Executive Summary	
The following analysis is to determine what types of properties should be targeted for the vacation rental market, in the Manhattan borough of New York City.	
1	The top 10 attractive neighborhoods for vacation rentals are as follows: Lower East Side, Hell's Kitchen, Harlem, Midtown, Upper West Side, Chelsea, East Village, East Harlem, West Village, Upper East Side.
2	The most popular vacation rental size is 1 bedroom overall. Lower East Side has the largest 1-bedroom demand. Hell's Kitchen prefers 2 bedrooms and Midtown prefers Studio.
3	The estimated annual revenue based on top listing characteristics is $69,957.
4	Fridays have the highest occupancy rate out of the week, average occupancy is 86.4%.
5	Instant bookings do have higher occupancy rates, statistically significant, average is 52%.
6	Superhosts can charge higher prices, statistically significant, on average $334.
7	Building with doormen gets better reviews, statistically significant, by 0.05 stars.
8	Hosts can charge higher prices for higher review ratings.

Assumptions	
1	Airbnb rentals are equivalent to the general short-term vacation rental market.
2	Only properties with a Minimum night requirement of 7 days or less were considered.
3	Properties with no reviews in the last 12 months were considered inactive.
4	Reviews reflect rental frequency, we used "number_of_reviews_ltm" to measure a listing's attractiveness.
5	Super luxury listings with prices greater than $1,321.21 were filtered from the analysis, 1% outlier.
6	Extremely low-priced listings of less than $85.28 were filtered from the analysis, 1% outlier.
7	Estimated Annual Revenue can be calculated by comparing averages for top listings.
8	"Building staff" equates to a Doorman
9	A listing of 9k can be excluded when examining price/review due to it being an extreme outlier.

Change Log		
Version	**Details of Change**	**Reason**
1	Documentation Preperation	-
1.1	Renamed Document to "Manhattan Vacation Rental Marker Project"	Start Project
1.2	Duplicated all data sheets	Best Practice
1.3	Renamed originals to add "RAW" designation	Best Practice
1.4	Renamed copy's to add "TIDY" designation	Best Practice
1.5	Hid all RAW data sheets	Inc. Readability
1.6	Created organizational tabs, "Start Here" and "Assumptions & Change Log"	Best Practice
1.7	Froze Rows as needed	Inc. Readability
1.8	Resized Columns	Inc. Readability
1.9	Hid blank columns in "TIDY_listings"	Inc. Readability
1.10	Formatted organizatioinal tabs for necessary tables	Inc. Readability
2	Data Cleaning	-
2.1	Added filters to "TIDY_listings"	Fit data to goal
2.2	Added column "neighborhood_clean" to "TIDY_listings"; used PROPER & TRIM functions	Clean Data
2.3	Added column "bedrooms_clean" to "TIDY_listings"; used IF function; Change blanks to 0's	Clean Data
2.4	Added column "doorman"to "TIDY_listings"; using ISNUMBER and FIND functions	Clean Data
2.5	Added column "rounded_review_scores" to "TIDY_listings"; used ROUND function	Clean Data
2.6	Grouped all review score columns	Inc. Readability
2.7	Added column "occupied"; used IF function	Clean Data
2.8	Added column "day_of_week"; used WEEKDAY & CHOOSE functions	Clean Data
3	Analysis	-
3.1	Created Pivot Table 1; renamed "Attractive Neighborhoods"	Analysis
3.2	Formatted "Attractive Neighborhoods" to match organizational tabs	Inc. Readability
3.3	Created "Top 10 Neighborhoods" Chart inside of "Attractive Neighborhoods" sheet	Inc. Readability
3.4	Created Pivot Table 2; renamed "Popular Bedrooms"	Analysis
3.5	Formatted "Popular Bedrooms" to match other tabs	Inc. Readability
3.6	Created "Size Popularity by Neighborhoods" Chart inside of "Popular Bedrooms" sheet	Inc. Readability
4	Revenue Analysis	-
4.1	Added column "top_listing" to "TIDY_listings"; filtered as 1 if a listing matched top combinations in "Popular Bedrooms", else 0	Fit data to goal
4.2	Added column "revenue_earned" to "TIDY_calendar"; usesd IF function	Fit data to goal
4.3	Added column "revenue_earned" to "TIDY_listings"; used SUMIF function	Clean Data
4.4	Created Pivot Table 3; renamed "Est Revenue"	Analysis
4.5	Created "Price Frequency" Chart inside of "Est Revenue" sheet	Inc. Readability
4.6	Formatted "Est Revenue" to match other tabs	Analysis
4.7	Added column "Est Annual Revenue" to "Est Revenue" Pivot Table; multiplied by 12	Calculation
5	Additional Analysis	-
5.1	Created Pivot Table 4; renamed "Occupancy by Day"	Analysis
5.2	Formatted "Occupancy by Day" to match other tabs	Inc. Readability
5.3	Created Bar Chart inside of "Occupancy by Day" sheet	Analysis
5.4	Created Intermediate Pivot Table 1; renamed "Occupancy by Listing"	Calculation
5.5	Hid "Occupancy by Listing"	Inc. Readability
5.6	Added column "occupancy_rate" to "TIDY_listings"; used VLOOKUP function	Clean Data
5.7	Created Pivot Table 5; renamed "Inst Booking vs Occupancy"	Analysis
5.8	Formatted "Inst Booking vs Occupancy" to match other tabs	Inc. Readability
5.9	Performed a T-Test function for "Inst Booking vs Occupancy"	Calculation
5.10	Created Pivot Table 6; renamed "Avg Price vs SuperHost"	Analysis

