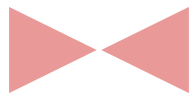


# Undercharging For Your Property?



**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?

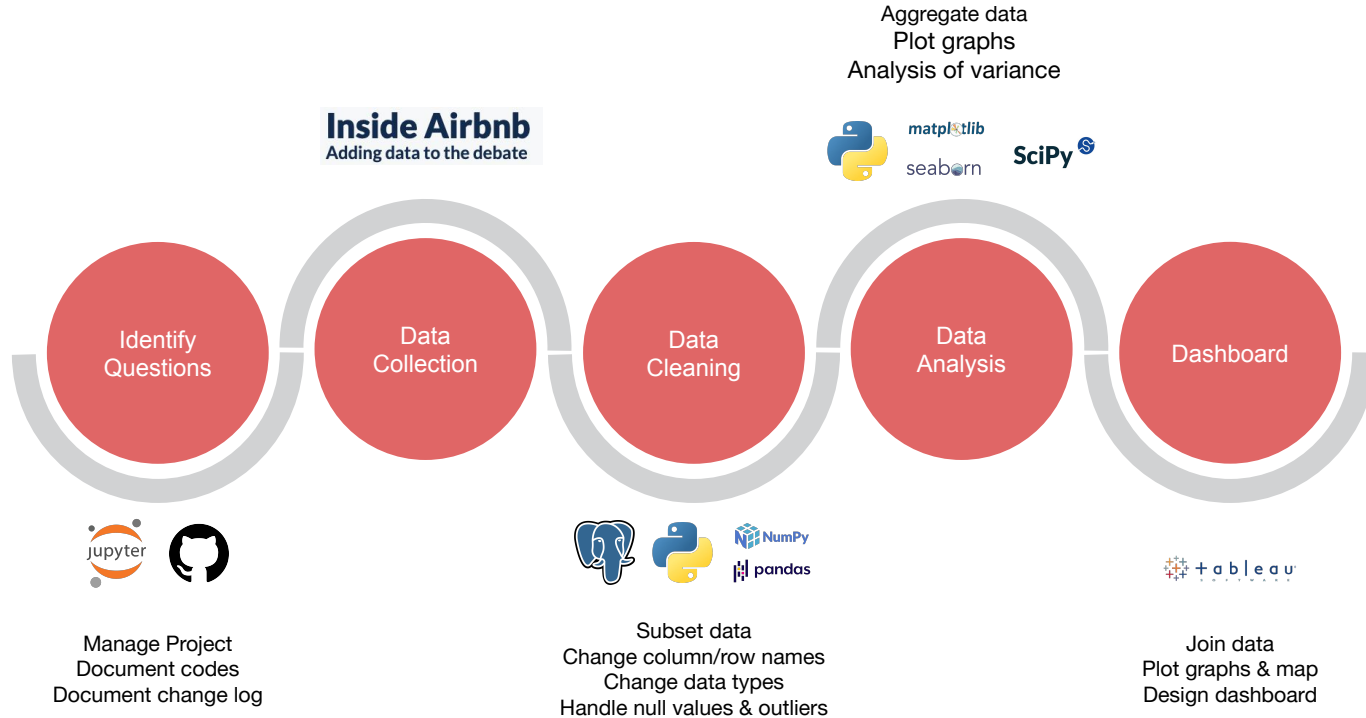
- **Goal**

- 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**

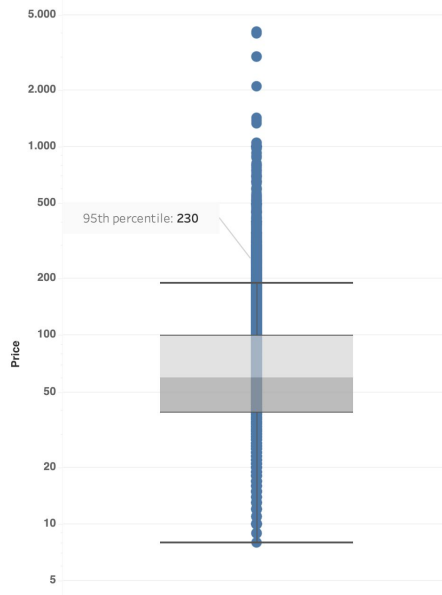
- [Inside Airbnb](#) (web content scrapped from Airbnb in June 2022)
- Berlin Bezirke (spatial file) from [ODIS berlin](#)

