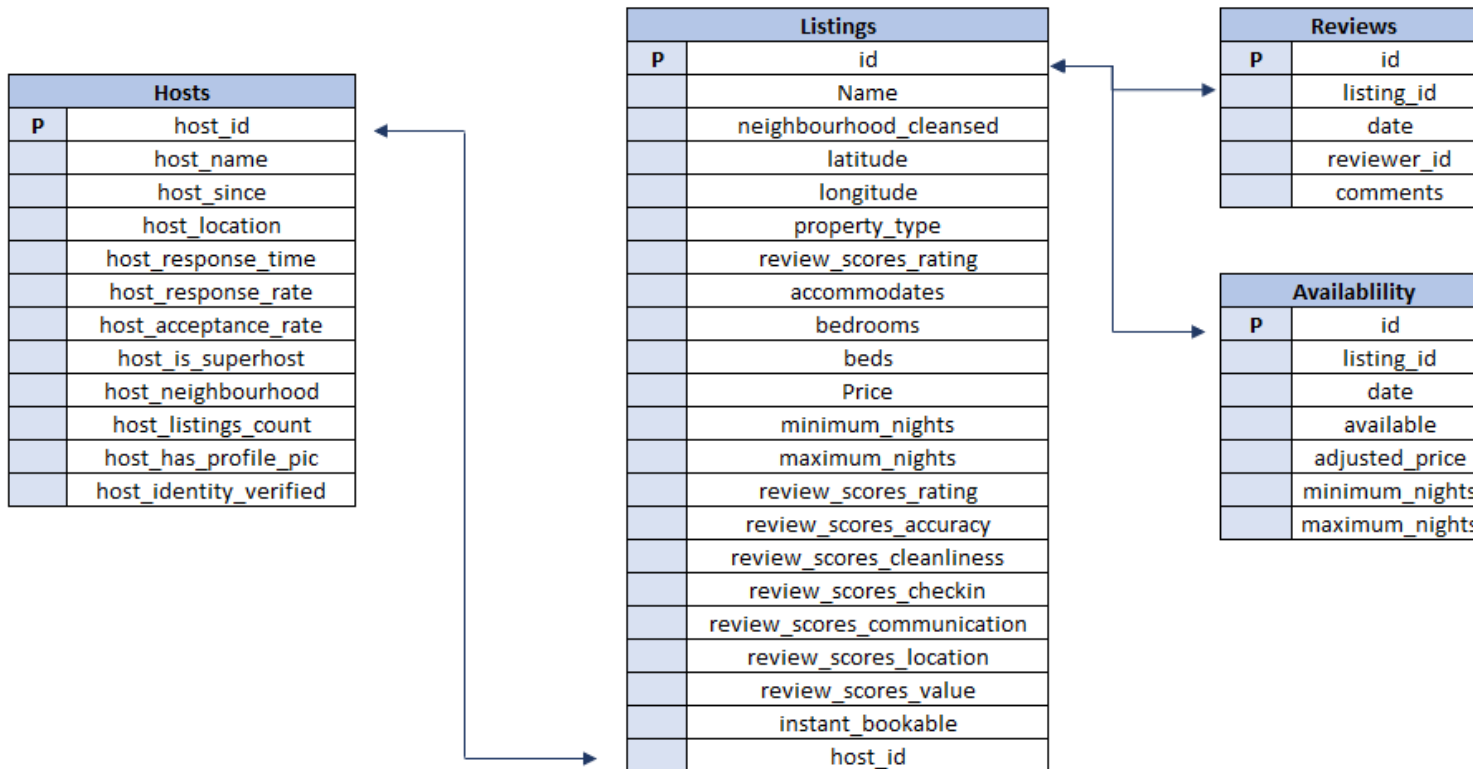# HOST BEHAVIOUR ANALYSIS

THIS IS A PROJECT PRESENTATION ON ANALYSIS OF HOST