



ANALYSIS: AIRBNB RENTALS IN NEW YORK CITY

Summary of The Dataset

- Host Id
- Host Since
- Name
- Neighborhood
- Property Type
- Review Scores Rating
- Room Type
- Postal Code
- Beds
- Number of Records
- Number Of Reviews
- Price
- Review Scores Rating

Questions about the dataset

- Which neighborhood has the most satisfying rooms?
- Is review score correlated to popularity?
- Which neighborhood offers the most spacious space (on average)?
- Are the prices of AirBnB different among neighborhoods like hotel prices?

These are the fields of the dataset that belong in the analyses:

- Postal code
- Review score
- Number of records
- Beds
- Price

Outcome variable:

Question 1: Average review score of each district
Question 2: Average rate vs. number of listings
Question 3: Average number of beds of each district
Question 4: Average price of each district

Explanatory variables:

Question 1: Postal code and review score
Question 2: Postal code, number of records, and review score
Question 3: Postal code and number of beds
Question 4: Postal code and price

Story point 1: Average Rate vs. Number of Listings

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Number of Reviews
V.S. Average Rating

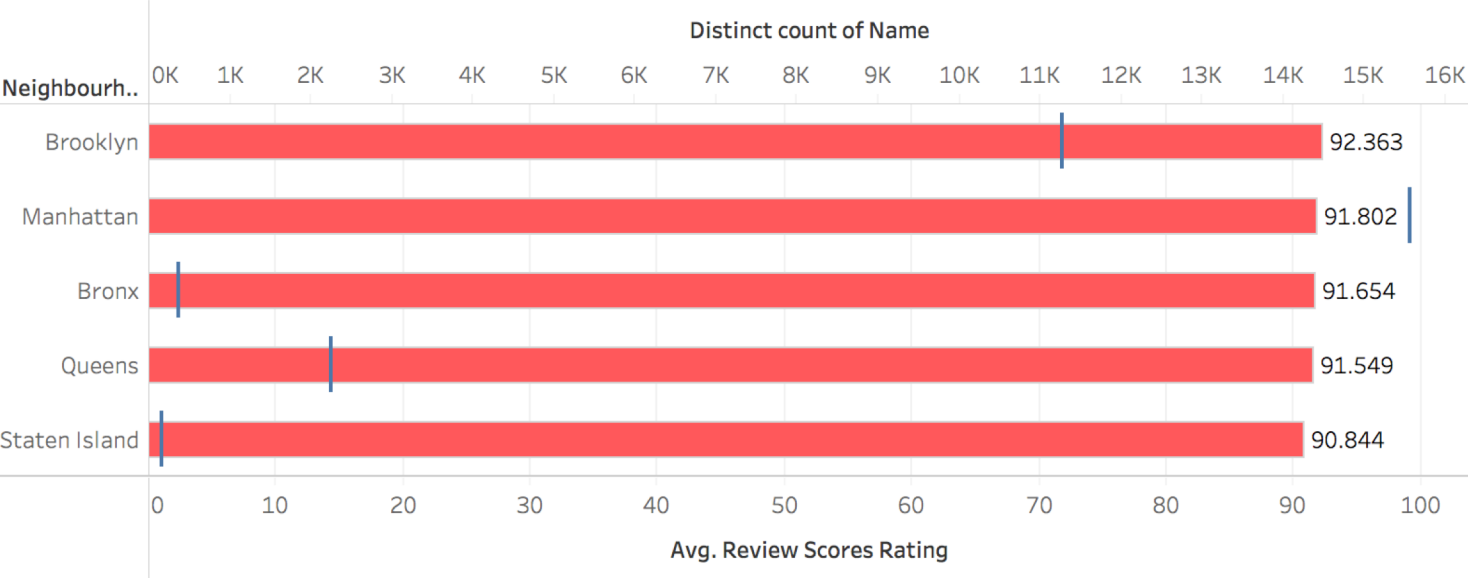
Average Price For
Each Property Type

Number of Beds of
Each District

Average Price Per
Night

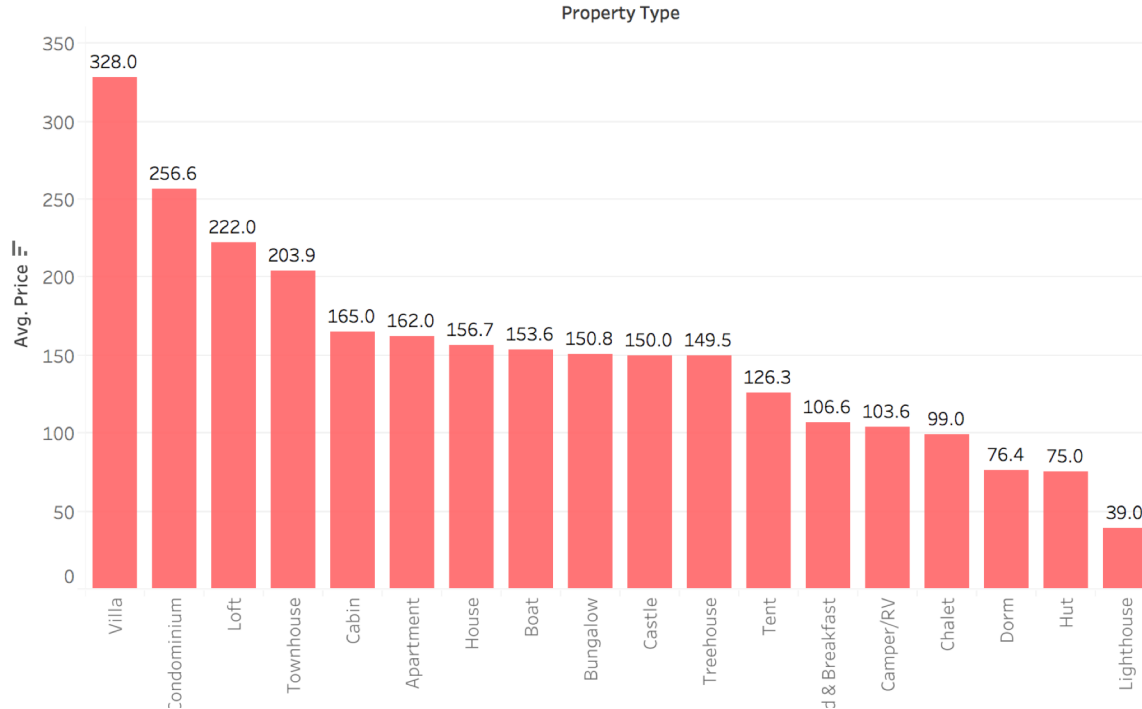
Manhattan: Average
Price Per Night

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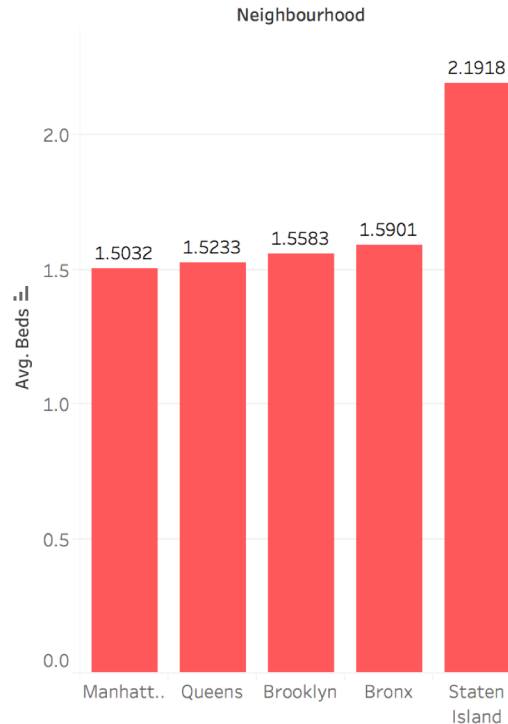
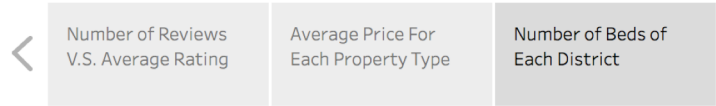


