush	Lower East Side
##	[25]	Prospect-Lefferts Gardens	Long Island City
##	[27]	Kips Bay	SoHo
##	[29]	Upper East Side	Prospect Heights
##	[31]	Washington Heights	Woodside
##	[33]	Brooklyn Heights	Carroll Gardens
##	[35]	Gowanus	Flatlands
##	[37]	Cobble Hill	Flushing
##	[39]	Boerum Hill	Sunnyside
##	[41]	DUMBO	St. George
##	[43]	Highbridge	Financial District
##	[45]	Ridgewood	Morningside Heights
##	[47]	Jamaica	Middle Village
##	[49]	NoHo	Ditmars Steinway
##	[51]	Flatiron District	Roosevelt Island
##	[53]	Greenwich Village	Little Italy
##	[55]	East Flatbush	Tompkinsville
##	[57]	Astoria	Clason Point
##	[59]	Eastchester	Kingsbridge
##	[61]	Two Bridges	Queens Village
##	[63]	Rockaway Beach	Forest Hills
##	[65]	Nolita	Woodlawn
##	[67]	University Heights	Gravesend
##	[69]	Gramercy	Allerton
##	[71]	East New York	Theater District
##	[73]	Concourse Village	Sheepshead Bay
##	[75]	Emerson Hill	Fort Hamilton
##	[77]	Bensonhurst	Tribeca
##	[79]	Shore Acres	Sunset Park
##	[81]	Concourse	Elmhurst
##	[83]	Brighton Beach	Jackson Heights
##	[85]	Cypress Hills	St. Albans
##	[87]	Arrochar	Rego Park
##	[89]	Wakefield	Clifton
##	[91]	Bay Ridge	Graniteville
##	[93]	Spuyten Duyvil	Stapleton
##	[95]	Briarwood	Ozone Park
##	[97]	Columbia St	Vinegar Hill
##	[99]	Mott Haven	Longwood
##	[101]	Canarsie	Battery Park City
##	[103]	Civic Center	East Elmhurst
##	[105]	New Springville	Morris Heights
##	[107]	Arverne	Cambria Heights
##	[109]	Tottenville	Mariners Harbor
##	[111]	Concord	Borough Park
##	[113]	Bayside	Downtown Brooklyn

## [115]	Port Morris	Fieldston
## [117]	Kew Gardens	Midwood
## [119]	College Point	Mount Eden
## [121]	City Island	Glendale
## [123]	Port Richmond	Red Hook
## [125]	Richmond Hill	Bellerose
## [127]	Maspeth	Williamsbridge
## [129]	Soundview	Woodhaven
## [131]	Woodrow	Co-op City
## [133]	Stuyvesant Town	Parkchester
## [135]	North Riverdale	Dyker Heights
## [137]	Bronxdale	Sea Gate
## [139]	Riverdale	Kew Gardens Hills
## [141]	Bay Terrace	Norwood
## [143]	Claremont Village	Whitestone
## [145]	Fordham	Bayswater
## [147]	Navy Yard	Brownsville
## [149]	Eltingville	Fresh Meadows
## [151]	Mount Hope	Lighthouse Hill
## [153]	Springfield Gardens	Howard Beach
## [155]	Belle Harbor	Jamaica Estates
## [157]	Van Nest	Morris Park
## [159]	West Brighton	Far Rockaway
## [161]	South Ozone Park	Tremont
## [163]	Corona	Great Kills
## [165]	Manhattan Beach	Marble Hill
## [167]	Dongan Hills	Castleton Corners
## [169]	East Morrisania	Hunts Point
## [171]	Neponsit	Pelham Bay
## [173]	Randall Manor	Throgs Neck
## [175]	Todt Hill	West Farms
## [177]	Silver Lake	Morrisania
## [179]	Laurelton	Grymes Hill
## [181]	Holliswood	Pelham Gardens
## [183]	Belmont	Rosedale
## [185]	Edgemere	New Brighton
## [187]	Midland Beach	Baychester
## [189]	Melrose	Bergen Beach
## [191]	Richmondtown	Howland Hook
## [193]	Schuylerville	Coney Island
## [195]	New Dorp Beach	Prince's Bay
## [197]	South Beach	Bath Beach
## [199]	Jamaica Hills	Oakwood
## [201]	Castle Hill	Hollis
## [203]	Douglaston	Huguenot
## [205]	Olinville	Edenwald
## [207]	Grant City	Westerleigh
## [209]	Bay Terrace, Staten Island	Westchester Square
## [211]	Little Neck	Fort Wadsworth
## [213]	Rosebank	Unionport
## [215]	Mill Basin	Arden Heights
## [217]	Bull's Head	New Dorp
## [219]	Rossville	Breezy Point
## [221]	Willowbrook	

```
## 221 Levels: Allerton Arden Heights Arrochar Arverne Astoria ... Woodside
```

```
unique(dat$room_type)
```

