



AIRBNB ROME

2022



Listings
27.987

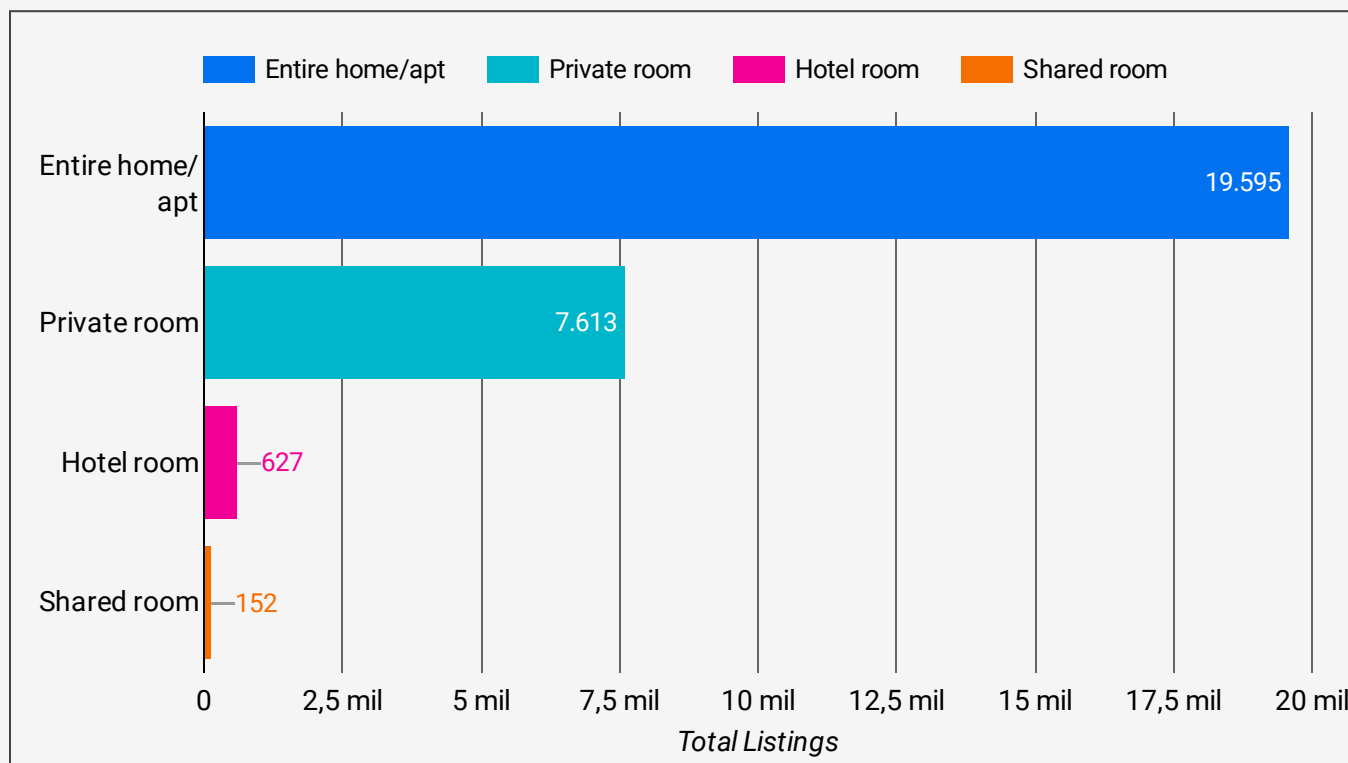


Neighbourhoods
15

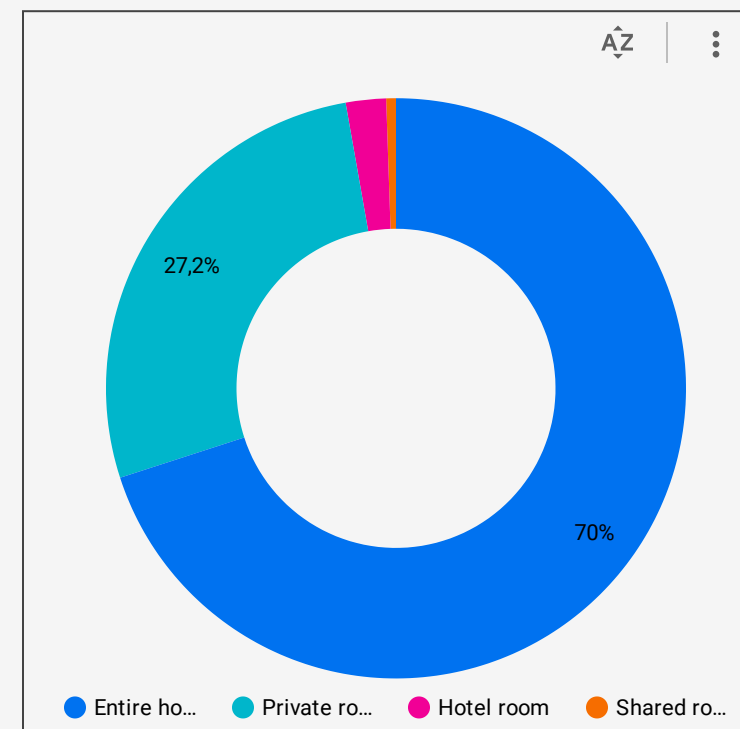


Avg. price per night
