

Housing

February 2023

Sources

Website:

<https://www.kaggle.com/datasets/deepcontractor/miami-housing-dataset>

Context

The data shows different attributes related to single family homes in the Miami Dade county area.

The goal was to identify average price for homes and find homes that were around average price with ideal settings.

Example close to the city.

Average price for housing

✓ Showing rows 0 - 0 (1 total, Query took 0.0069 seconds.)

```
SELECT avg(SALE_PRC) as Home_Average_Price FROM `housing`
```

☐ Show all | Number of rows: 25 ▼ | Filter rows:

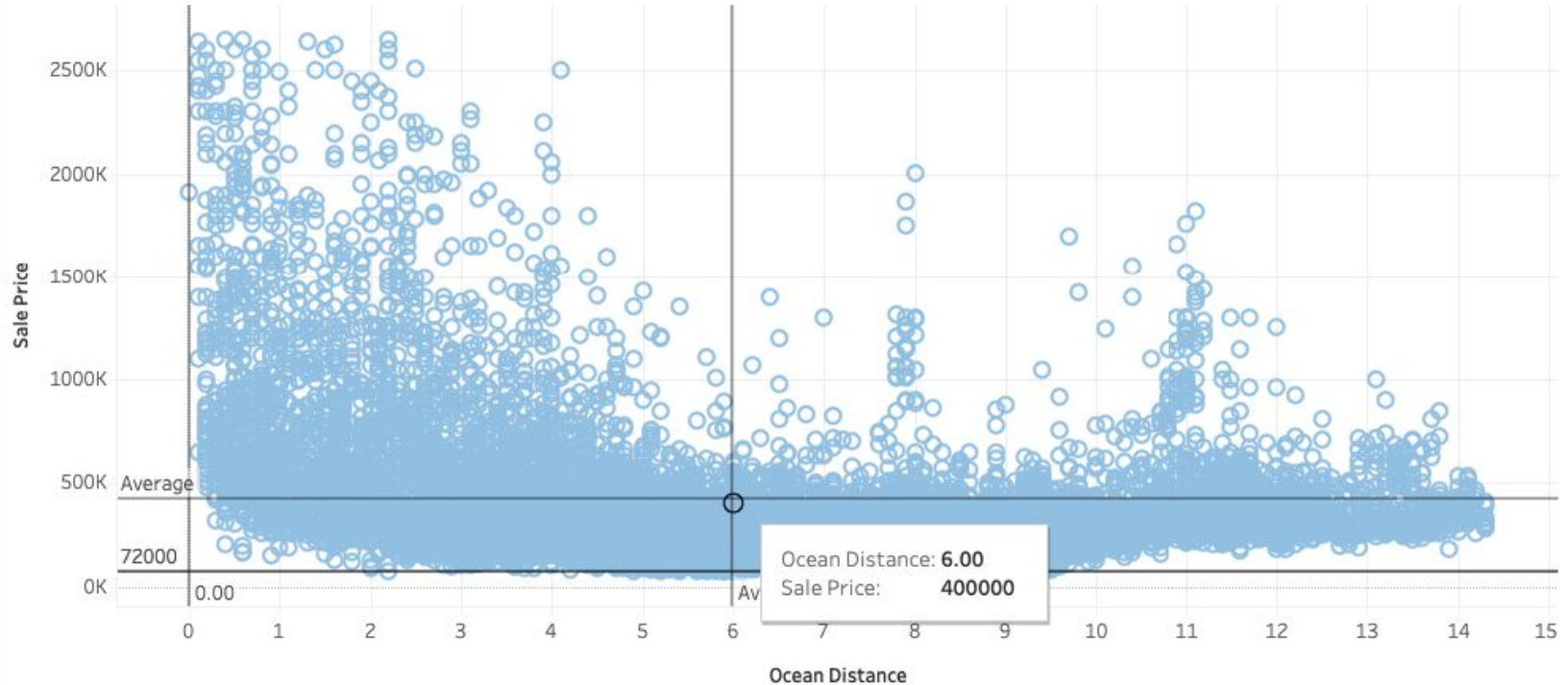
[+ Options](#)