5.11	Formatted "Avg Price vs SuperHost" to match other tabs	Inc. Readability
5.12	Performed a T-Test function for "Avg Price vs SuperHost"	Calculation
5.13	Created Pivot Table 7; renamed "Doorman vs Check-in"	Analysis
5.14	Formatted "Doorman vs Check-in" to match other tabs	Inc. Readability
5.15	Performed a T-Test function for "Doorman vs Check-in"	Calculation
5.16	Created Pivot Table 8; renamed "Price by Review"	Analysis
5.17	Formatted "Price by Review" to match other tabs	Inc. Readability
5.18	Created "Price by Review" Chart inside "Price by Review" sheet	Analysis
6	Conclusions	-
6.1	Reorganized Tabs	Inc. Readability
6.2	Filled Executive Summary in "Start Here" and "Assumptions" to completion	Best Practice
6.3	Filled Table of Contents to completion; Including hyperlinks	Best Practice

Data Dictionary for Listings

Field	Type	Calculated	Description
id	integer		Airbnb's unique identifier for the listing
listing_url	text	y	
scrape_id	bigint	y	Inside Airbnb "Scrape" this was part of
last_scraped	datetime	y	UTC. The date and time this listing was "scraped".
source	text		One of "neighbourhood search" or "previous scrape". "neighbourhood search" means that the listing was found by searching the city, while "previous scrape" means that the listing was seen in another scrape performed in the last 65 days, and the listing was confirmed to be still available on the Airbnb site.
name	text		Name of the listing
description	text		Detailed description of the listing
neighborhood_overview	text		Host's description of the neighbourhood
picture_url	text		URL to the Airbnb hosted regular sized image for the listing
host_id	integer		Airbnb's unique identifier for the host/user
host_url	text	y	The Airbnb page for the host
host_name	text		Name of the host. Usually just the first name(s).
host_since	date		The date the host/user was created. For hosts that are Airbnb guests this could be the date they registered as a guest.
host_location	text		The host's self reported location
host_about	text		Description about the host
host_response_time			
host_response_rate			
host_acceptance_rate			That rate at which a host accepts booking requests.
host_is_superhost	boolean [t=true; f=false]		
host_thumbnail_url	text		
host_picture_url	text		
host_neighborhood	text		
host_listings_count	text		The number of listings the host has (per Airbnb calculations)
host_total_listings_count	text		The number of listings the host has (per Airbnb calculations)
host_verifications			
host_has_profile_pic	boolean [t=true; f=false]		
host_identity_verified	boolean [t=true; f=false]		
neighborhood	text	y	The neighbourhood as geocoded using the latitude and longitude against neighborhoods as defined by open or public digital shapefiles.
neighbourhood_group	text	y	The neighbourhood group as geocoded using the latitude and longitude against neighborhoods as defined by open or public digital shapefiles.
latitude	numeric		Uses the World Geodetic System (WGS84) projection for latitude and longitude.
longitude	numeric		Uses the World Geodetic System (WGS84) projection for latitude and longitude.
property_type	text		Self selected property type. Hotels and Bed and Breakfasts are described as such by their hosts in this field
room_type	text		All homes are grouped into the following three room types: Entire places are best if you're seeking a home away from home. With an entire place, you'll have the whole space to yourself. This usually includes a bedroom, a bathroom, a kitchen, and a separate, dedicated entrance. Hosts should note in the description if they'll be on the property or not (ex: "Host occupies first floor of the home"), and provide further details on the listing. Private rooms are great for when you prefer a little privacy, and still value a local connection. When you book a private room, you'll have your own private room for sleeping and may share some spaces with others. You might need to walk through indoor spaces that another host or guest may occupy to get to your room. Shared rooms are for when you don't mind sharing a space with others. When you book a shared room, you'll be sleeping in a space that is shared with others and share the entire space with other people. Shared rooms are popular among flexible travelers looking for new friends and budget-friendly stays.
accommodates	integer		The maximum capacity of the listing
bathrooms	numeric		The number of bathrooms in the listing
bathrooms_text	string		The number of bathrooms in the listing. On the Airbnb web-site, the bathrooms field has evolved from a number to a textual description. For older scrapes, bathrooms is used.
bedrooms	integer		The number of bedrooms
beds	integer		The number of bed(s)
amenities	json		
price	currency		daily price in local currency
minimum_nights	integer		minimum number of night stay for the listing (calendar rules may be different)
maximum_nights	integer		maximum number of night stay for the listing (calendar rules may be different)
minimum_minimum_nights	integer	y	the smallest minimum_night value from the calender (looking 365 nights in the future)
maximum_minimum_nights	integer	y	the largest minimum_night value from the calender (looking 365 nights in the future)
minimum_maximum_nights	integer	y	the smallest maximum_night value from the calender (looking 365 nights in the future)
maximum_maximum_nights	integer	y	the largest maximum_night value from the calender (looking 365 nights in the future)
minimum_nights_avg_ntm	numeric	y	the average minimum_night value from the calender (looking 365 nights in the future)
maximum_nights_avg_ntm	numeric	y	the average maximum_night value from the calender (looking 365 nights in the future)
calendar_updated	date		
calendar_last_scraped	date		
number_of_reviews	integer		The number of reviews the listing has
number_of_reviews_ltm	integer	y	The number of reviews the listing has (in the last 12 months)
number_of_reviews_l30d	integer	y	The number of reviews the listing has (in the last 30 days)
first_review	date	y	The date of the first/oldest review
last_review	date	y	The date of the last/newest review
review_scores_rating			
review_scores_accuracy			
review_scores_cleanliness			
review_scores_checkin			
review_scores_communication			
review_scores_location			
review_scores_value			
license	text		The licence/permit/registration number
instant_bookable	boolean		[t=true; f=false]. Whether the guest can automatically book the listing without the host requiring to accept their booking request. An indicator of a commercial listing.
calculated_host_listings_count	integer	y	The number of listings the host has in the current scrape, in the city/region geography.
calculated_host_listings_count_entire_homes	integer	y	The number of Entire home/apt listings the host has in the current scrape, in the city/region geography
calculated_host_listings_count_private_rooms	integer	y	The number of Private room listings the host has in the current scrape, in the city/region geography
calculated_host_listings_count_shared_rooms	integer	y	The number of Shared room listings the host has in the current scrape, in the city/region geography
reviews_per_month	numeric	y	The number of reviews the listing has over the lifetime of the listing