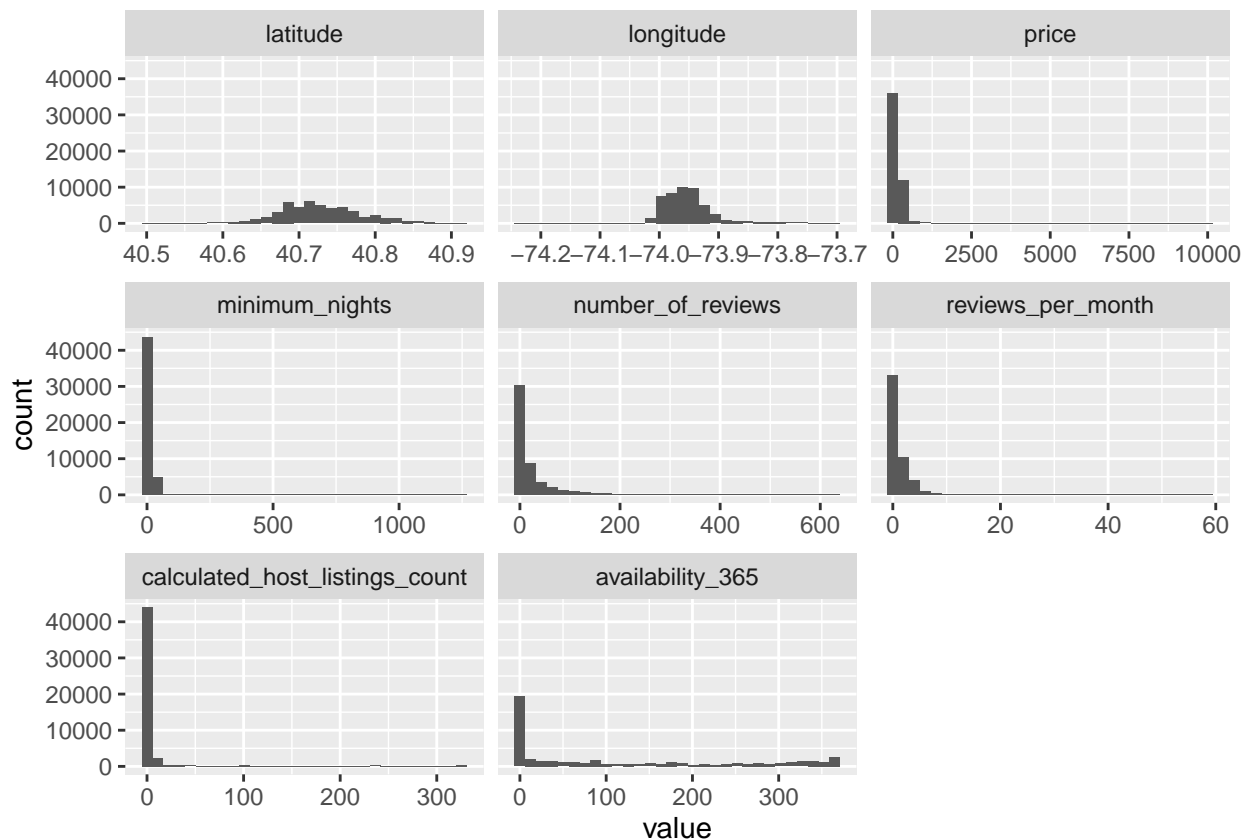
```
## [1] Private room Entire home/apt Shared room  
## Levels: Entire home/apt Private room Shared room
```

```
# EDA  
# Histograms for numeric variables  
d <- melt(dat[, names(dat) %in% col_num])
```

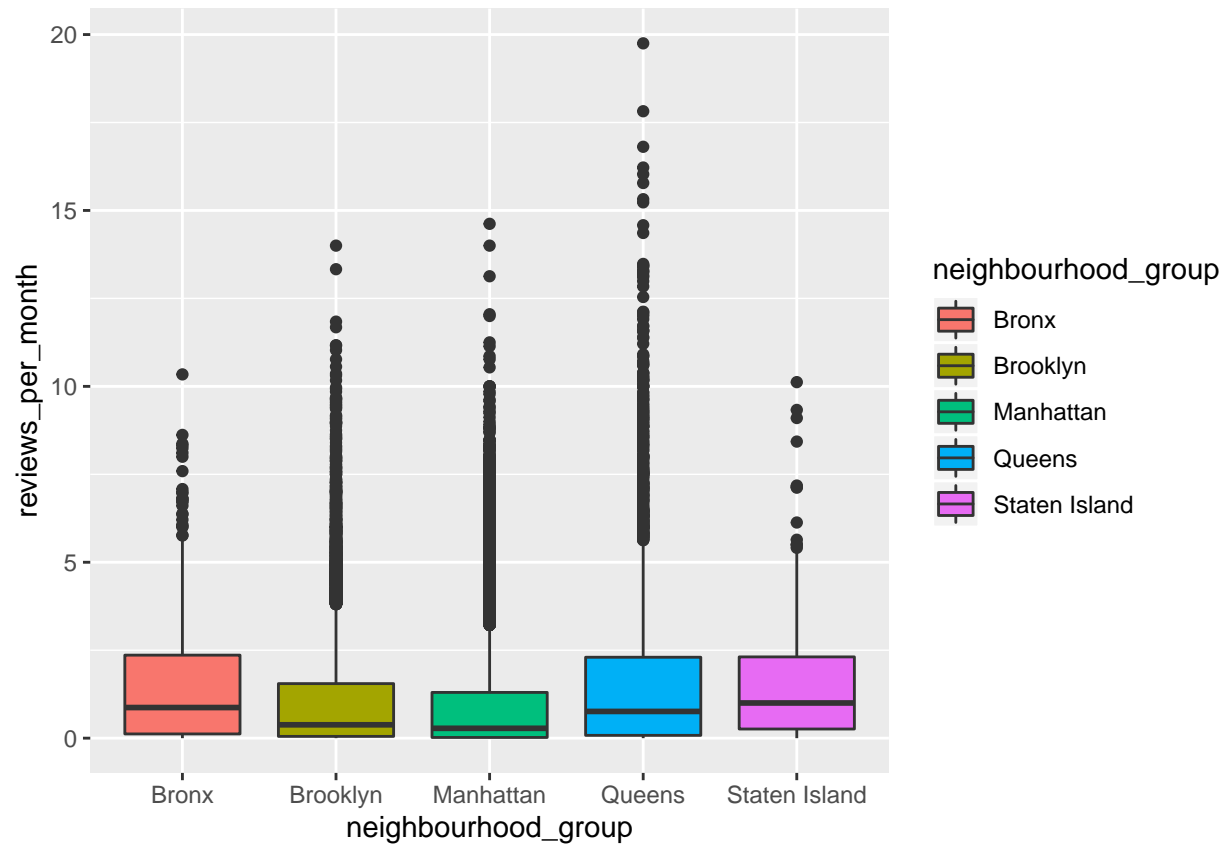
```
## No id variables; using all as measure variables
```

```
ggplot(d, aes(x = value)) +  
  facet_wrap(~variable, scales = "free_x") +  
  geom_histogram()
```

```
## `stat_bin()` using `bins = 30`. Pick better value with `binwidth`.
```