# Solution Process



# Dataset Overview

- Extreme high price (5%) excluded



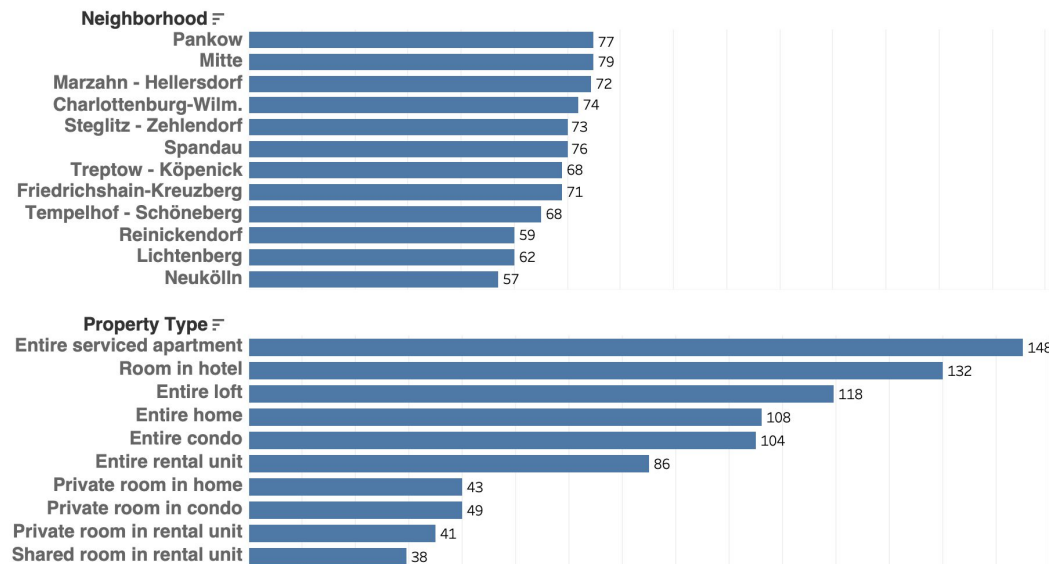
- Property features that could influence the price to examine:

- Neighborhood
- Property type
- Room type
- Bathroom type
- Number of accommodates
- Number of bathrooms
- Number of beds

