

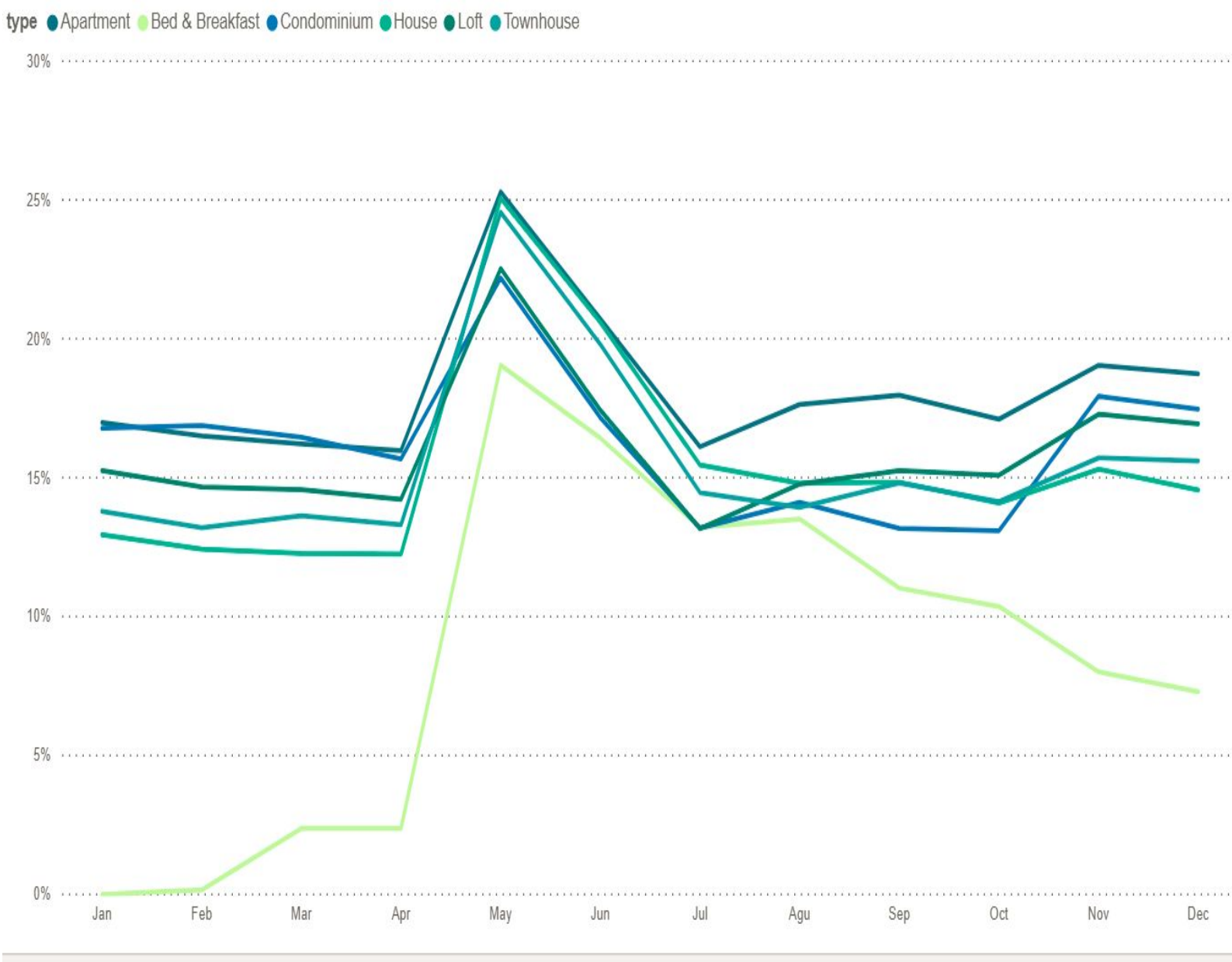
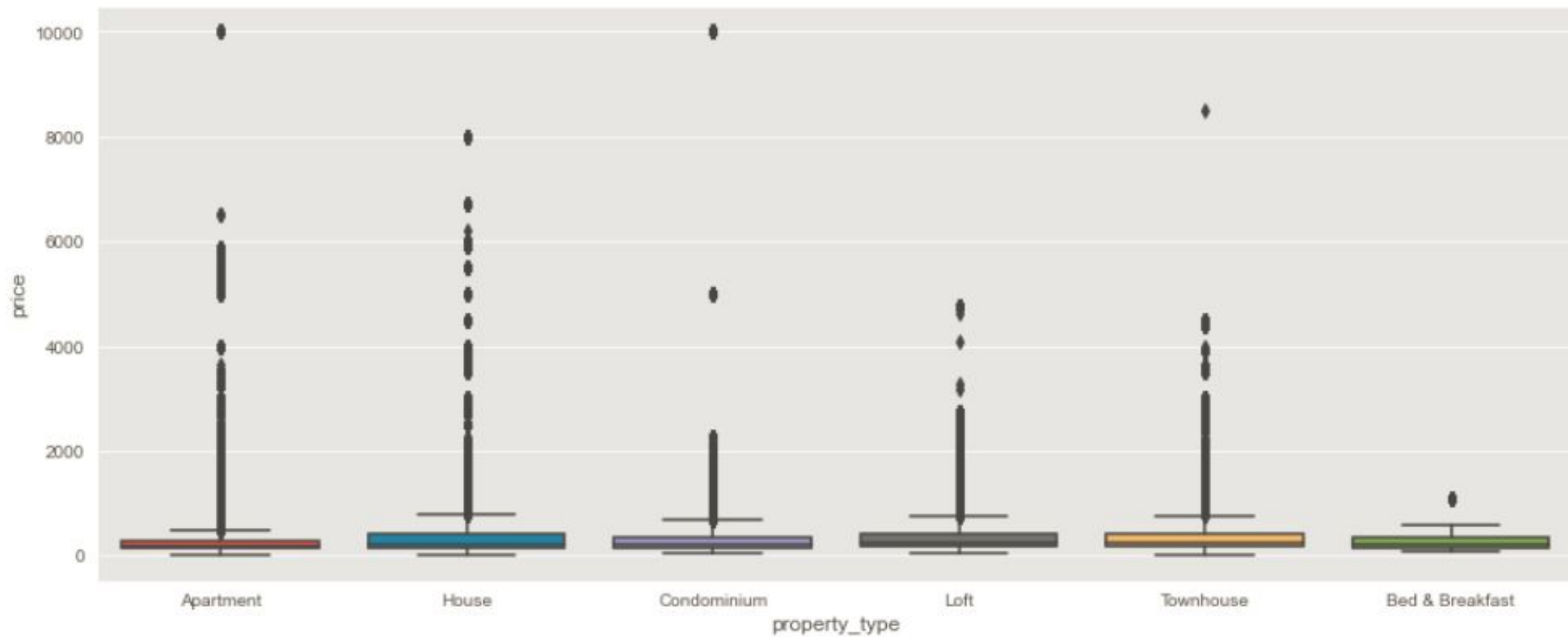
What is the best location to invest on a property for short term rental in AirBnB?

