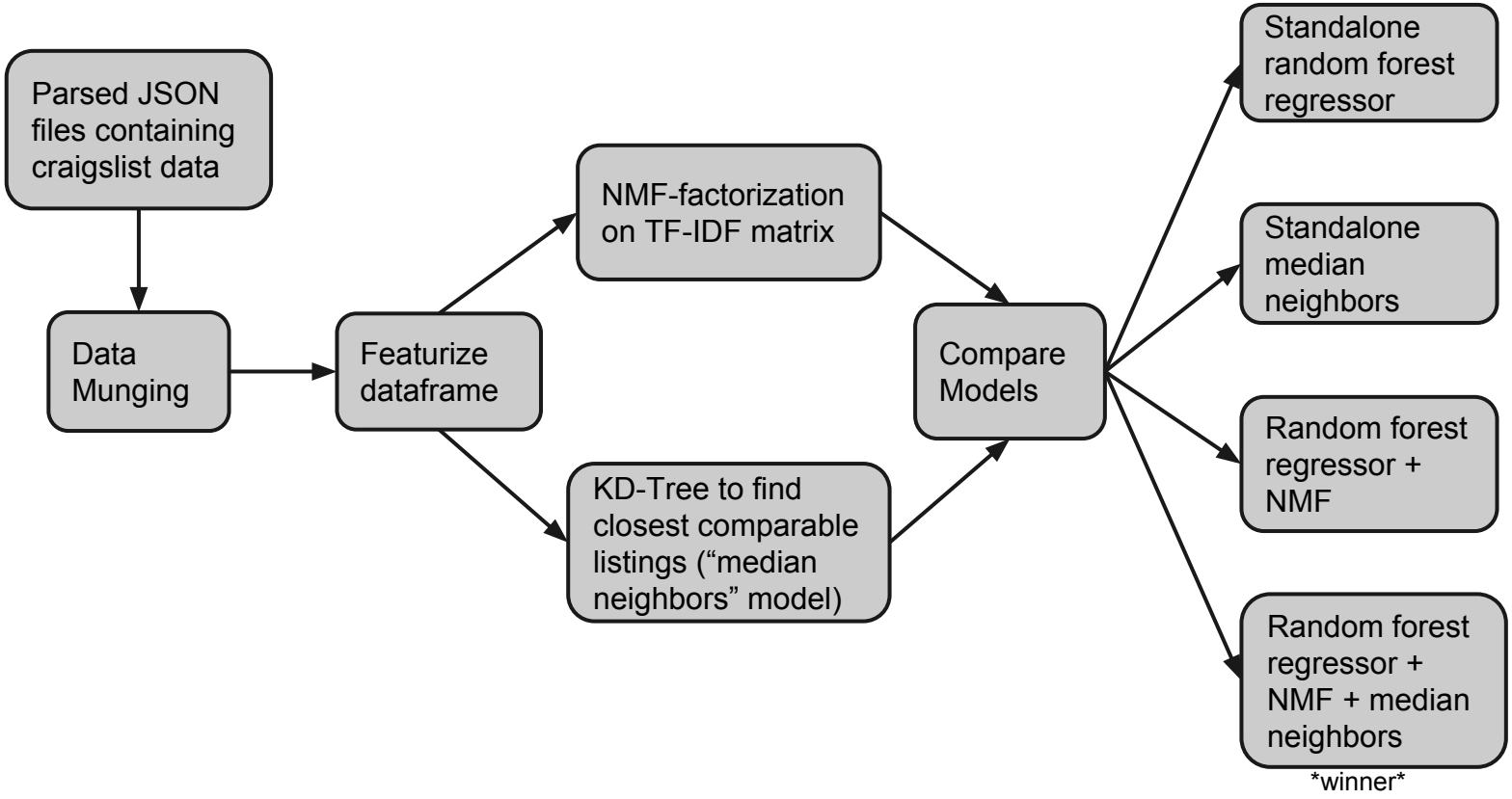
Price My Rental
Apartment Price Recommendation Engine
Get Started

What is a rental worth?