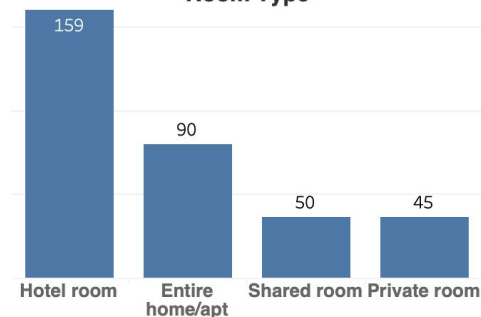
# Results

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

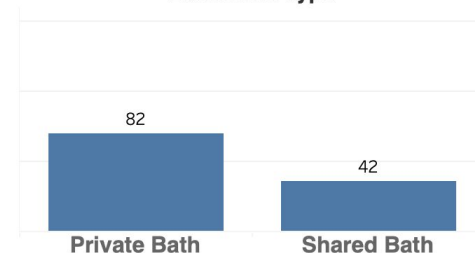
Mean - Rent Price



Room Type

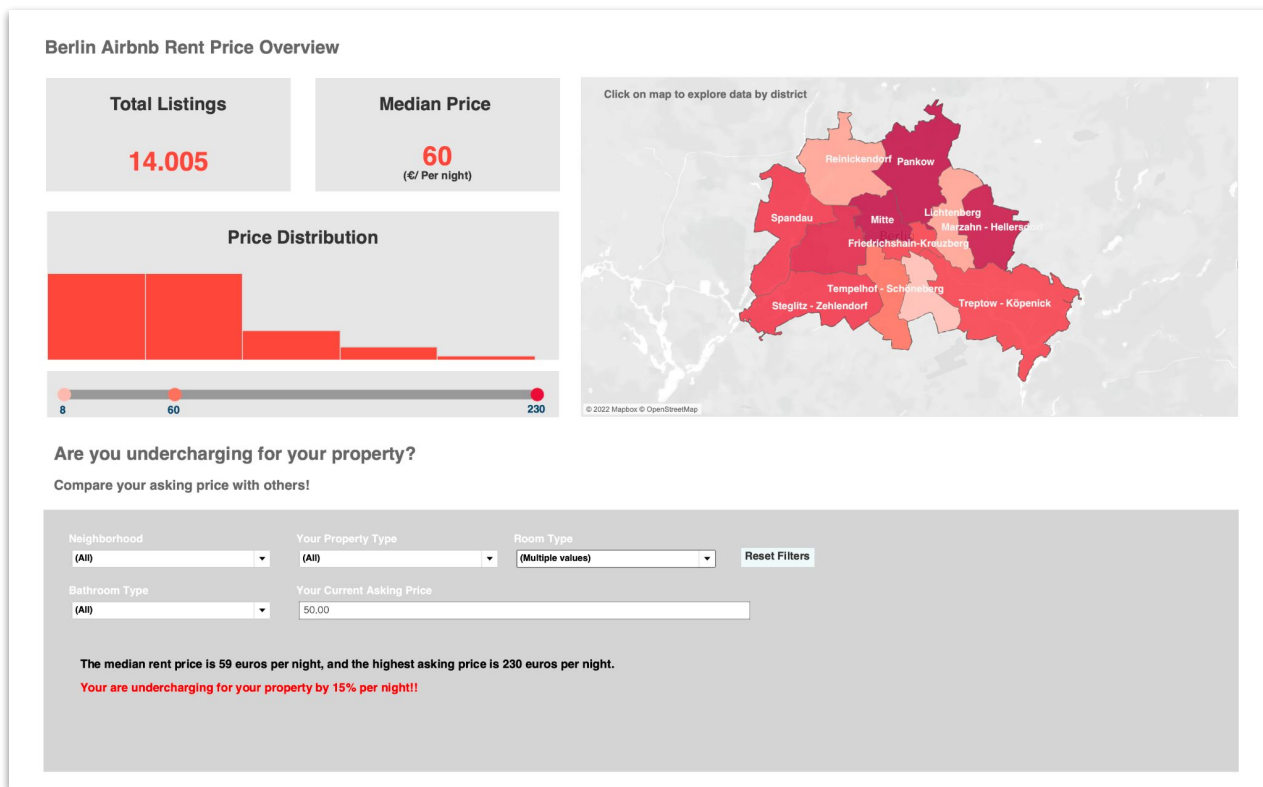


Bathroom Type



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

## Live demo: [View Dashboard](#)





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

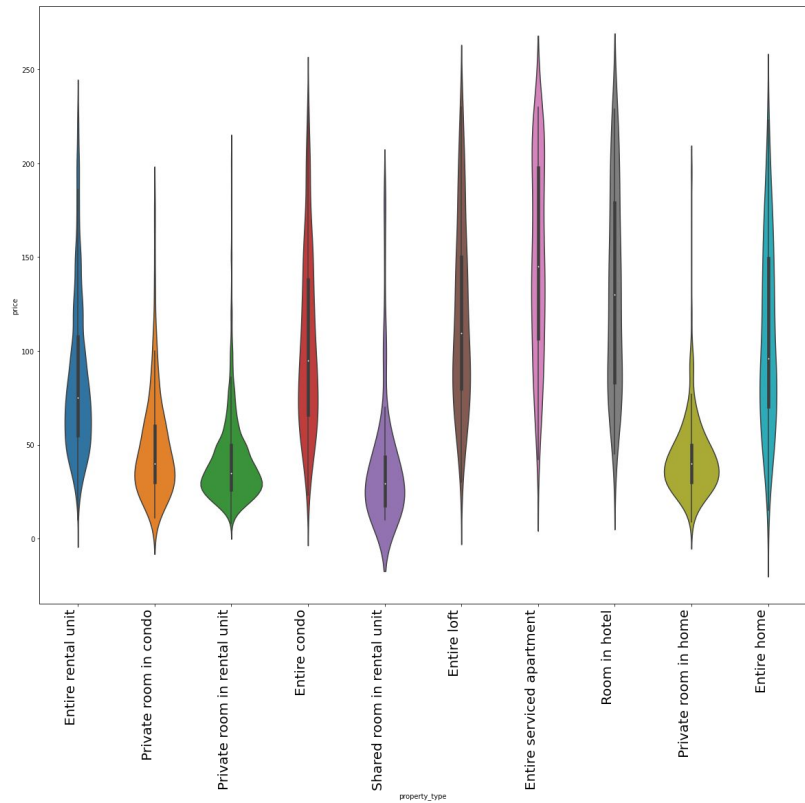
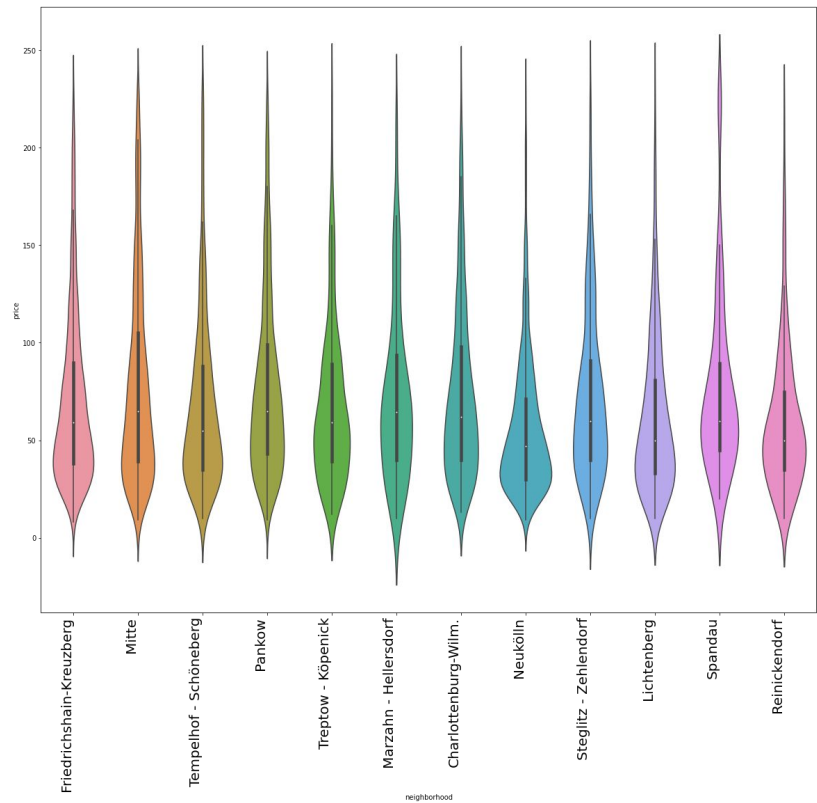
Data columns (total 21 columns):

