1. **What types of properties are most commonly listed in each neighborhood?**

Distribution of Top 10 Property Types across Each Neighborhoods
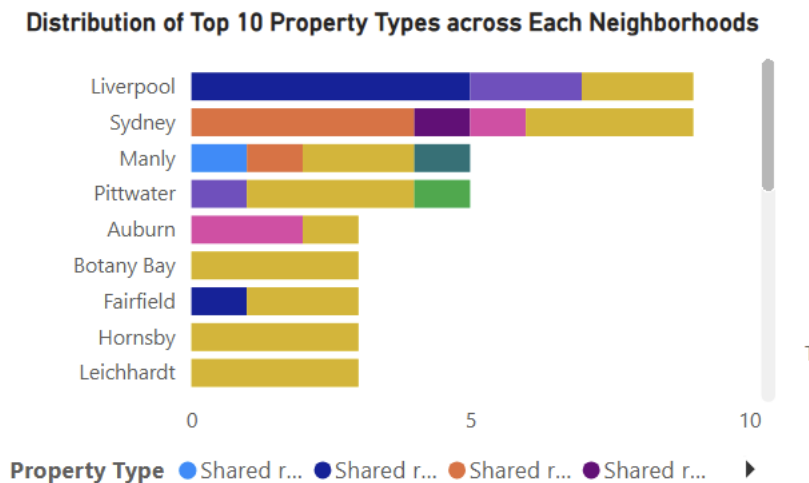
Tiny home is the most common property type within neighborhoods. Shared room in home and shared room in hostel are also among the common room types.

2. **Which neighborhoods generate the highest estimated annual revenue from Airbnb listings?**

Top 5 Earning Neighborhoods by Estimated Annual Revenue
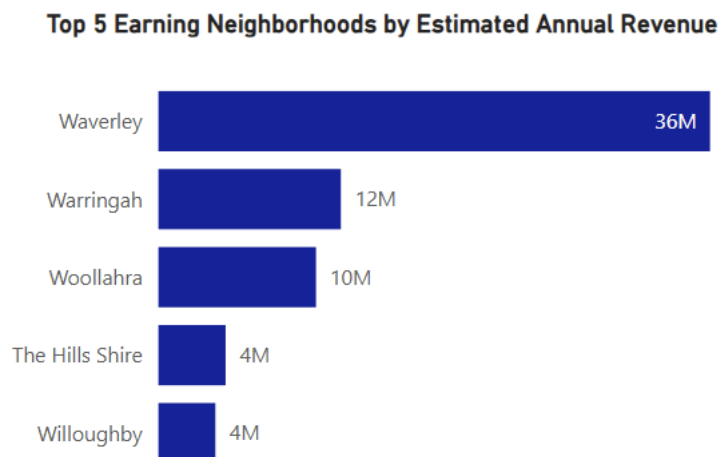
The neighborhood of Waverly generates the highest estimated annual revenue of 36M. Warringah and Woollahra generate estimated annual revenue of 12M and 10M respectively. The Hills Shire and Willoughby neighborhood generate an estimated annual revenue of 4M each.

3. **How does the availability of listings over the next year vary by neighborhood?**

Distribution of 365-Day Availability Across Top 5 Neighborhoods
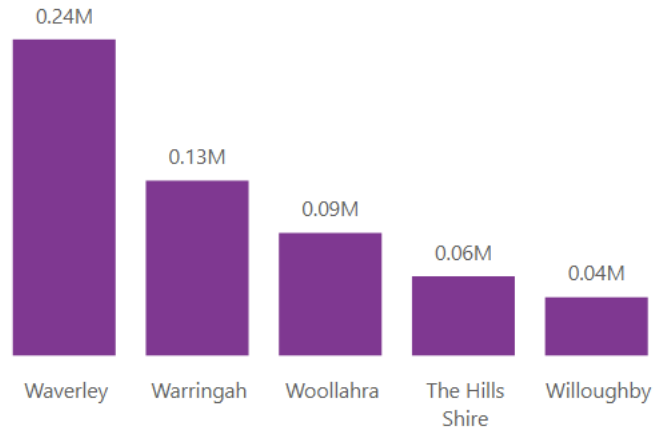
Waverly has the listings with most availability in the next year. The availability of Waverly listings is almost double of the next highest neighborhood which is Waaringah. Willoughby has the least availability among the top 5 neighborhoods.