181,00 €

ROOM TYPES



Market Share Distribution





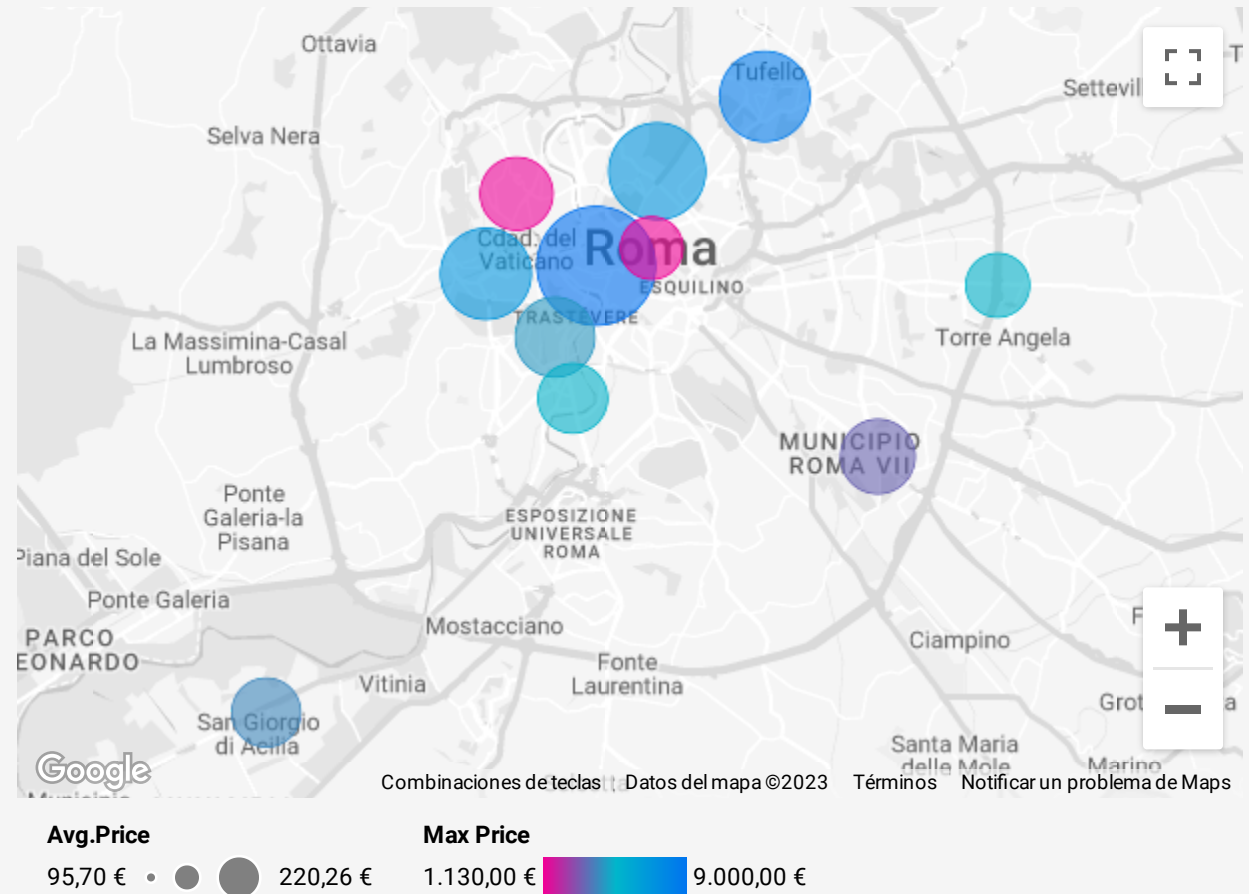
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Average price per night