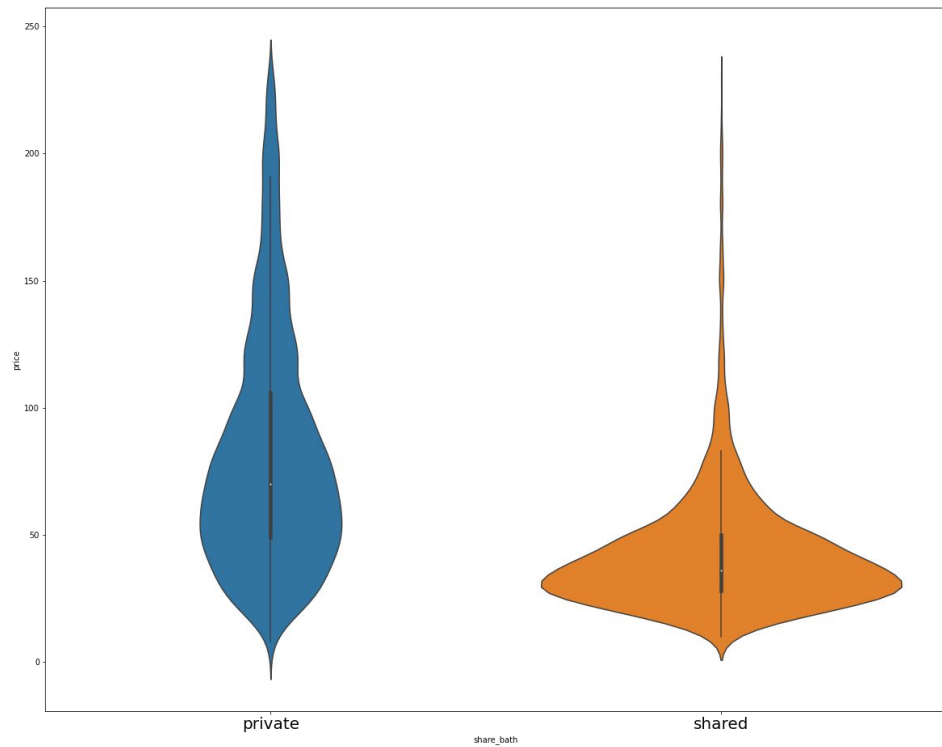
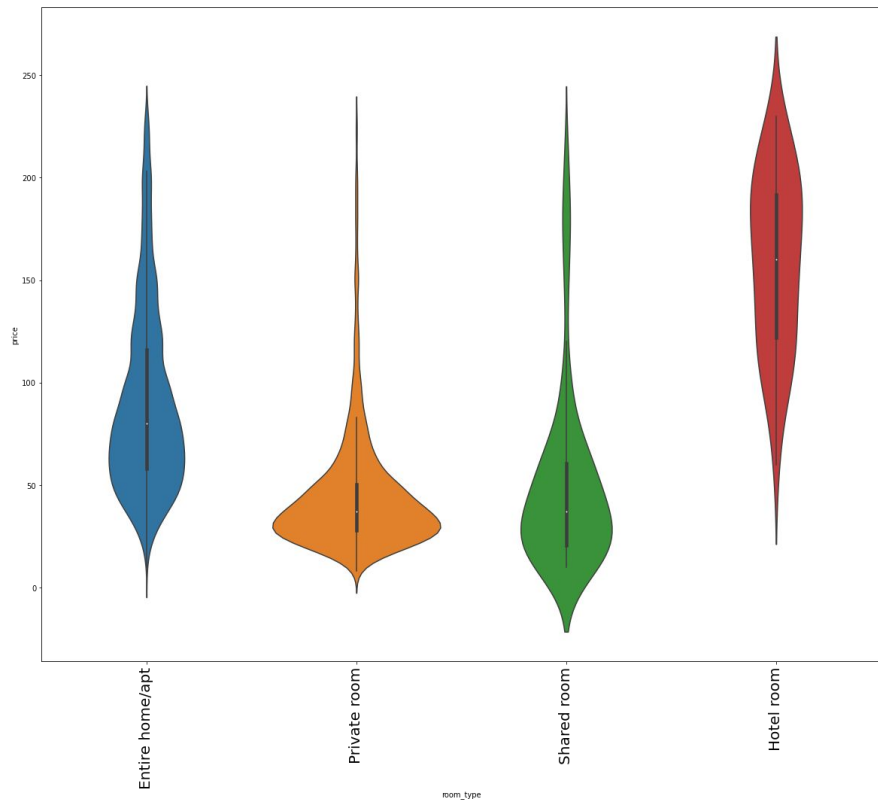
#	Column	Non-Null Count	Dtype
0	id	14741 non-null	object
1	name	14719 non-null	object
2	description	14487 non-null	object
3	neighborhood_overview	7915 non-null	object
4	neighborhood	14741 non-null	object
5	latitude	14741 non-null	float64
6	longitude	14741 non-null	float64
7	property_type	14741 non-null	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)

