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HOUSE PRICES & RISE OF SHORT-TERM RENTALS

THE DATA THIEVES PROJECT



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Our Team



Nuno C



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OUR CHOICE

- Lisbon is under a housing crisis;
- Proliferation of short-term rentals in the city.
- Impact on residents, investors, and policymakers.
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House Prices & Rise of Short-Term Rentals



DATA SOURCES

SUPERCASA



DATA CLEANING

 python™

NumPy[®]

 pandas

BeautifulSoup

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DATA VISUALIZATION

 matplotlib

 Power BI





Main Objectives

- Provide a deeper understanding of the current state of the Lisbon real estate market;
- Is there a correlation between short-term rental data and current house prices in the Lisbon housing market;
- Uncover insights into the relationship between these variables.



Challenges

- Challenges with Data Sources for Lisbon STRs;
- Inconsistent Website Structures and Closed APIs;
- Data Quantity, Quality, and Structure;
- Data Cleaning Complexity;
- Lack of Control over Data Integrity:



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Strengths

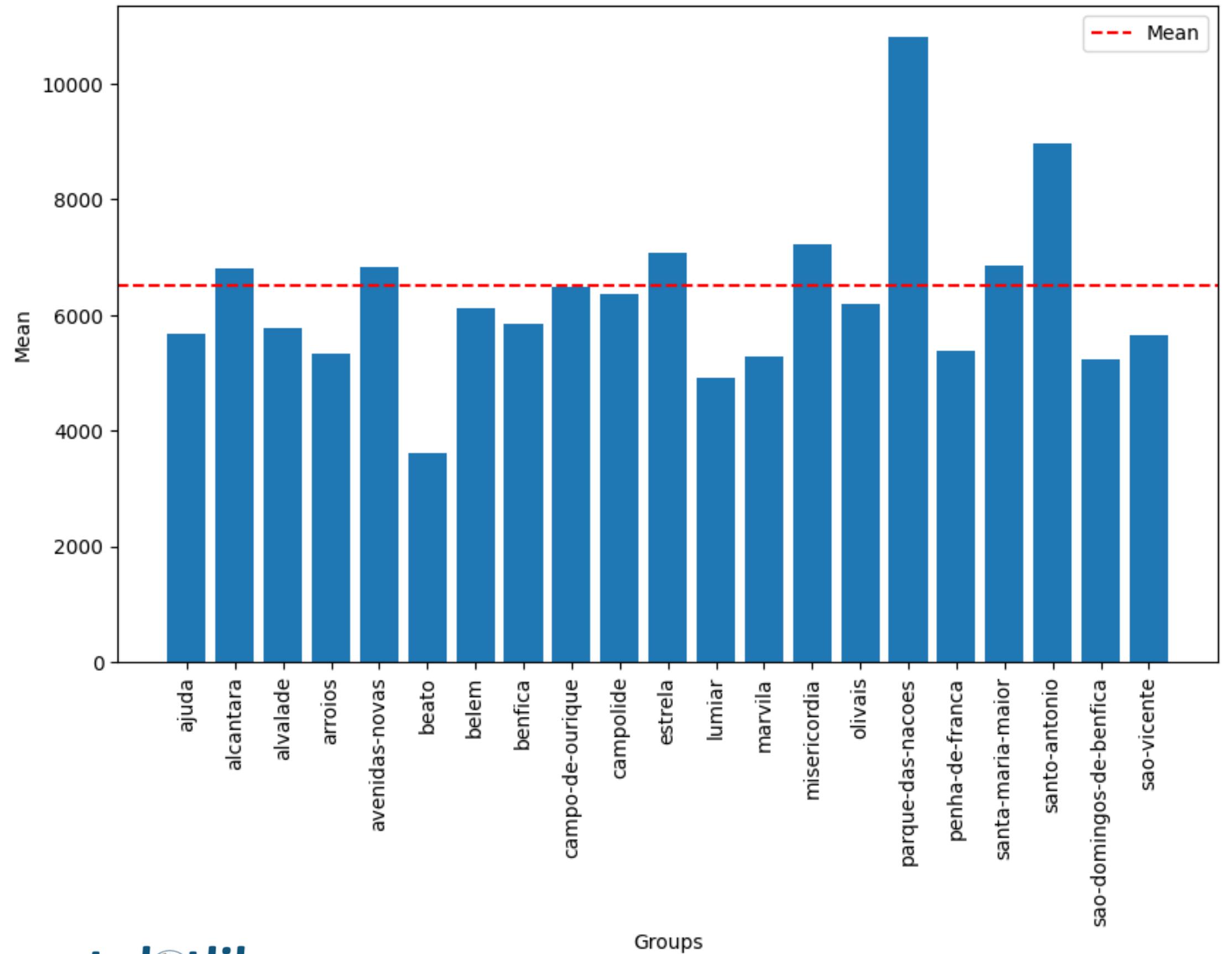
- Relevance and Public Interest;
- Robust Data Cleaning and Verification;
- Effective Data Visualization;
- Interdisciplinary Approach;
- Insights into Emerging Trends



