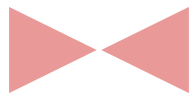


Undercharging For Your Property?

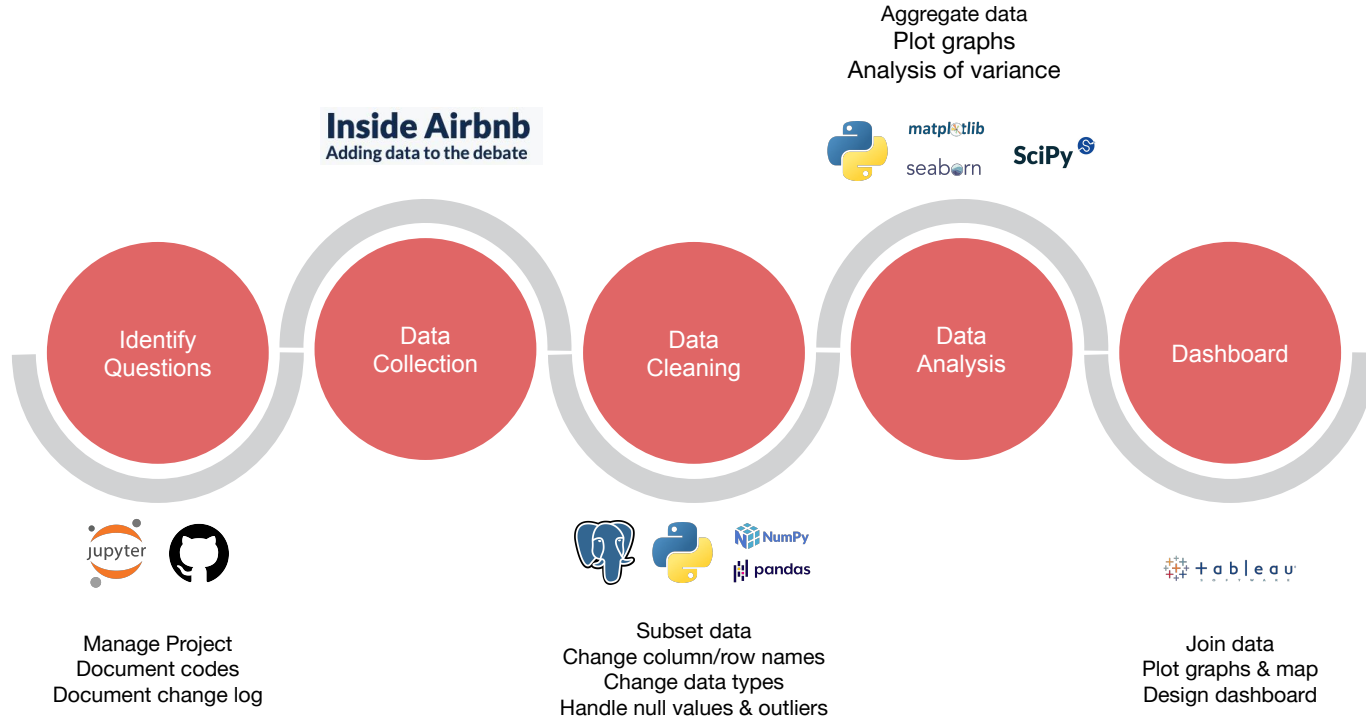


A Data Analysis on Berlin Airbnb Rent

Project Overview

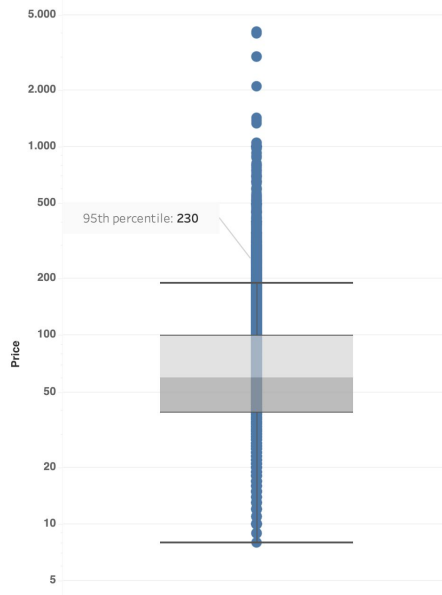
- **Question**
 - What property's features impact airbnb rent price?
 - How much should hosts charge for their property according to property's features?
- **Goal**
 - To find out what factors impact airbnb rent price
 - To build a rent price recommendation model for hosts to optimize their pricing strategy
- **Data Source**
 - [Inside Airbnb](#) (web content scrapped from Airbnb in June 2022)
 - Berlin Bezirke (spatial file) from [ODIS berlin](#)

