

Chapter 2: simple regression

We start again by loading the data.

```
# Load the datasets from the RData file  
load("../dataCreated/listings_clean.RData")
```

```
# Display the first few rows of the cleaned dataset  
head(listings_clean)
```

```
##           id           listing_url      scrape_id last_scraped  
## 1    73155  https://www.airbnb.com/rooms/73155 2.024063e+13 2024-06-25  
## 2    77592  https://www.airbnb.com/rooms/77592 2.024063e+13 2024-06-25  
## 3   101526  https://www.airbnb.com/rooms/101526 2.024063e+13 2024-06-25  
## 4   539905  https://www.airbnb.com/rooms/539905 2.024063e+13 2024-06-25  
## 5   763422  https://www.airbnb.com/rooms/763422 2.024063e+13 2024-06-25  
## 6  1322782  https://www.airbnb.com/rooms/1322782 2.024063e+13 2024-06-25
```

```
##           source           name  
## 1 city scrape  Apartment in centre of Rotterdam  
## 2 city scrape  Charming, Cozy Rotterdam Center  
## 3 city scrape  Apartment Dependance Rotterdam  
## 4 city scrape  Sunny garden apt in Kralingen/R'dam  
## 5 city scrape  City apartment: b&b Walenburg  
## 6 city scrape  Spacious room close to city centre
```

```
##  
## 1 This bright comfortable one bedroom apartment with a architectural thouch has a true cosy feeling!  
## 2
```

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```
##           host_id           host_url host_name host_since  
## 1    381163  https://www.airbnb.com/users/show/381163      Kim 2011-02-07  
## 2    416305  https://www.airbnb.com/users/show/416305      Jos 2011-03-01  
## 3    531869  https://www.airbnb.com/users/show/531869     Loes 2011-04-24
```

```

## 4 2652971 https://www.airbnb.com/users/show/2652971 Michael 2012-06-16
## 5 4024319 https://www.airbnb.com/users/show/4024319 Machteld 2012-10-31
## 6 6926282 https://www.airbnb.com/users/show/6926282 Marion 2013-06-15
##      host_location
## 1 Rotterdam, Netherlands
## 2 Rotterdam, Netherlands
## 3 Rotterdam, Netherlands
## 4      New York, NY
## 5 Rotterdam, Netherlands
## 6 Rotterdam, Netherlands
##
## 1
## 2
## 3
## 4 This apartment is my "pied a terre" in Rotterdam acquired many years ago. Kralingen, where the ap
## 5
## 6
##      host_response_time host_response_rate host_acceptance_rate host_is_superhost
## 1      within an hour          100%          82%          FALSE
## 2 within a few hours          100%          0%          FALSE
## 3      within an hour          100%         100%          FALSE
## 4          N/A              N/A          N/A          FALSE
## 5      within an hour          100%         100%          TRUE
## 6      within a day           70%          33%          FALSE
##
## 1 https://a0.muscache.com/im/pictures/user/User-381163/original/7cddb6dc-4731-43ec-9b5a-9055818b02da
## 2      https://a0.muscache.com/im/pictures/user/b6041d69-c701-4b57-acbf-13074144089
## 3      https://a0.muscache.com/im/pictures/user/eb0aa9f1-5fbd-4bd7-ae91-bfb3786fffe
## 4      https://a0.muscache.com/im/users/2652971/profile_pic/1339865622/original
## 5      https://a0.muscache.com/im/users/4024319/profile_pic/1351757885/original
## 6      https://a0.muscache.com/im/pictures/user/5142c904-7e23-4a97-9984-3249cf8bd44
##
## 1 https://a0.muscache.com/im/pictures/user/User-381163/original/7cddb6dc-4731-43ec-9b5a-9055818b02da
## 2      https://a0.muscache.com/im/pictures/user/b6041d69-c701-4b57-acbf-13074144089
## 3      https://a0.muscache.com/im/pictures/user/eb0aa9f1-5fbd-4bd7-ae91-bfb3786fffe
## 4      https://a0.muscache.com/im/users/2652971/profile_pic/1339865622/original
## 5      https://a0.muscache.com/im/users/4024319/profile_pic/1351757885/original
## 6      https://a0.muscache.com/im/pictures/user/5142c904-7e23-4a97-9984-3249cf8bd44
##      host_neighbourhood host_listings_count host_total_listings_count
## 1      <NA>              1              1
## 2      <NA>              1              2
## 3      <NA>              1              1
## 4      <NA>              1              1
## 5      <NA>              2              3
## 6      <NA>              3              4
##
##      host_verifications host_has_profile_pic host_identity_verified
## 1      ['email', 'phone']          TRUE          TRUE
## 2      ['email', 'phone']          TRUE          TRUE
## 3 ['email', 'phone', 'work_email']          TRUE          TRUE
## 4      ['email', 'phone']          TRUE          TRUE
## 5      ['email', 'phone']          TRUE          TRUE
## 6      ['email', 'phone']          TRUE          TRUE
##
##      neighbourhood neighbourhood_cleansed
## 1 Rotterdam, South Holland, Netherlands          Stadsdriehoek

```

