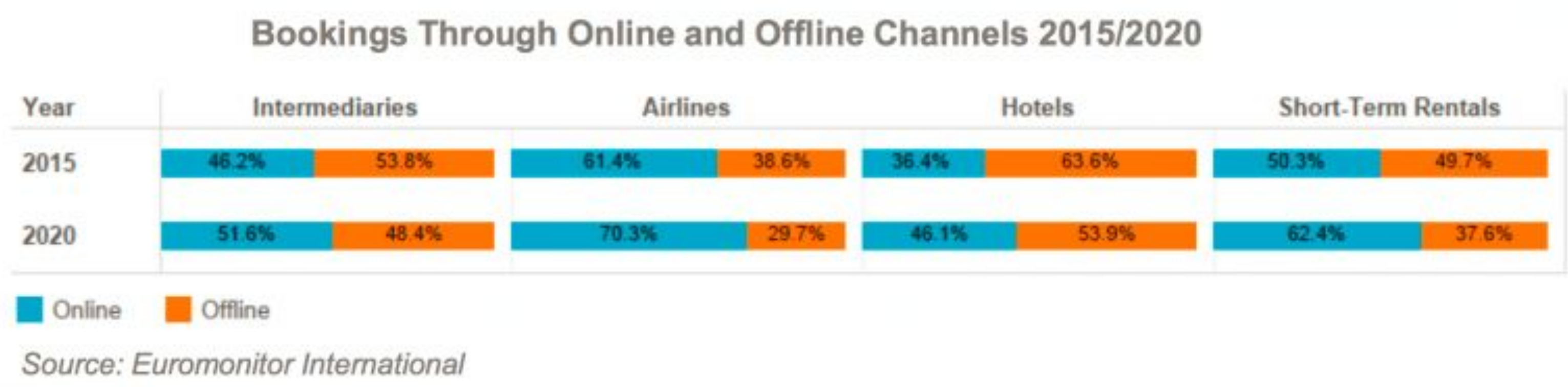


# What is the best location to invest on a property for short term rental in AirBnB?

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## Background

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



## Data

Three main datasets: Listings, Calendar, and rental.

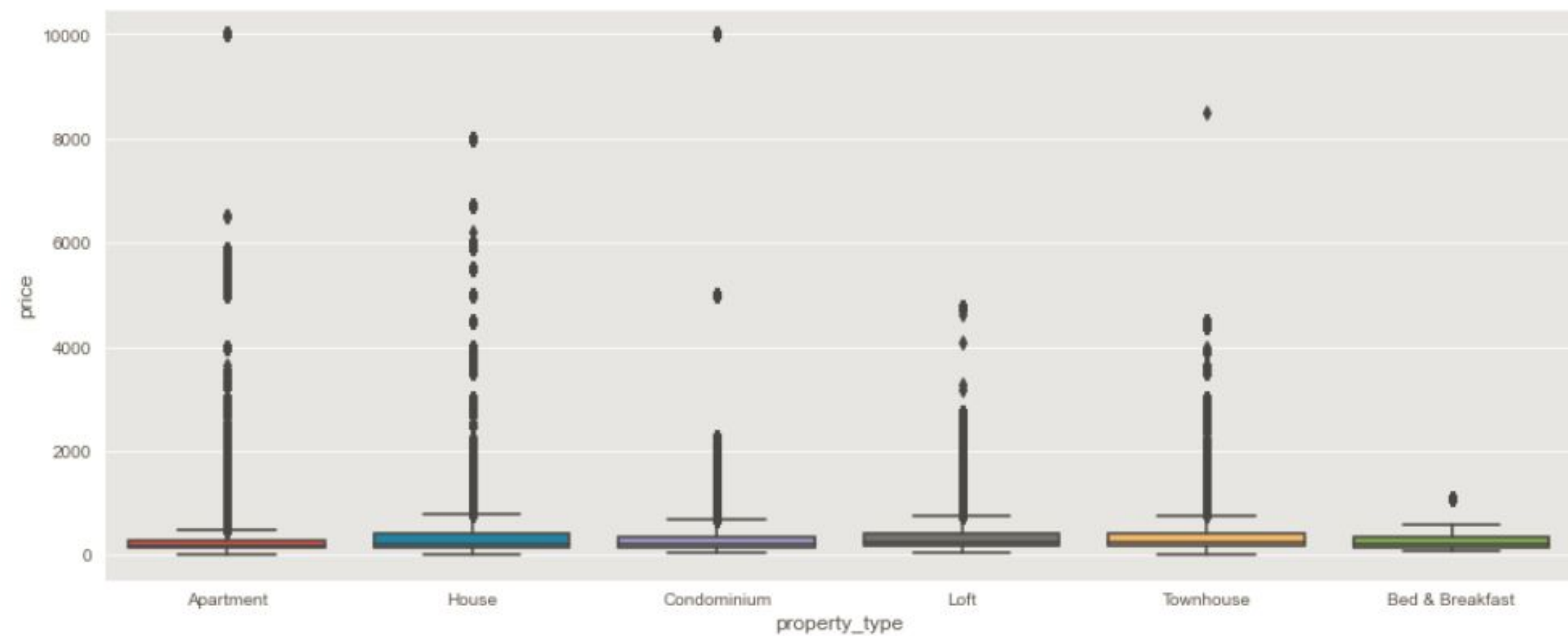
Listings is a snapshot (date unknown) of the properties, calendar is the renting history of properties and rental the price of real state. Cleansing of the data was needed: Numeric codes for some attributes, missing data, uninteresting properties, mixed zipcodes.



