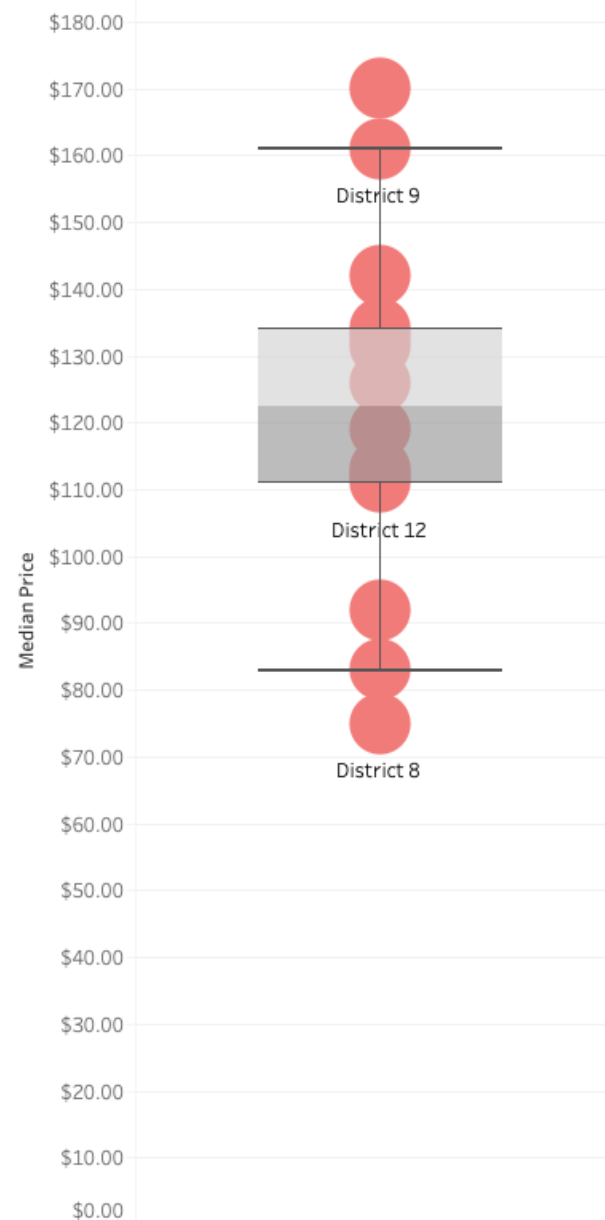# AirBnB Dallas-2025

File created on: 20/03/25 9:26:31 PM CDT

Price Distribution by Neighbourhood

Median Price

$180.00
$170.00
$160.00
District 9
$150.00
$140.00
$130.00
$120.00
$110.00
District 12
$100.00
$90.00
$80.00
District 8
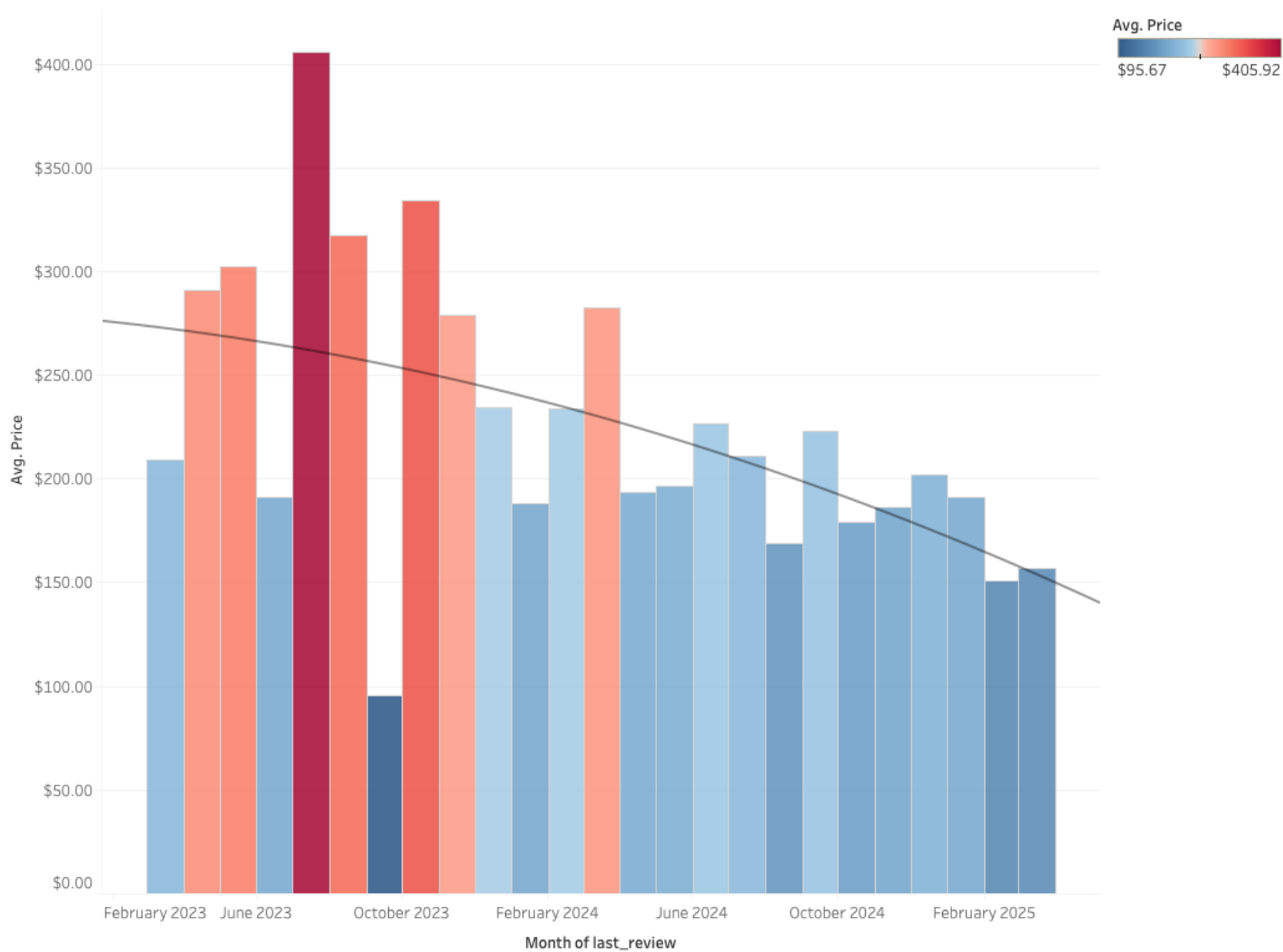$70.00
$60.00
$50.00
$40.00
$30.00
$20.00
$10.00
$0.00

Median of Price. The marks are labeled by Neighbourhood. The data is filtered on Room Type and Price. The Room Type filter keeps Entire home/apt, Hotel room, Private room and Shared room. The Price filter ranges from $9.00 to $29,066.00. The view is filtered on Neighbourhood, which keeps 14 of 14 members.