Solution Process



Dataset Overview

- Extreme high price (5%) excluded

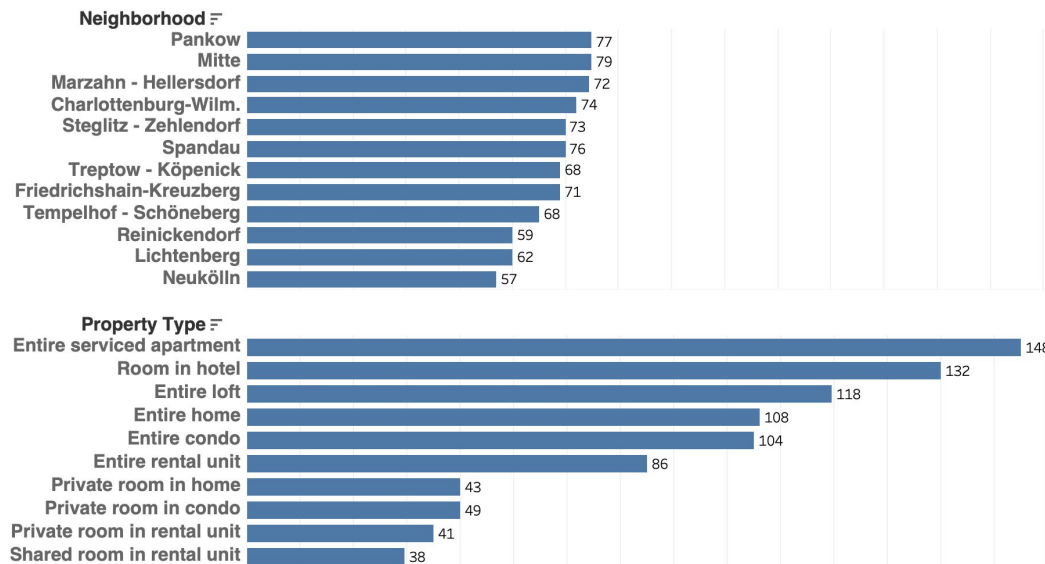


- Property features that could influence the price to examine:
 - Neighborhood
 - Property type
 - Room type
 - Bathroom type
 - Number of accommodates
 - Number of bathrooms
 - Number of beds

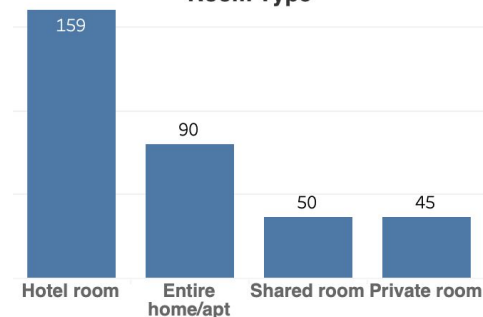
Results

Rent price is influenced by neighborhood, property type, room type and bathroom type

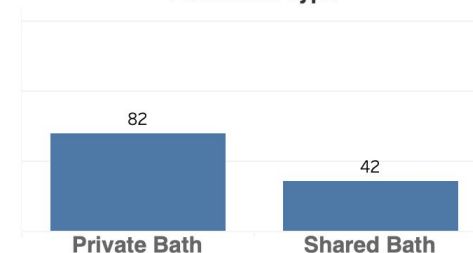
Mean - Rent Price



Room Type



Bathroom Type



The difference of rent price between groups is statistically significant (ANOVA test) in these factors

Berlin Airbnb Rent Price Overview

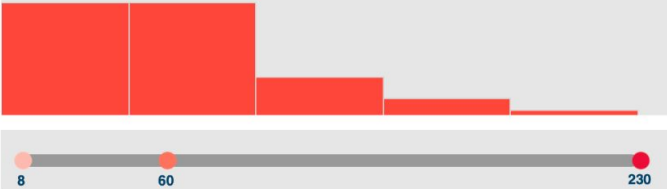
Total Listings

14.005

Median Price

60
(€/ Per night)

Price Distribution



Click on map to explore data by district



Are you undercharging for your property?