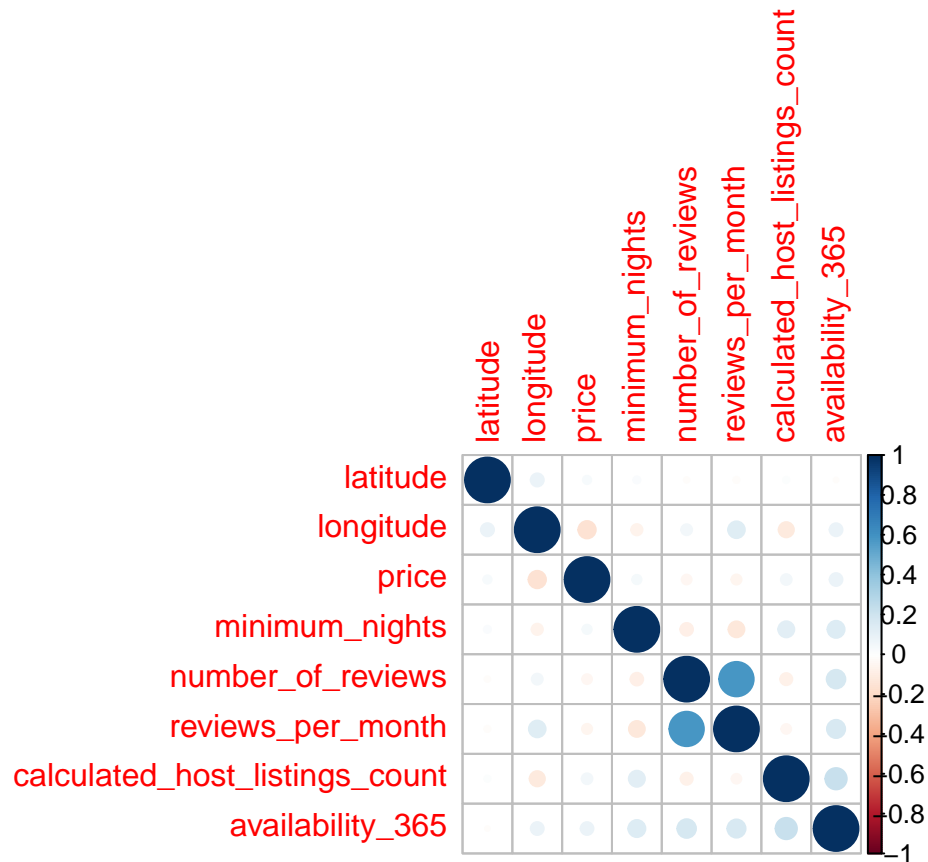


```
# Boxplots (remove extreme values to see distribution)  
ggplot(dat[dat$reviews_per_month <= 20,], aes(x=neighbourhood_group, y=reviews_per_month,  
  fill=neighbourhood_group)) + geom_boxplot()
```



```
# Manhattan: highest price, fewest reviews

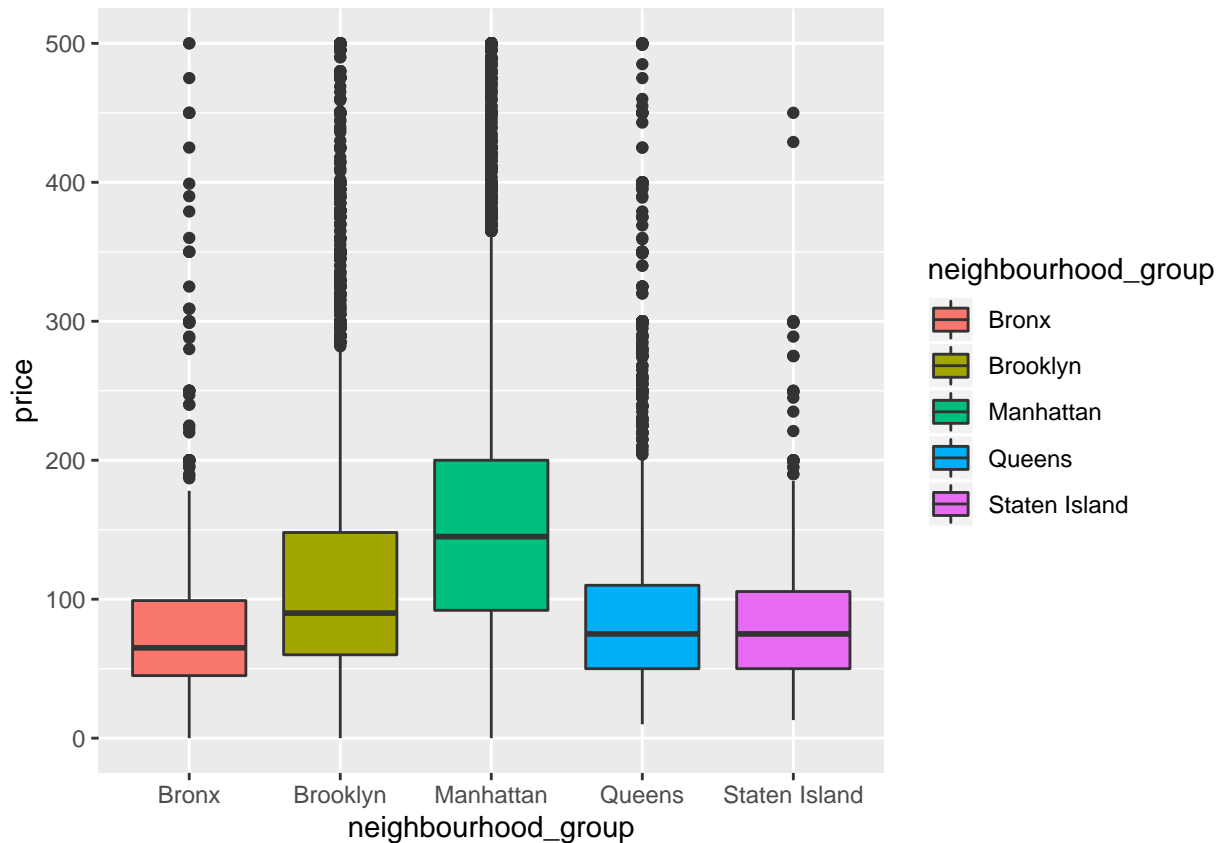
# Correlation plot
corrplot(cor(dat[, names(dat) %in% col_num]))
```



```
# only number_of_reviews & reviews_per_month have high correlation: expected

# Check if all listings under one host_id are in the same borough # but neighbourhood??
# table_host_borough <- table(dat$host_id, dat$neighbourhood_group)
# dat$host_id[which(apply(as.matrix(table_host_borough), 1, function(x) sum(x!=0))!=1)]

# Boxplots - price by borough (remove extreme values)
ggplot(dat[dat$price<=500,], aes(x=neighbourhood_group, y=price,
                                fill=neighbourhood_group)) + geom_boxplot()
```



```
anova(lm(price~neighbourhood,data=dat))
```