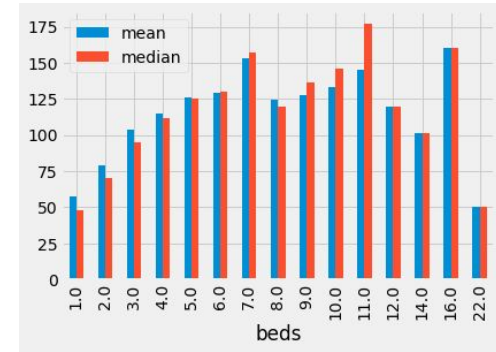
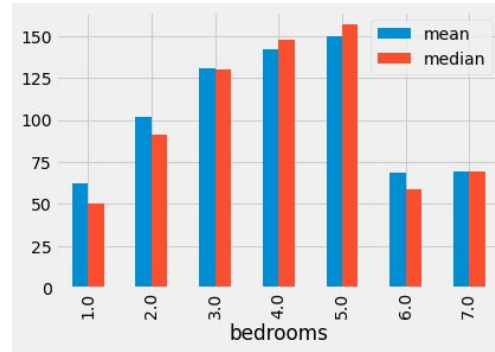
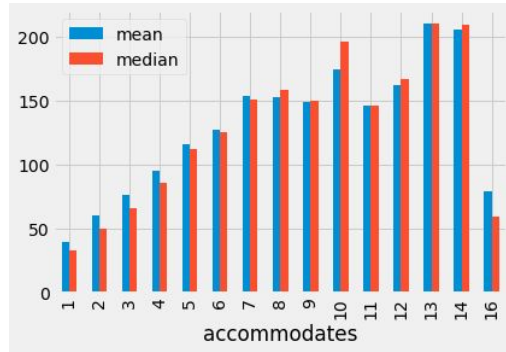
memory usage: 2.5+ MB

# 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