

ISBIS: International Society for Business and Industrial Statistics



An Association of the International Statistical Institute

ISBIS CONFERENCE 2022 on "Statistics and Data Science in Business and Industry"



PROGRAMME AND ABSTRACTS



University of Naples Federico II 20-21 June 2022, Naples (Italy)

ISBIS CONFERENCE 2022 PROGRAMME AND ABSTRACTS

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15:15-20:00: Visit to Pompeii

A Statistical Model to Estimate the Airbnb Price

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University of Cagliari

Airbnb became in time one of the most important online platforms where it is possible to book accommodation for vacation. Different aspects influence the guest when he chooses the accommodation. One of the most important is price. It is a strategic factor influenced by different aspects such as the specific characteristics of their accommodation, the provided services, and the location.

The identification of the determinants of price is so relevant that numerous articles have previously investigated this aspect.

We introduce in the literature proposing the estimation of two different two price indicators for Airbnb accommodation. They can evaluate both the impact that different dimensions can have on Airbnb accommodation and the relative importance of the dimensions concerning neighborhoods. They are built in three different phases. In the first, the probability of accommodations belonging to a specific class of price is estimated using the Proportional Odds Model. In the second phase, three different indicators are estimated to evaluate the ability of the model to predict correctly They are the complementary of Gini's Index normalized, the normalized, and the index. In the third phase, the results of the three indicators are combined to estimate the two indicators q and r.

We focus the analysis on 61 neighborhoods of Rome. The first findings show differences with respect to the impact level of the dimension on the price for each neighborhood of Roma.