Revenue by Type

Room Type

Average of Revenue Estimate for each Room Type. The data is filtered on Neighbourhood and Price. The Neighbourhood filter keeps 14 of 14 members. The Price filter ranges from $9.00 to $29,066.00. The view is filtered on Room Type, which keeps Entire home/apt, Hotel room, Private room and Shared room.

Seasonal Pricing

The plot of average of Price for last_review Month. Color shows average of Price. The data is filtered on last_review Year, Room Type, Neighbourhood and Price. The last_review Year filter excludes Null. The Room Type filter keeps Entire home/apt, Hotel room, Private room and Shared room. The Neighbourhood filter keeps 14 of 14 members. The Price filter ranges from $9.00 to $29,066.00. The view is filtered on last_review Month, which ranges from March 2023 to March 2025.
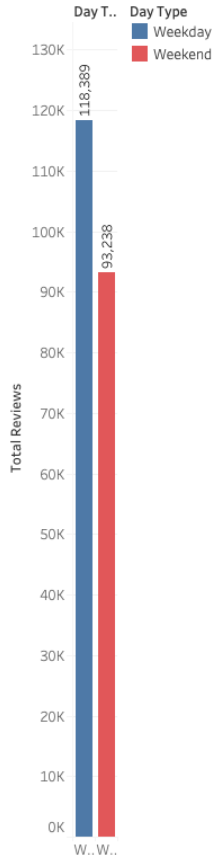
Price VS Occupancy
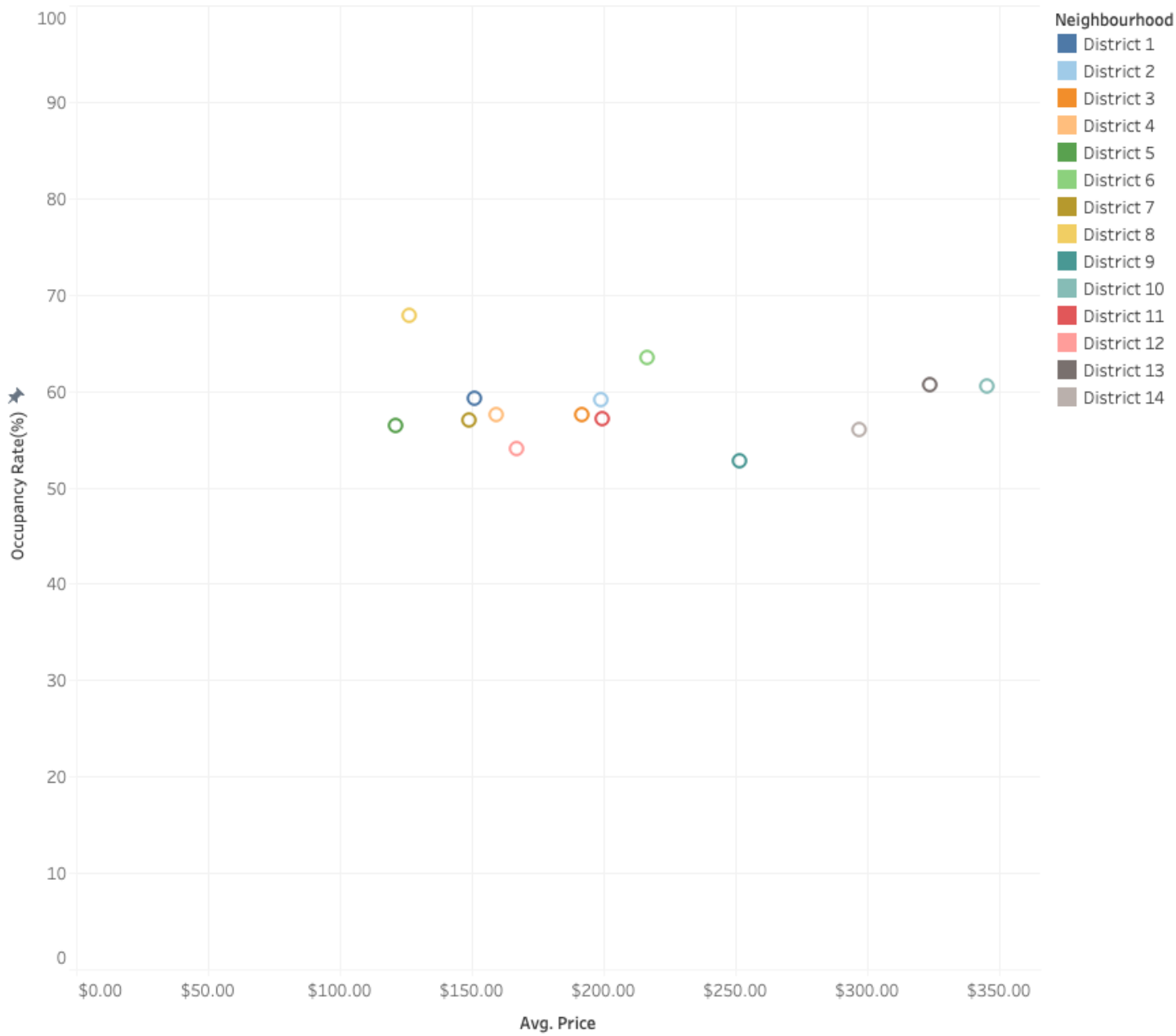
Average of Price vs. average of Occupancy Rate(%). Color shows details about Neighbourhood. The data is filtered on Room Type and Price. The Room Type filter keeps Entire home/apt, Hotel room, Private room and Shared room. The Price filter ranges from $9.00 to $29,066.00. The view is filtered on Neighbourhood, which keeps 14 of 14 members.