Data Dictionary for Calendar

| Description	The calendar file records the price, availability and other details from the listing's calendar for each day of the next 365 days		
Field	**Type**	**Calculated**	**Description**
listing_id			
date	datetime		The date in the listing's calendar
available	boolean		Whether the date is available for a booking
price	currency		The price listed for the day
adjusted_price			
minimum_nights	integer		Minimum nights for a booking made on this day
maximum_nights	integer		Maximum nights for a booking made on this day

id	host_is_superhost	neighborhood	neighborhood_clean	bedrooms	bedrooms_clean
16974	f	East Harlem	East Harlem	4	4
23686	f	West Village	West Village	3	3
27644	t	Harlem	Harlem	1	1
42300	f	Lower East Side	Lower East Side	2	2
57618	t	hells kitchen	Hells Kitchen	1	1
57754	t	Flatiron District	Flatiron District	1	1
57874	t	East Harlem	East Harlem	1	1
59709	f	chinatown	Chinatown	2	2
62891	f	East Village	East Village		0
65425	t	Nolita	Nolita	2	2
66251	t	East Village	East Village		0
68974	t	Nolita	Nolita	3	3
75635	t	Lower East Side	Lower East Side	1	1
123784	f	Harlem	Harlem		0
126443	f	east village	East Village	2	2
144087	t	Harlem	Harlem	2	2
148825	t	UPPER WEST SIDE	Upper West Side	2	2
152263	t	Harlem	Harlem	2	2
163814	f	EAST VILLAGE	East Village	1	1
179741	t	nolita	Nolita	2	2
197931	f	Hells Kitchen	Hells Kitchen	2	2
258688	f	West Village	West Village	1	1
260755	t	Tribeca	Tribeca	1	1
262583	f	West Village	West Village	2	2
263888	f	Upper West Side	Upper West Side	1	1
266753	f	Lower East Side	Lower East Side	2	2
268868	t	Chelsea	Chelsea	1	1
272044	t	Lower East Side	Lower East Side	1	1
294250	f	Upper West Side	Upper West Side	1	1
325429	t	Upper East Side	Upper East Side	1	1
351859	t	Chelsea	Chelsea	1	1
431865	f	Washington Heights	Washington Heights	2	2
450577	t	Upper West Side	Upper West Side	1	1
455734	t	INWOOD	Inwood	1	1
456190	t	West Village	West Village	1	1
463042	f	SoHo	Soho	1	1
465706	t	Upper West Side	Upper West Side	1	1
473980	f	Upper West Side	Upper West Side	1	1

