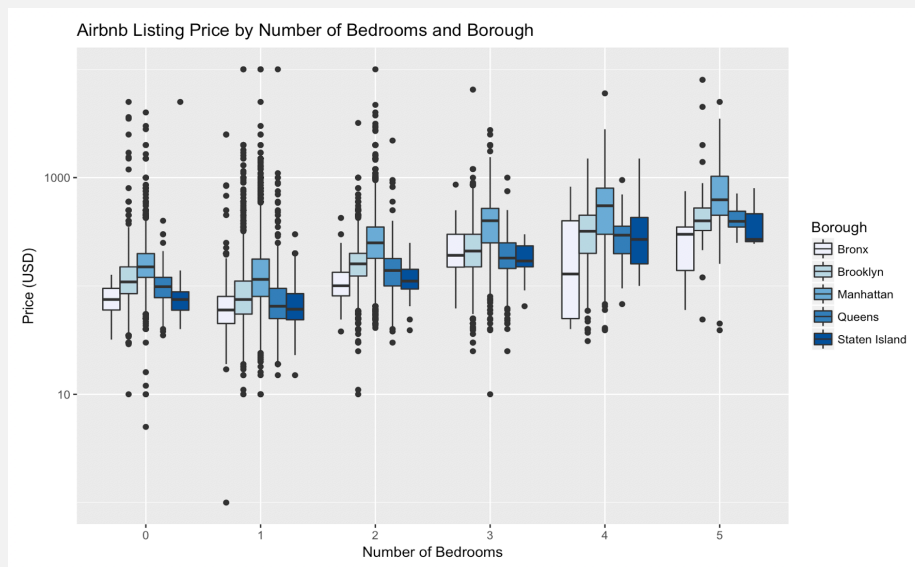


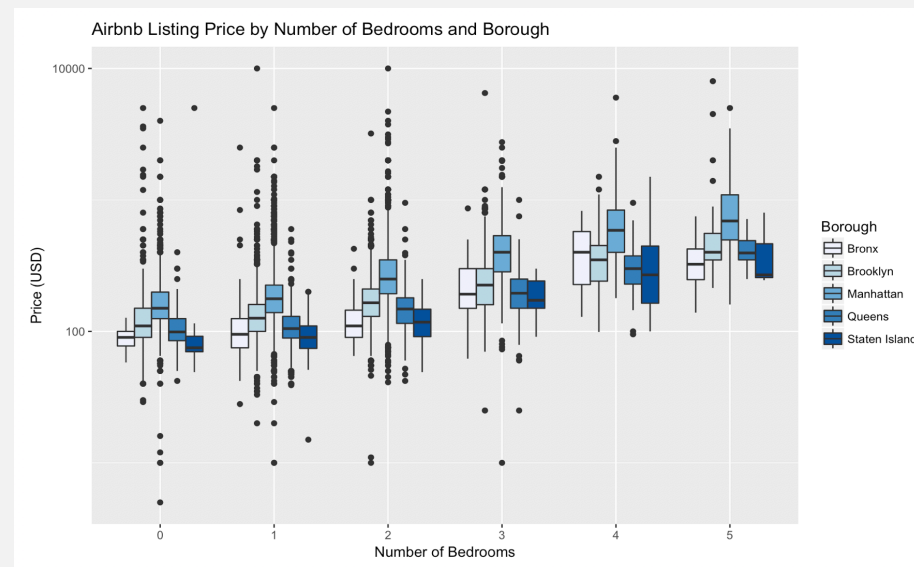
MORE BEDROOMS = HIGHER PRICE

(USUALLY)