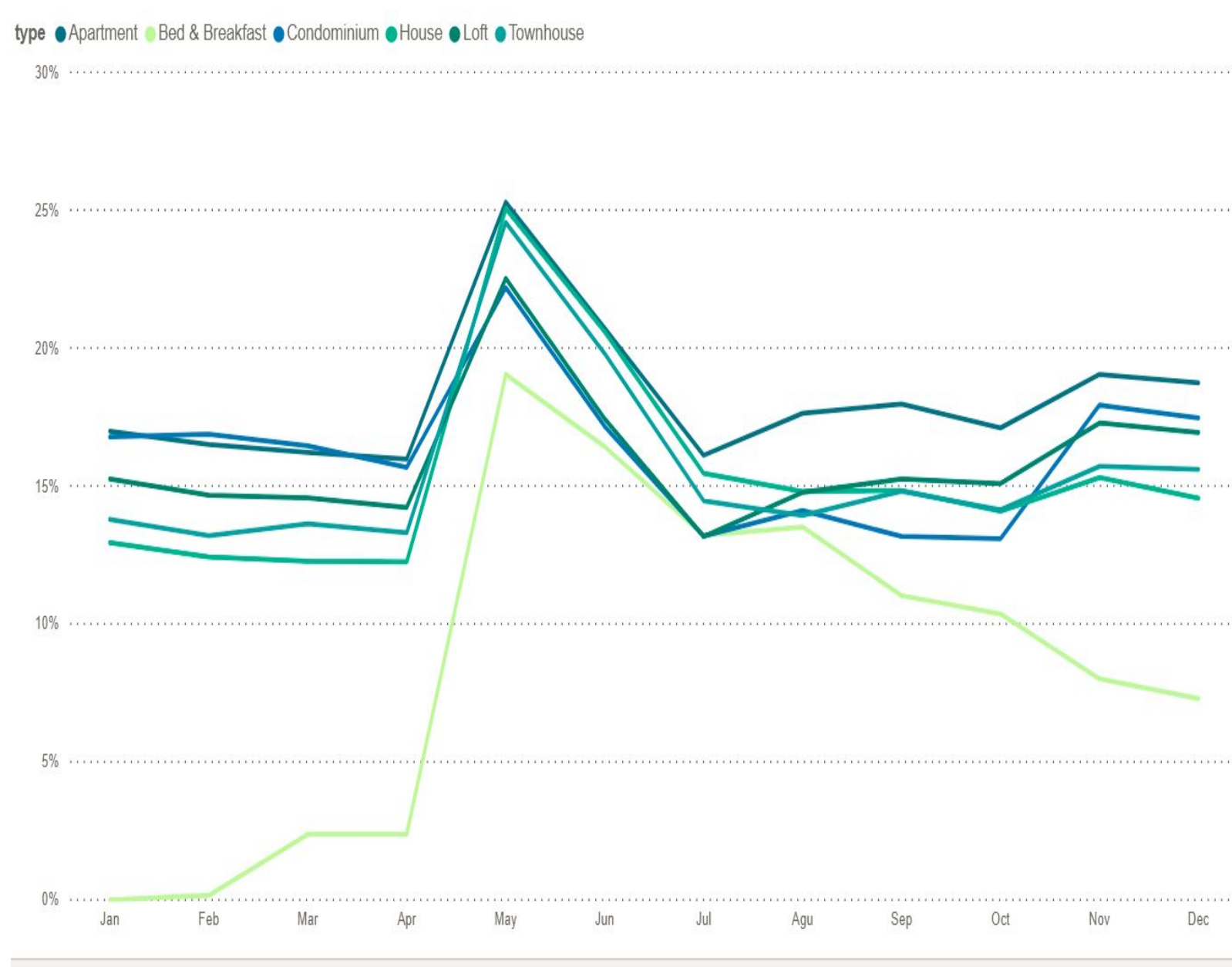
## Model

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

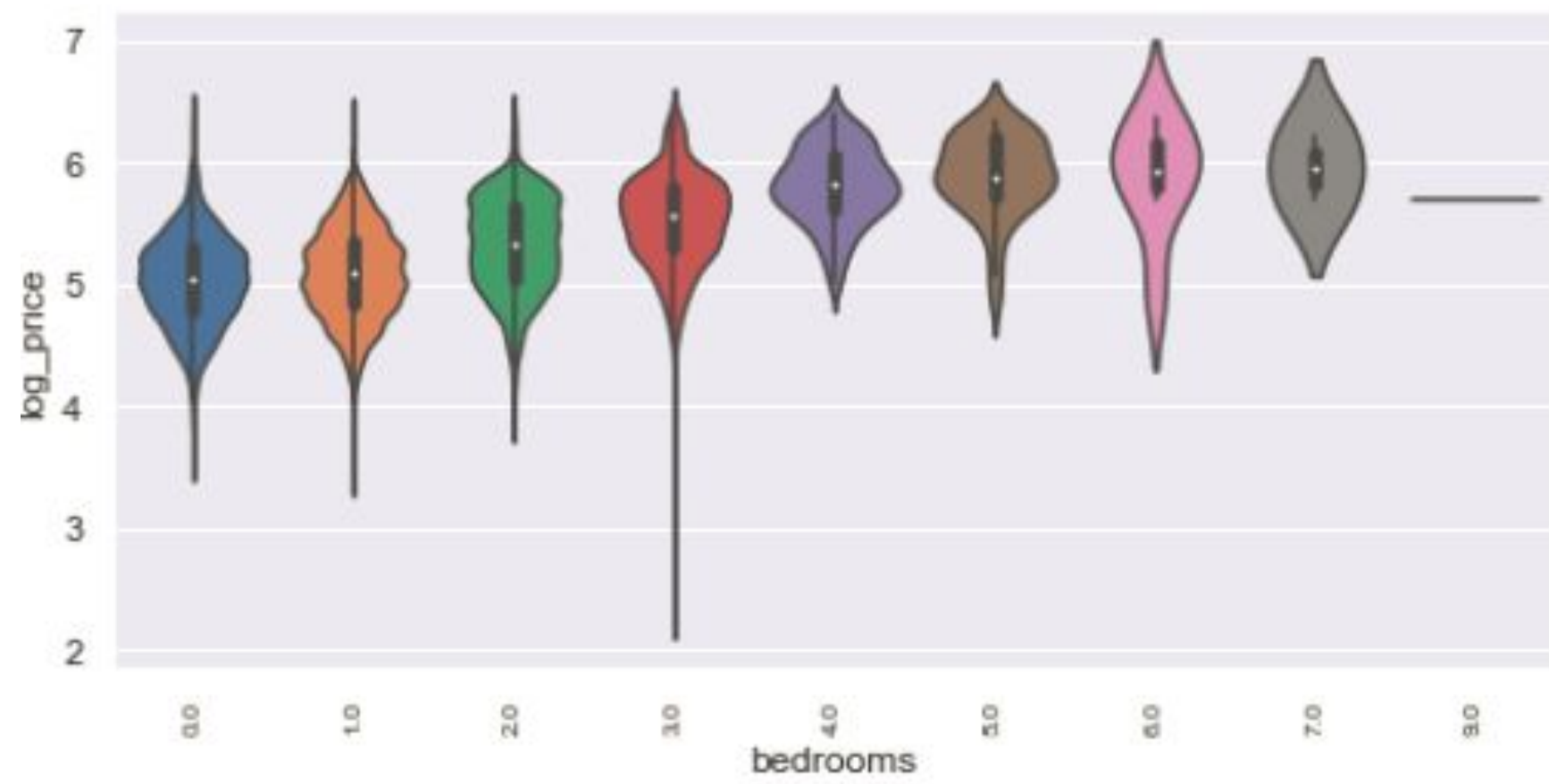
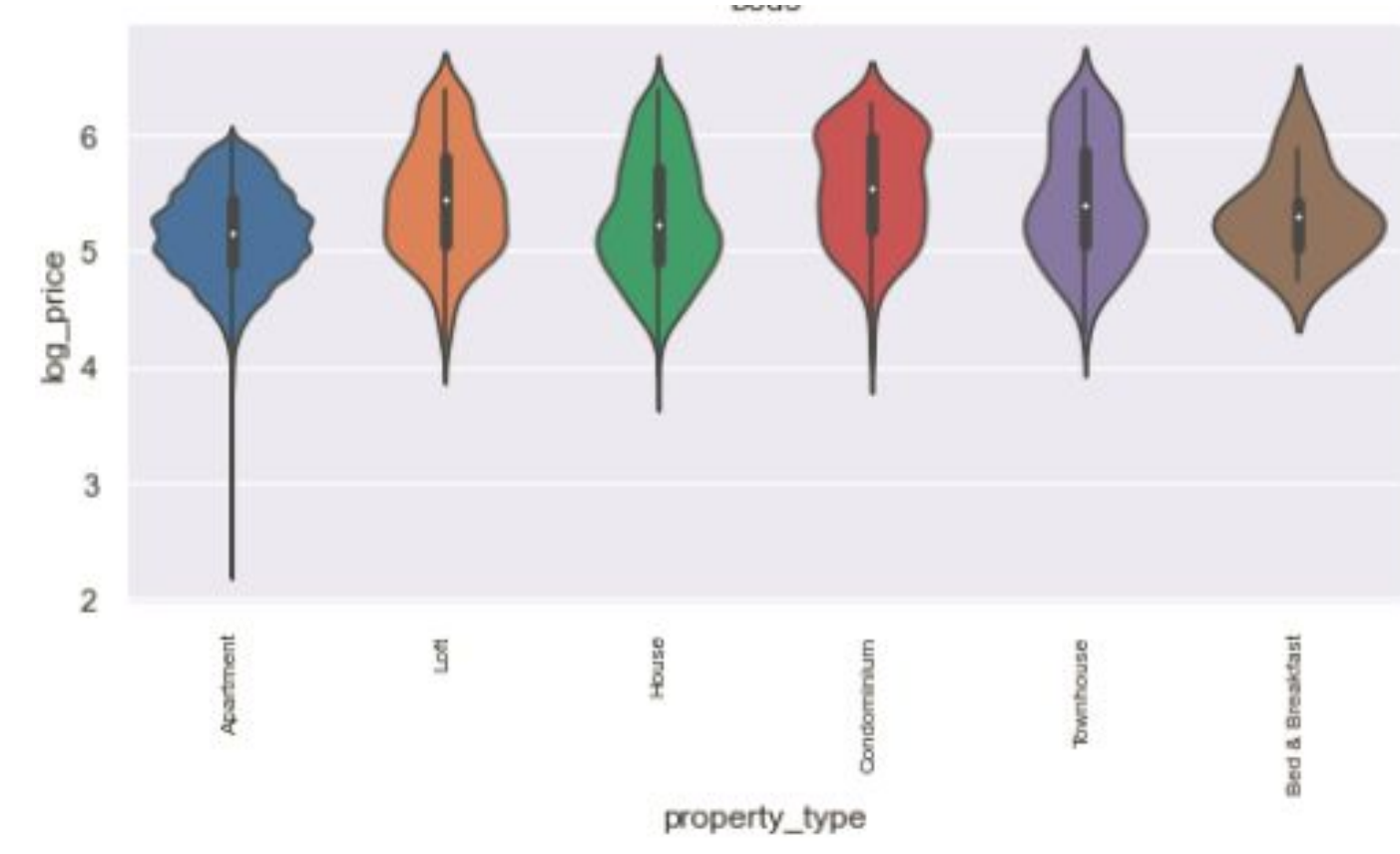
Prices per type of property are very volatile. To assign an expected price it should be cleaned and modeled



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



The price per night depends on the type of property characteristics of the property such as the number of bedrooms, bathrooms, accommodations,....