Story point 2: Average Price For Each Property

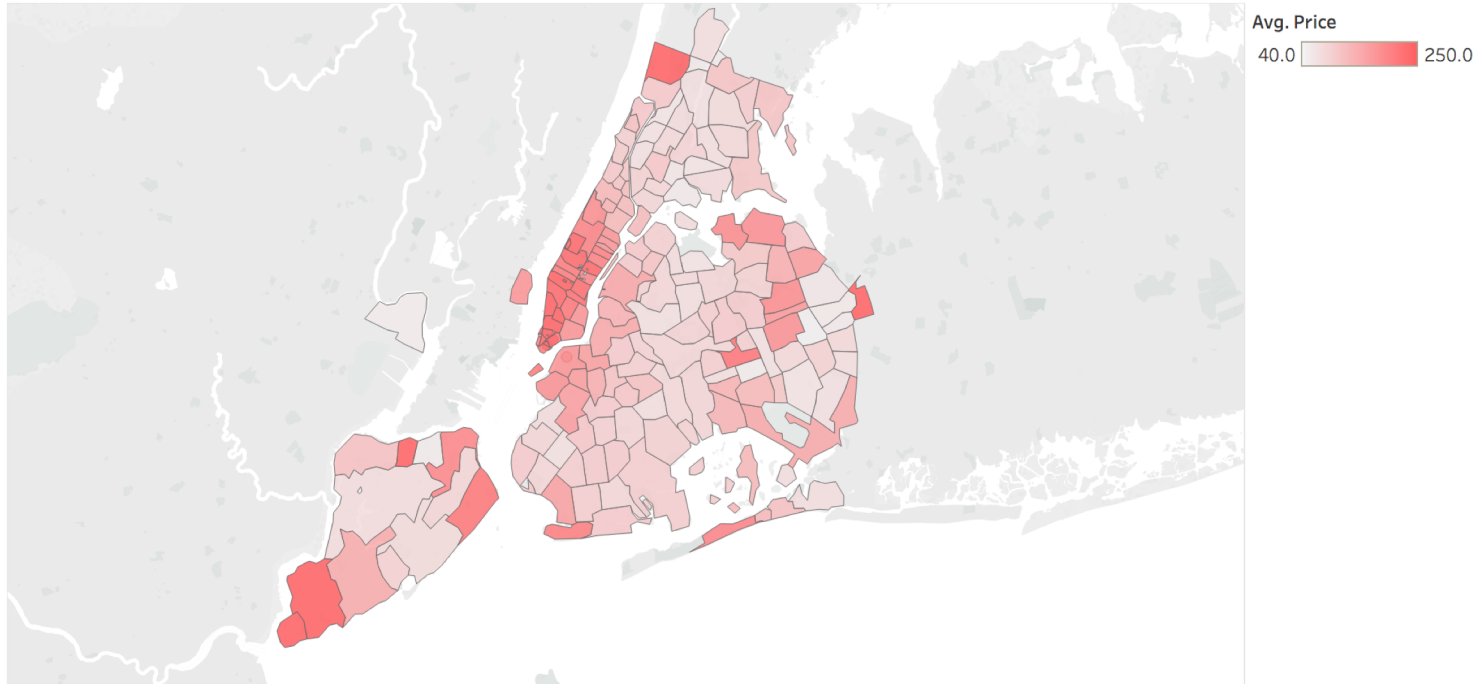
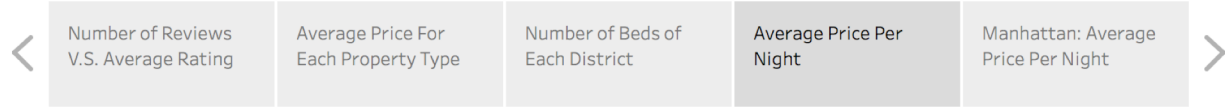
<	Number of Reviews V.S. Average Rating	Average Price For Each Property Type	Number of Beds of Each District	Average Price Per Night	Manhattan: Average Price Per Night	>
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Story point 3: Average Bed Number of Each District

