Amsterdam analysis
Which are the best months, neighborhoods or property types?

Python analysis in this link

General

Apartment
property type with least availability
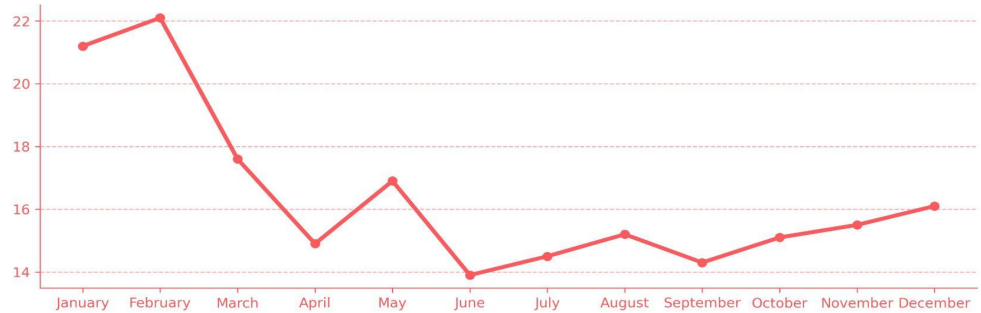14%

Entire home/apt
most common room type
78%

Neighborhoods with more properties

De Baarsjes - Oud-West
3515

De Pijp - Rivierenbuurt
2493

Centrum-West
2326

Percentage available per month

|		AVG
More expensive Neighborhoods	Centrum-West	€ 190
	Centrum-Oost	€ 189
	Zuid	€ 171
Cheaper Neighborhoods	Bijlmer-Centrum	€ 91
	Gaasperdam - Driemond	€ 92
	Osdorp	€ 98

Which is the property type with the least availability?

For **86%** of the neighborhoods, the type of property with the least availability is **apartment, townhouse or condominium**

Gaasperdam - Driemond and **Oud-Noord** are the only neighborhoods where houses are the type of property with the least availability

Room type percentage

Legend:
- Gaasperdam - Driemond
- Oud-Noord
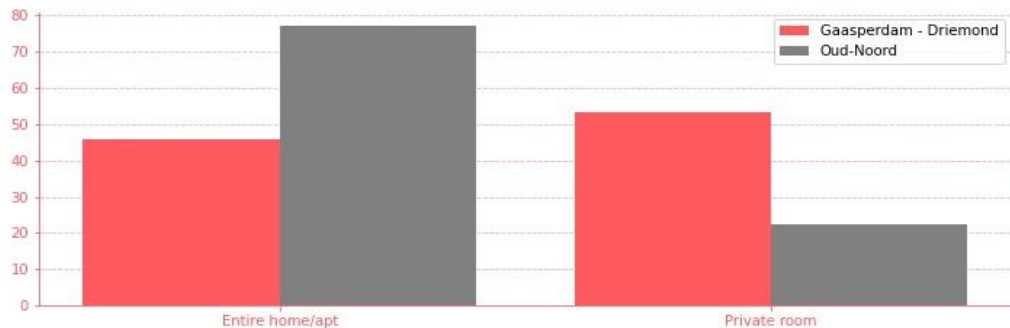
For **Gaasperdam - Driemond** the most common room type is Private room (53%) and for **Oud-Noord** is Entire home/apt (77%)

Which is the month with the least availability?

For 89% of the neighborhoods, June or September are the months with the least availability

But December is the month with the least availability for **Noord-Oost** and **Centrum-Oost**

For **Noord-Oost** and **Centrum-Oost** the most common property type is **Apartment** and room type **Entire home/apt**

Percentage of unavailability per month

Which is the type of property and the most profitable neighborhood

The property types with the highest average annual income are **villa** (€ 60.219) and **townhouse** (€ 58.169)

The neighborhood with the most villas is **IJburg - Zeeburgereiland** (it has 18, **56%** of the total), on the other hand **De Baarsjes - Oud-West** is the one with the most townhouse (it has 75, **12%** of the total)

De Baarsjes - Oud-West is the neighborhood with the highest annual income, **€ 157.485.884**

This neighborhood has **3507** properties. **88%** are **apartments,** and **84%** are **entire home/apt**.
Average price is **€ 144** (**5%** below average).
In the last place, it only had an **availability** percentage of **17%**