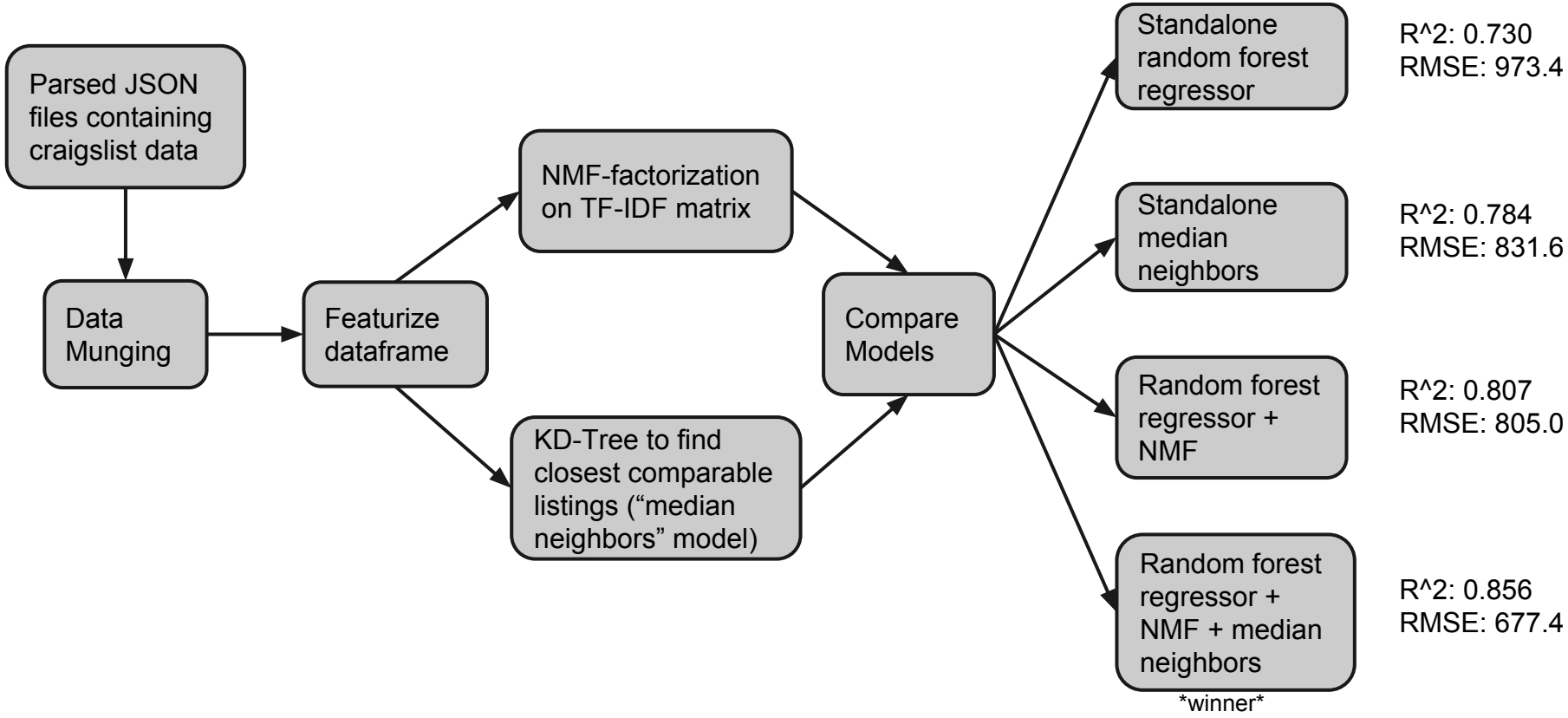
- San Francisco has one of the hottest rental markets in the US, and a ton of variation
- I looked at 9 months of SF craigslist housing rental data, and built a model that accurately predicts market prices for units

Methodology

- Parsed the rental data from JSON files using Pandas
- Added features
  - KD-Trees to find the median price of nearby comparable listings
  - TF-IDF and NMF on listing descriptions to discover latent features
- Compared model performance
  - Grid search on random forest and ridge regressor parameters, decided on random forest
  - Compared to baseline of regression without NMF featurization, simple median of comparable neighbors model
- Built web app front end for the final product, PriceMyRental.io



Data Pipeline + Model Comparison



Data Pipeline + Model Comparison

Price My Rental recommends accurate prices for San Francisco rental listings

Taken from actual craigslist listing on 6/15/15

Fill out the form to get a recommendation:

Bedrooms: 2

Bathrooms: 2

Address (SF only): 17 wood st

Zip: 94118

Neighborhood: laurel hts / presidio

Parking: Off-street Parking (e.g, shared garage)

Current/Intended listed price (for comparison): 3950 ← Listed price on craigslist

Description:

San Francisco - Jordan Park/Laurel Heights - Flat for rent Open House 6/14 Sun 1pm! Spacious apt. private deck, views, prkg Link to mobile layout: http://www.jwavro.com/rental_details.php?id=3309371-0 Summary: Rent: $3950 Bed / Bath: 2 / 2 Type: Flat Term: 1 Year Please contact: Joanne Fazzino | | | www.jwavro.com Description: OPEN HOUSE SUNDAY, JUNE 14TH AT 1PM SHARP (Please be prompt. Agent will leave after 15 minutes. If other times are needed, please contact agent.) 17 Wood #301 Please bring $30 fee per applicant and email completed applications (http://www.jwavro.com/JWA_Application.pdf) per person and proof of income (new offer letter or 2 most recent pay stubs) to Remodeled 2BR/2BA flat facing west with panoramic City and Ocean Views! You will love the wood burning fireplace, large private deck, and beautiful brand new hardwood floors. The dining area has wood floors as well. The spacious kitchen has a stove, refrigerator, disposal and dishwasher, lots of counter and cupboard space. You can see the Ocean and the western part of the City from your living room, dining room and one of the bedrooms. A wet bar and good closet space are 2 more of the great amenities of this flat. The bathrooms have been remodeled. Storage is included in the rent. Parking is allowed in the garage for 1 working vehicle. 6 unit bldg in cul de sac. Very Quiet Street. Great Unit! Walk to Laurel Village - 2 blocks away for great restaurants, coffee (Peets and Starbucks) and grocery shopping. No smoking and no pets. Pictures are of a similar unit in the building. Available around June 15, 2015. Details: Floors: Hardwood Kitchen: Modern - AEK Laundry: In Building Outside area: Deck Parking: Yes Parking Fee: $0 Pets: No View: City & Ocean Location: Wood Street & Geary Boulevard, San Francisco, CA J.Wavro is a No Fee Broker Find all J.Wavro listings on Craigslist: List View   -   http://sfbay.craigslist.org/search/hhh?zoomToPosting=&query=01810008 Map View -   http://sfbay.craigslist.org/search/apa?useMap=1&zoomToPosting=&query=01810008 Meet the J.Wavro Team: http://www.jwavro.com/us.php Please contact: Joanne Fazzino | | | www.jwavro.com Preview more properties at www.jwavro.com Content and Images © 2014 J.Wavro | BRE # 01810008 | cl390419209961-0