BEHAVIOUR OF A PROPERTY RENTAL COMPANY BY HARDEEP SINGH
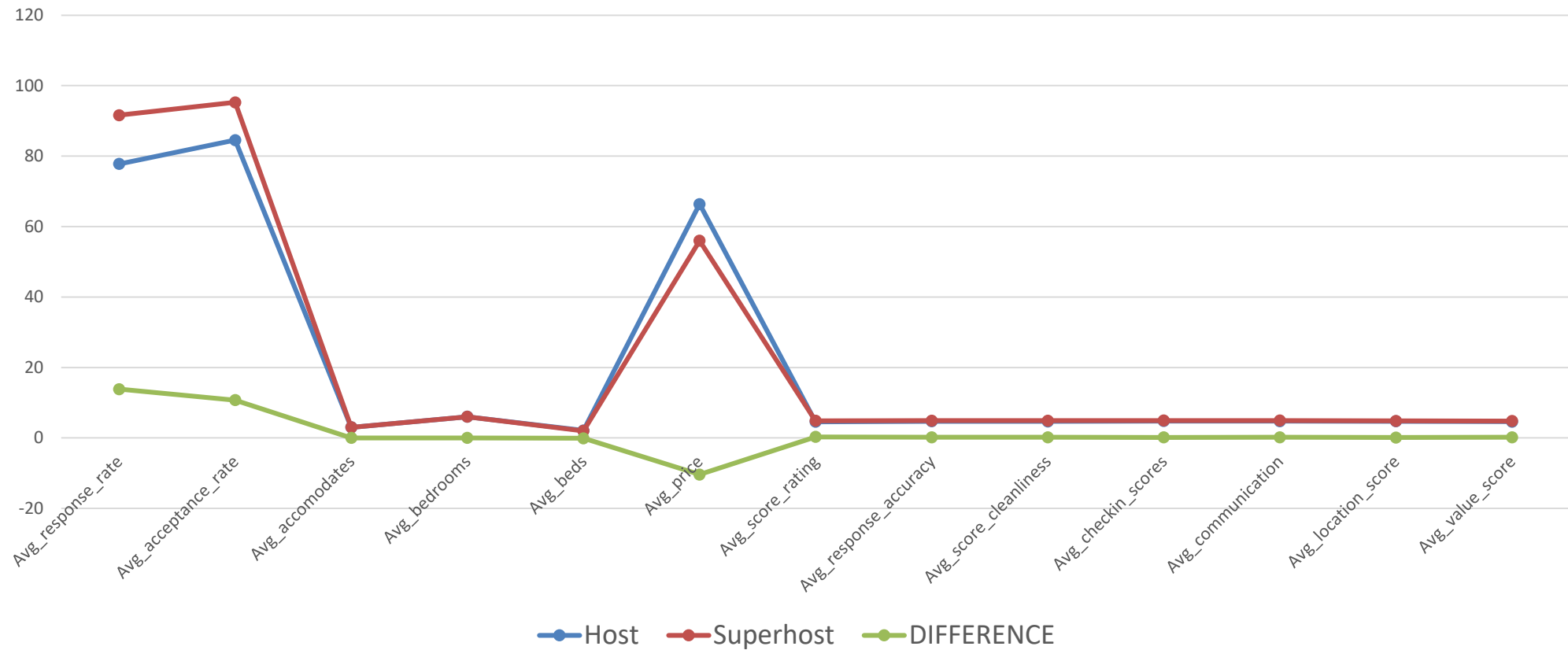
COMPARE HOST AND SUPERHOST

