Technical report

Airbnb in Amsterdam during COVID 19

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# Summary

# 1. Introduction to the project

Since the start of the corona crisis in 2020, tourism trends have been worldwide changed.

Amsterdam, as other touristic destination cities, have been hardly hitted by the corona crisis.

Every country would set up restrictions during this period and this would be reflected in the number of visitors per country. That would affect serveral touristic businness.

One of the sectors where we would expect to notice all the effects of all the restrictions that governments have stablish during this period is the accomodation.

Before corona, Amsterdam tourism used to be defined as follows:

Pre-coronavirus trends (Reference:informatic and statistic report. Tourism AMA 2019-2020. Government of the NL)

- Amsterdam gets half of all foreign hotel guests in the Netherlands. In Amsterdam, visitors from abroad account for 84% of the total figure (nationally: 55%). In Amsterdam, the visitor mix is comprised as follows: 57% are European visitors, 27% are intercontinental visitors and 16% are Dutch.

- The seasonal peak for foreign visitors is traditionally in the periods April-May and July- August, with the peak period for domestic visitors being the months April, May and/or June.

- One-third of Amsterdam hotel overnight stays are for business purposes. The business market's seasonal peaks are the periods April-May and September-October. The recreational peak is July-August.

The travel and contact restrictions are halting tourist activities. Tourism will pick up again as restrictions are eased.

## 1.1. Project description

## 1.2. Objectives

1. Characterize the Airbnb locations distribution and bookings in the city relating it to the safety and green spaces per neighbourhood.

2. Compare how the available locations have change during this period (number of locations available, type of locations...)

3. Analyse the changes on prices, availability and bookings during this period

## 1.3. Questions & Hypotheses

1. We expect to find more Airbnb locations in the most popular and centric neighbourhoods.

2. We expect to find more locations where there are more green areas and less criminality.

3. We expect Airbnb users to have preferences for centric locations, popular neighbourhoods and areas with more green areas and less criminality

3. Because of the government restrictions, and the known decrease of non-national visitors, we expect less accommodations available and fuller house renting than rooms.

- A decrease of locations availability for the corona period.

4. An impact on the price between pandemic and pre pandemic on the type of rental.

5. A fluctuation on the prices during this period should follow a pattern according to the country restrictions of mobility and touristic activities.

6. A fluctuation as well on the booking during this period.

7. A decrease of bookings on single rooms renting compare to entire rentals.

# 2. Data

# 3. Analysis

# 4. Conclusions

# 5. Annex