Occupany Trends
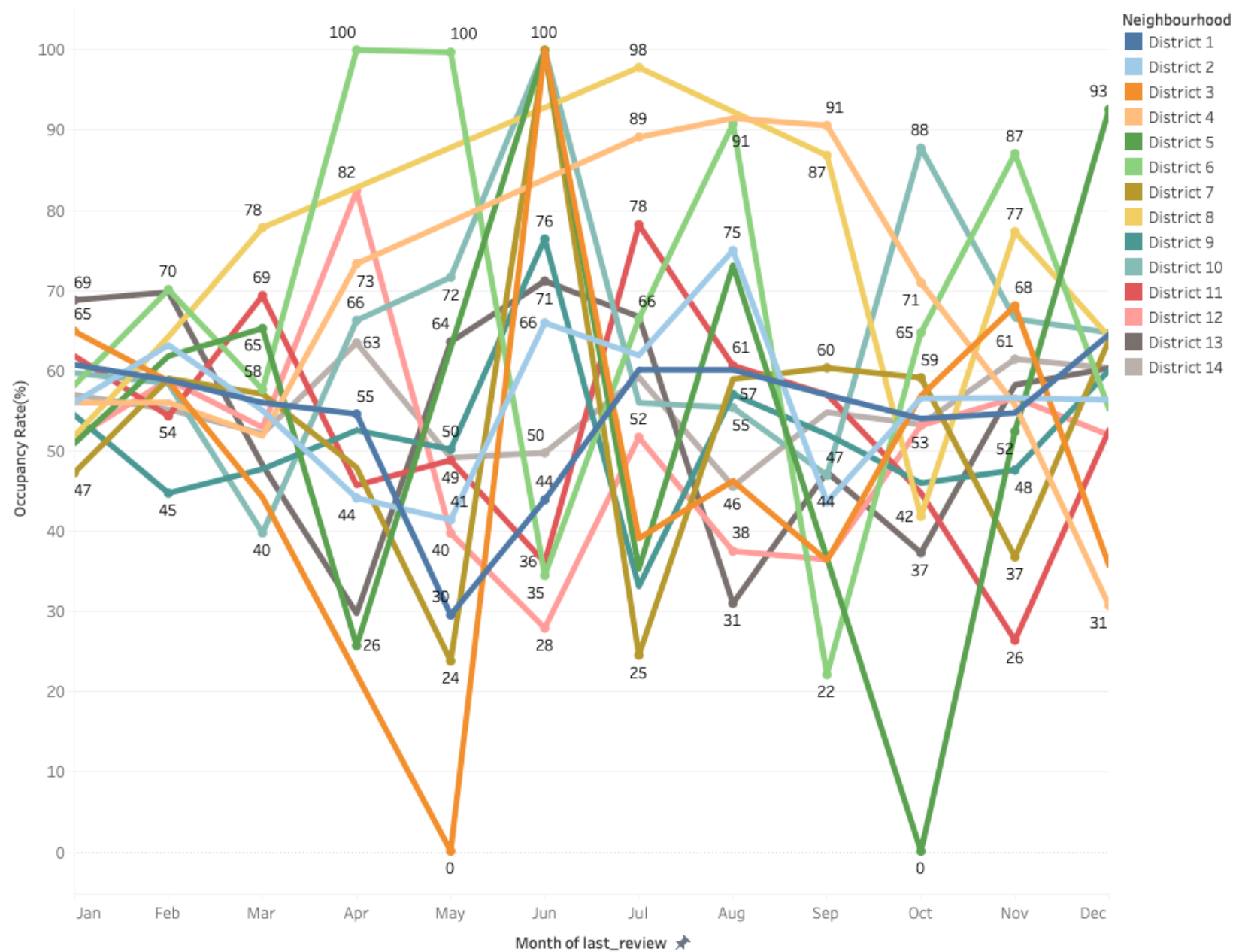
The trend of average of Occupancy Rate(%) for last_review Month. Color shows details about Neighbourhood. The marks are labeled by average of Occupancy Rate(%). The data is filtered on Room Type and Price. The Room Type filter keeps Entire home/apt, Hotel room, Private room and Shared room. The Price filter ranges from $9.00 to $29,066.00. The view is filtered on Neighbourhood, which keeps 14 of 14 members.

Weekend VS Week-day

Day Type
- ■ Weekday
- ■ Weekend

Total Reviews

130K

118,389

120K

110K

100K
93,238

90K

80K

70K

60K

50K

40K

30K

20K

10K

0K

W.. W..

Sum of Total Reviews for each Day Type. Color shows details about Day Type. The marks are labeled by sum of Total Reviews. The data is filtered on Room Type, Neighbour-hood and Price. The Room Type filter keeps Entire home/apt, Hotel room, Private room and Shared room. The Neigh-bourhood filter keeps 14 of 14 members. The Price filter ranges from $9.00 to $29,066.00.
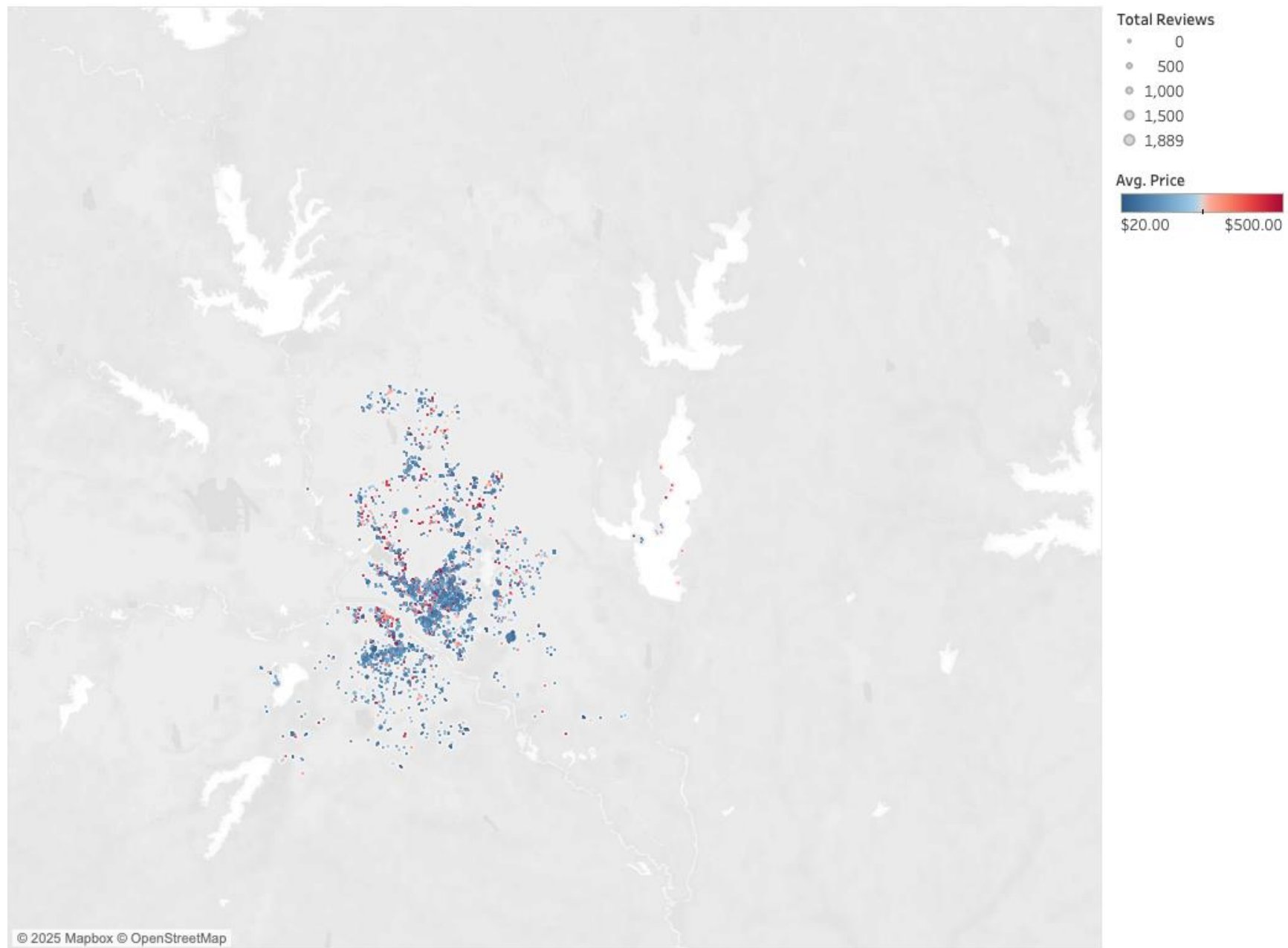
Top Listings