IN THE UPCOMING FEW SLIDES WE COMPARE SUPER HOSTS AND HOSTS BASED ON VARIOUS MATRICES PRESENT IN DATABASE
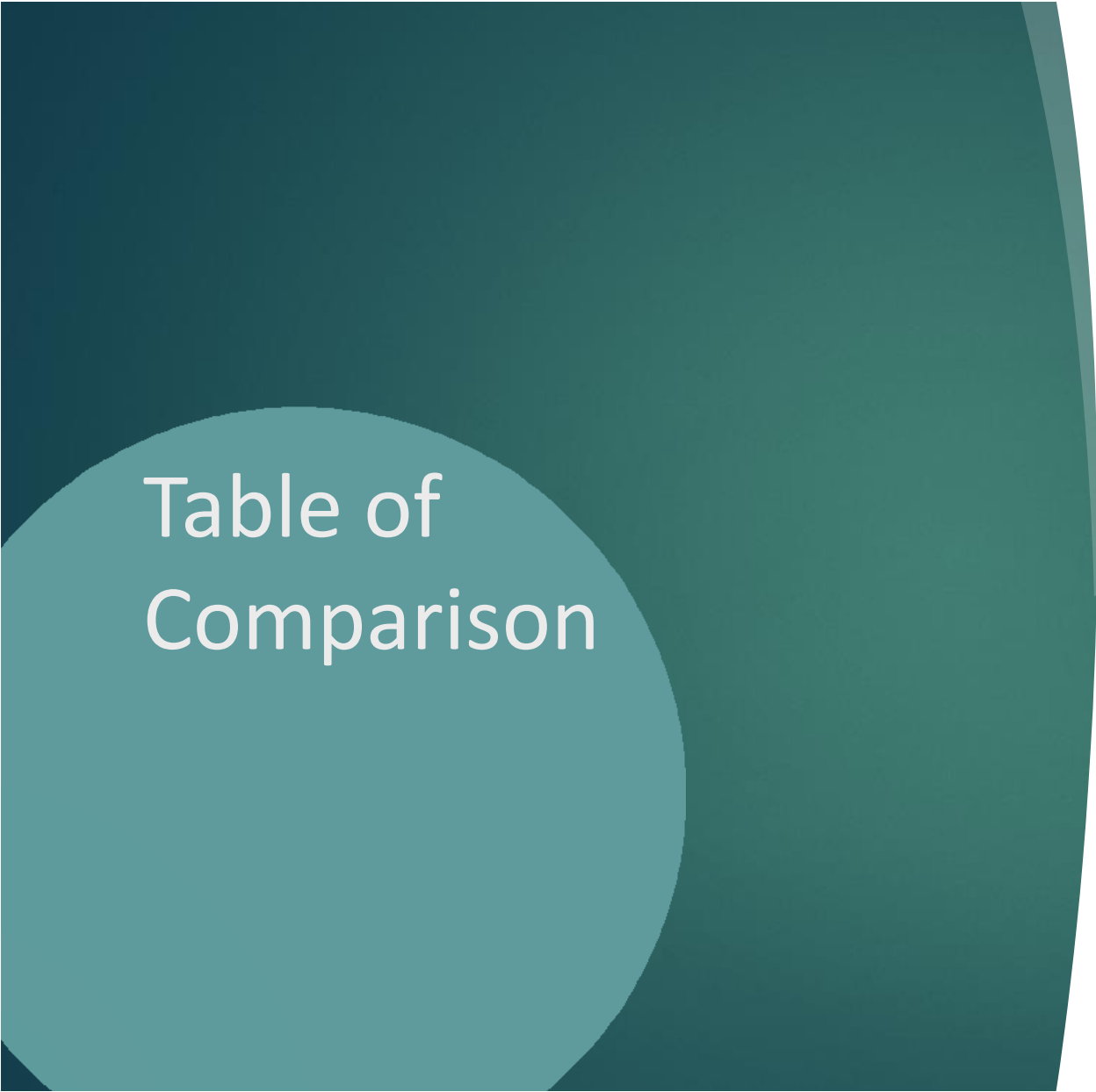
Database Schema

Distinction between Super host and Host

Host   Superhost   DIFFERENCE

Insights

- The graph in the previous slide gives us the percentile average of all the fields and demonstrates the distinction between Super Host and Host.

- The line of Difference in the graph demonstrates the degree of Variation in matrices of comparison between Super host and Host.

- From this Comparison, we come to conclusion that the most important metrics for someone to be super host is 'Identity Verification' followed by Average response rate and Average beds.

- One insight that stands out is Super hosts have 59.82% availability while hosts have 71.85% of availability. It may be because customers prefer super hosts in comparison to hosts hence more bookings and less availability.

