

Property Rental Analysis

A large, solid dark blue shape that starts from the bottom left corner and extends diagonally upwards towards the right, covering the bottom half of the image.

<https://www.rentals.com>

1. Rental listing across the nation
2. Generous site for web scrapers
 - a. Scraped 5 fields over 1.1 M rows in less than 2 hours

Fields

1. Address
2. Bathroom
3. Bedroom
4. Price
5. Zip code



From \$2,794

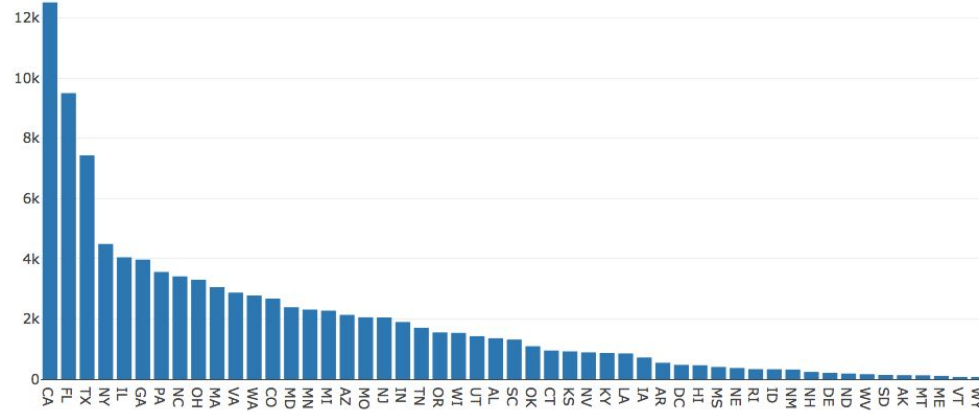
95 Wall

Studio - 3 Beds / 1 - 3 baths

NEW YORK, NY 10005

(844) 778-7243

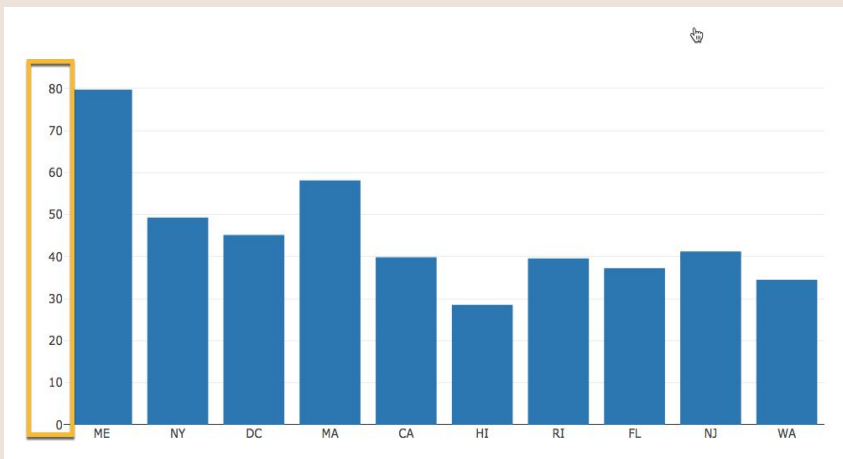
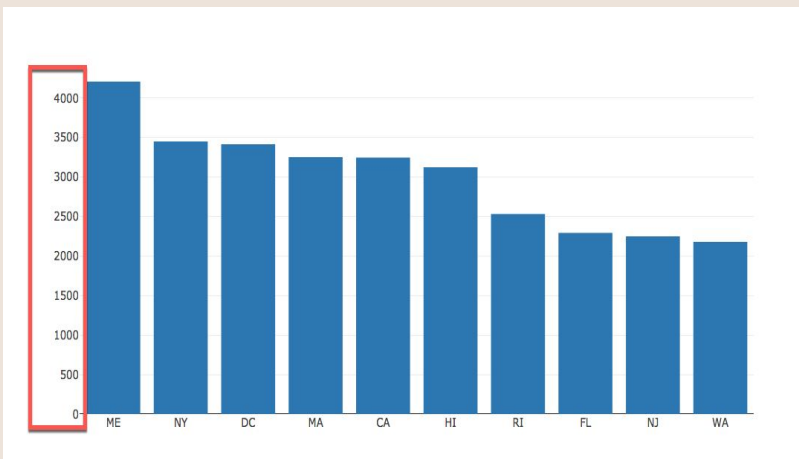
Highest number of listings ordered in descending order, with California having the highest listings and Wyoming having the lowest.