amenities	doorman	price	minimum_nights	number_of_reviews_ltm	rounded_review_scores	instant_bookable
["Microwave", "	FALSE	$300.00	5	26	4.8	f
["Rice maker",	FALSE	$600.00	5	3	4.5	f
["Microwave", "	FALSE	$190.00	2	18	4.8	f
["Microwave", "	FALSE	$671.00	5	8	4.8	f
["Microwave", "	FALSE	$250.00	3	7	4.8	f
["Piano", "First	FALSE	$330.00	2	28	5.0	f
["Microwave", "	FALSE	$160.00	3	55	4.9	f
["Microwave", "	FALSE	$300.00	7	23	4.7	f
["Hair dryer", "[	FALSE	$175.00	4	9	4.3	f
["Hair dryer", "I	FALSE	$568.00	1	10	4.9	f
["Piano", "Rice	FALSE	$368.00	3	32	4.9	f
["First aid kit", "	FALSE	$596.00	2	11	4.9	f
["First aid kit", "	FALSE	$175.00	3	28	4.8	f
["Hair dryer", "L	FALSE	$102.00	3	33	4.7	t
["First aid kit", "	FALSE	$459.00	2	60	4.3	t
["Microwave", "	FALSE	$599.00	6	7	4.9	f
["Microwave", "	FALSE	$173.00	3	36	4.7	f
["Microwave", "	FALSE	$350.00	2	40	4.8	f
["First aid kit", "	FALSE	$179.00	2	49	4.1	f
["Microwave", "	FALSE	$399.00	1	1	5.0	f
["Hair dryer", "[	FALSE	$175.00	3	3	4.8	f
["Rice maker",	FALSE	$375.00	4	9	4.7	f
["First aid kit", "	FALSE	$505.00	7	4	4.7	f
["Microwave", "	FALSE	$332.00	4	30	4.5	f
["First aid kit", "	TRUE	$245.00	2	40	5.0	f
["Hair dryer", "V	FALSE	$250.00	3	3	4.3	f
["Microwave", "	FALSE	$350.00	4	11	4.8	f
["Microwave", "	FALSE	$328.00	3	11	4.8	f
["Microwave", "	FALSE	$182.00	6	6	4.8	f
["First aid kit", "	FALSE	$190.00	4	15	4.8	f
["Microwave", "	FALSE	$289.00	4	24	5.0	f
["First aid kit", "	FALSE	$332.00	4	11	4.9	t
["Body soap", "	FALSE	$375.00	5	19	4.8	f
["Piano", "First	FALSE	$163.00	2	15	4.6	f
["Laundromat r	FALSE	$181.00	3	60	4.6	f
["Hair dryer", "[	FALSE	$240.00	3	17	4.8	f
["Microwave", "	FALSE	$175.00	4	1	4.6	f
["Hair dryer", "L	FALSE	$240.00	1	16	4.7	f

reviews_per_month	top_listing	revenue_earned	occupancy_rate
1.65	0	$7,350.00	0.83
0.45	0	$14,250.00	0.80
1.73	1	$4,750.00	0.83
0.48	0	$19,950.00	1.00
0.89	0	$7,500.00	1.00
1.24	0	$9,570.00	0.97
2.36	1	$4,320.00	0.90
0.38	0	$8,100.00	0.90
1.51	0	$4,725.00	0.90
0.08	0	$3,075.00	0.17
1.6	0	$9,776.00	0.80
1.67	0	$17,275.00	1.00
2.49	1	$5,075.00	0.97
1.62	0	$2,739.00	0.90
3.77	0	$12,852.00	0.93
0.21	0	$9,584.00	0.53
2.13	0	$5,021.00	0.93
2.24	0	$7,000.00	0.67
3.06	1	$5,191.00	0.97
0.14	0	$1,596.00	0.13
0.72	1	$5,250.00	1.00
0.44	1	$11,250.00	1.00
0.22	0	$11,110.00	0.73
1.77	0	$9,291.00	0.93
1.73	1	$6,714.00	0.90
0.72	0	$7,500.00	1.00
0.68	1	$6,400.00	0.67
0.6	1	$3,740.00	0.33
0.98	1	$4,725.00	1.00
1.04	1	$5,362.00	0.93
0.91	1	$6,936.00	0.80
0.89	0	$8,300.00	0.83
0.9	1	$9,525.00	0.90
1.3	0	$4,592.00	1.00
3.08	1	$4,840.00	0.93
0.59	0	$6,720.00	0.93
0.29	1	$4,550.00	0.87
1.11	1	$4,080.00	0.57