	Neighbourhood	Price ▾
1.	I Centro Storico	220,26 €
2.	IX Eur	172,65 €
3.	II Parioli/Nomentano	171,65 €
4.	XIII Aurelia	158,38 €
5.	III Monte Sacro	157,06 €
6.	IV Tiburtina	151,87 €
7.	XV Cassia/Flaminia	137,21 €
8.	XII Monte Verde	133,5 €
9.	VIII Appia Antica	123,63 €
10.	VII San Giovanni/Cinecittà	121,9 €
11.	XIV Monte Mario	118,11 €
12.	XI Arvalia/Portuense	111,09 €
13.	X Ostia/Acilia	109,64 €
14.	V Prenestino/Centocelle	98,51 €
15.	VI Roma delle Torri	95,7 €

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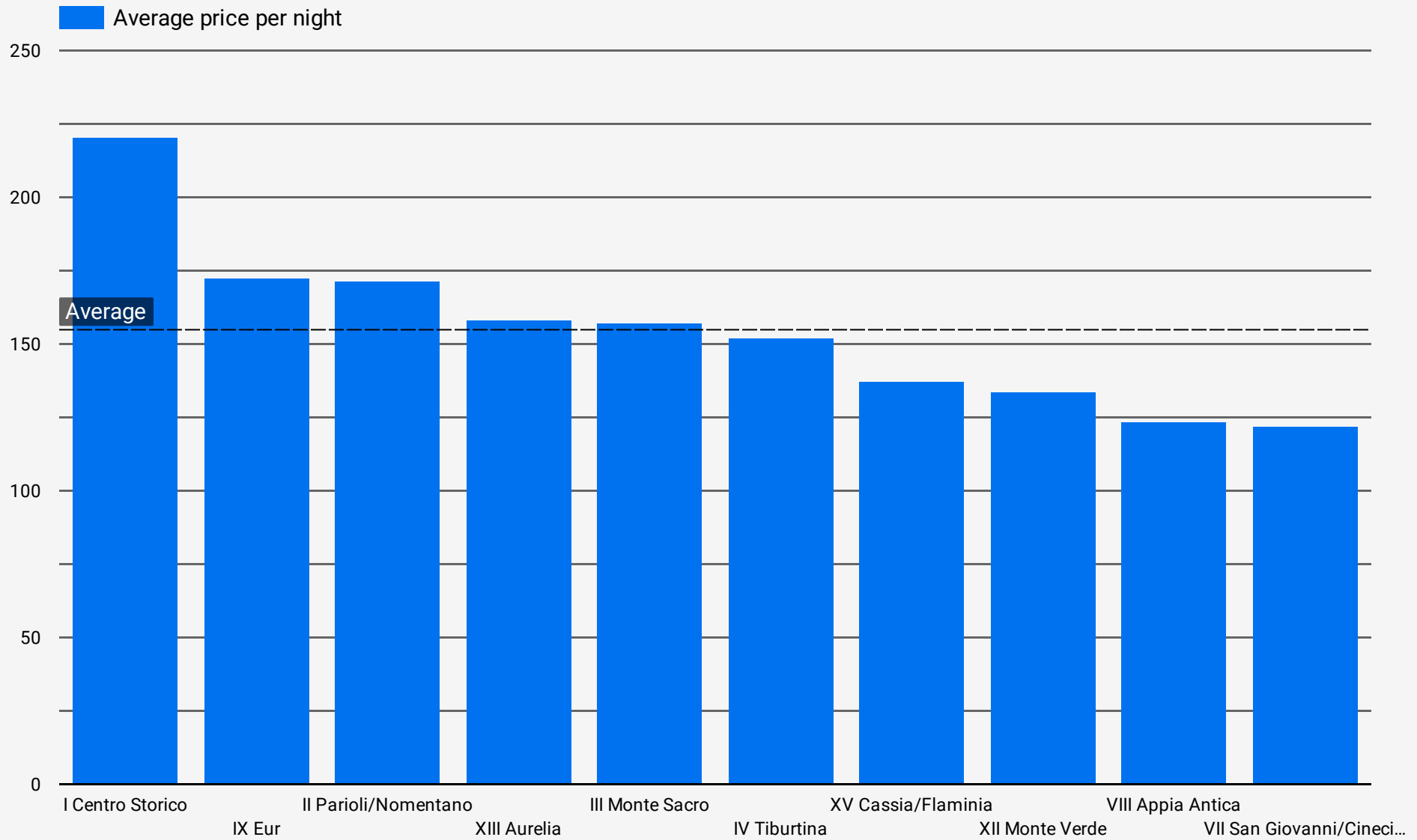


