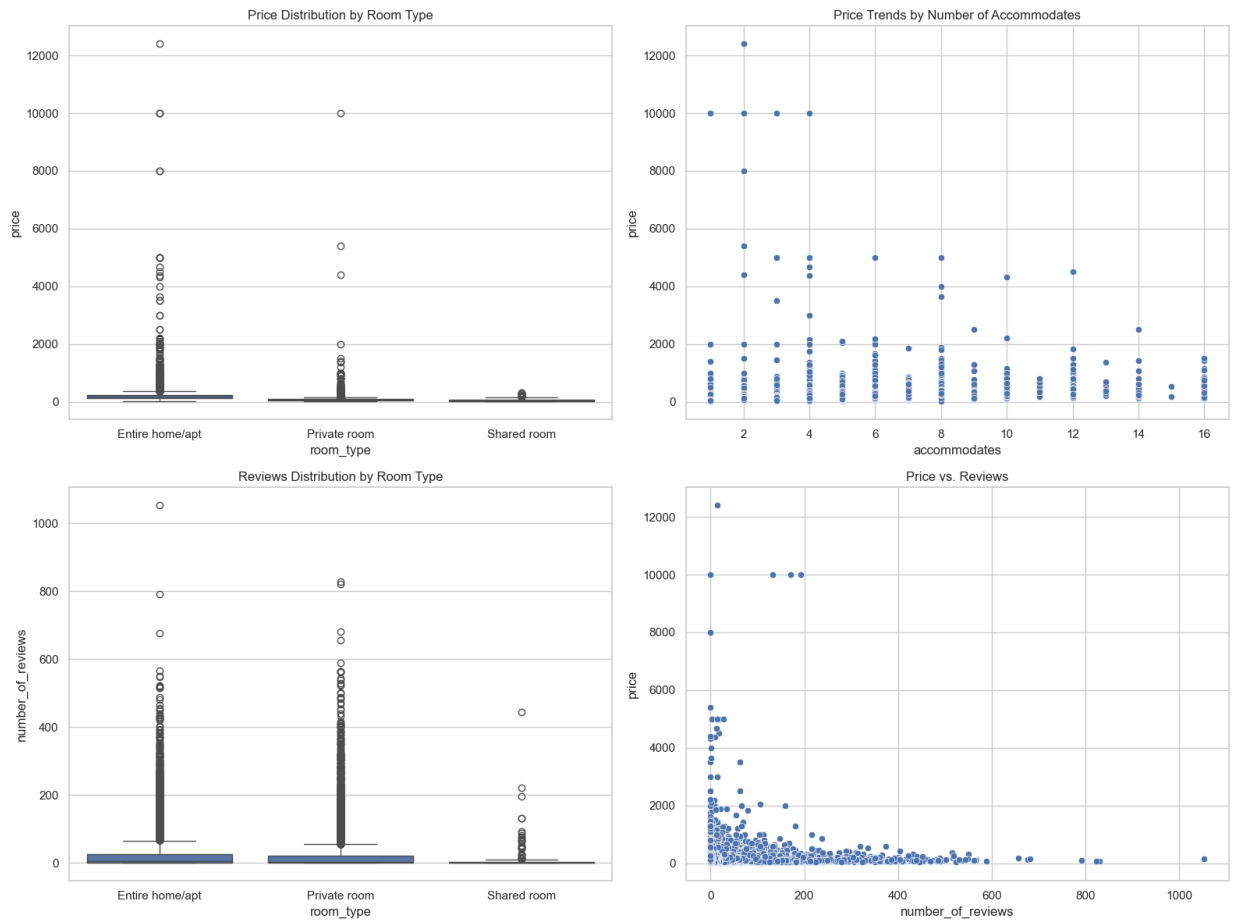# Toronto 2024 Airbnb Market Pricing Analysis

- Plot

- Conclusion

- **Price Distribution by Room Type**:
  - o Entire homes/apartments tend to have higher prices compared to private and shared rooms, indicating a premium placed on privacy and space.
  - o The variability in pricing for entire homes/apartments is greater, suggesting a wide range of offerings in terms of size, location, and amenities.
- **Price Trends by Number of Accommodates**:
  - o There is a clear positive trend between the number of accommodations and the listing price, indicating that larger properties that can host more guests generally command higher prices.
  - o This trend underscores the importance of property size in pricing strategies within the Airbnb market.
- **Price Distribution by Neighborhoods**:

- o Significant price variation exists among different neighborhoods, highlighting the influence of location on pricing.
  - o Some neighborhoods consistently show higher median prices, likely due to factors like proximity to key attractions or overall desirability.
- **Relationship between Price and Number of Reviews**:
  - o There appears to be no strong correlation between the number of reviews and the price, suggesting that higher prices do not necessarily equate to a higher number of reviews.
  - o This indicates that while reviews might reflect guest satisfaction or frequency of bookings, they are not a direct driver of pricing.