listing_id	date	day_of_week	available	occupied	price	adjusted_price	minimum_nights	maximum_nights	revenue_earned
9357	2022-09-07	4-Wednesday	f	1	$175.00	$175.00	30	1125	$175.00
9357	2022-09-08	5-Thursday	f	1	$175.00	$175.00	30	1125	$175.00
9357	2022-09-09	6-Friday	f	1	$175.00	$175.00	30	1125	$175.00
9357	2022-09-10	7-Saturday	f	1	$175.00	$175.00	30	1125	$175.00
9357	2022-09-11	1-Sunday	f	1	$175.00	$175.00	30	1125	$175.00
9357	2022-09-12	2-Monday	f	1	$175.00	$175.00	30	1125	$175.00
9357	2022-09-13	3-Tuesday	f	1	$175.00	$175.00	30	1125	$175.00
9357	2022-09-14	4-Wednesday	f	1	$175.00	$175.00	30	1125	$175.00
9357	2022-09-15	5-Thursday	f	1	$175.00	$175.00	30	1125	$175.00
9357	2022-09-16	6-Friday	f	1	$175.00	$175.00	30	1125	$175.00
9357	2022-09-17	7-Saturday	f	1	$175.00	$175.00	30	1125	$175.00
9357	2022-09-18	1-Sunday	f	1	$175.00	$175.00	30	1125	$175.00
9357	2022-09-19	2-Monday	f	1	$175.00	$175.00	30	1125	$175.00
9357	2022-09-20	3-Tuesday	f	1	$175.00	$175.00	30	1125	$175.00
9357	2022-09-21	4-Wednesday	f	1	$175.00	$175.00	30	1125	$175.00
9357	2022-09-22	5-Thursday	f	1	$175.00	$175.00	30	1125	$175.00
9357	2022-09-23	6-Friday	f	1	$175.00	$175.00	30	1125	$175.00
9357	2022-09-24	7-Saturday	f	1	$175.00	$175.00	30	1125	$175.00
9357	2022-09-25	1-Sunday	f	1	$175.00	$175.00	30	1125	$175.00
9357	2022-09-26	2-Monday	f	1	$175.00	$175.00	30	1125	$175.00
9357	2022-09-27	3-Tuesday	f	1	$175.00	$175.00	30	1125	$175.00
9357	2022-09-28	4-Wednesday	f	1	$175.00	$175.00	30	1125	$175.00
9357	2022-09-29	5-Thursday	f	1	$175.00	$175.00	30	1125	$175.00
9357	2022-09-30	6-Friday	f	1	$175.00	$175.00	30	1125	$175.00
9357	2022-10-01	7-Saturday	f	1	$175.00	$175.00	30	1125	$175.00
9357	2022-10-02	1-Sunday	f	1	$175.00	$175.00	30	1125	$175.00
9357	2022-10-03	2-Monday	f	1	$175.00	$175.00	30	1125	$175.00
9357	2022-10-04	3-Tuesday	f	1	$175.00	$175.00	30	1125	$175.00
9357	2022-10-05	4-Wednesday	f	1	$175.00	$175.00	30	1125	$175.00
9357	2022-10-06	5-Thursday	f	1	$175.00	$175.00	30	1125	$175.00
15341	2022-09-08	5-Thursday	f	1	$205.00	$205.00	30	1125	$205.00

Rank	neighborhood_clean	SUM of number_of_reviews_ltm
1	Lower East Side	6242
2	Hells Kitchen	5506
3	Harlem	5157
4	Midtown	4128
5	Upper West Side	3497
6	Chelsea	2913
7	East Village	2572
8	East Harlem	2175
9	West Village	1735
10	Upper East Side	1696
11	Nolita	1505
12	Financial District	1112
13	Chinatown	894
14	Washington Heights	773
15	Kips Bay	622
16	Gramercy	573
17	Soho	481
18	Inwood	361
19	Ellis Island	358
20	Battery Park City	348
21	Murray Hill	341
22	Greenwich Village	311
23	Little Italy	246
24	Theater District	209
25	Tribeca	173
26	Noho	155
27	Flatiron District	112
28	Marble Hill	74
29	Two Bridges	43
30	Central Park	37
31	Stuyvesant Town	5
32	Morningside Heights	4
33	Civic Center	2
34	Roosevelt Island	1
	Grand Total	**44361**

Top 10 Neighborhoods
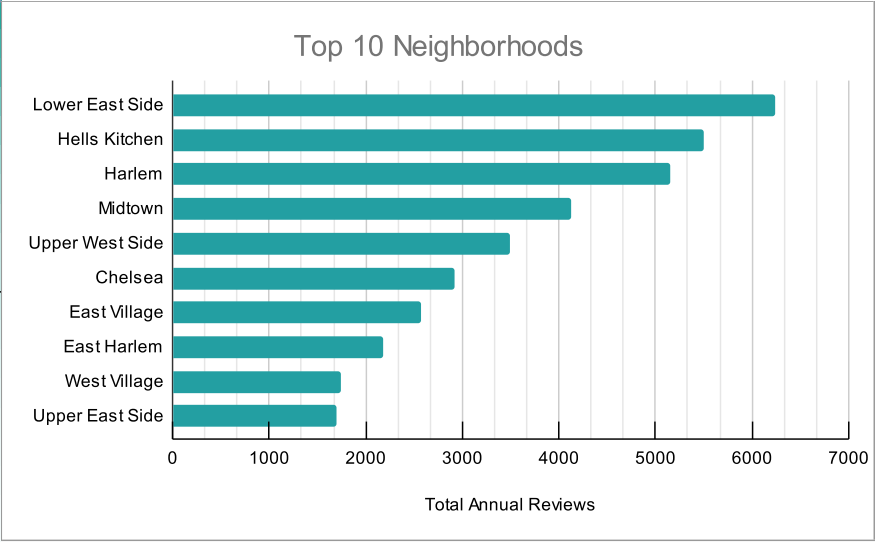
SUM of number_of_reviews_ltm	bedrooms_clean								
neighborhood_clean	0	1	2	3	4	5	6	7	8
Chelsea	27%	38%	33%	3%			0%		
East Harlem	19%	41%	29%	5%	6%				
East Village	17%	52%	24%	4%	3%				
Harlem	16%	41%	26%	10%	4%	3%			
Hells Kitchen	7%	40%	45%	7%	0%		0%		
Lower East Side	5%	86%	7%	0%	0%	1%			
Midtown	64%	22%	12%	1%	1%				
Upper East Side	11%	52%	24%	4%	5%	2%			1%
Upper West Side	11%	47%	24%	15%	1%	2%			
West Village	12%	52%	23%	9%	3%				
Grand Total	**19%**	**49%**	**24%**	**6%**	**2%**	**1%**	**0%**	**0%**	**0%**