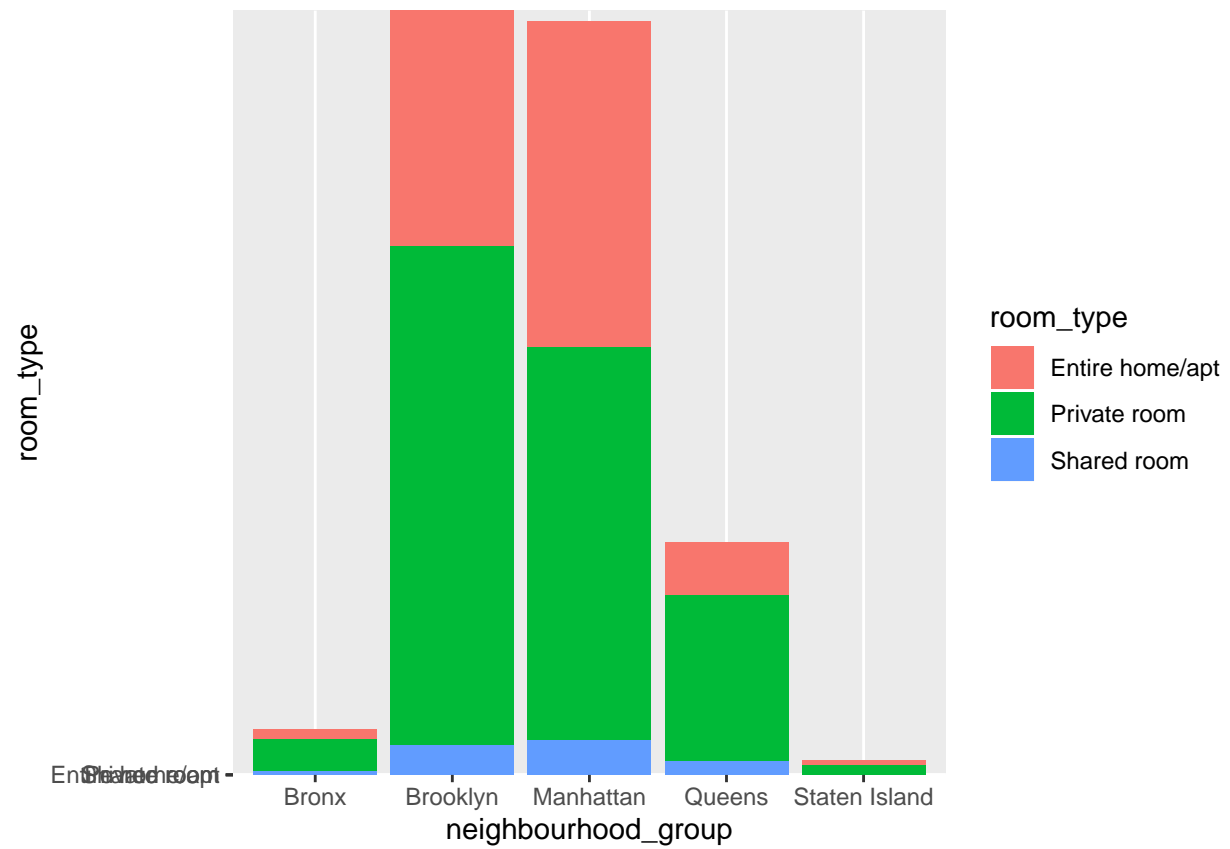
```
## Analysis of Variance Table
##
## Response: price
##           Df      Sum Sq Mean Sq F value    Pr(>F)
## neighbourhood  220  189750135   862501  15.961 < 2.2e-16 ***
## Residuals    48674  2630163656    54036
## ---
## Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1
```

```
anova(lm(price~neighbourhood_group,data=dat))
```