Table of Comparison

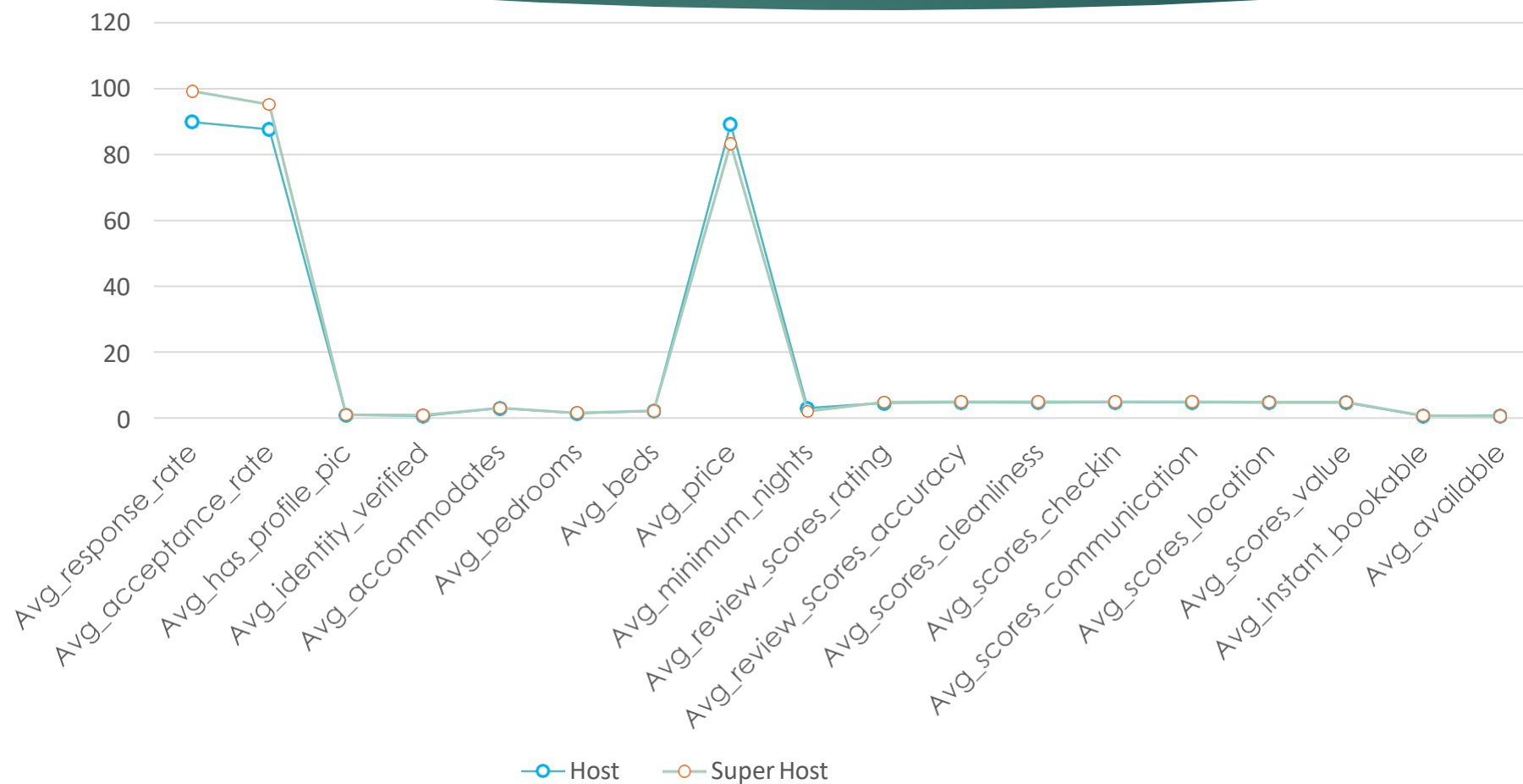NEXT FEW SLIDES HAVE TABLES FOR COMPARISON BETWEEN HOSTS AND SUPER HOSTS

Traits	Super Host	Host	Difference	Ratio
Avg_available	59.822857	71.85185	-12.0304	83.25663
Avg_price	1.041298013	1.115406	-0.07411	93.35595
Avg_has_profile_pic	99.89403974	99.5591	0.334942	100.3364
Avg_bedrooms	15.05896226	12.29583	2.763128	122.4721
Avg_scores_checkin	98.76521428	95.98359	2.781624	102.898
Avg_scores_location	96.23031646	93.25006	2.980259	103.196
Avg_scores_communication	98.82658307	95.76994	3.056645	103.1917
Avg_review_scores_accuracy	98.04078006	94.56902	3.471761	103.6711
Avg_scores_value	96.67562219	92.86855	3.80707	104.0994
Avg_scores_cleanliness	97.69587069	93.57872	4.117153	104.3997
Avg_review_scores_rating	97.44971701	92.21416	5.235558	105.6776
Avg_instant_bookable	73.21854305	65.88096	7.337587	111.1376
Avg_acceptance_rate	95.24283352	87.62714	7.615693	108.691
Avg_beds	13.56450535	4.873392	8.691114	278.3381
Avg_response_rate	99.28236292	89.91173	9.370631	110.422
Avg_identity_verified	85.69536424	66.20315	19.49221	129.443

Traits	Host	Super Host
Avg_response_rate	89.91173184	99.28236292
Avg_acceptance_rate	87.62714097	95.24283352
Avg_has_profile_pic	0.995590978	0.998940397
Avg_identity_verified	0.662031541	0.856953642
Avg_accommodates	3	3
Avg_bedrooms	1.475500092	1.505896226
Avg_beds	2.144292396	2.170320856
Avg_price	89.2324911	83.30384106
Avg_minimum_nights	3	2
Avg_review_scores_rating	4.61070793	4.87248585
Avg_review_scores_accuracy	4.728450935	4.902039003
Avg_scores_cleanliness	4.678935878	4.884793534
Avg_scores_checkin	4.799179494	4.938260714
Avg_scores_communication	4.788496891	4.941329154
Avg_scores_location	4.662502875	4.811515823
Avg_scores_value	4.643427594	4.83378111
Avg_instant_bookable	0.658809564	0.73218543
Avg_available	0.718518519	0.598214286