Size Popularity by Neighborhoods
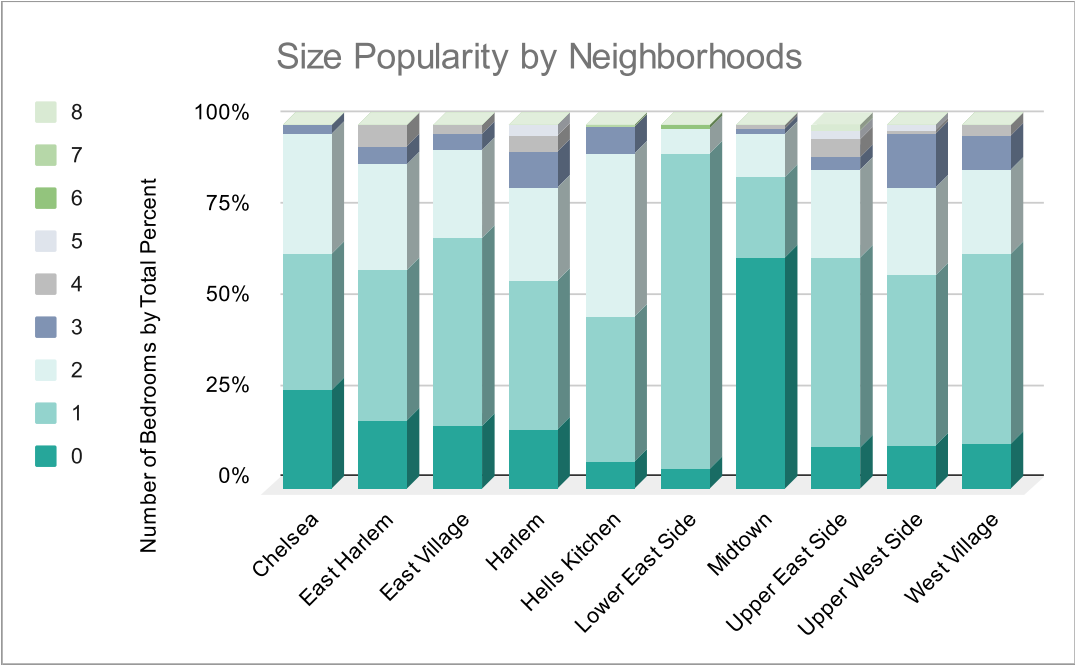
id	AVERAGE of revenue_earned	Est Annual Revenue
652172745279262844	$7,560	$90,720
653534466197553419	$5,775	$69,300
653688020628660646	$3,576	$42,912
654213698930297417	$8,649	$103,788
654274540781636364	$6,423	$77,076
654783704090972958	$6,750	$81,000
665477316287882287	$10,989	$131,868
666710213882459211	$6,580	$78,960
668924398417015489	$6,122	$73,464
669324295296310834	$1,140	$13,680
669815320800223490	$16,774	$201,288
670549816690736403	$23,779	$285,348
675885956612647744	$4,785	$57,420
682051667669616758	$4,217	$50,604
683194252577702880	$27,888	$334,656
685589618896835952	$792	$9,504
685598301351112081	$4,011	$48,132
688295465819974377	$4,950	$59,400
693255767045571681	$4,680	$56,160
702772024832222595	$3,142	$37,704
702774884860368789	$747	$8,964
705356389953069023	$3,745	$44,940
705384795679376315	$7,383	$88,596
705961847414831189	$558	$6,696
706520858653260948	$4,428	$53,136
709014684744103245	$2,251	$27,012
709221138598318151	$638	$7,656
Grand Total	**$5,830**	**$69,957** Estimated Annual Revenue

