

Questions overview

1. Which part of the city is most popular and which is the least popular?

The most popular divisions are De Baarsjes - Oud-West, Centrum-West, De Pijp - Rivierenbuurt and Centrum-Oost. Then there is a slight decline. The least popular districts where you can find accommodation for rent are Gaasperdam - Driemond, Osdorp, Bijlmer-Centrum and Bijlmer-Oost.

2. What price range per night is appropriate to make a profit?

Five price groups have been created.

Price groups	Number of locals on Airbnb
18-60	79
61-120	1170
121-200	2825
201-500	3883
500+	429

The most commonly used price scale is between 201-500 Euro, the least common prices are in the low price range between 18 and 60 Euro.

3. What is the average rent?

We cannot get an exact answer to this question, we can only speculate by using column `availability_365` which informs us about the annual availability of given premises for rent. It's average 82.825066, so that on average 84 days a year are free and the rest is rented to the client.

4. Which real estate properties are the most popular, top 100 ?

Two top 100 lists were created, one `number_of_reviews_ltm` and the other `number_of_reviews`. In the comparison of both, there is no repeating pattern, so you need to determine which aspect of the top 100 is the most important and then analyse the selected data frame.

5. How often are facilities in the top 100 rented? How many days a year are they rented?

The ability to answer a question after selecting the data frame that best suits. finding the answer and tailoring it to the customer's needs.

6. In what part of the city is it best to buy real estate for sub-letting on the platform and which one?

You should choose from the parts of the city most frequently chosen by customers. These are: De Baarsjes - Oud-West, Centrum-West, De Pijp - Rivierenbuurt and Centrum-Oost.

New Questions to add

- + What types of premises are most frequently rented?
- + What is the most frequently rented area?

Define any hypotheses

Hypothesis 1

premises, apartments and rooms with a lower price are rented more willingly than those with a high price

Hypothesis 2

Apartments in the centre of Amsterdam are rented more readily due to their location

Hypothesis 3

Number_of_reviews have the greatest impact on location rentals by customers than other tags