Home_Average_Price
399941.9317

\$399,941.93

Average price based on distance to the ocean

Sheet 1



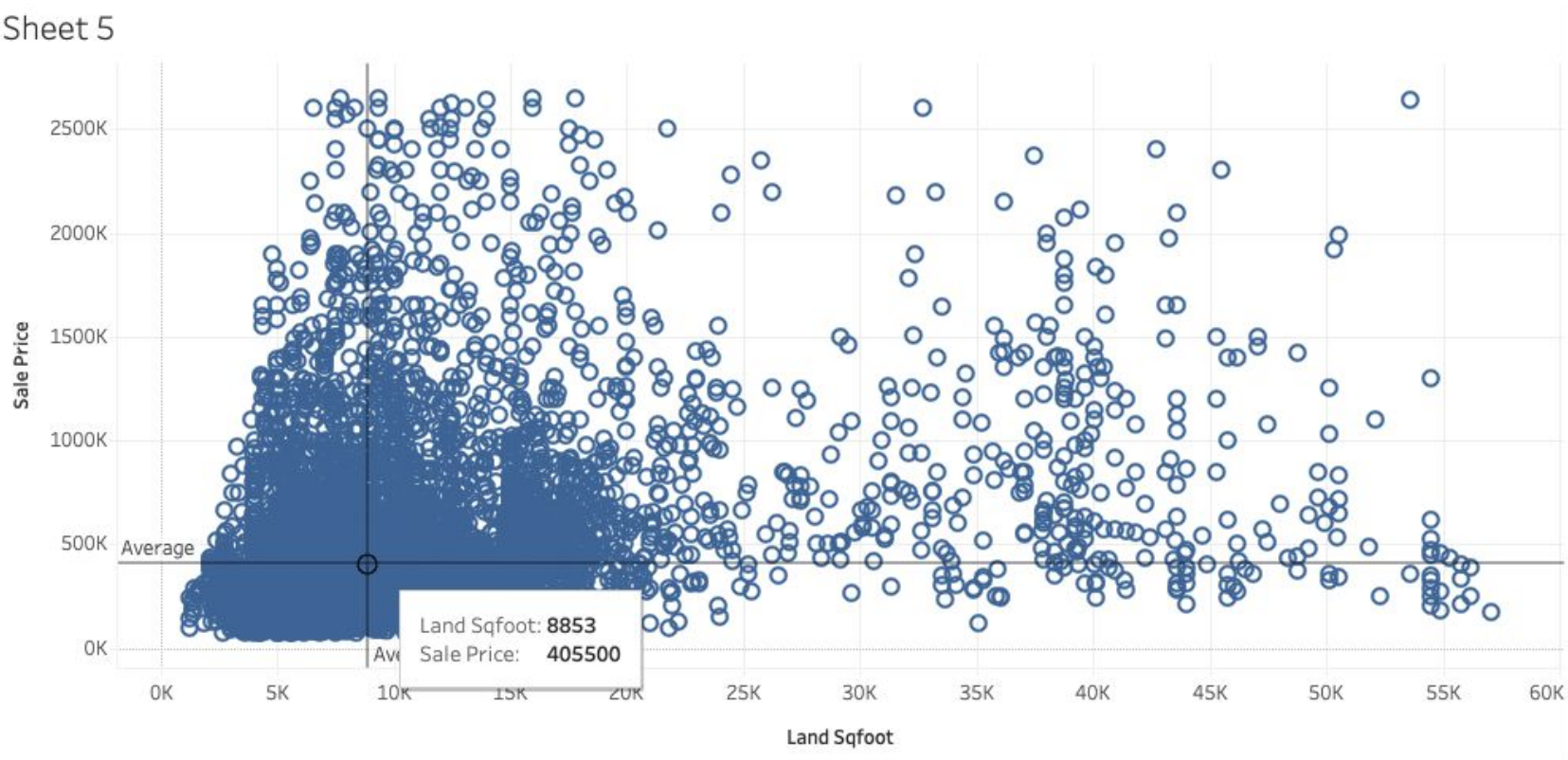
Home sqft based on average price of housing