Top 10 states with the highest median rental prices

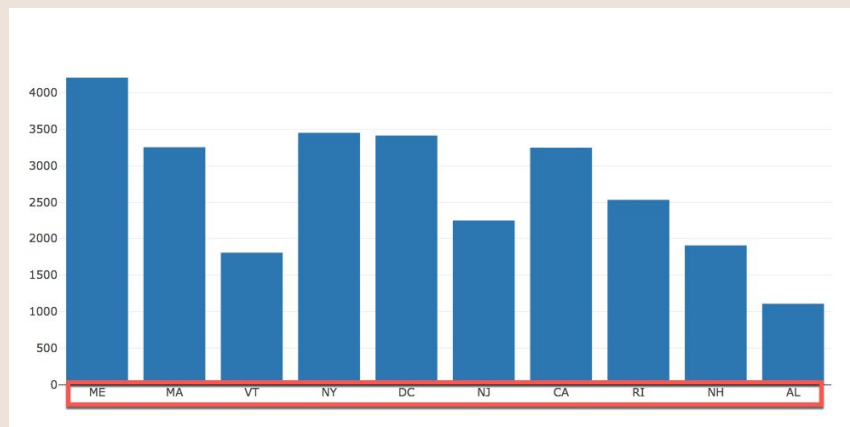
Maine and NY in the lead with \$4207 and \$3451 per month, respectively

state	bedroom	bathroom	rent_price	median_income	rent_to_income_%
ME	2.387387	1.599099	4207.917987	6740.282658	79.747626
NY	2.840869	1.973274	3451.988020	11622.886164	49.316065
DC	3.266247	2.573375	3416.131438	14151.721349	45.186947
MA	3.316460	1.965219	3253.108924	9058.087593	58.177883
CA	2.916547	2.331735	3247.682678	11714.012254	39.905214
HI	2.849138	2.251078	3124.887169	15044.564116	28.577542
RI	3.385075	1.959701	2534.075763	8131.708706	39.578400
FL	3.007575	2.415150	2294.780565	8686.163756	37.287757
NJ	2.517300	1.687622	2251.014437	8853.373010	41.253647
WA	3.013679	2.169906	2179.805442	10779.701164	34.543814



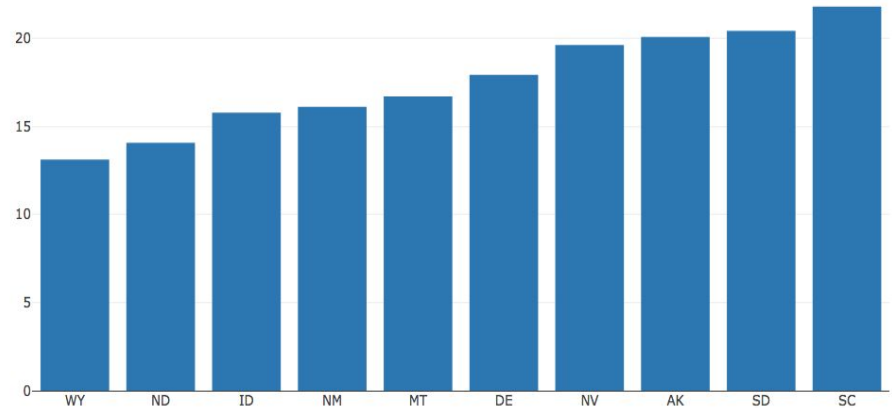
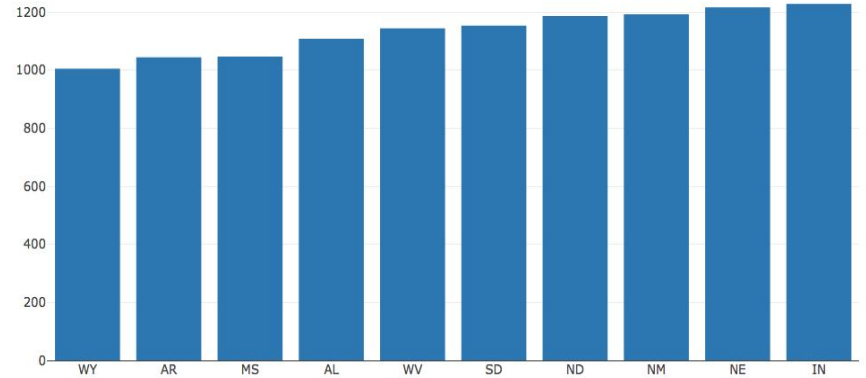
Top 10 states with the highest rent to income percentage