Submit

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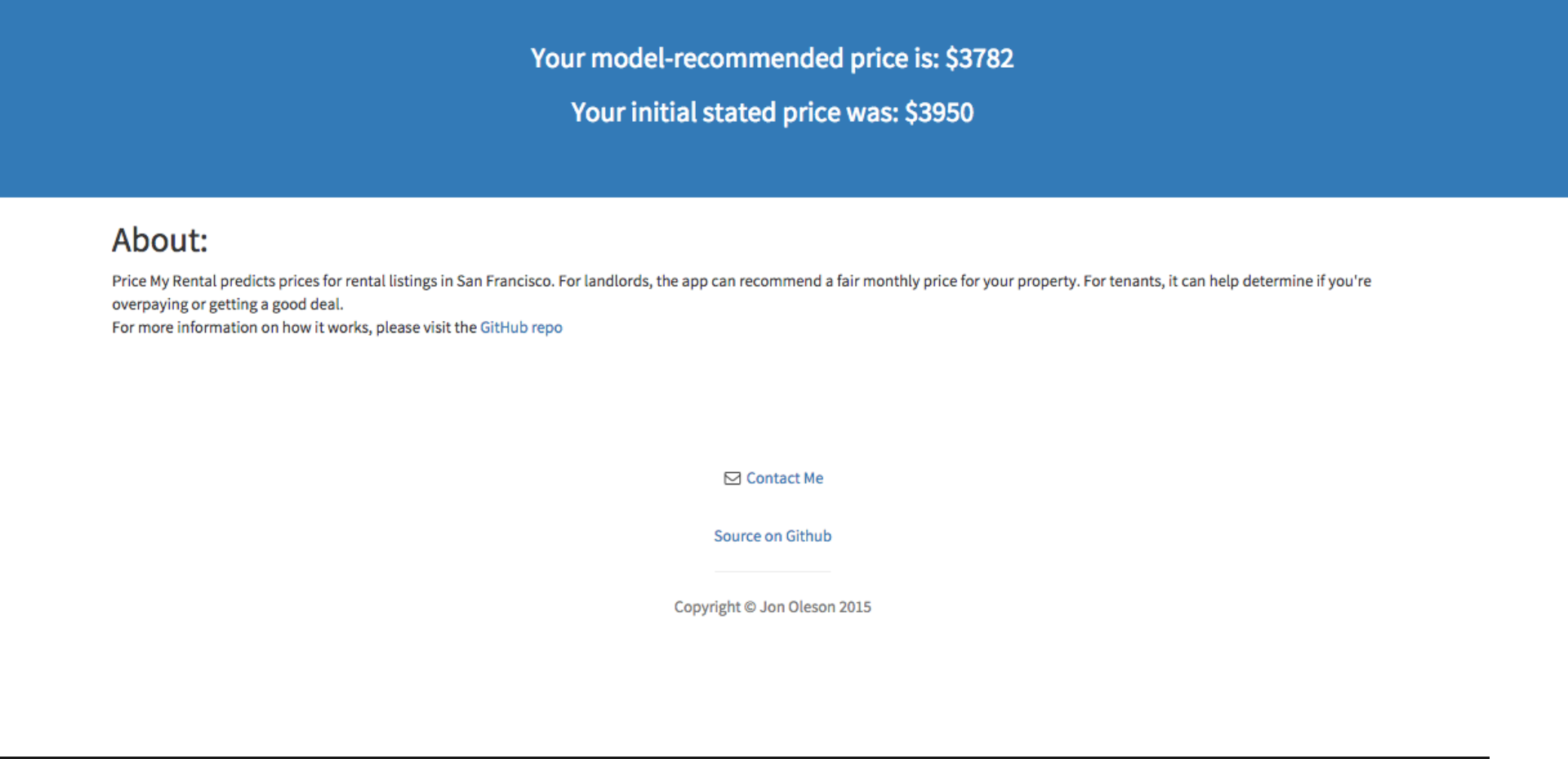

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