```

## 2                                <NA>                Middelland
## 3 Rotterdam, South Holland, Netherlands                Dijkzigt
## 4                                <NA>                Kralingen Oost
## 5 Rotterdam, South Holland, Netherlands                Blijdorp
## 6                                <NA>                Nieuwe Westen
##   neighbourhood_group_cleansed latitude longitude
## 1           Rotterdam Centrum 51.91683    4.48294
## 2           Delfshaven 51.91490    4.46322
## 3           Rotterdam Centrum 51.91246    4.46586
## 4   Kralingen-Crooswijk 51.92292    4.51435
## 5           Noord 51.93021    4.46853
## 6           Delfshaven 51.92127    4.45630
##           property_type      room_type accommodates bathrooms
## 1      Entire rental unit Entire home/apt             2        1.5
## 2      Entire rental unit Entire home/apt             2        1.0
## 3      Entire condo Entire home/apt             2        1.5
## 4      Entire condo Entire home/apt             2        1.0
## 5 Private room in bed and breakfast Private room             2        1.0
## 6      Private room in home Private room             2        1.0
##   bathrooms_text bedrooms beds
## 1      1.5 baths         1     1
## 2       1 bath          1     2
## 3      1.5 baths         1     1
## 4       1 bath          1     1
## 5 1 private bath         1     0
## 6 1 shared bath          1     1
##
## 1 ["Coffee maker", "Private patio or balcony", "Hot water kettle", "Hot water", "Mosquito net", "Ref:
## 2
## 3
## 4
## 5
## 6
## 6           ["Private patio or balcony", "Hot water
##   price minimum_nights maximum_nights minimum_minimum_nights
## 1    125              7           1125              7
## 2    150              2           730              2
## 3    140              7           365              7
## 4    125              4            90              4
## 5    110              2            90              1
## 6     70              3             8              3
##   maximum_minimum_nights minimum_maximum_nights maximum_maximum_nights
## 1              7           1125           1125
## 2              2           730           730
## 3              7           1125           1125
## 4              4            90            90
## 5              2           1125           1125
## 6              3             8             8
##   minimum_nights_avg_ntm maximum_nights_avg_ntm calendar_updated
## 1              7           1125              NA
## 2              2           730              NA
## 3              7           1125              NA
## 4              4            90              NA
## 5              2           1125              NA
## 6              3             8              NA

```

##	has_availability	availability_30	availability_60	availability_90
## 1	TRUE	19	37	55
## 2	TRUE	0	0	0
## 3	TRUE	7	22	51
## 4	TRUE	0	0	0
## 5	TRUE	0	9	20
## 6	TRUE	7	11	32

##	availability_365	calendar_last_scraped	number_of_reviews
## 1	301	2024-06-25	120
## 2	0	2024-06-25	18
## 3	148	2024-06-25	21
## 4	0	2024-06-25	24
## 5	65	2024-06-25	382
## 6	122	2024-06-25	137

##	number_of_reviews_ltm	number_of_reviews_l30d	first_review	last_review
## 1	5	1	2011-05-29	2024-06-07
## 2	0	0	2011-04-12	2022-10-02
## 3	3	2	2011-06-03	2024-06-03
## 4	0	0	2012-10-13	2022-09-11
## 5	33	5	2013-06-10	2024-06-12
## 6	19	1	2015-03-28	2024-06-05

##	review_scores_rating	review_scores_accuracy	review_scores_cleanliness
## 1	4.94	4.97	4.97
## 2	4.78	4.72	4.78
## 3	4.86	4.89	5.00
## 4	4.92	4.83	4.83
## 5	4.81	4.89	4.91
## 6	4.91	4.87	4.66

##	review_scores_checkin	review_scores_communication	review_scores_location
## 1	4.95	4.95	4.96
## 2	4.89	4.61	4.83
## 3	5.00	5.00	4.89
## 4	5.00	5.00	4.96
## 5	4.95	4.93	4.88
## 6	4.96	4.95	4.85

##	review_scores_value	license	instant_bookable
## 1	4.86 0599 D9BA 806A 9A56 BDBB		FALSE
## 2	4.56	Exempt	FALSE
## 3	4.79 0599 51CC CA3A 88B0 CEF1		FALSE
## 4	4.79 0599 F642 774A E974 C0A9		FALSE
## 5	4.78 0599 0D64 133D 0093 457A		FALSE
## 6	4.90 0599 7F3D 2D0E ECD3 0C97		FALSE

##	calculated_host_listings_count	calculated_host_listings_count_entire_homes
## 1	1	1
## 2	1	1
## 3	1	1
## 4	1	1
## 5	1	0
## 6	3	0

##	calculated_host_listings_count_private_rooms
## 1	0
## 2	0
## 3	0
## 4	0