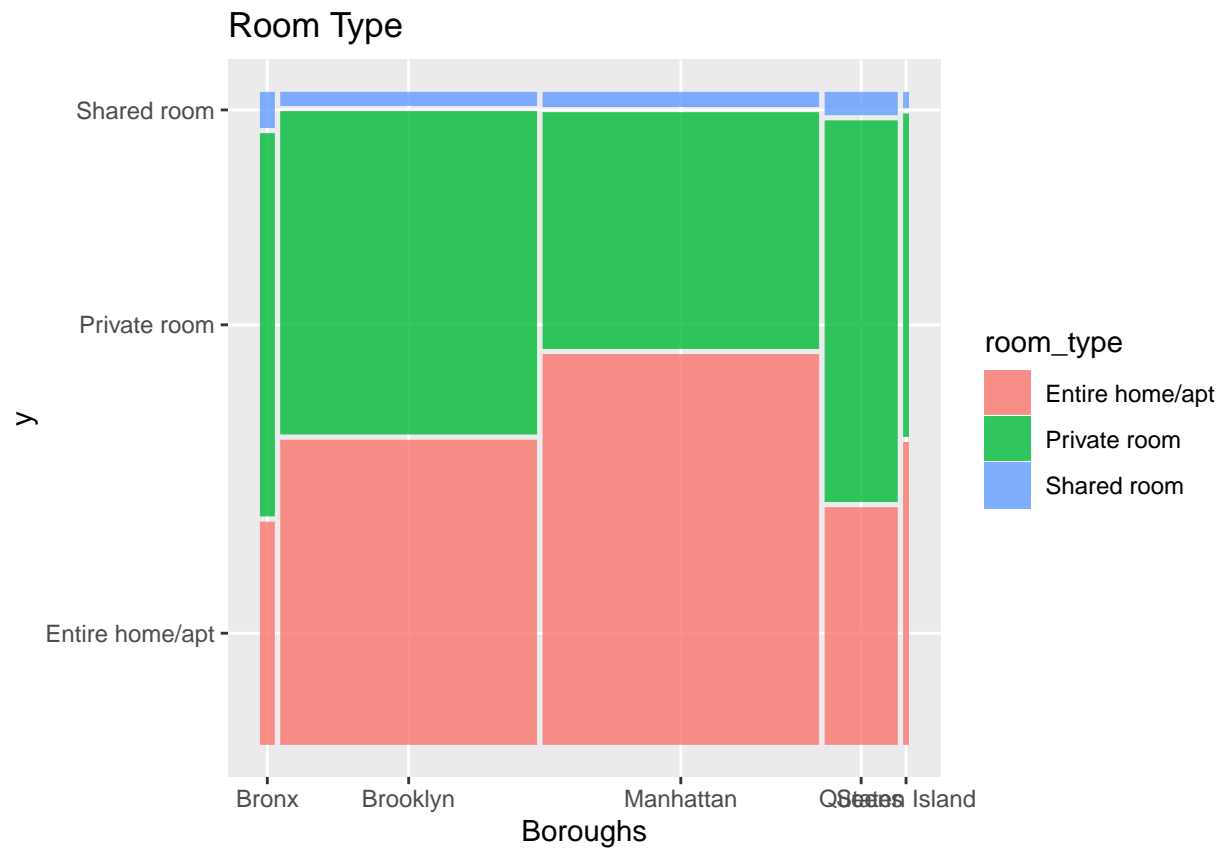
```
## Analysis of Variance Table
##
## Response: price
##           Df      Sum Sq Mean Sq F value    Pr(>F)
## neighbourhood_group    4   79590956  19897739  354.99 < 2.2e-16 ***
## Residuals          48890  2740322834    56051
## ---
## Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1
```

```
# Barplots & Mosaic plot - room type by borough
```