Host Name	Id	Name	Occupancy Rate(%)	Revenue Estimate
Matthew	**45333451**	Beautiful Far North Dallas Home	96	$60,238.36
Todd David	**1355800479615568896**	Luxury M-Street Masterpiece - Modern 4 b..	86	$258,904.11
Venugopal	**1255280299880462080**	Home In Oak Cliff	100	$104,512.88
Yosheka	**866893229760266112**	Yes,	98	$67,813.05
Zachi	**17348200**	☆KING BED | FREE PARKI..	84	$62,173.81
	18032984	AMAZING PRICE West-Village Walk Anywh..	74	$86,126.03
	18485736	☆Amazing Price on a Bran..	84	$79,937.75
	20290581	☆A Premier Location THE ..	98	$104,067.95
	25122997	Charming KING 1BR Oasis | FREE Parking	95	$97,552.77
	32824546	KING BED | FREE PARKING | GYM | POOL	98	$109,238.36

Occupancy Rate(%) and Revenue Estimate broken down by Host Name, Id and Name. The data is filtered on Rank, Room Type, Neighbourhood and Price. The Rank filter ranges from 1 to 10. The Room Type filter keeps Entire home/apt, Hotel room, Private room and Shared room. The Neighbourhood filter keeps 14 of 14 members. The Price filter ranges from $9.00 to $29,066.00.

Dallas Listings Map

Total Reviews
- 0
- 500
- 1,000
- 1,500
- 1,889

Avg. Price

$20.00 $500.00

© 2025 Mapbox © OpenStreetMap

Map based on Longitude and Latitude. Color shows average of Price. Size shows sum of Total Reviews. Details are shown for Neighbourhood. The data is filtered on Room Type and Price. The Room Type filter keeps Entire home/apt, Hotel room, Private room and Shared room. The Price filter ranges from $9.00 to $29,066.00. The view is filtered on Neighbourhood, which keeps 14 of 14 members.