Compare your asking price with others!

Neighborhood

(All)

Your Property Type

(All)

Room Type

(Multiple values)

Reset Filters

Bathroom Type

(All)

Your Current Asking Price

50,00

The median rent price is 59 euros per night, and the highest asking price is 230 euros per night.

Your are undercharging for your property by 15% per night!!



Thank you for your attention!
If you have any questions, let's have a chat!

Contact Info

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Linkedin: <https://www.linkedin.com/in/trista-tiwen-kuo>

Reference

Final Dataset

Int64Index: 14741 entries, 0 to 16413

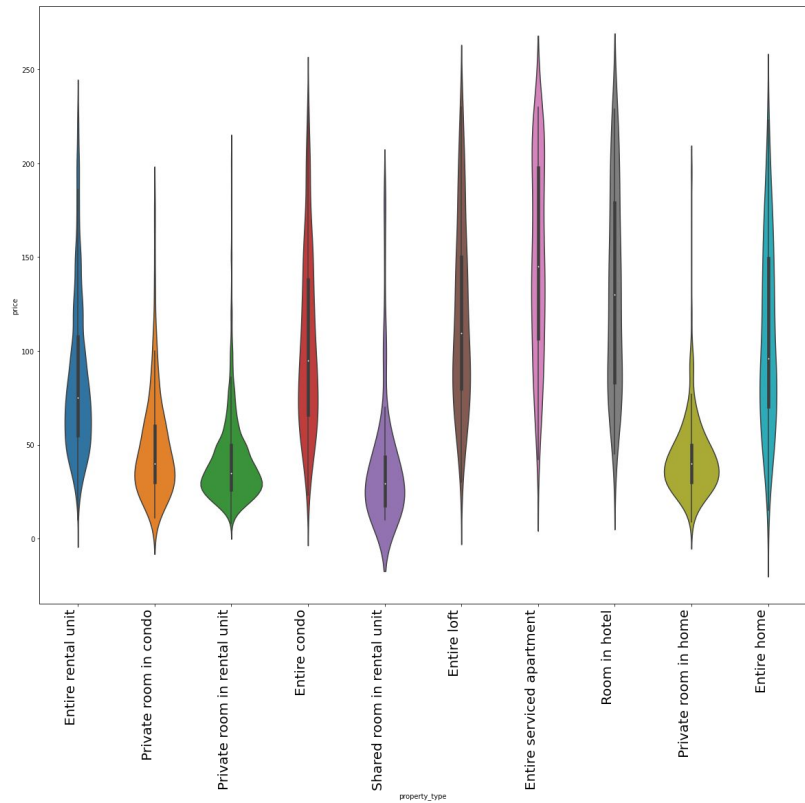
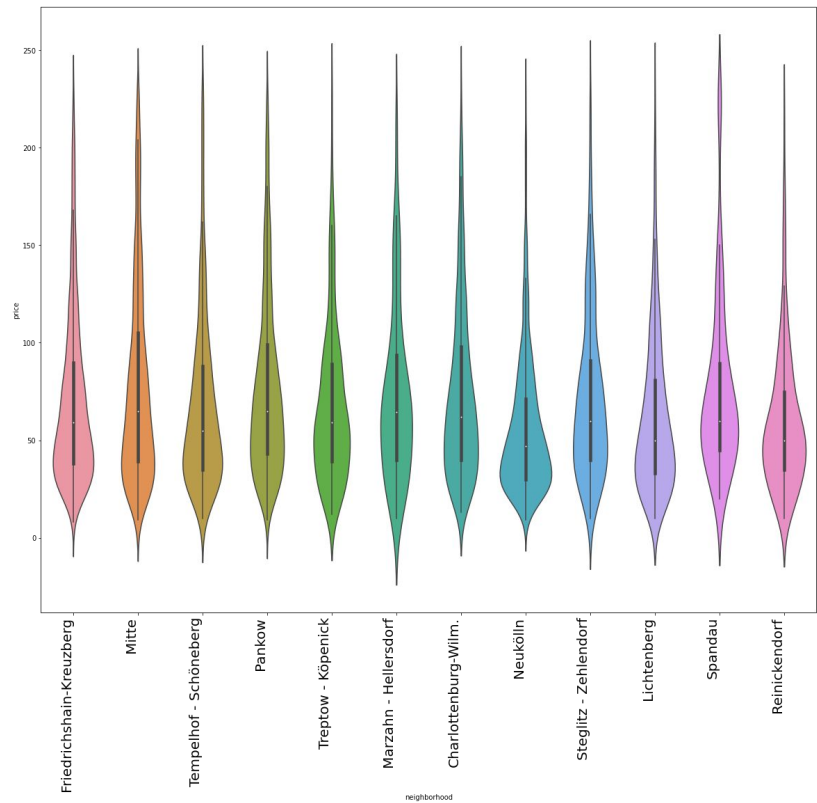
Data columns (total 21 columns):