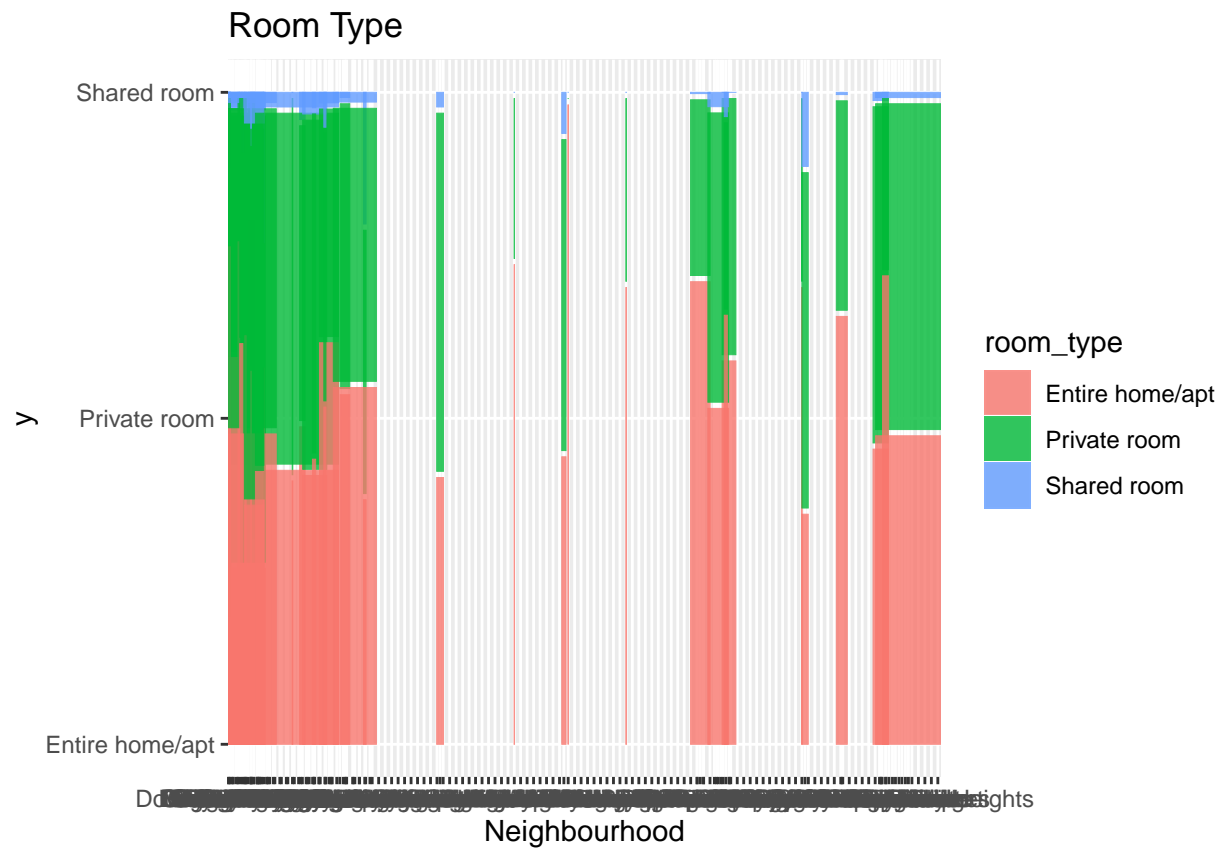
```
ggplot(data=dat, aes(x = neighbourhood_group, y = room_type, fill = room_type)) +
  geom_bar(stat="identity")
```



```
# boroughs
ggplot(data = dat) +
  geom_mosaic(aes(x = product(room_type, neighbourhood_group), fill=room_type), na.rm=TRUE) +
  labs(x="Boroughs", title='Room Type')
```

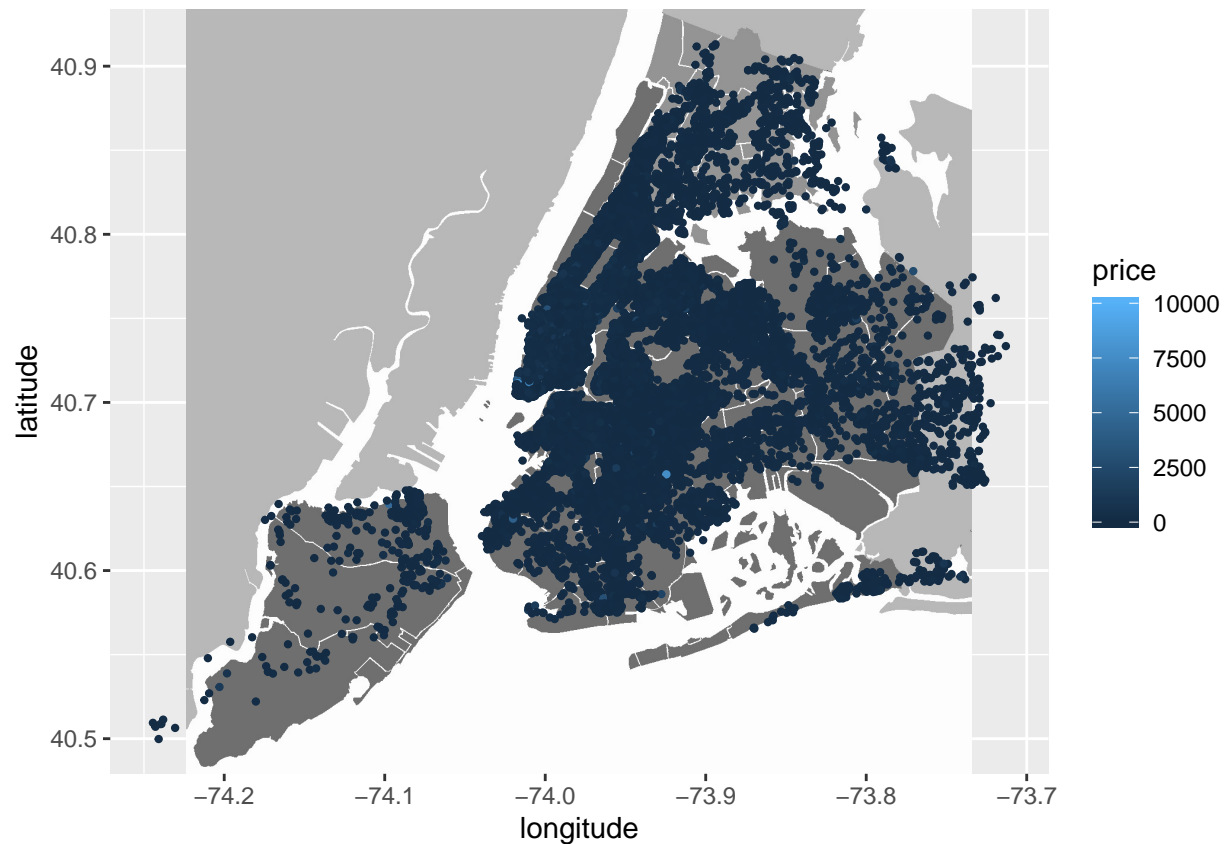
```
# all neighbourhood -> difficult to see
ggplot(data = dat) +
  geom_mosaic(aes(x = product(room_type, neighbourhood), fill=room_type), na.rm=TRUE) +
  labs(x="Neighbourhood", title='Room Type')
```

```
ggplot(data = dat %>%
  filter(neighbourhood_group=="Brooklyn"),
  aes(x = neighbourhood, y = room_type, fill = room_type)) +
  geom_bar(stat="identity")
```



```
ggplot() +
  annotation_custom(g) +
  geom_point(data = dat, mapping = aes(x = longitude, y = latitude, colour = price), size=0.8)
```



```
availability <- dat$availability_365==0
last_review_year <- as.numeric(substr(dat$last_review, start = 1, stop = 4))
review_per_month <- dat$reviews_per_month
table(last_review_year, availability)
```

```
##          availability
## last_review_year FALSE  TRUE
##          2011      4      3
##          2012     15     10
##          2013     23     25
##          2014     52    147
##          2015    182   1211
##          2016    384   2323
##          2017    675   2530
##          2018   2699   3351
##          2019  22121  3088
```

```
table(review_per_month, availability)
```

```
##          availability
```