Top Neighbourhoods
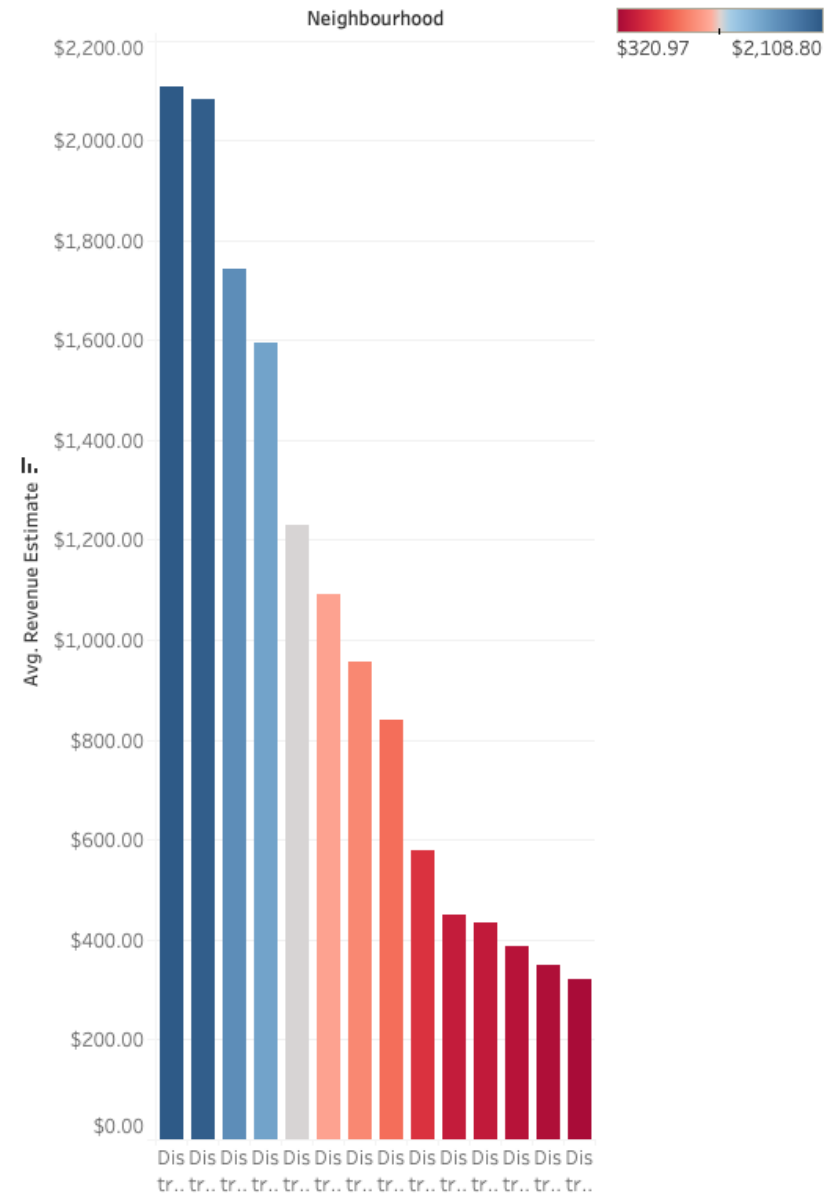
Average of Revenue Estimate for each Neighbourhood. Color shows average of Revenue Estimate. The data is filtered on Room Type and Price. The Room Type filter keeps Entire home/apt, Hotel room, Private room and Shared room. The Price filter ranges from $9.00 to $29,066.00. The view is filtered on Neighbourhood, which keeps 14 of 14 members.
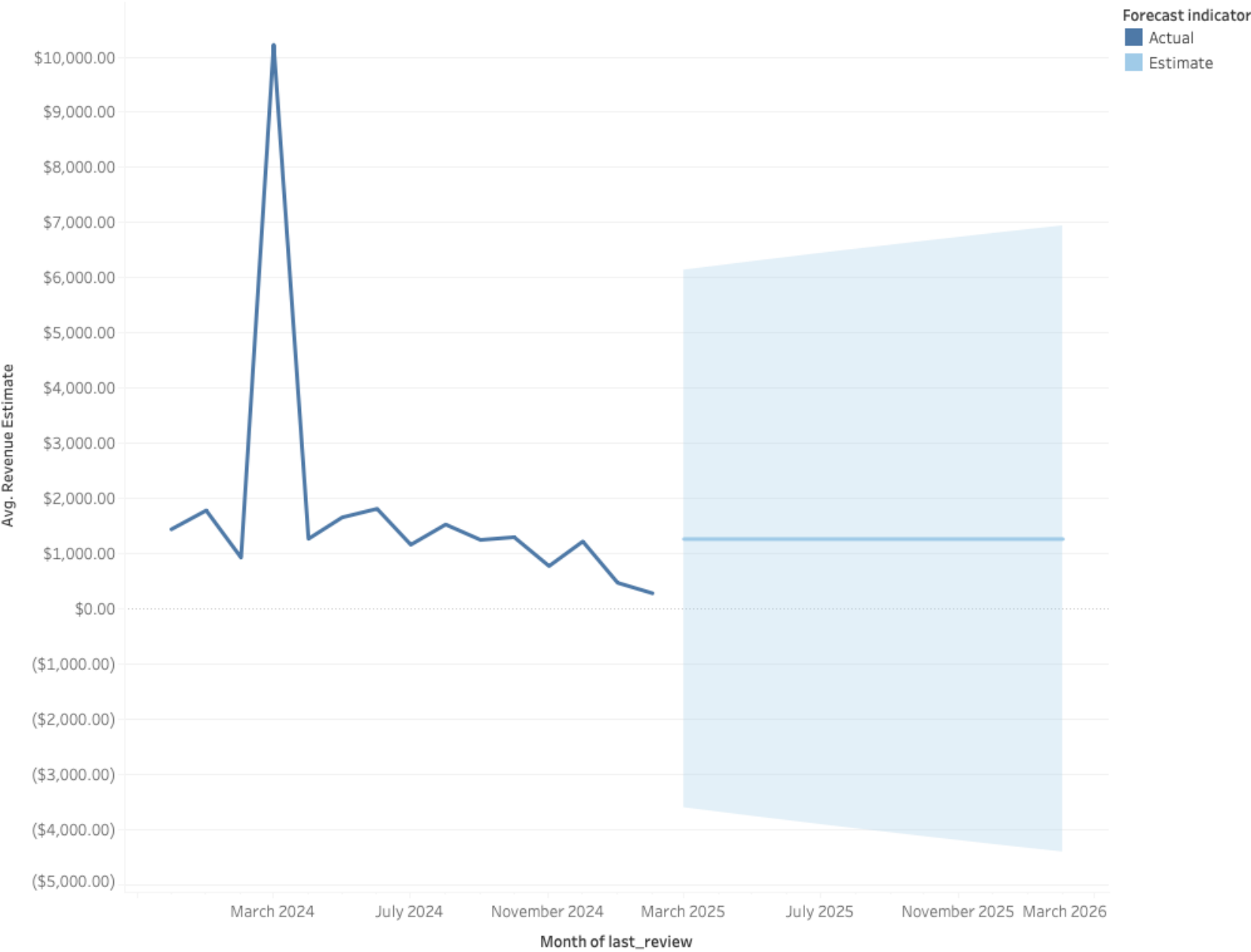
Price VS Occupany
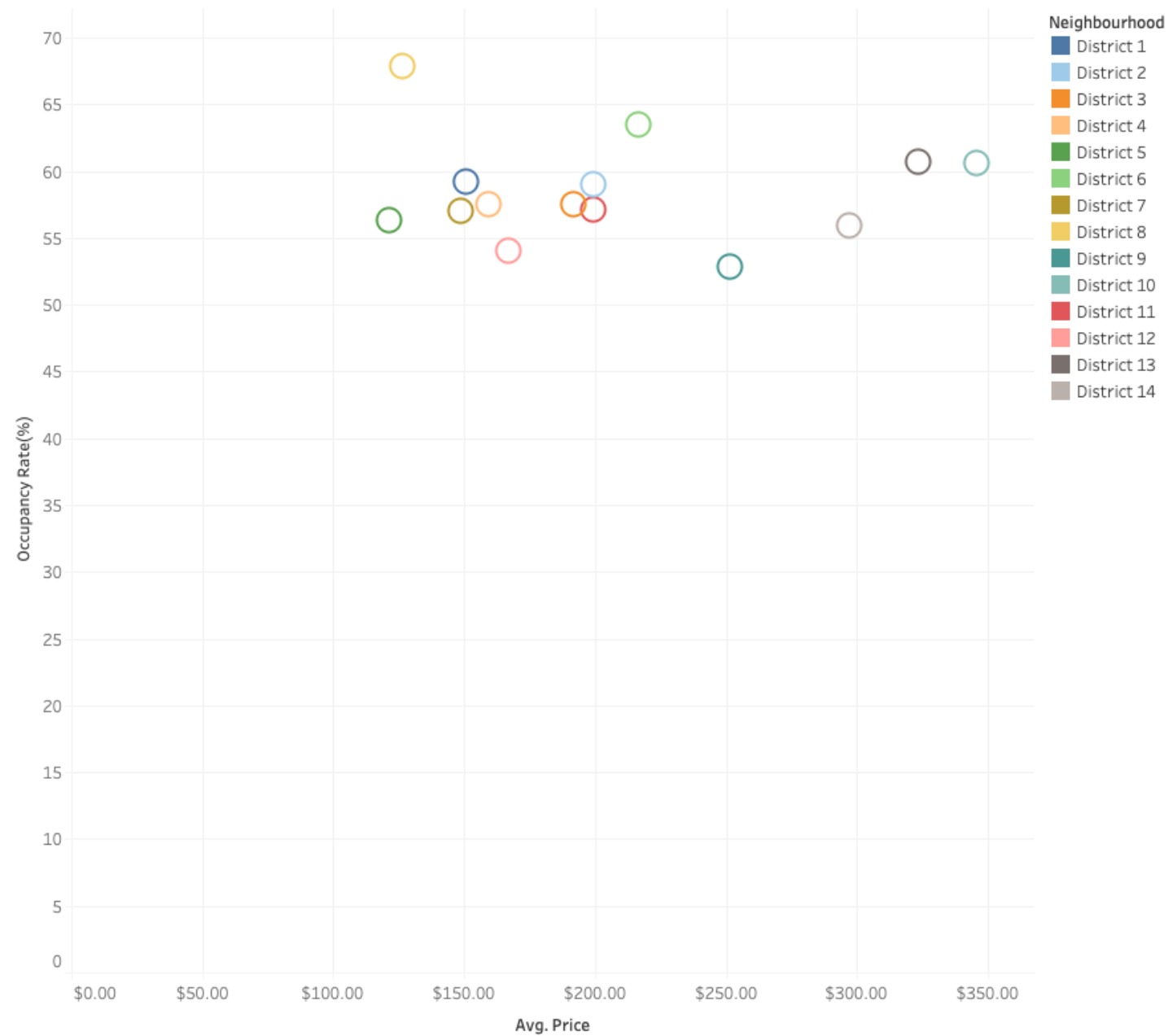