Price Frequency

Outliers: < $85.28 & > $1,321.21
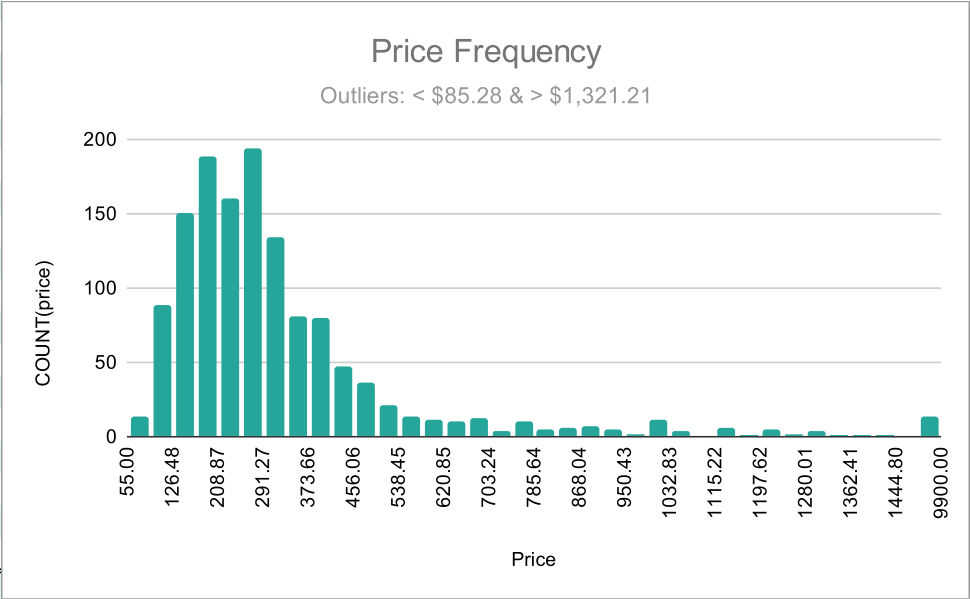
day_of_week	AVERAGE of occupied
1-Sunday	0.812
2-Monday	0.797
3-Tuesday	0.800
4-Wednesday	0.824
5-Thursday	0.834
6-Friday	0.864
7-Saturday	0.861

Friday has the highest Occupancy Rate

Saturday a close 2nd
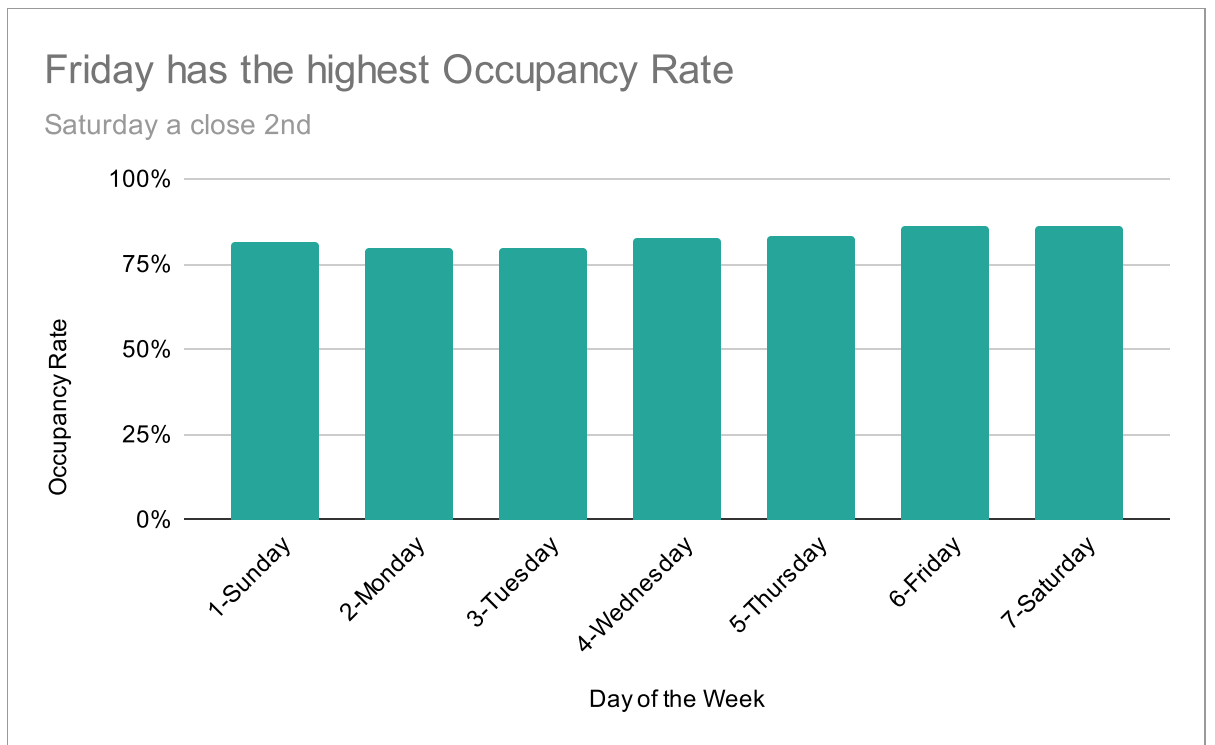
SUM of occupancy_rate	instant_bookable	
id	f	t
684145767868978149		0.00
685383418560463316	0.00	
685588304301383800	0.00	
685589618896835952	0.00	
685598301351112081		0.63
685671829184357985	0.00	
685673151491082281	0.00	
688295465819974377		0.00
690115596033995248	0.00	
691226995023048258	0.00	
693255767045571681		0.80
693386196478300743	0.93	
695531046810653621	0.00	
696524904131996923	0.00	
699933783371396475	0.00	
702015743416166619	0.00	
702772024832222595	0.00	
702774884860368789	0.00	
702913168751727453		0.00
705356389953069023		0.00
705384795679376315	0.00	
705961847414831189	0.00	
706520858653260948	0.00	
706597460941884843	0.00	
707227260528228643		0.00
707844246814061317	0.00	
708918802187494681		0.00
709014684744103245	0.00	
709221138598318151	0.00	
709326903293880850	0.00	
Average Total	**0.41**	**0.52**