Neighbourhoods

15



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Neighbourhoods
15

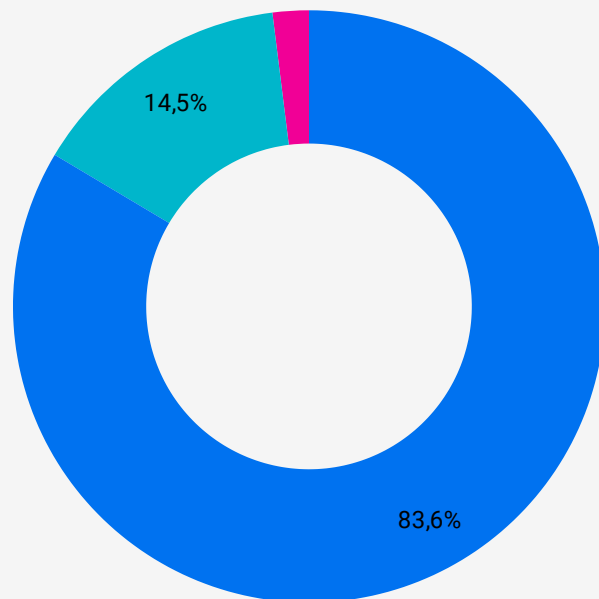


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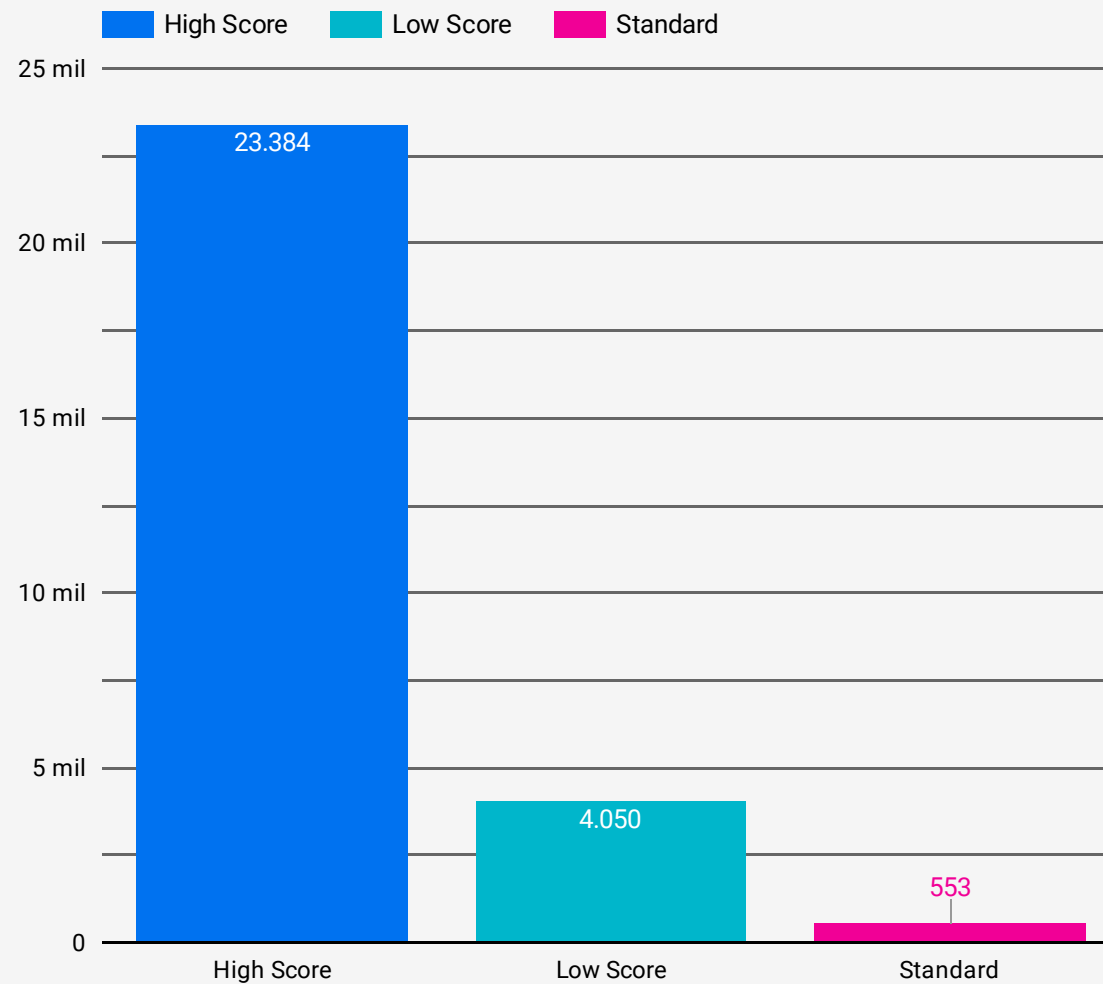
Score Rank	Total
1. High Score	23.384
2. Standard	553
3. Low Score	4.050

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● High Score ● Low Score ● Standard