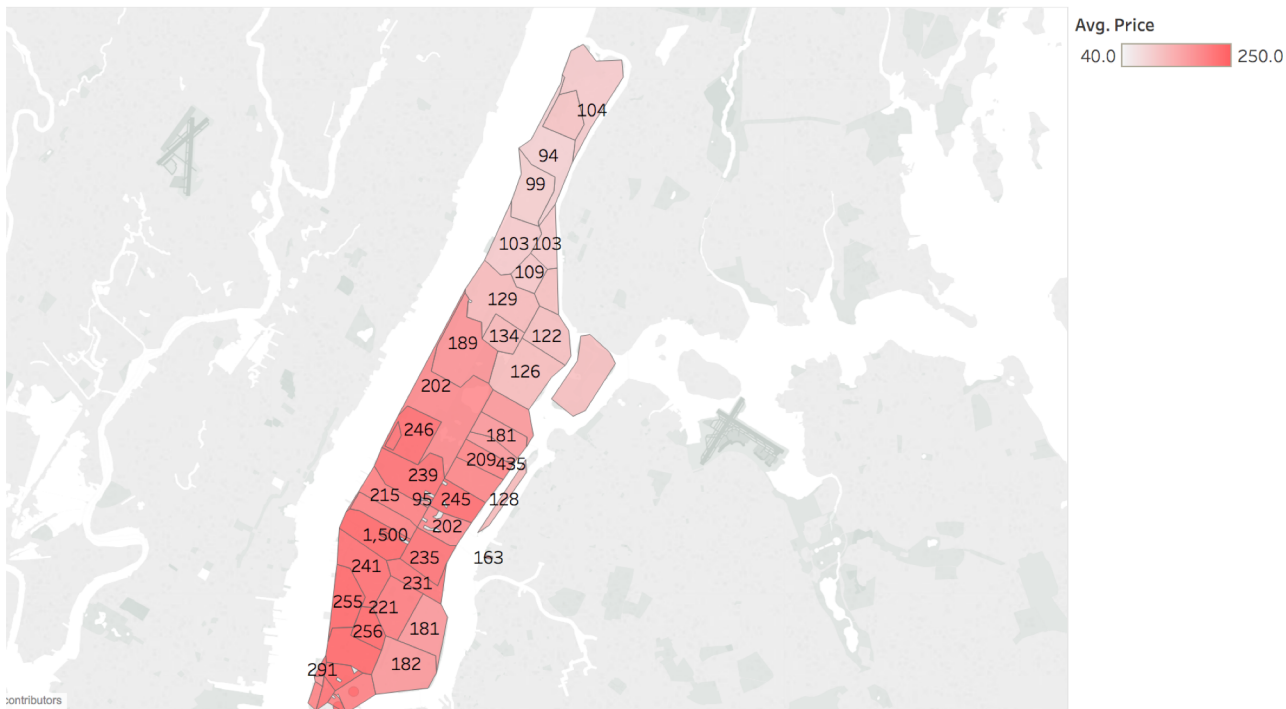


Story point 4: Average Price Per Night



Story point 5: Average Price Per Night of Manhattan

<	Number of Reviews V.S. Average Rating	Average Price For Each Property Type	Number of Beds of Each District	Average Price Per Night	Manhattan: Average Price Per Night	>
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Conclusions

- Which neighborhood has the most satisfying rooms?
 - *Brooklyn has the highest average review score, 92.4, while Staten Island has the lowest average score, 90.8.*
- Is review score correlated to popularity?
 - *As story point 1 demonstrates, there is no direct correlation between review score and popularity.*
- Which neighborhood offers the most spacious space (on average)?
 - *Staten Island offers the most spacious space, 2.2 beds per listing on average, while listings in Manhattan have fewest beds, only 1.5 beds on average.*
- Are the prices of AirBnB different among neighborhoods like hotel prices?
 - *Yes, the price is different based on locations. For example, the color of Downtown is stronger than the color of Uptown. The label also indicates the price difference in Manhattan Island.*