state	bedroom	bathroom	rent_price	median_income	rent_to_income_%
ME	2.387387	1.599099	4207.917987	6740.282658	79.747626
MA	3.316460	1.965219	3253.108924	9058.087593	58.177883
VT	2.533333	1.716667	1807.349306	5542.609722	49.727709
NY	2.840869	1.973274	3451.988020	11622.886164	49.316065
DC	3.266247	2.573375	3416.131438	14151.721349	45.186947
NJ	2.517300	1.687622	2251.014437	8853.373010	41.253647
CA	2.916547	2.331735	3247.682678	11714.012254	39.905214
RI	3.385075	1.959701	2534.075763	8131.708706	39.578400
NH	2.316872	1.759259	1906.670524	7530.808813	38.988374
AL	2.795738	2.044453	1108.636569	5868.646890	38.418679

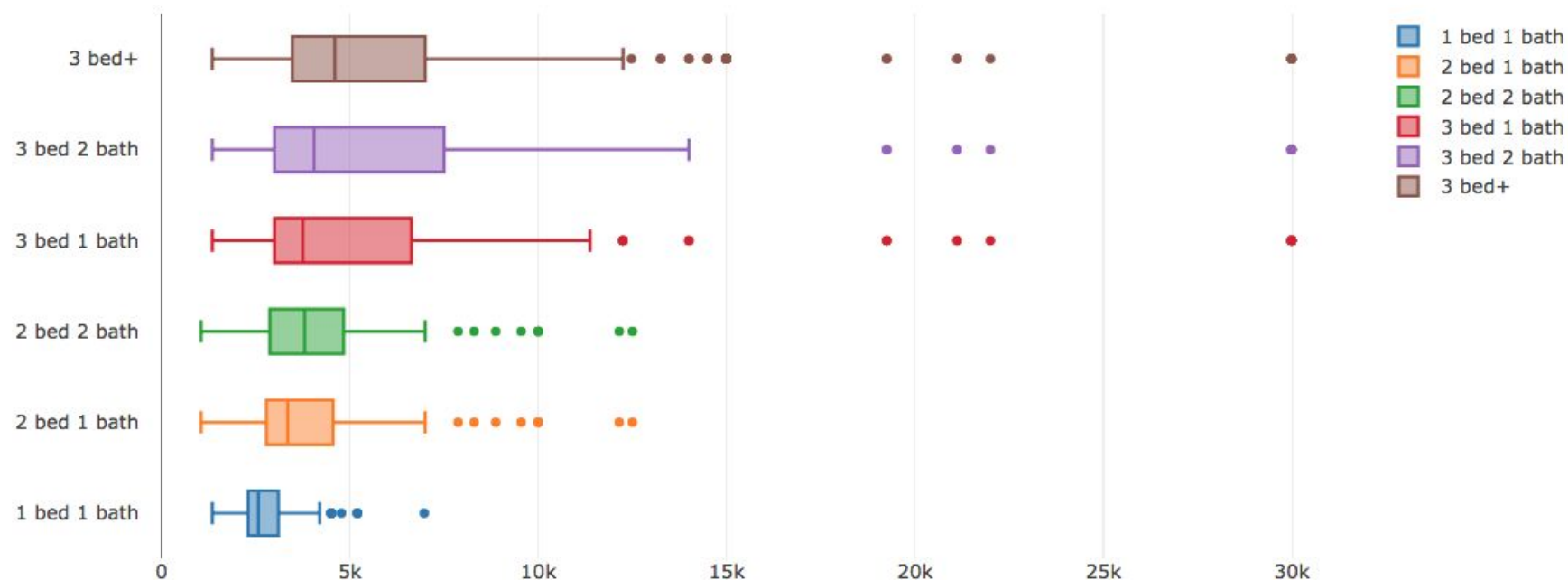


Top 10 States with
lowest rent

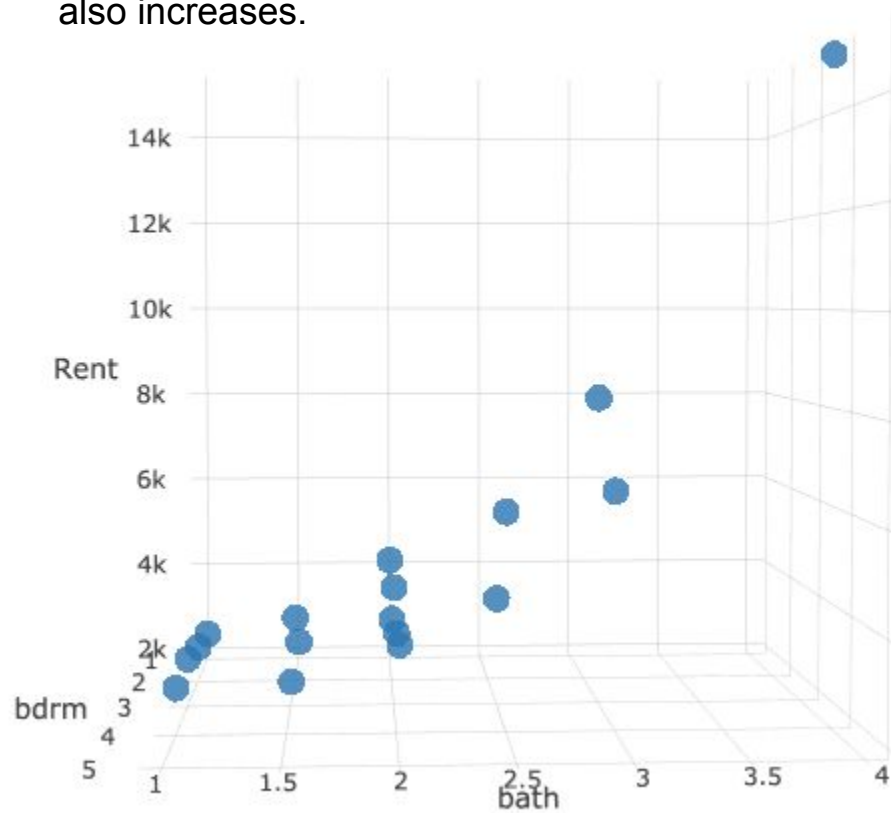
Top 10 States with
lowest
rent-to-income
ratio