Average of Price vs. average of Occupancy Rate(%). Color shows details about Neighbourhood. The data is filtered on Room Type and Price. The Room Type filter keeps Entire home/apt, Hotel room, Private room and Shared room. The Price filter ranges from $9.00 to $29,066.00. The view is filtered on Neighbourhood, which keeps 14 of 14 members.
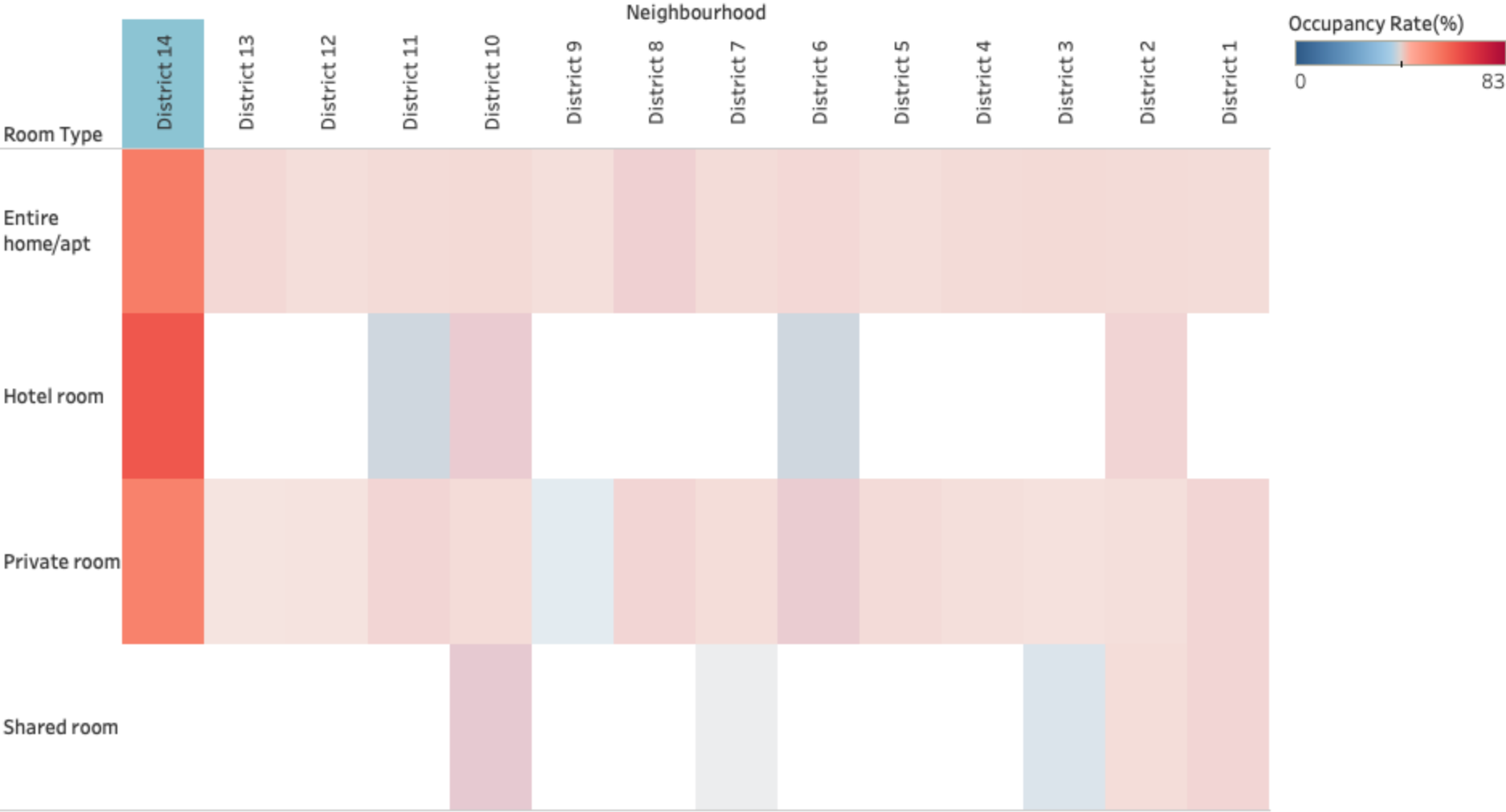
Price Optimization Model (What-If Analysis)
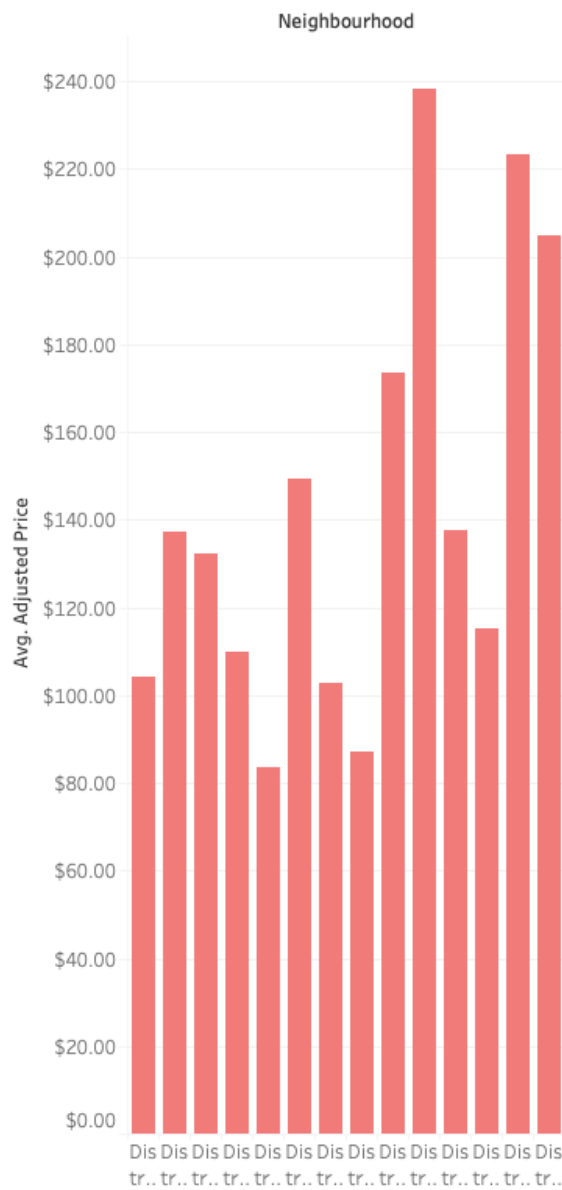
Neighbourhood