ALL LISTINGS

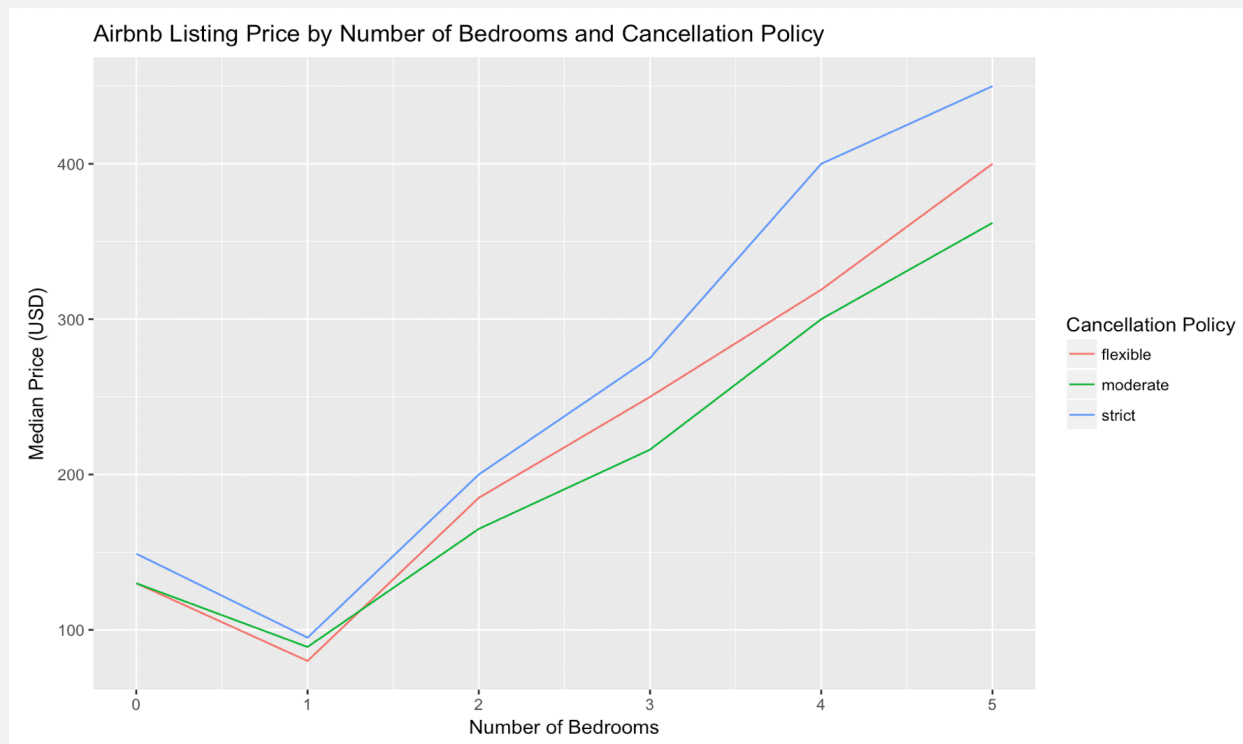


ENTIRE HOME/APT ONLY



As expected, there is a positive correlation between the price of an Airbnb listing and the number of bedrooms in the property. A more interesting observation is that studios and one-bedroom apartments seem to be considered close substitutes by Airbnb users in New York City (even Manhattan).

PROMISE YOU WON'T CANCEL? YOU'LL PROBABLY END UP PAYING MORE



When plotting the price of Airbnb listings grouped by cancellation policy, we observe a counter-intuitive phenomenon.

While hotels often charge less for a non-refundable rate, Airbnb listings (in NYC) with a strict cancellation policy generally tend to be more expensive than those with a moderate or flexible cancellation policy.

FULFILL YOUR DREAMS WITH THE PERFECT MANHATTAN LOFT (ONLY WHEN WE'RE NOT AROUND)

borough <fctr>	mean_availability <dbl>	median_availability <dbl>	n <int>
Bronx	239.5382	293.0	680
Brooklyn	191.8023	178.0	11723
Manhattan	185.8031	173.0	12679
Queens	220.5905	256.5	3392
Staten Island	250.4483	314.0	261

Airbnb listings in Manhattan and Brooklyn tend to be available for about 6 months on average. This highlights the number of apartments in these expensive boroughs which are used as a *pied-à-terre*.

Listings in The Bronx and Staten Island tend to be used exclusively for rental purposes all year round.

