

REAL ESTATE INVESTMENT FOR AIRBNB RENTAL



AGENDA TOPICS

1. Who are we?
2. Goal
3. Analysis
4. Results

I. Who we are?

Analysts:

- Dimitrios Thymioudis, Data Scientist
- Nikolaos Christoforou, Data Scientist

2. Goal

Dream Home Real Estate, Ltd

- A company that is interested in investing in Real Estate to use them for AirBnB Rental Services

Data Analysis Project

- New York City
- Factors that influence rental prices and attractiveness
- Propose future investment for the company

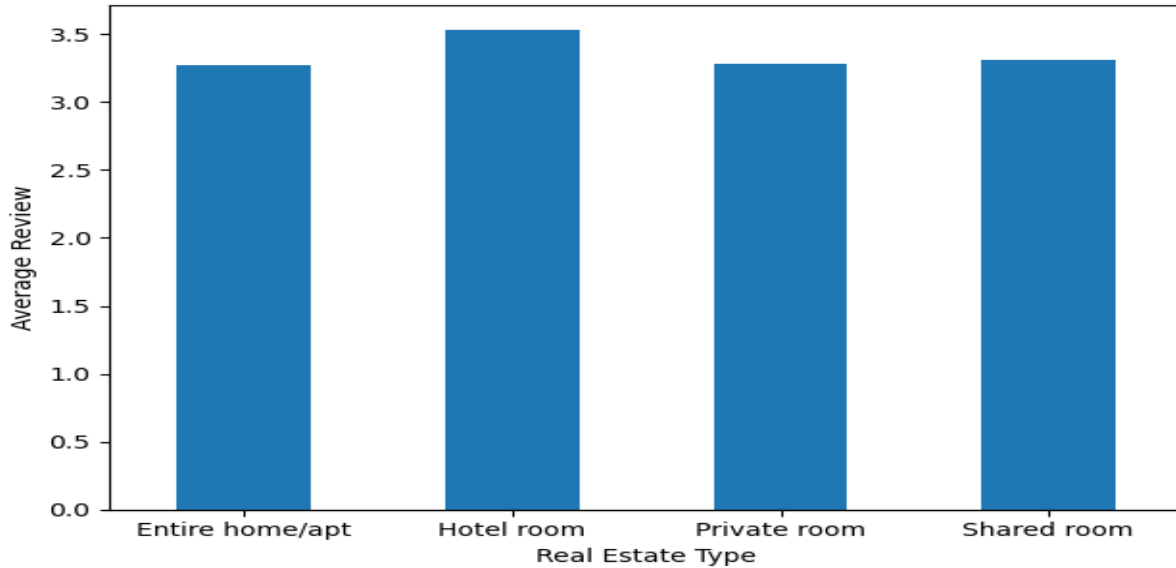
3. Analysis (1/4) - Data Source

Data Exploration

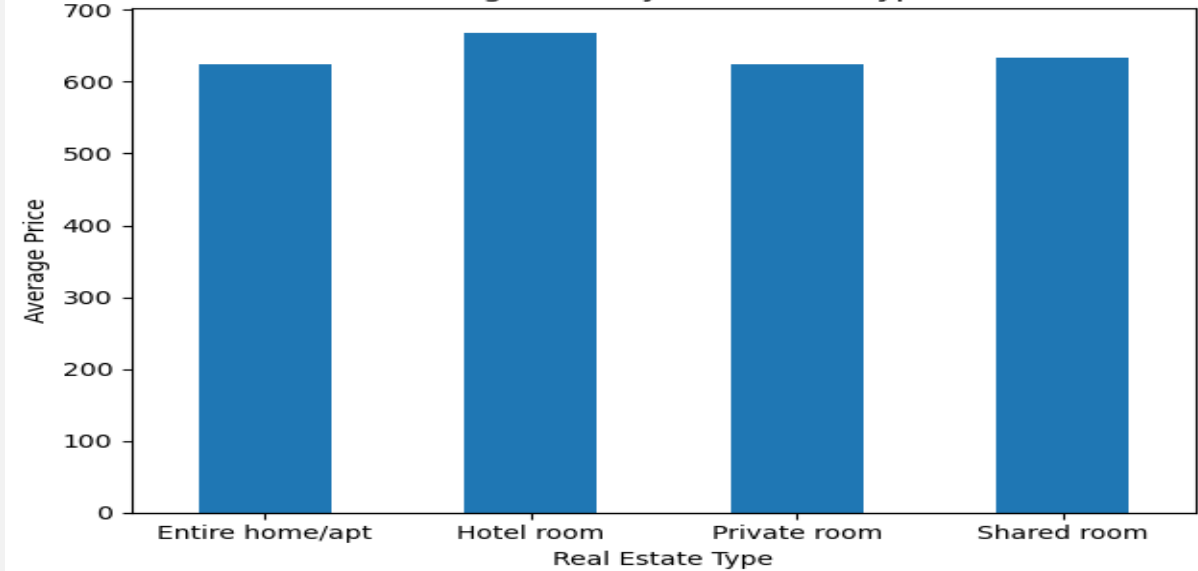
- For Analysis purposes we used open data from [Airbnb Open Data \(New York Airbnb Open Data\)](#)
- Listings, including full descriptions and average review score
Reviews, including unique id for each reviewer and detailed comments
Calendar, including listing id and the price and availability for that day