Average of Adjusted Price for each Neighbourhood. The data is filtered on Room Type and Price. The Room Type filter keeps Entire home/apt, Hotel room, Private room and Shared room. The Price filter ranges from $9.00 to $29,066.00. The view is filtered on Neighbourhood, which keeps 14 of 14 members.

Revenue Forecasting

The trend of average of Revenue Estimate (actual & forecast) for last_review Month. Color shows details about Forecast indicator. The data is filtered on Neighbourhood, Room Type, last_review and Price. The Neighbourhood filter keeps 14 of 14 members. The Room Type filter keeps Entire home/apt, Hotel room, Private room and Shared room. The last_review filter ranges from 01/12/2023 to 13/03/2025. The Price filter ranges from $9.00 to $29,066.00.

Booking Likelihood Model

Average of Occupancy Rate(%) (color) broken down by Neighbourhood vs. Room Type. The data is filtered on Price, which ranges from $9.00 to $29,066.00. The view is filtered on Neighbourhood and Room Type. The Neighbourhood filter keeps 14 of 14 members. The Room Type filter keeps Entire home/apt, Hotel room, Private room and Shared room.

What makes an Airbnb listing successful? Is it the price, the location, or the timing? This story explores key insights to help hosts maximize revenue, optimize pricing, and predict future trends. Let's dive into the data!

Click 'Next' to begin exploring our findings.

Story 1

Pricing & Revenue Insights

Price Distribution by Neighbourhood

Revenue by Type

Room Type
- ✔ Entire home/apt
- ✔ Hotel room
- ✔ Private room
- ✔ Shared room

Seasonal Pricing

Price VS Occupancy

Neighbourhood
- ✔ District 1
- ✔ District 2
- ✔ District 3
- ✔ District 4
- ✔ District 5
- ✔ District 6
- ✔ District 7
- ✔ District 8
- ✔ District 9
- ✔ District 10
- ✔ District 11
- ✔ District 12
- ✔ District 13
- ✔ District 14

Occupany & Availability Trends

Occupany Trends

Month of last_review
- ☑ Null
- ☑ January
- ☑ February
- ☑ March
- ☑ April
- ☑ May
- ☑ June
- ☑ July
- ☑ August
- ☑ September
- ☑ October
- ☑ November
- ☑ December

Month of last_review 📌

Room Type ☑ Entire ho..

Weekend VS Weekday

Day Type

118,389 (Weekday)
93,238 (Weekend)

Top Listings

Host Name	Id	Name	Occupancy..	Revenue Es.
Matthew	45333451	Beautiful Far North Dallas Home	96	$60,238.36
Todd David	135580047961..	Luxury M-Street Masterpiece - Modern 4 b..	86	$258,904.11
Venugopal	125528029988..	Home In Oak Cliff	100	$104,512.88
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	18032984	AMAZING PRICE West-Village Walk Anywh..	74	$86,126.03
	18485736	☆Amazing Price on a Bran..	84	$79,937.75

Neighbourhood
- ☑ District 1
- ☑ District 2
- ☑ District 3
- ☑ District 4
- ☑ District 5
- ☑ District 6
- ☑ District 7
- ☑ District 8
- ☑ District 9
- ☑ District 10
- ☑ District 11
- ☑ District 12
- ☑ District 13
- ☑ District 14

Price $9.00 to $2..

Story 1

Location & Neighborhood Analysis

Dallas Listings Map

© 2025 Mapbox © OpenStreetMap
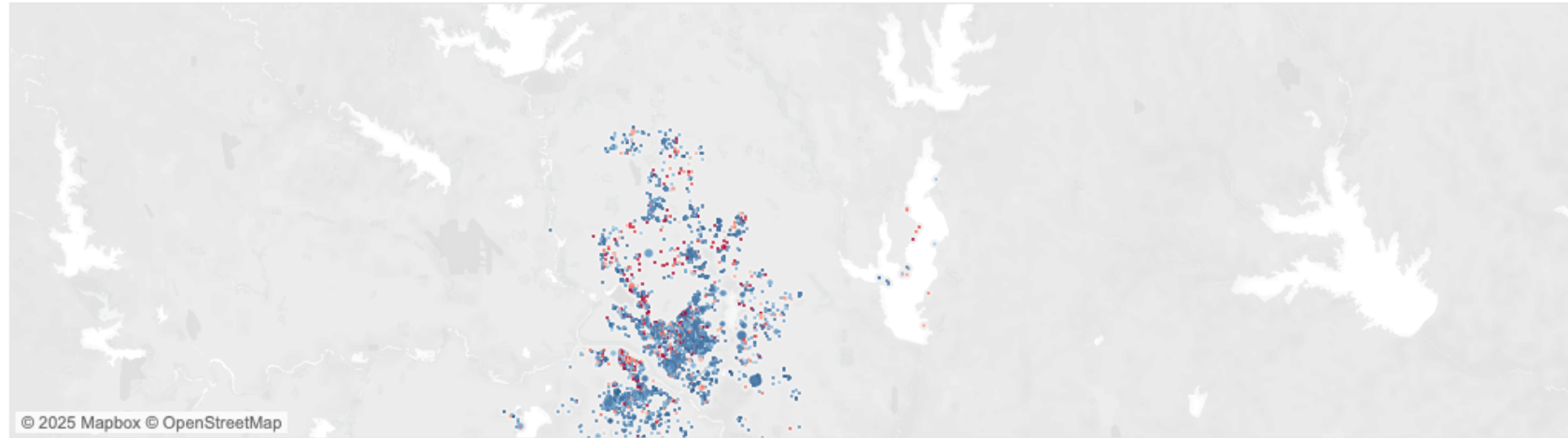
Month of last_review
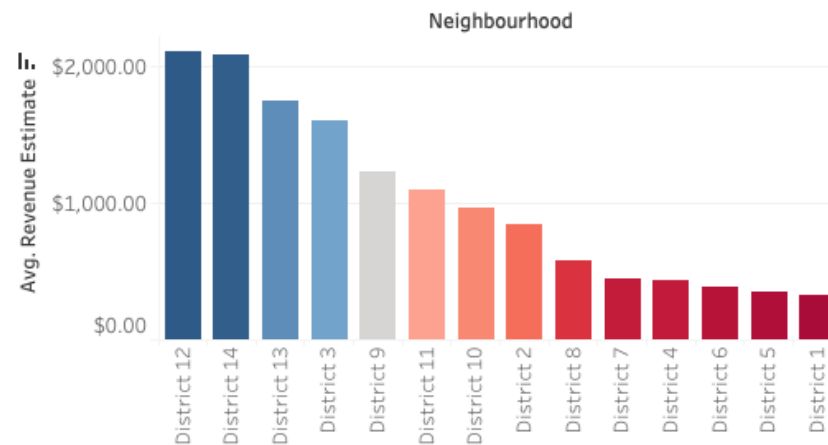- ☑ Null
- ☑ January
- ☑ February
- ☑ March
- ☑ April
- ☑ May