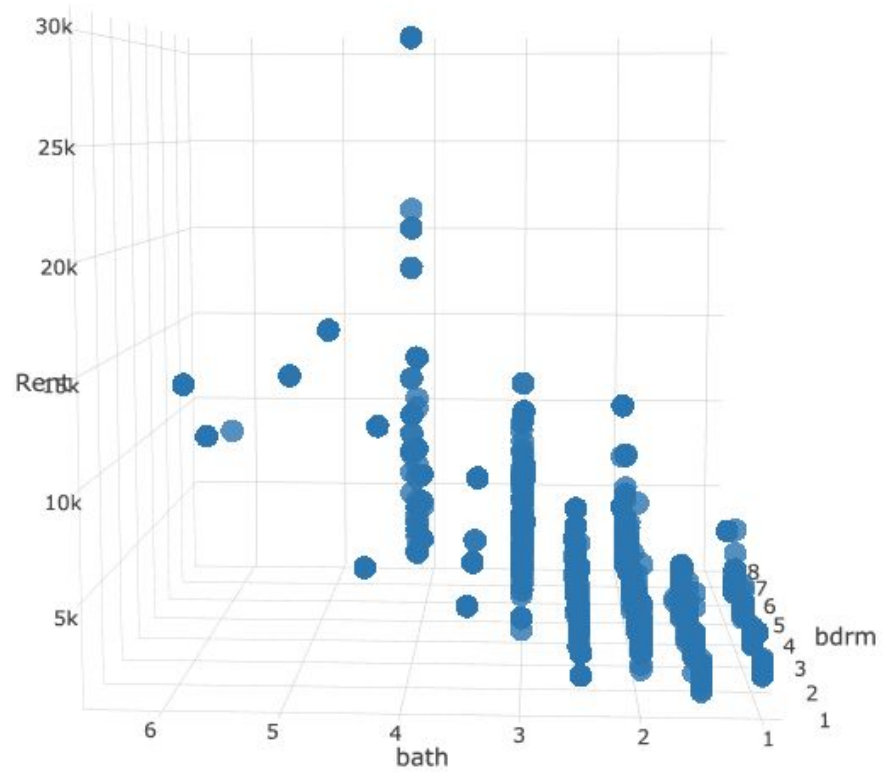


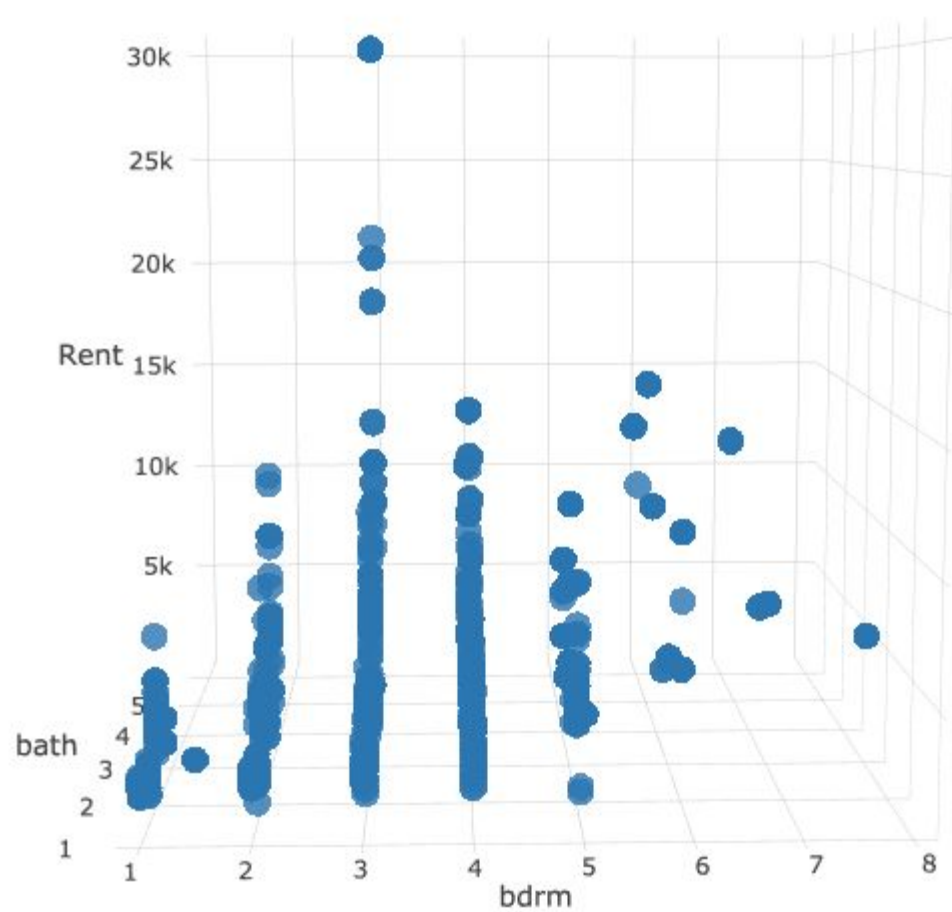
New York City rentals by number of bedroom and bathrooms



As the number of bedrooms and bathrooms within a unit increases, rent also increases.







Conclusion

1. Maine is the most expensive state to rent, costing around 79% of the median gross adjusted income
2. Wyoming is the least expensive state to rent, costing around 13% of the median gross adjusted income
3. In NYC, an additional bathroom in a 2 bedroom/3 bedroom apartment will cost an extra \$400/\$450 per month