DISTRIBUTION BY SCORE RANK





Neighbourhoods
15

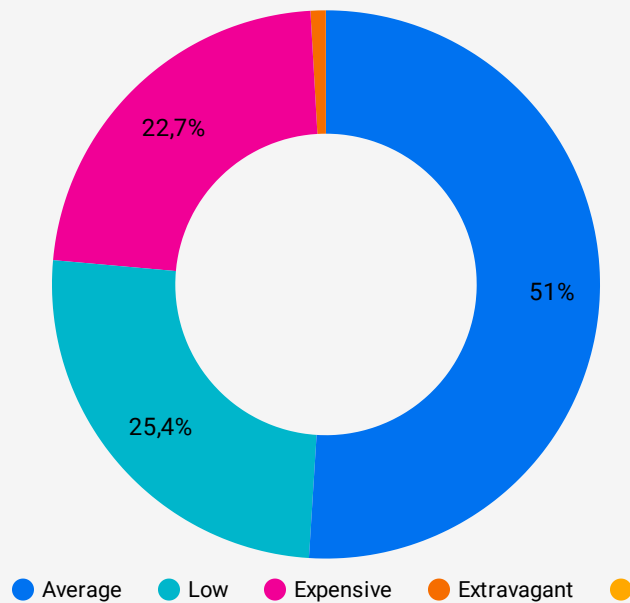


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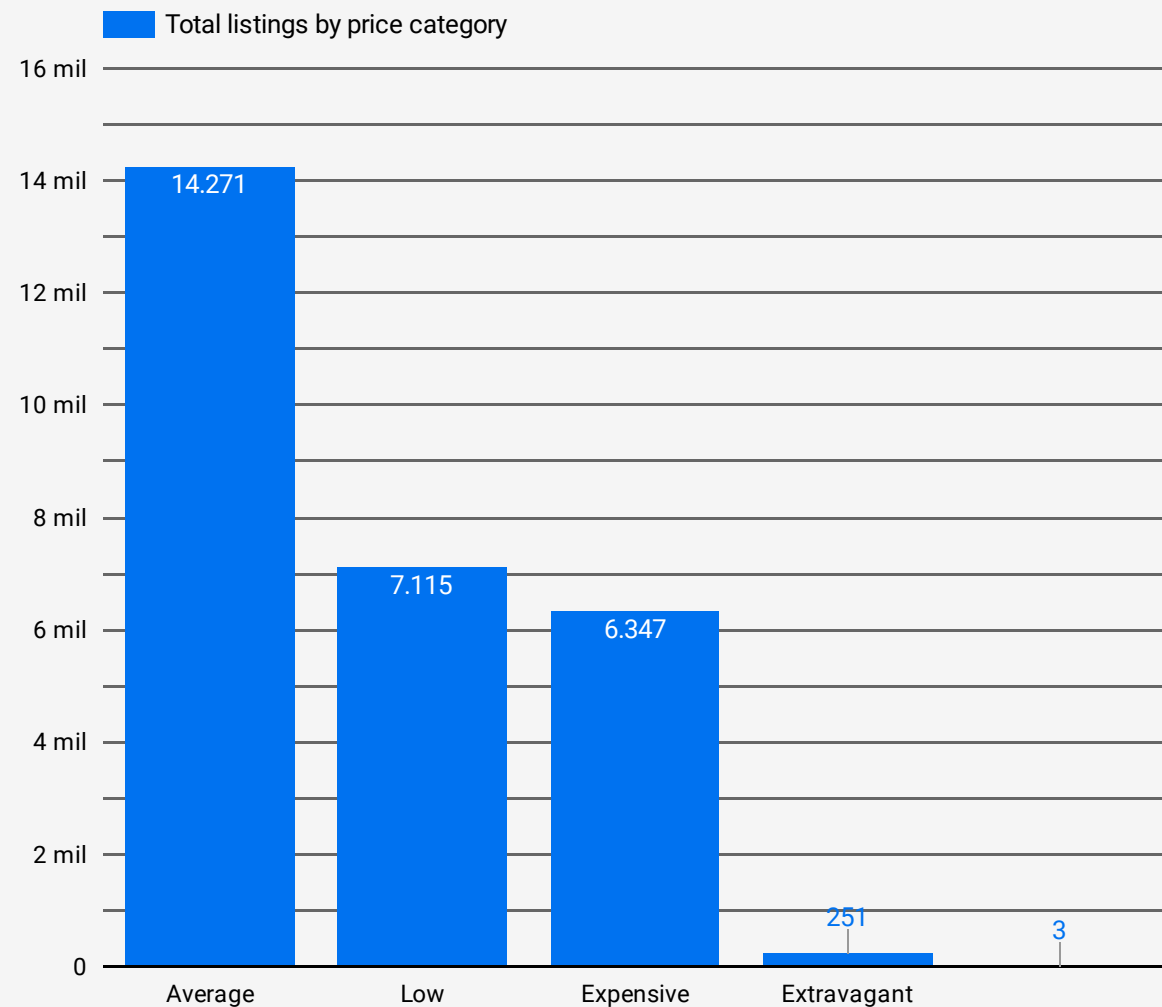


Price Category		Total
1.	Low	7.115
2.	Average	14.271
3.	Expensive	6.347
4.	Extravagant	251

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DISTRIBUTION BY price category

