



Nilus Rubanathan &lt;nilus.rubanathan@gmail.com&gt;

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**Re:**

1 message

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**Nilus Rubanathan** <nil1673@hotmail.com>  
To: Nilus Rubanathan <nilus.rubanathan@gmail.com>

Mon, Sep 1, 2025 at 1:25 AM

Thank you, I agree with your points. I think it's also useful to keep in mind how our analysis can add value to Airbnb and what kind of recommendations we could make based on our findings- as per task 1.

One idea I had was to look at the total revenue by neighbourhood (price × min nights × number of reviews) also the average income per listing per night by n-hood. That way we could point out which areas are most profitable, not so profitable since higher income means more commission for Airbnb. Further analysis can be done to look at what is driving the change.

I will go with anything we decide as a team. Also wondering whether to set up a zoom call for Tuesday? Any thoughts?

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**From:** Nilus Rubanathan <nilus.rubanathan@gmail.com>**Sent:** September 1, 2025 1:00 AM**To:** Back On This Phone <nil1673@hotmail.com>**Subject:**

Hi All,

For task 1 of the assignment (choosing the business oriented question to base the report on), I had a think on potential questions we could answer. One I'm interested in is "How does the scale of the host's portfolio influence Airbnb pricing and demand trends across neighbourhoods in NYC?"

Does anyone have any other ideas for topics for task 1 from their independent analysis?

Hi!

I was too thinking of few questions, one of the was, "does the location of airbnbs affect the price ranges for on and off seasons pricing( for example, for good locations the pricing for off season might not drop by a lot compared to not so popular locations)". Im happy to go with any question we all agree on its just something to think about