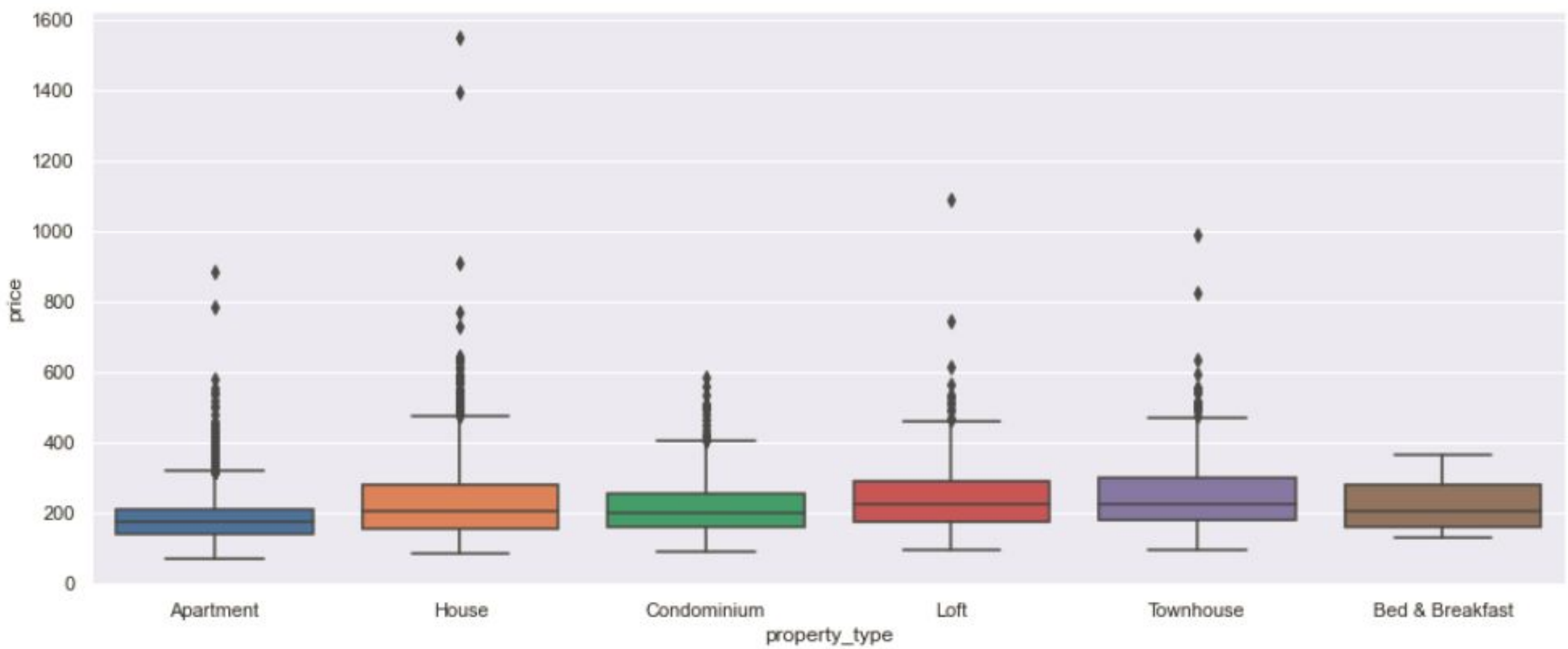


The accommodation industry is changing. More people is travelling looking for lower prices on where to stay.

A new industry is born. Buy properties, refurbish them and put in on short term rental.

Knowing how much income a property might generate depending on its characteristics and location is crucial to make a good decision.

## 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...