4. **Which neighborhoods have the most listings that allow for instant**

Instant Bookable Listings by Top 5 Neighborhood

booking?
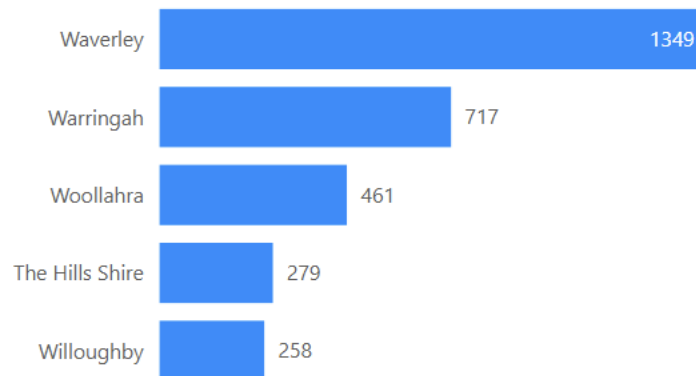
In terms of instantly bookable listings, Waverly has the highest with 1349 listings. Following Waverly, Warringah has 717 instantly bookable listings while Willoughby has 258 instantly bookable listings, which is the lowest.

5. **Is there a relationship between the number of reviews a listing receives and its overall review rating?**

**Relationship Between Review Count and Rating**
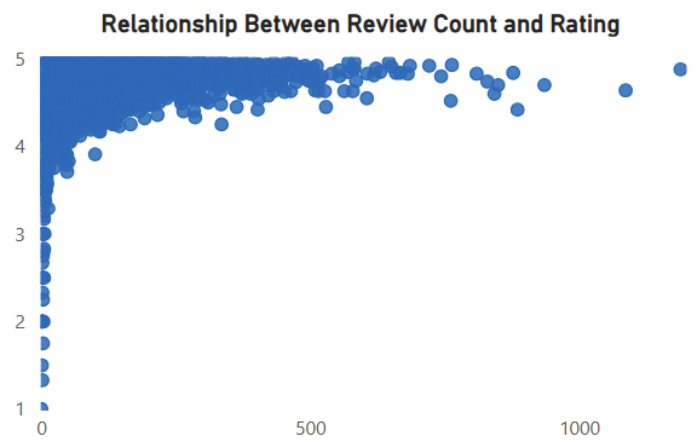
As the scatter plot displays, there does seem to be a positive relationship between the number of reviews and its overall review rating. All the listings will lower ratings seem to have very few reviews and as we move to the listings with more reviews, the average rating is higher.

6. **How do average review scores differ between property types?**

**Average Ratings by Top 5 Property Type**

When it comes to average ratings by property type, Yurt and Train have the highest average rating of 5. Tent and Treehouse follow closely with an average rating of 4.9 while tiny home has an average rating of 4.8.

7. **How has review activity changed over time for Airbnb listings?**

**Monthly Review Volume for Airbnb Listings**
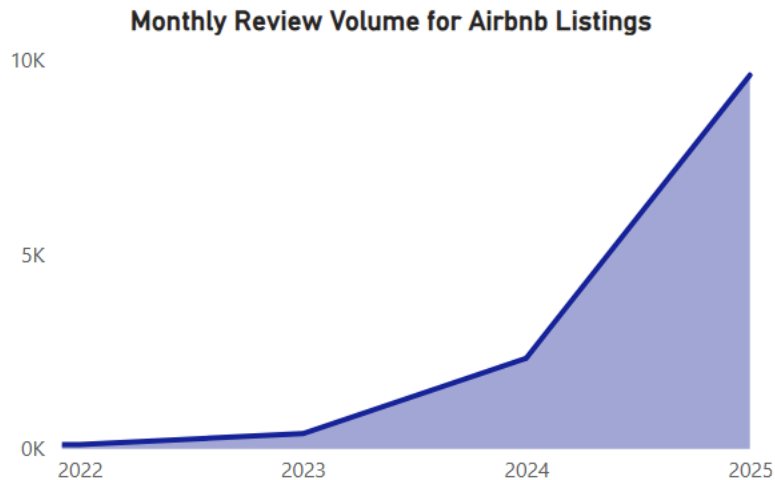
Since 2022, monthly review has been trending upwards. At the start of 2024, there were less than 5k reviews per month but by the start of 2025, there are about 10k reviews per month.