T-Test p-value = 0.00000001   IS Significant

| AVERAGE of price | host_is_superhost | |
id	f	t
684145767868978149		$295
685383418560463316		$1,500
685588304301383800		$140
685589618896835952		$198
685598301351112081		$209
685671829184357985		$795
685673151491082281		$1,167
688295465819974377		$165
690115596033995248	$117	
691226995023048258		$134
693255767045571681	$156	
693386196478300743		$174
695531046810653621		$268
696524904131996923		$175
699933783371396475		$700
702015743416166619		$800
702772024832222595		$299
702774884860368789		$330
702913168751727453		$1,200
705356389953069023		$96
705384795679376315		$197
705961847414831189		$315
706520858653260948		$395
706597460941884843		$251
707227260528228643		$190
707844246814061317		$899
708918802187494681		$1,236
709014684744103245		$347
709221138598318151		$319
709326903293880850		$1,500
Average Total	**$245**	**$315**

T-Test p-value = 0.000002   IS Significant

AVERAGE of review_scores_checkin	doorman	
id	FALSE	TRUE
629524386542715862	5.00	
629765462880586808	4.69	
629877321242040295	5.00	
634036107181436317	5.00	
634724215081251527	5.00	
639057764033862705	5.00	
639540429317887373	4.25	
640563031447363952	4.94	
640665953927218274	5.00	
643336847472953463		5.00
644408999215474165		5.00
645842123277866022	4.67	
647993418307148836	5.00	
648191602730767768	4.00	
648191896822644411	4.67	
648192930134089393	4.40	
648193659833646511	4.17	
648193815566588166	3.60	
648275844064315287	5.00	
648565900460944216	5.00	
649098572529240318	5.00	
649465676890920545	5.00	
651501785568139544	5.00	
652172745279262844	4.91	
653688020628660646	5.00	
654783704090972958	5.00	
658545811833091501	4.90	
665477316287882287	5.00	
667008795694370811	5.00	
668924398417015489	5.00	
669324295296310834	5.00	
670549816690736403	4.67	
674751987930263076	4.86	
675885956612647744	5.00	
676812061949831658	5.00	
683194252577702880	5.00	
685598301351112081	5.00	
693255767045571681	5.00	
693386196478300743	5.00	
Average Total	**4.87**	**4.90**

| | T-Test p-value = | 0.02 | IS Significant |

| AVERAGE of price | rounded_review_scores | | | | | | | | | | | |
id	3.0	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0
629221544437866255												$443.00
629524386542715862											$276.00	
629765462880586808							$354.00					
629877321242040295												$356.00
634036107181436317									$307.00			
634724215081251527		$563.00										
639057764033862705												$356.00
639540429317887373							$135.00					
640563031447363952												$525.00
640665953927218274												$193.00
643336847472953463										$493.00		
644408999215474165												$548.00
645842123277866022												$240.00
647993418307148836											$288.00	
648191602730767768	$161.00											
648191896822644411					$191.00							
648192930134089393				$137.00								
648193659833646511					$148.00							
648193815566588166	$157.00											
648275844064315287												$450.00
648565900460944216									$296.00			
649098572529240318												$309.00
649465676890920545												$319.00
651501785568139544												$288.00
652172745279262844								$280.00				
653688020628660646										$149.00		
654783704090972958												$225.00
658545811833091501										$315.00		
665477316287882287												$999.00
667008795694370811												$242.00
668924398417015489												$180.00
669324295296310834												$409.00
670549816690736403												$1,128.00
674751987930263076												$370.00
675885956612647744										$165.00		
676812061949831658												$192.00
683194252577702880												$906.00
685598301351112081												$209.00
693255767045571681												$156.00
693386196478300743												$174.00
Grand Total	**$159.00**	**$486.25**	**$229.00**	**$225.00**	**$309.73**	**$266.33**	**$276.39**	**$257.20**	**$268.04**	**$330.91**	**$358.90**	**$372.43**

Price by Review

Outlying listing of $9,900 removed

id	rounded_review_scores										
	3.0	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0

$0

Review Score: Least to Greatest