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District Mean



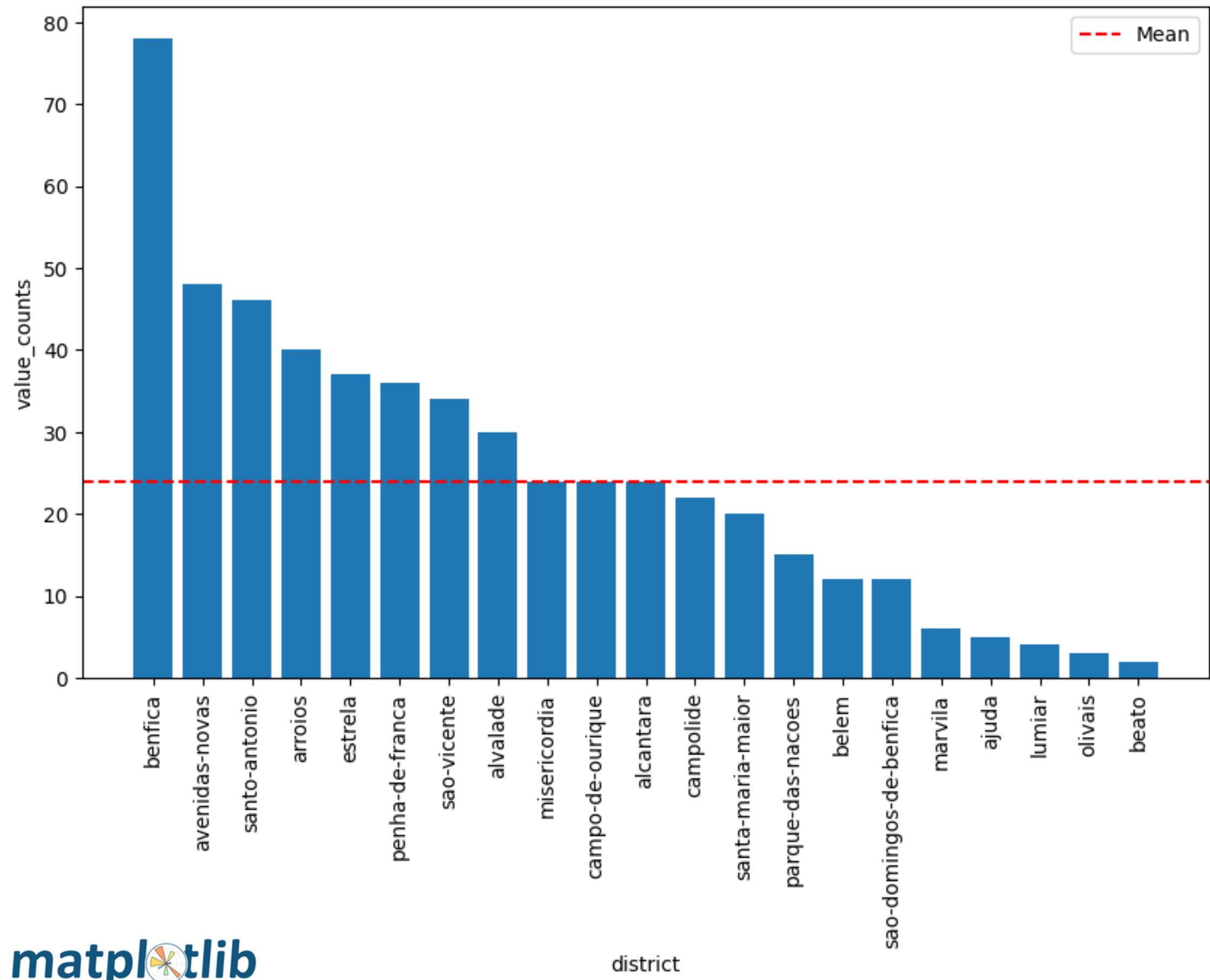
matplotlib

Python Graphs

- Average m_2 value per district



Houses for Sale



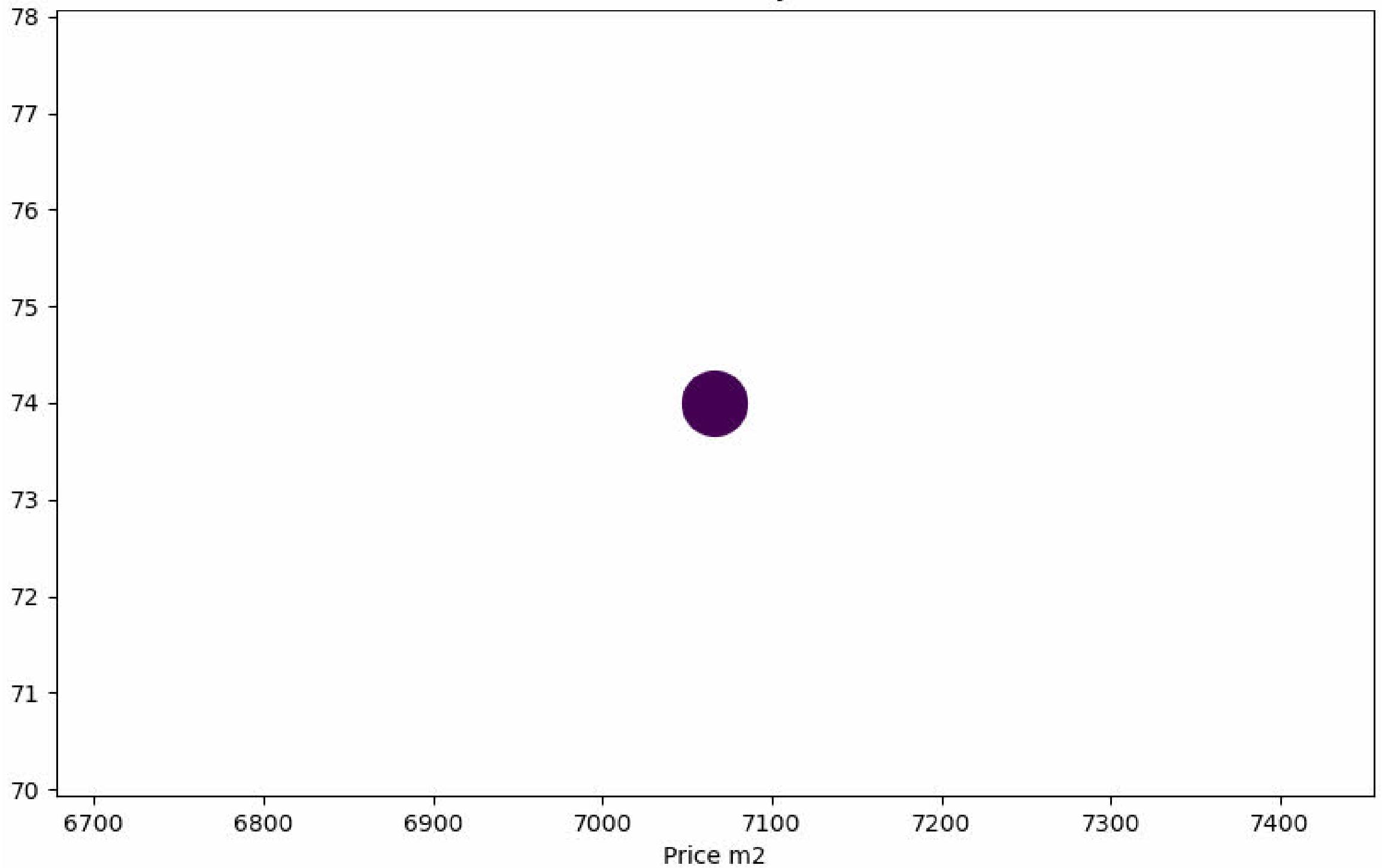
matplotlib

Python Graphs

- Number of homes for sale by region