This table Presents the average Value of all traits of Super hosts and Hosts

Avg Value chart

Chart legend: Host, Super Host

Insights

☐ From the previous graph we can observe that average response rate and acceptance rate of Super hosts are higher than Normal hosts and average cost is less. Almost all the rest of matrices are same.

Comparison of Comments

Good vs Bad

☐ The keyword 'good' was used more in Super host reviews than was in Host reviews

☐ The keyword 'Bad' was used more in Host reviews than in super host reviews

host_is_superhost	possitive_count	negative_count
0	22317	1461
1	29217	1315

Analysis of Property type of Super hosts and Hosts

☐ The Super Hosts tend to have smaller Properties in Comparision to Hosts as is shown by the result of analysis.

☐ The keyword used here to identify this pattern is 'Entire'

host_is_superhost	Big_Property
0	4904
1	3514

Analysis of Avg price and Availability bn super hosts and Hosts for year 2022

- Avg price for Normal hosts for year 2022 is $81 while for Super hosts, it is $121.8.

- Avg Availability of Normal Hosts is 72.32 % while avg availability of Super Hosts is 60.36% for year 2022.

host_is_superhost	Avg_Price	Avg_availability
0	81.023076923076 9	0.72307692307692 3
1	121.82882882882 9	0.60360360360360 4

Analysis of trend in Price and availability between Local Hosts or Hosts residing in other locations for year 2022

host_is_superhost	Avg_Price_Greece	Avg_availability_greece	Avg_Price_outside	Avg_availability_outside
0	80.2666666666667	0.685714285714286	84.2	0.88
1	123.510204081633	0.612244897959184	109.153846153846	0.538461538461538

The avg price and avg availability of listings for hosts residing outside is more than that of those residing inside Greece while it is vice versa for superhosts.

Thank you

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