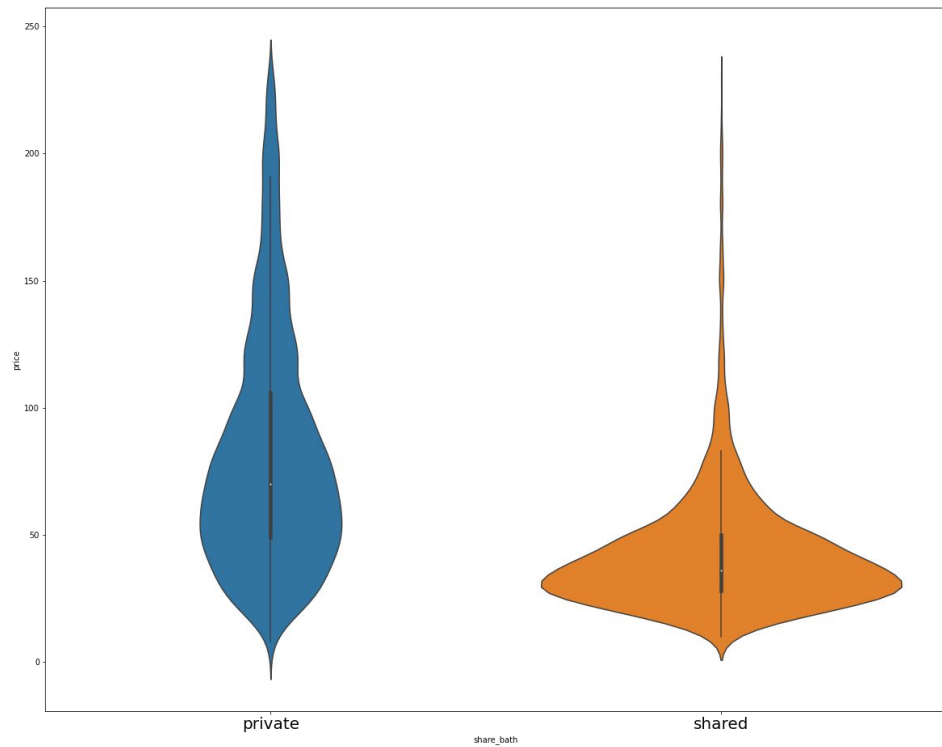
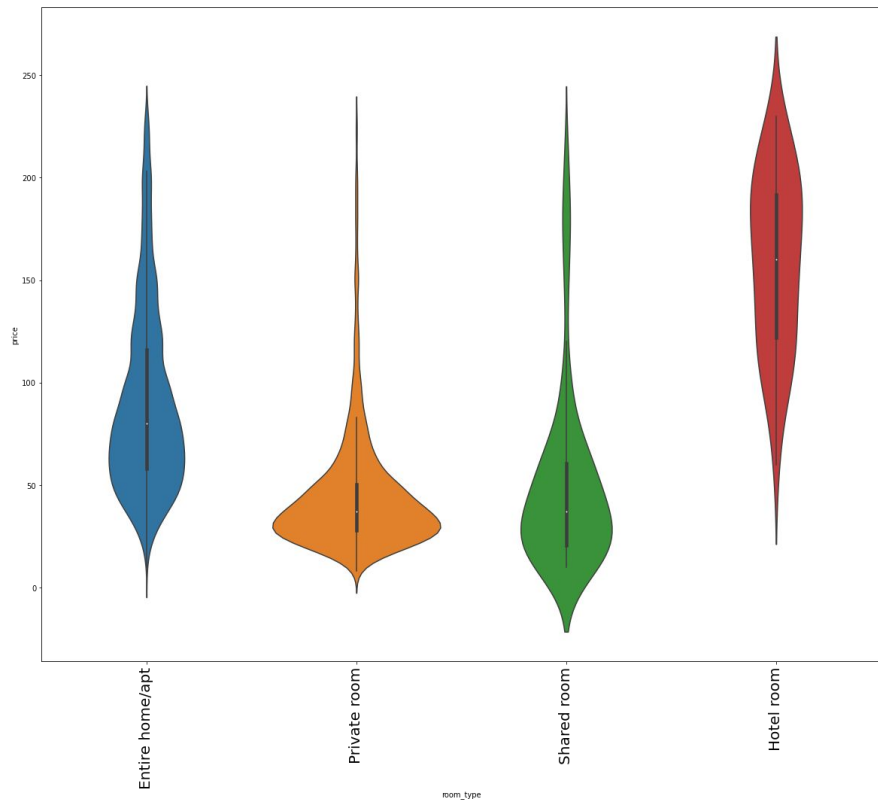
#	Column	Non-Null Count	Dtype
0	id	14741 non-null	object
1	name	14719 non-null	object
2	description	14487 non-null	object
3	neighborhood_overview	7915 non-null	object
4	neighborhood	14741 non-null	object
5	latitude	14741 non-null	float64
6	longitude	14741 non-null	float64
7	property_type	14741 non-null	object
8	room_type	14741 non-null	object
9	accommodates	14741 non-null	int64
10	bathrooms_text	14741 non-null	object
11	share_bath	14741 non-null	object
12	bedrooms	14741 non-null	float64
13	beds	14741 non-null	float64
14	amenities	14741 non-null	object
15	price	14741 non-null	float64
16	minimum_minimum_nights	14741 non-null	int64
17	minimum_maximum_nights	14741 non-null	int64
18	availability_365	14741 non-null	int64
19	host_id	14741 non-null	object
20	review_scores_rating	12228 non-null	float64