Houses Available by Price m2



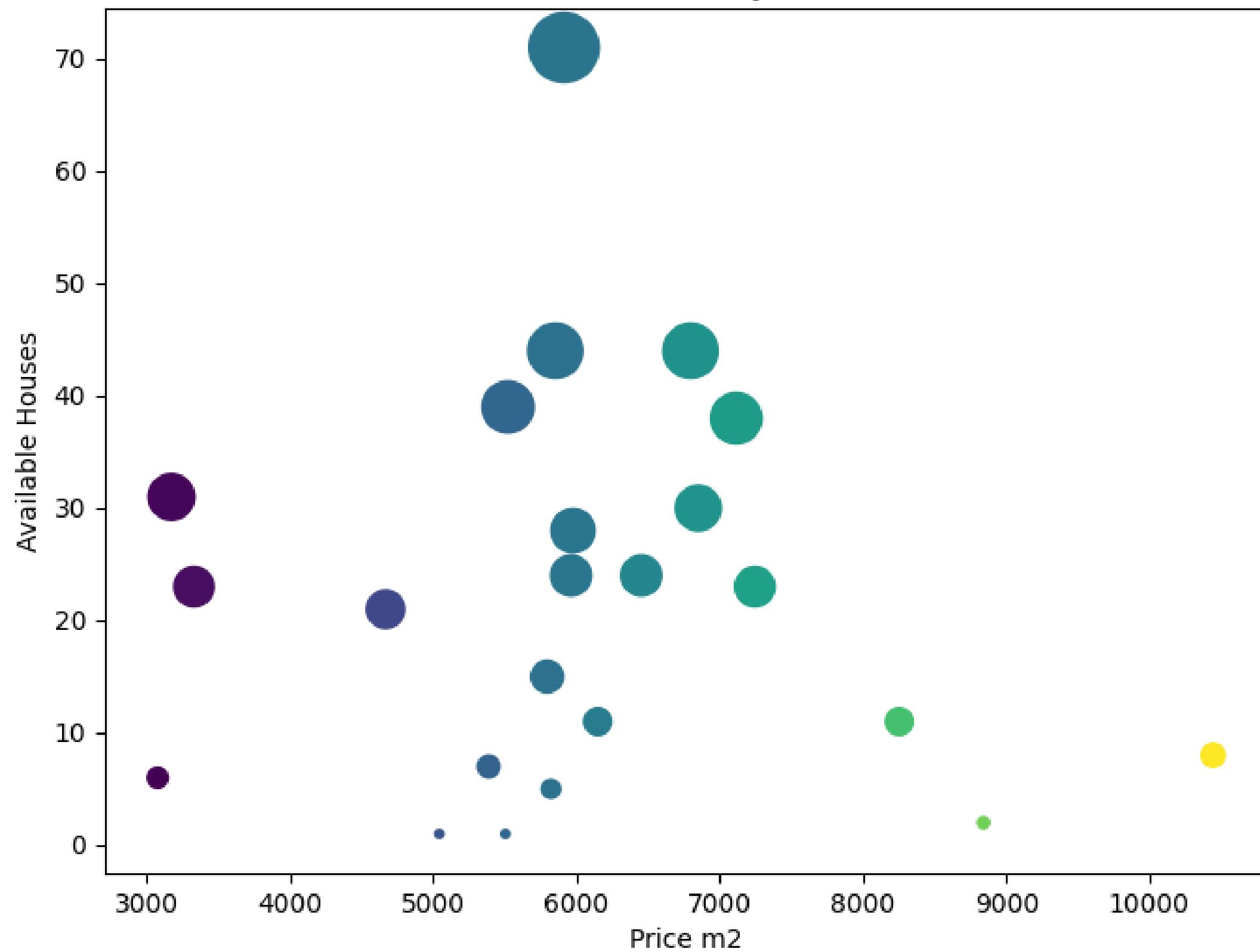
matplotlib

Python Graphs

- Available houses p/ m² value
- Number of houses available



Houses Available by Price m2



matplotlib

Python Graphs

- Available houses p/ m2 value
- Number of houses available