```
## 5          1
## 6          3
##   calculated_host_listings_count_shared_rooms reviews_per_month
## 1          0          0.75
## 2          0          0.11
## 3          0          0.13
## 4          0          0.17
## 5          0          2.84
## 6          0          1.22
```

Regress price on review_scores_rating.

```
# Run a linear regression of price on review_scores_rating
model <- lm(price ~ review_scores_rating, data = listings_clean)
```

```
# Display the summary of the regression model
summary(model)
```

```
##
## Call:
## lm(formula = price ~ review_scores_rating, data = listings_clean)
##
## Residuals:
##      Min       1Q   Median       3Q      Max
## -103.098  -44.641   -7.383   32.454  162.867
##
## Coefficients:
##              Estimate Std. Error t value Pr(>|t|)
## (Intercept)      76.86      64.11   1.199   0.231
## review_scores_rating  11.21      13.49   0.831   0.407
##
## Residual standard error: 59.04 on 431 degrees of freedom
## Multiple R-squared:  0.001599, Adjusted R-squared:  -0.0007174
## F-statistic: 0.6903 on 1 and 431 DF, p-value: 0.4065
```

Run a regression of price on how many people can be accommodated.

```
# Run a linear regression of price on accommodates
model_accommodates <- lm(price ~ accommodates, data = listings_clean)
```

```
# Display the summary of the regression model
summary(model_accommodates)
```

```
##
## Call:
## lm(formula = price ~ accommodates, data = listings_clean)
##
## Residuals:
##      Min       1Q   Median       3Q      Max
## -173.716  -39.084   -5.084   31.397  155.397
##
## Coefficients:
##              Estimate Std. Error t value Pr(>|t|)
## (Intercept)  106.565      5.248  20.306 < 2e-16 ***
## accommodates   7.759      1.475   5.262 2.25e-07 ***
## ---
## Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1
```

```
##
## Residual standard error: 57.28 on 431 degrees of freedom
## Multiple R-squared:  0.06037,    Adjusted R-squared:  0.05819
## F-statistic: 27.69 on 1 and 431 DF,  p-value: 2.251e-07
```

Now we use the Stargazer package that we loaded in the beginning to produce a nice table with three regression results.

```
# 1. Run a level-level regression of price on accommodates
level_level <- lm(price ~ accommodates, data = listings_clean)

# 2. Run a log-level regression of log(price) on accommodates
log_level <- lm(log(price) ~ accommodates, data = listings_clean)

# 3. Run a log-log regression of log(price) on log(accommodates)
log_log <- lm(log(price) ~ log(accommodates), data = listings_clean)

# 4. Create a table with stargazer displaying all three results
stargazer(level_level, log_level, log_log,
  type = "text",
  title = "Regression Results",
  column.labels = c("Level-Level", "Log-Level", "Log-Log"),
  dep.var.labels = "Price",
  covariate.labels = c("Accommodates", "Constant"),
  omit.stat = c("f", "ser"),
  digits = 3)
```

```
##
## Regression Results
## =====
##                               Dependent variable:
##                               -----
##                               Price      log(price)
##                               Level-Level Log-Level Log-Log
##                               (1)        (2)        (3)
##                               -----
## Accommodates  7.759***    0.055***
##                               (1.475)    (0.012)
##
## Constant                               0.409***
##                               (0.042)
##
## Constant  106.565***  4.591***  4.361***
##                               (5.248)  (0.044)  (0.046)
##
## -----
## Observations      433        433        433
## R2                0.060      0.045      0.180
## Adjusted R2       0.058      0.043      0.178
## =====
## Note:              *p<0.1; **p<0.05; ***p<0.01
```