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Prices per type of property are very volatile. To assign an expected price it should be cleaned and modeled

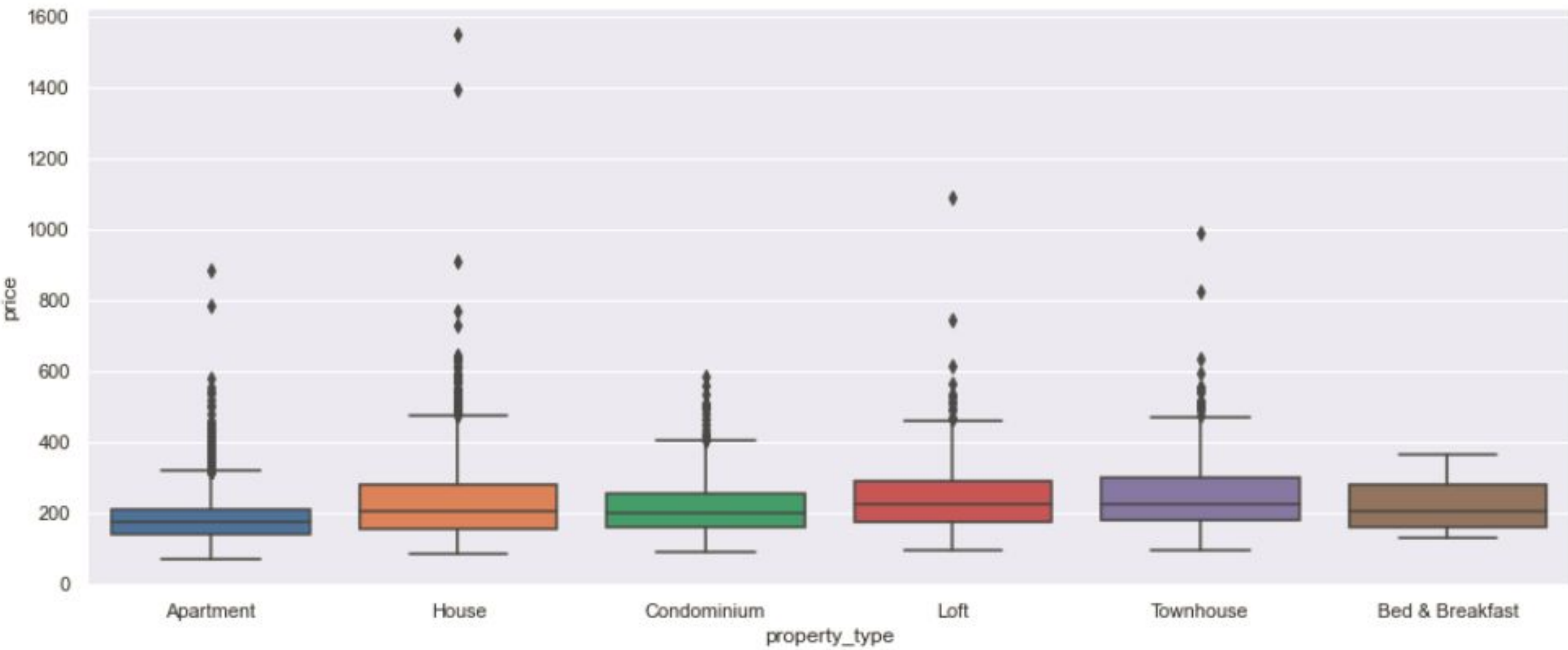
Background

The accomadation industry has changed. Short Term rentals is taking the step over hotels.