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Data vizualization



Power BI



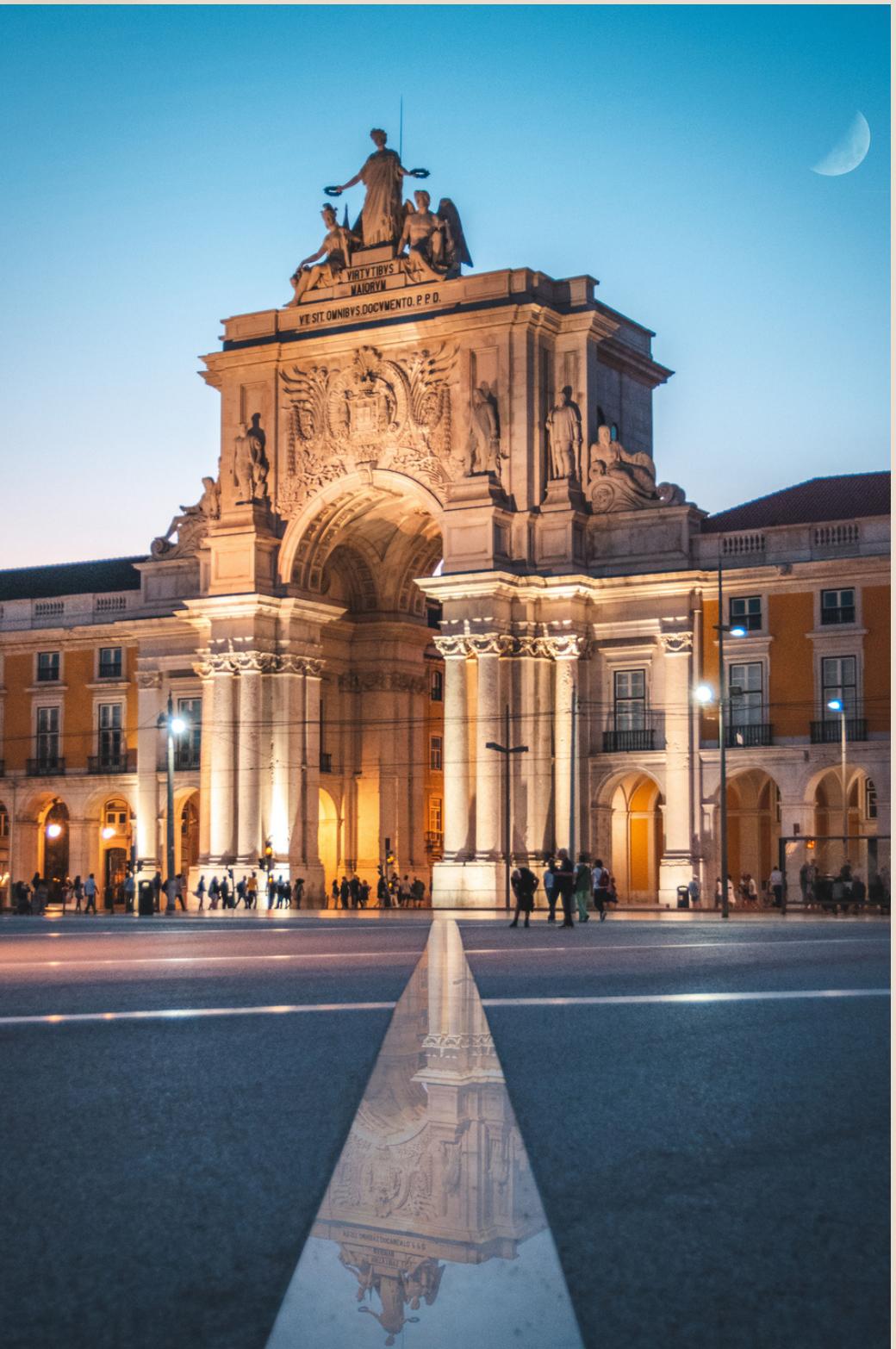
Future Questions

- Is there a correlation between the number of STRs and housing prices;

- Evolution of housing prices;

- Main factor contributors for rising prices;

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Future Questions

- Insights into Lisbon housing market by region;

- Price prediction given the m² and house area;

- Identify factors to add and improve our future analysis.



**Do you want to know if you
should invest in Lisbon?**

Talk to us!

House Prices &Rise of Short-Term Rentals



Thank You