3. Analysis (2/4) - Type of Real Estate

Average Review Rate by Real Estate Type



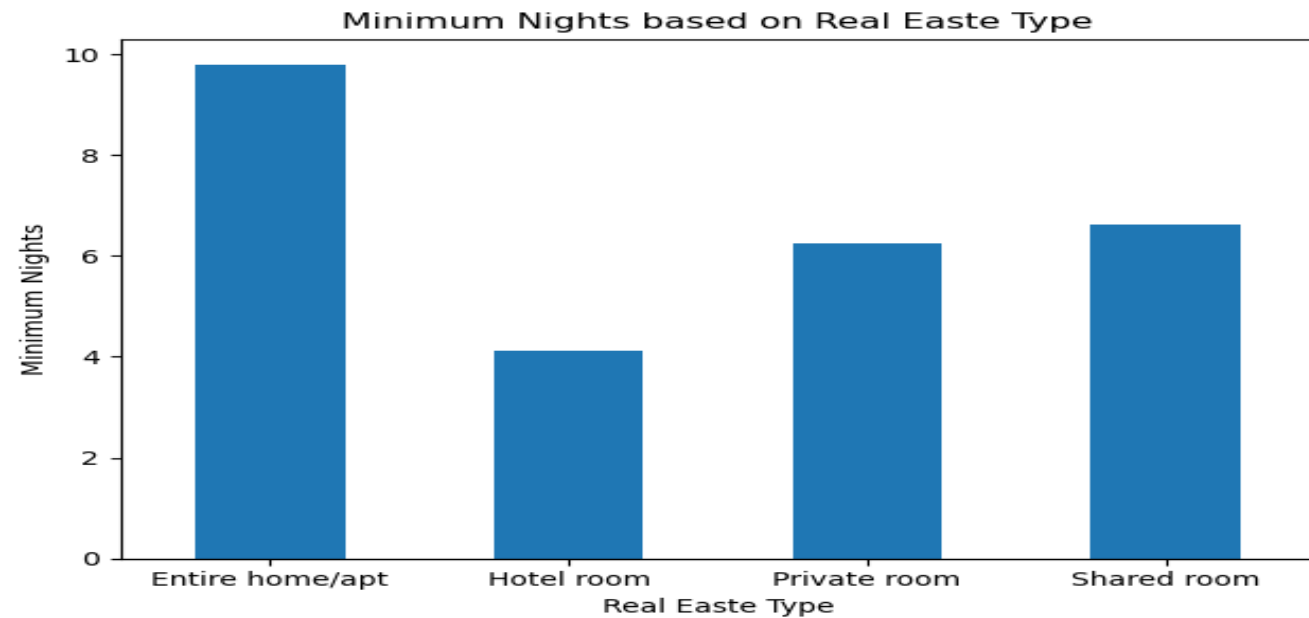
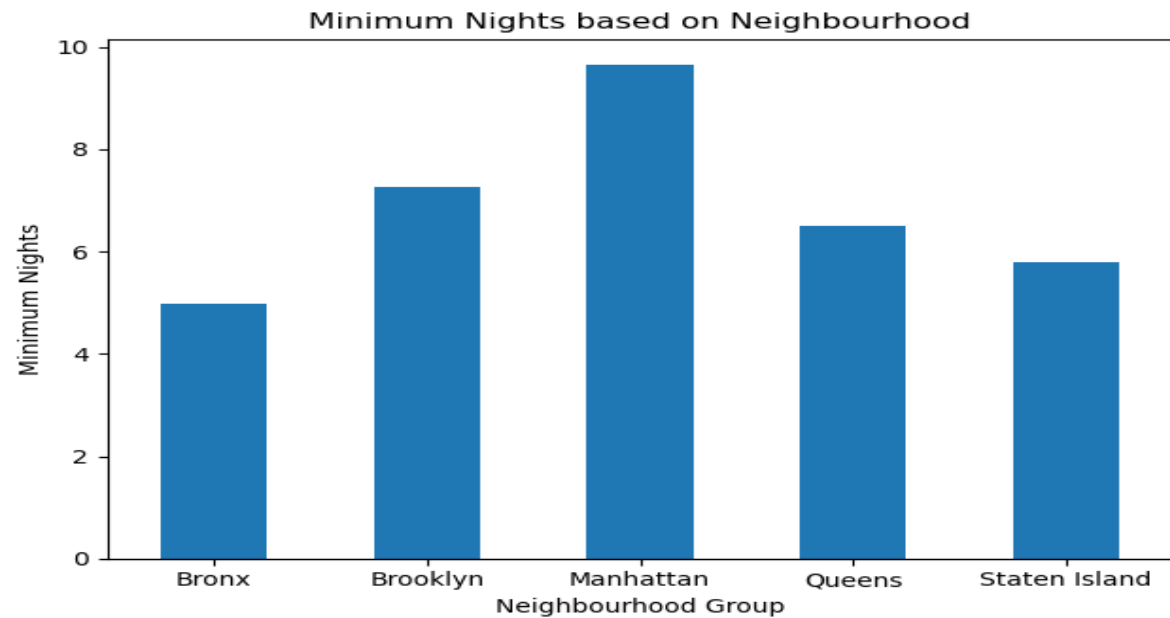
Average Price by Real Estate Type



Insights:

- Real Estate Type has the same impact on **Ratings & Price**.
- Hotel Rooms have slightly **higher average pricing**.