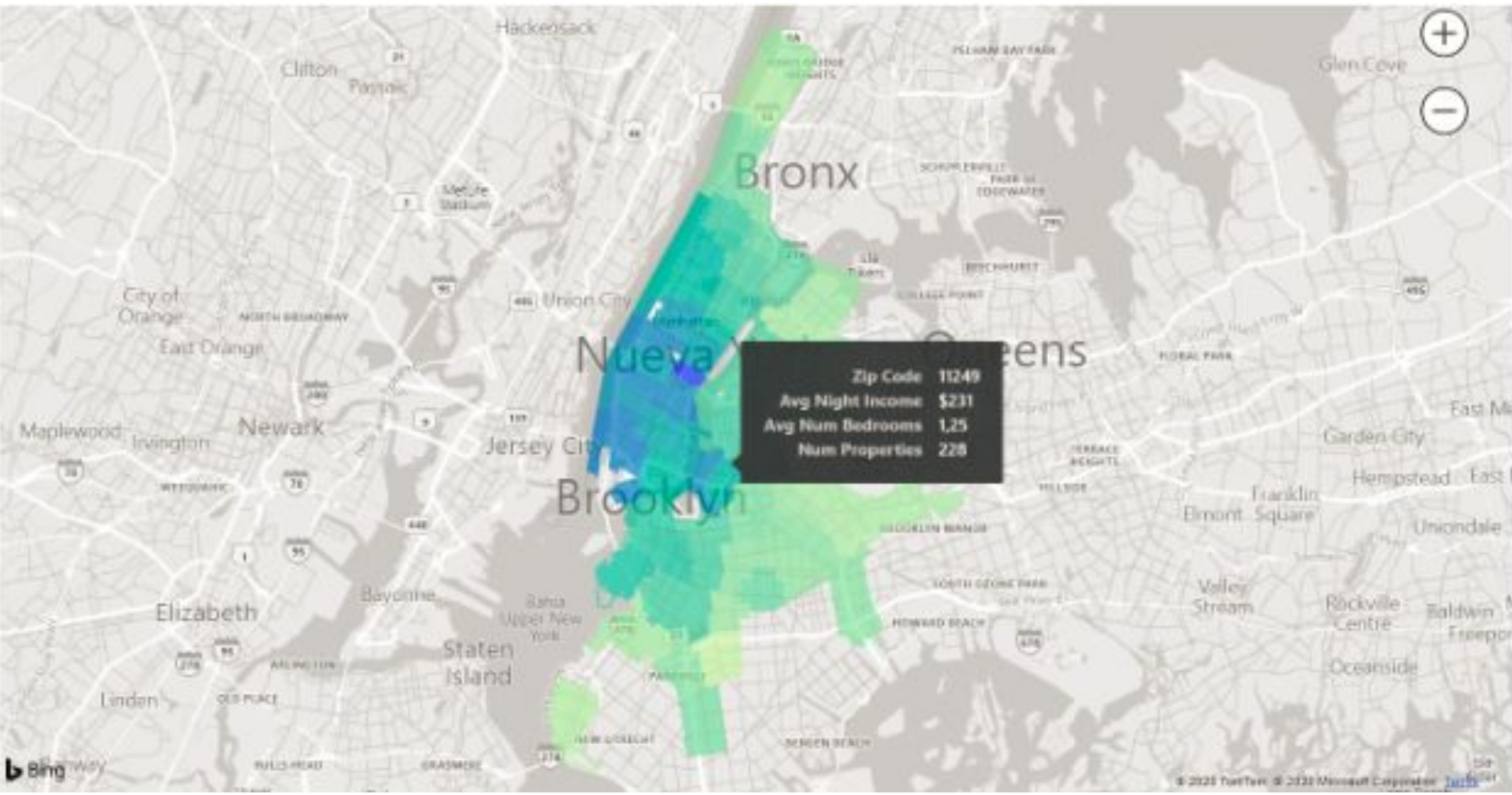


The occupancy rate and the nightly price depend on the type of property and the month of year

The expected price per type of property assigned by the models are estable



The user can see a heat map with the prices per zipcode...



Data

Three main datasets: Listings, Calendar, and rental.

Listings is a snapshot (date unknown) of the properties, calendar is the renting history of properties and rental the price of real state. Cleansing of the data was needed: Numeric codes for some attributes, missing data, uninteresting properties, mixed zipcodes.



Model

Since the price per property changes over time regression models based on the characteristics of the property and its location based on the zipcode for each type of property were built to assign to each property its expected nightly price