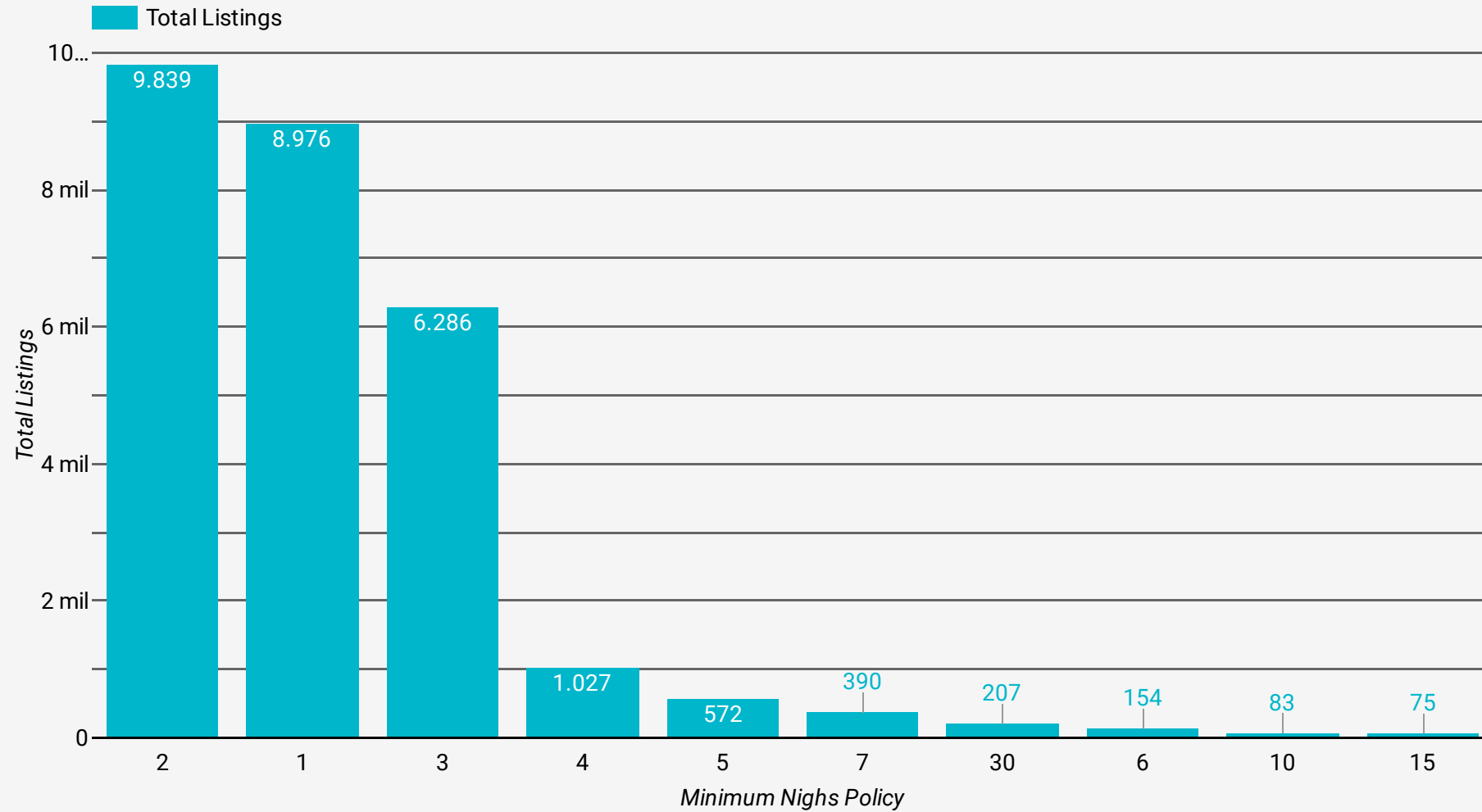




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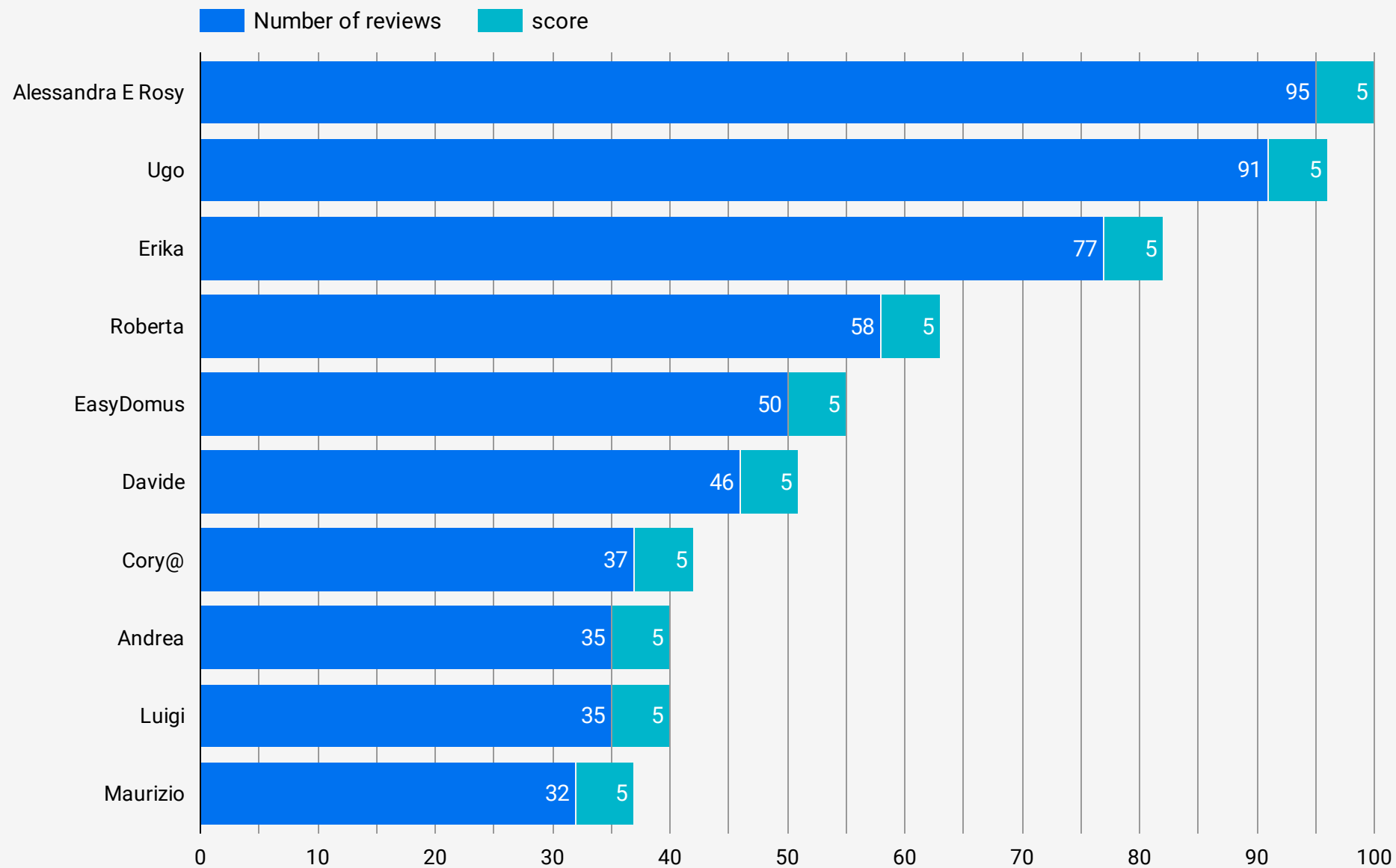
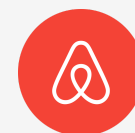


Total Listing by Minimum Nights Policy





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CONCLUTIONS



1. Rome offers 27.987 Airbnb accomodations for travelers.
2. The average rate per night to stay in Rome is \$181 Euros.
3. When casting the night rate per month, the average cost is \$5.505 which compared to a one-bedroom apartment in Rome is \$1.650

Here is important to note or stress that the growing popularity could be a threat for local rental market, as owners will get a higher profits on Airbnb platform. This could bring consequences for locals as they could be displaced out of their neighbourhoods. No wonder why cities like New York have implemented thought rules and other cities such as Dallas, Quebec, Memphis and San Francisco taking action to regulate short-term rentals.

4. For the total 27.987 Airbnb listings in Rome, 70% the category "Entire home/apt" dominates the market share.
5. The priciest neighborhoods for a single night are: "Centro Storico, Eur and Parioli" out the whole fifteen Rome neighborhoods.
6. Romans are doing great by satisfying the needs for travelers giving a high score to 84% accommodations.
7. In 2022 there were 328.398 comments and reviews. After applying language detection using Python for both Italian and English, location and cleanliness are top requirements for travelers.
8. Airbnb host owners require travelers to stay a minimum of one or two nights as a policy, with 8.976 and 9.389 listings, respectively.



CITATIONS



1. Data - Inside Airbnb: [Link](#)

2. Housing Anywhere: [Link](#)

3. The end of Airbnb in New York: [Link](#)

4. Icons Source: [Link](#)