##	review_per_month	FALSE	TRUE
##	0	5207	4845
##	0.01	18	24
##	0.02	81	838
##	0.03	128	676
##	0.04	132	523
##	0.05	152	741
##	0.06	180	399
##	0.07	154	312
##	0.08	167	429
##	0.09	223	370
##	0.1	173	284
##	0.11	212	327
##	0.12	159	254
##	0.13	190	273
##	0.14	165	234
##	0.15	171	203
##	0.16	284	383
##	0.17	150	171
##	0.18	134	171
##	0.19	175	182
##	0.2	133	143
##	0.21	166	177
##	0.22	169	149
##	0.23	155	134
##	0.24	141	125
##	0.25	147	143
##	0.26	161	144
##	0.27	163	114
##	0.28	147	117
##	0.29	127	102
##	0.3	143	107
##	0.31	142	106
##	0.32	182	98
##	0.33	130	93
##	0.34	101	64
##	0.35	97	77
##	0.36	134	74
##	0.37	122	79
##	0.38	131	86
##	0.39	119	68
##	0.4	107	60
##	0.41	124	62
##	0.42	148	79
##	0.43	113	70
##	0.44	100	60
##	0.45	119	59
##	0.46	113	62
##	0.47	120	62
##	0.48	115	53
##	0.49	93	51
##	0.5	83	49
##	0.51	80	34
##	0.52	99	53

##	0.53	109	54
##	0.54	69	48
##	0.55	99	50
##	0.56	87	38
##	0.57	90	35
##	0.58	107	39
##	0.59	103	43
##	0.6	87	25
##	0.61	86	44
##	0.62	71	34
##	0.63	97	46
##	0.64	85	26
##	0.65	95	41
##	0.66	75	30
##	0.67	85	27
##	0.68	89	42
##	0.69	62	30
##	0.7	106	25
##	0.71	80	38
##	0.72	56	22
##	0.73	81	31
##	0.74	70	28
##	0.75	76	25
##	0.76	89	25
##	0.77	110	33
##	0.78	79	18
##	0.79	88	22
##	0.8	69	29
##	0.81	86	37
##	0.82	67	30
##	0.83	76	16
##	0.84	63	17
##	0.85	81	30
##	0.86	62	16
##	0.87	70	22
##	0.88	66	19
##	0.89	49	20
##	0.9	72	15
##	0.91	83	23
##	0.92	59	18
##	0.93	68	19
##	0.94	82	21
##	0.95	75	12
##	0.96	69	14
##	0.97	62	17
##	0.98	46	18
##	0.99	57	17
##	1	840	53
##	1.01	34	24
##	1.02	52	14
##	1.03	55	18
##	1.04	57	11
##	1.05	65	23
##	1.06	69	14

##	1.07	51	13
##	1.08	49	13
##	1.09	50	13
##	1.1	58	9
##	1.11	71	17
##	1.12	52	15
##	1.13	68	10
##	1.14	60	14
##	1.15	70	20
##	1.16	34	17
##	1.17	57	9
##	1.18	68	13
##	1.19	45	13
##	1.2	57	12
##	1.21	46	10
##	1.22	57	16
##	1.23	60	4
##	1.24	42	14
##	1.25	71	9
##	1.26	50	13
##	1.27	60	7
##	1.28	62	7
##	1.29	54	8
##	1.3	58	14
##	1.31	43	8
##	1.32	46	8
##	1.33	67	10
##	1.34	48	16
##	1.35	36	9
##	1.36	79	5
##	1.37	41	8
##	1.38	52	7
##	1.39	43	4
##	1.4	72	12
##	1.41	56	10
##	1.42	46	7
##	1.43	39	11
##	1.44	38	8
##	1.45	43	7
##	1.46	51	19
##	1.47	45	5
##	1.48	30	12
##	1.49	41	10
##	1.5	51	6
##	1.51	52	12
##	1.52	45	9
##	1.53	55	6
##	1.54	41	5
##	1.55	44	13
##	1.56	44	7
##	1.57	55	8
##	1.58	63	7
##	1.59	36	4
##	1.6	41	5