dtypes: float64(6), int64(4), object(11)

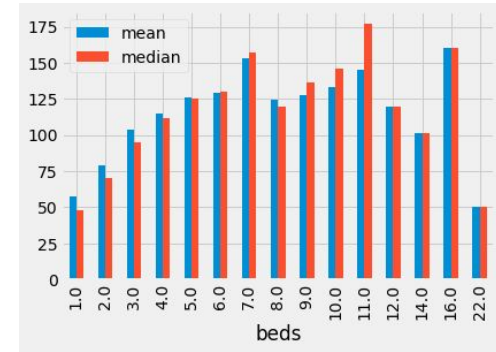
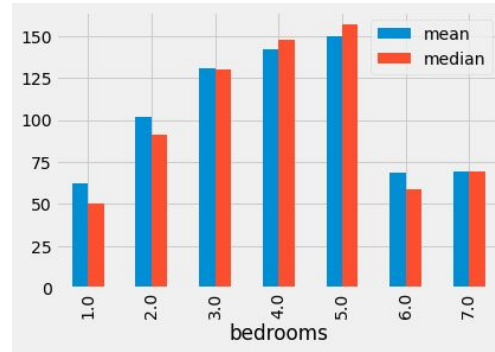
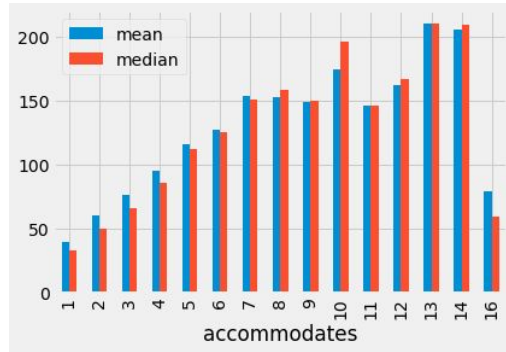
memory usage: 2.5+ MB

Price Distribution





A weak correlation found between price & number of accommodates, number of bedrooms, and number of beds respectively ($r < 0.6$).



	accommodates	bedrooms	price	beds
accommodates	1.000000	0.674567	0.527939	0.764675
bedrooms	0.674567	1.000000	0.410229	0.627055
price	0.527939	0.410229	1.000000	0.412421
beds	0.764675	0.627055	0.412421	1.000000

Conclusion

- Rent price varies depending on neighborhood, property type, room type and bathroom type
- Hosts can use these features to compare rent price with other properties
- Number of accommodates, bedrooms and bed should be investigated further before we use them as a factor