Room Type
- ☑ Entire home/apt
- ☑ Hotel room
- ☑ Private room
- ☐ Shared room

Neighbourhood
- ☑ District 1
- ☑ District 2
- ☑ District 3
- ☑ District 4
- ☑ District 5
- ☑ District 6

Top Neighbourhoods

Neighbourhood

Price VS Occupany

Avg. Price
$20.00 — $500.00

Total Reviews
- · 0
- · 500
- ○ 1,000
- ○ 1,500
- ○ 1,889

Neighbourhood
- ■ District 1
- ■ District 2
- ■ District 3
- ■ District 4
- ■ District 5

Story 1

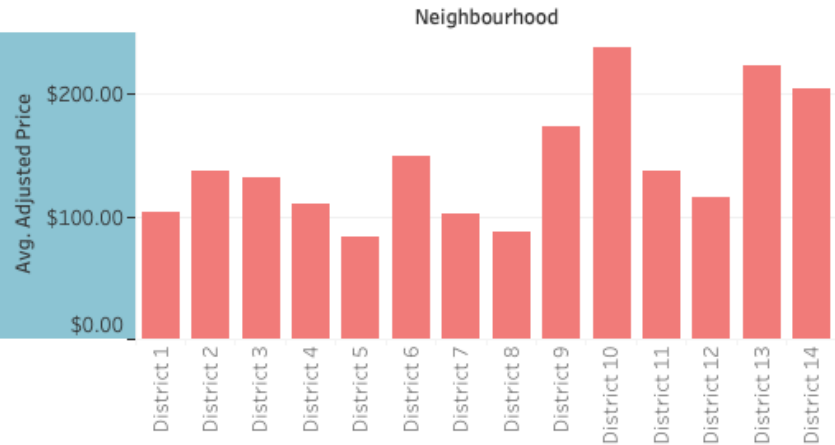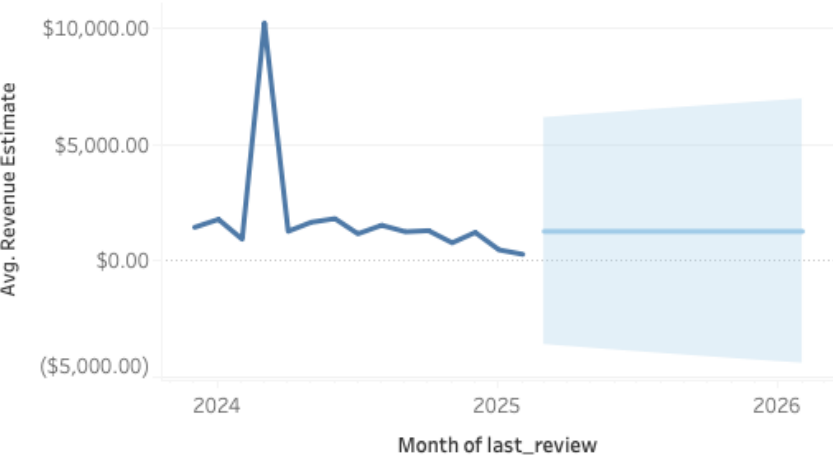| Unlocking Airbnb Success in Dallas: A Data-Driven Approach | Maximizing Earnings: How Pricing Affects Revenue & Demand | When & Where to List: Analyzing Occupancy Trends | Where to List: Finding the Best Airbnb Locations | Predicting the Future: Revenue & Pricing Forecasts | What We Learned: The Ultimate Airbnb Playbook |

Predictive Analysis Dashboard

Price Optimization Model (What-If Analysis)
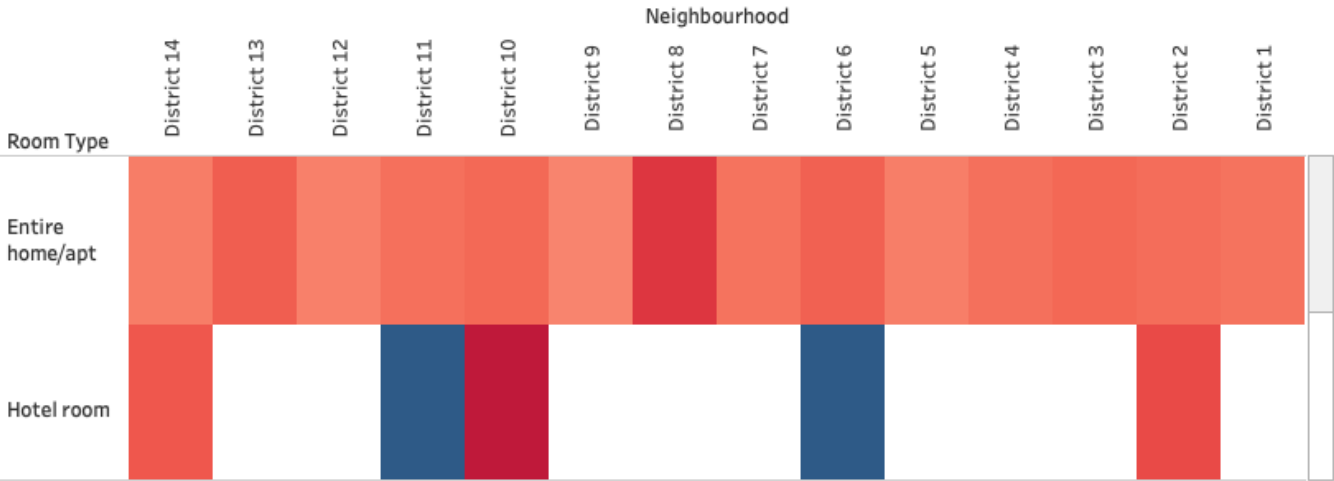

Revenue Forecasting

Booking Likelihood Model

Room Type
- ✔ Entire home/apt
- ✔ Hotel room
- ✔ Private room
- ✔ Shared room

Price Adjustment (%)
-31

Neighbourhood
- ✔ District 1
- ✔ District 2
- ✔ District 3
- ✔ District 4
- ✔ District 5
- ✔ District 6
- ✔ District 7
- ✔ District 8
- ✔ District 9
- ✔ District 10
- ✔ District 11
- ✔ District 12
- ✔ District 13
- ✔ District 14

Forecast indicator
- Actual
- Estimate

Occupancy Rate(%)
0 — 83

Story 1

Now that we've explored pricing, occupancy, location, and predictions, here are the final takeaways for Airbnb success in Dallas.

```
1. Price smartly, but don't overprice – balance demand &
affordability.
2.List in high-occupancy areas to maximize earnings.
3.Use seasonal pricing to boost revenue during peak travel
periods.
4.Test different pricing strategies to see what works best!
```

```
Now, go out there and list your property like a pro!
```