##	1.61	39	10
##	1.62	61	4
##	1.63	39	8
##	1.64	43	6
##	1.65	59	6
##	1.66	31	8
##	1.67	50	15
##	1.68	49	6
##	1.69	40	8
##	1.7	42	11
##	1.71	45	7
##	1.72	37	8
##	1.73	59	7
##	1.74	33	7
##	1.75	32	5
##	1.76	65	10
##	1.77	32	3
##	1.78	47	6
##	1.79	40	8
##	1.8	54	7
##	1.81	42	6
##	1.82	55	6
##	1.83	46	9
##	1.84	50	8
##	1.85	37	7
##	1.86	36	4
##	1.87	32	2
##	1.88	63	7
##	1.89	41	4
##	1.9	50	15
##	1.91	43	3
##	1.92	38	6
##	1.93	32	4
##	1.94	48	9
##	1.95	42	3
##	1.96	47	7
##	1.97	35	5
##	1.98	30	4
##	1.99	30	7
##	2	380	26
##	2.01	37	1
##	2.02	39	8
##	2.03	40	5
##	2.04	35	3
##	2.05	37	2
##	2.06	35	5
##	2.07	51	9
##	2.08	37	4
##	2.09	47	3
##	2.1	32	5
##	2.11	41	4
##	2.12	34	2
##	2.13	37	4
##	2.14	38	4

##	2.15	28	4
##	2.16	32	2
##	2.17	32	7
##	2.18	36	3
##	2.19	40	3
##	2.2	33	5
##	2.21	39	3
##	2.22	51	3
##	2.23	46	6
##	2.24	35	1
##	2.25	26	6
##	2.26	66	4
##	2.27	36	3
##	2.28	41	2
##	2.29	37	3
##	2.3	27	5
##	2.31	59	7
##	2.32	33	3
##	2.33	35	1
##	2.34	51	6
##	2.35	51	2
##	2.36	39	3
##	2.37	42	1
##	2.38	47	6
##	2.39	38	2
##	2.4	34	3
##	2.41	19	1
##	2.42	45	5
##	2.43	43	3
##	2.44	40	3
##	2.45	38	1
##	2.46	35	0
##	2.47	39	3
##	2.48	41	3
##	2.49	33	1
##	2.5	60	9
##	2.51	30	1
##	2.52	31	4
##	2.53	34	1
##	2.54	46	4
##	2.55	45	3
##	2.56	35	5
##	2.57	38	2
##	2.58	32	4
##	2.59	40	2
##	2.6	30	3
##	2.61	31	2
##	2.62	21	2
##	2.63	54	4
##	2.64	34	1
##	2.65	35	3
##	2.66	35	2
##	2.67	43	1
##	2.68	34	2

##	2.69	36	1
##	2.7	40	2
##	2.71	27	1
##	2.72	18	1
##	2.73	50	4
##	2.74	37	2
##	2.75	36	3
##	2.76	26	2
##	2.77	19	3
##	2.78	33	3
##	2.79	50	6
##	2.8	34	2
##	2.81	42	3
##	2.82	34	4
##	2.83	40	4
##	2.84	34	2
##	2.85	21	3
##	2.86	27	1
##	2.87	41	4
##	2.88	42	8
##	2.89	31	2
##	2.9	30	0
##	2.91	16	3
##	2.92	35	1
##	2.93	27	2
##	2.94	19	0
##	2.95	29	3
##	2.96	30	5
##	2.97	29	2
##	2.98	25	5
##	2.99	31	2
##	3	212	10
##	3.01	28	1
##	3.02	24	3
##	3.03	19	1
##	3.04	39	4
##	3.05	25	2
##	3.06	26	2
##	3.07	30	2
##	3.08	28	3
##	3.09	25	5
##	3.1	34	2
##	3.11	27	3
##	3.12	18	0
##	3.13	40	1
##	3.14	30	0
##	3.15	18	2
##	3.16	34	0
##	3.17	40	2
##	3.18	33	1
##	3.19	39	2
##	3.2	24	0
##	3.21	36	0
##	3.22	28	1

##	3.23	21	3
##	3.24	27	2
##	3.25	25	2
##	3.26	28	1
##	3.27	27	3
##	3.28	31	2
##	3.29	23	0
##	3.3	25	1
##	3.31	34	1
##	3.32	21	3
##	3.33	50	2
##	3.34	25	1
##	3.35	22	0
##	3.36	23	1
##	3.37	27	1
##	3.38	25	3
##	3.39	17	0
##	3.4	31	0
##	3.41	18	2
##	3.42	37	0
##	3.43	19	2
##	3.44	28	0
##	3.45	24	2
##	3.46	26	1
##	3.47	22	2
##	3.48	15	1
##	3.49	20	0
##	3.5	25	2
##	3.51	24	0
##	3.52	24	2
##	3.53	36	2
##	3.54	13	2
##	3.55	25	1
##	3.56	17	0
##	3.57	16	2
##	3.58	20	1
##	3.59	30	0
##	3.6	18	3
##	3.61	26	0
##	3.62	19	1
##	3.63	29	1
##	3.64	24	3
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