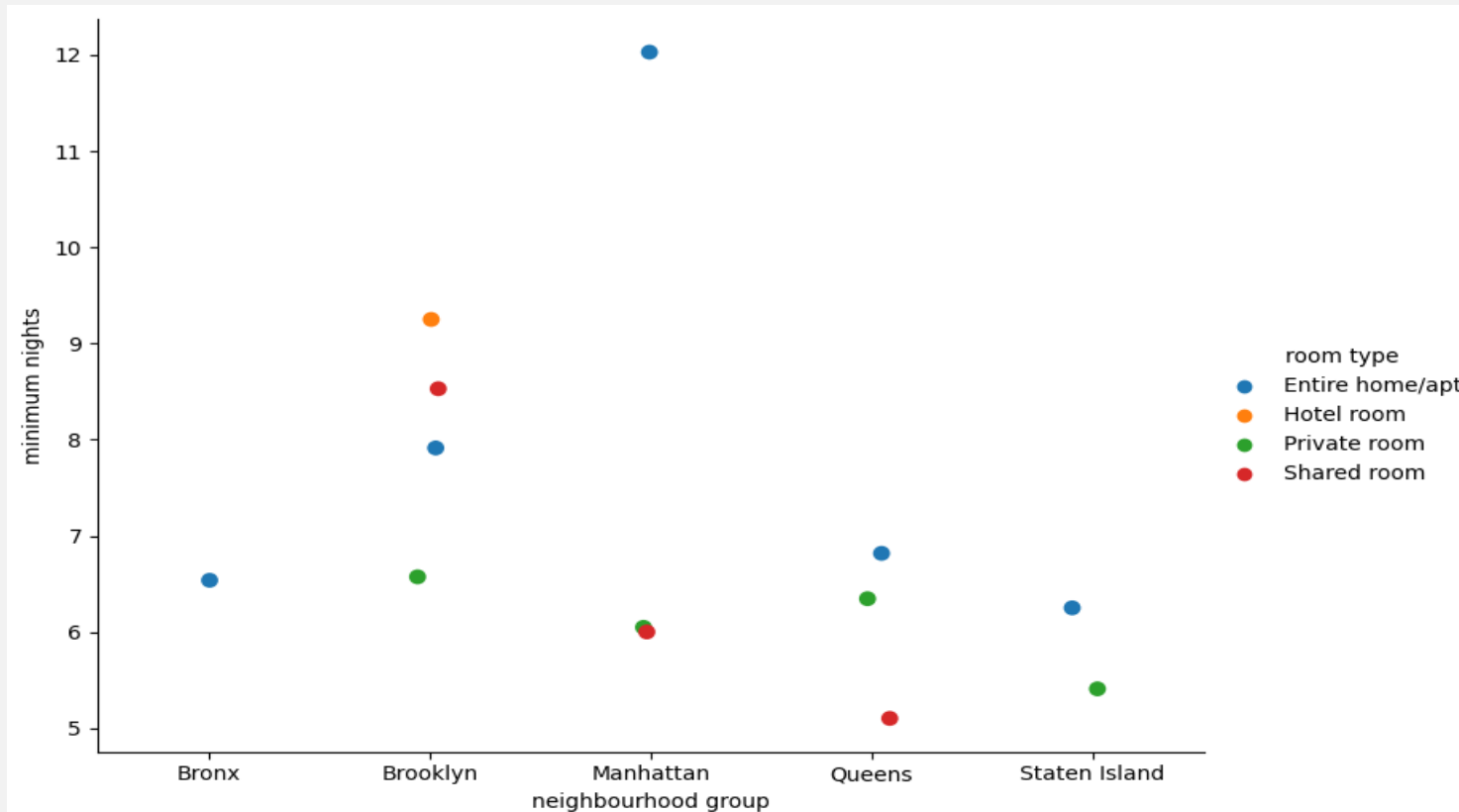
3. Analysis (3/4) - Minimum nights reservation



Insights:

- Manhattan as NY area is most likely to be picked for longer rental time
- Hotel rooms is less likely to be picked for longer rental time
- Hotel average **price is slightly higher** than Entire home/apt but the **long term profit is bigger** on Entire home/Apt.

3. Analysis (4/4) - Minimum nights reservation & Real Estate Type



4. Results

After our Data Analysis **we propose:**

- Invest in NY Area of: **Manhattan**
- Invest in Real Estate Type: **Entire Home/Apartment**
- Brooklyn and Manhattan are the place where most people prefer to live and also for longer period of time.