8. **How do prices vary across different room types (entire home, private room, shared room?**

Price Distribution by Room Type
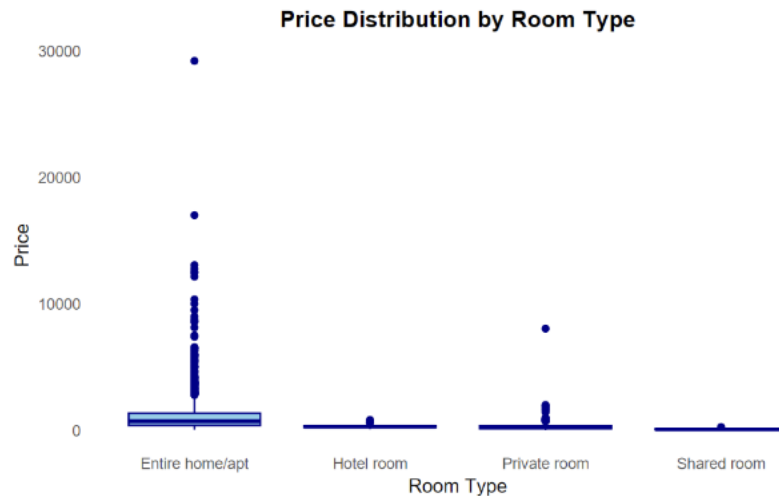
The boxplot above shows price distribution for each room type. As can be seen, Entire home/apt is the most expensive type of room with its higher median price compared to others. The highest price of Entire Home/apt reaches up to USD 30000. On the other hand, shared rooms have the lowest median price.

9. **Who are the most active hosts, and how many listings do they manage?**

Top Hosts by Number of Listings
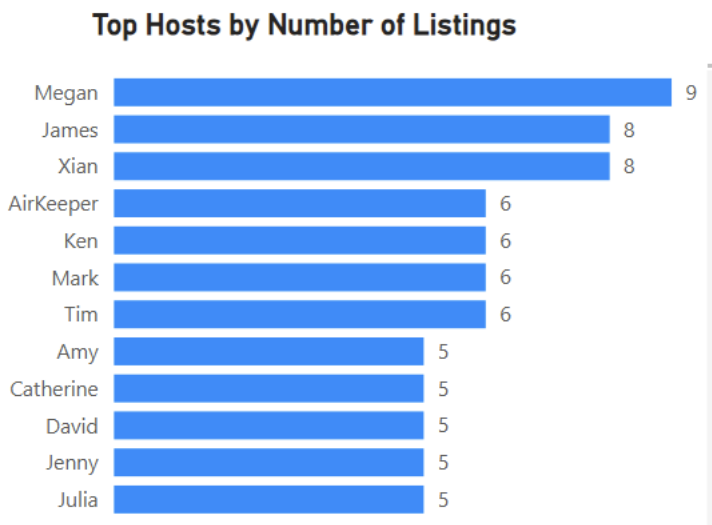
The bar chart above displays the most active hosts. Megan is at the top with 9 unique listings. Similarly, James and Xian have the second highest unique listings with 8 each. As we move down the chart, there are multiple hosts with 6 and then 5 listings to their name.

10. What are the most frequently offered amenities across all listings?

Most Common Amenities Across Airbnb Listings
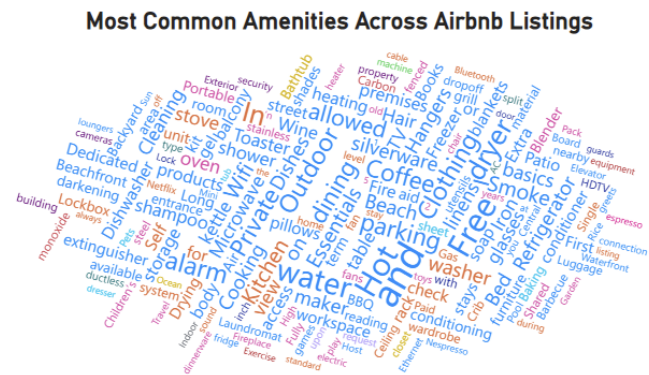
The word cloud above displays the most common amenities across all listings. The larger the size of the word, the more common the amenity is. Outdoor, Hot water, parking and Coffee are some of the more common amenities.