Sheet 2



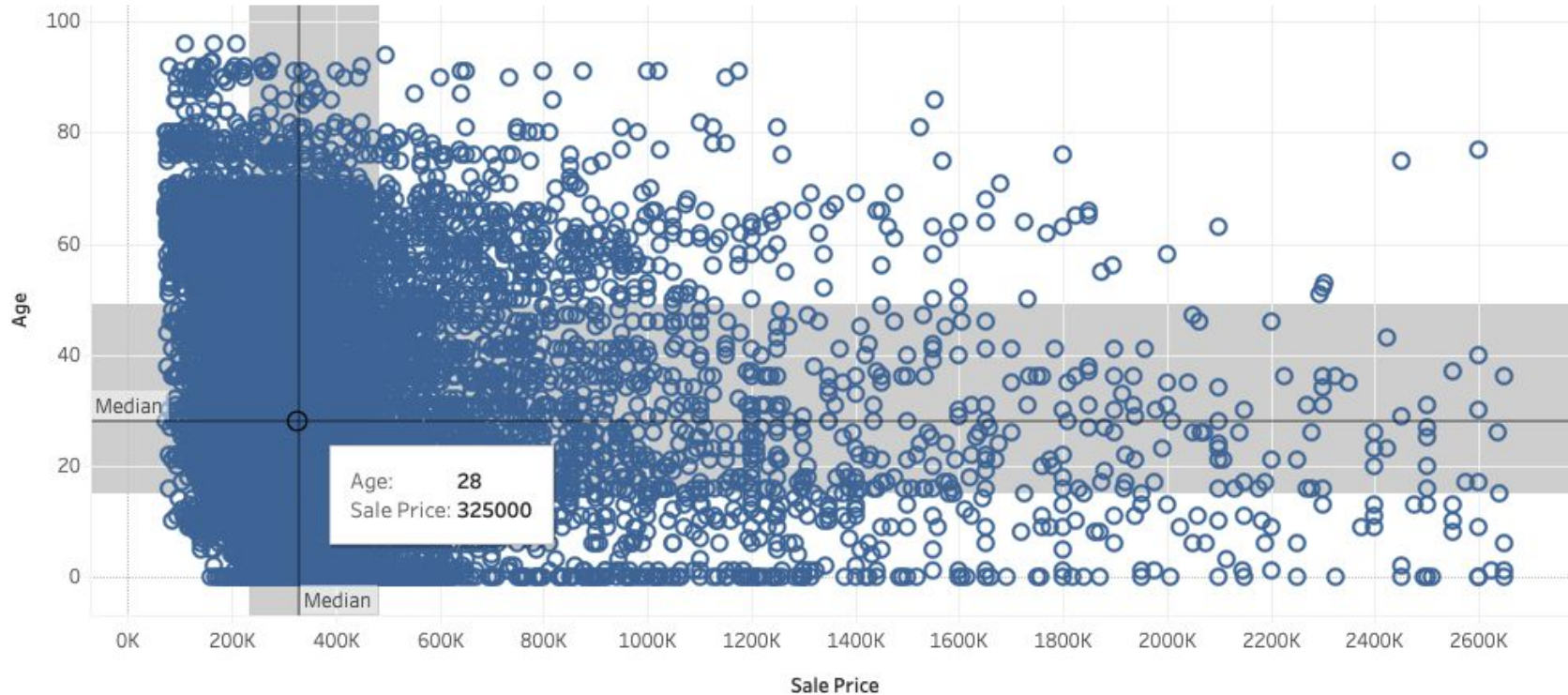
Total land sqft based on average housing prices

Sheet 5



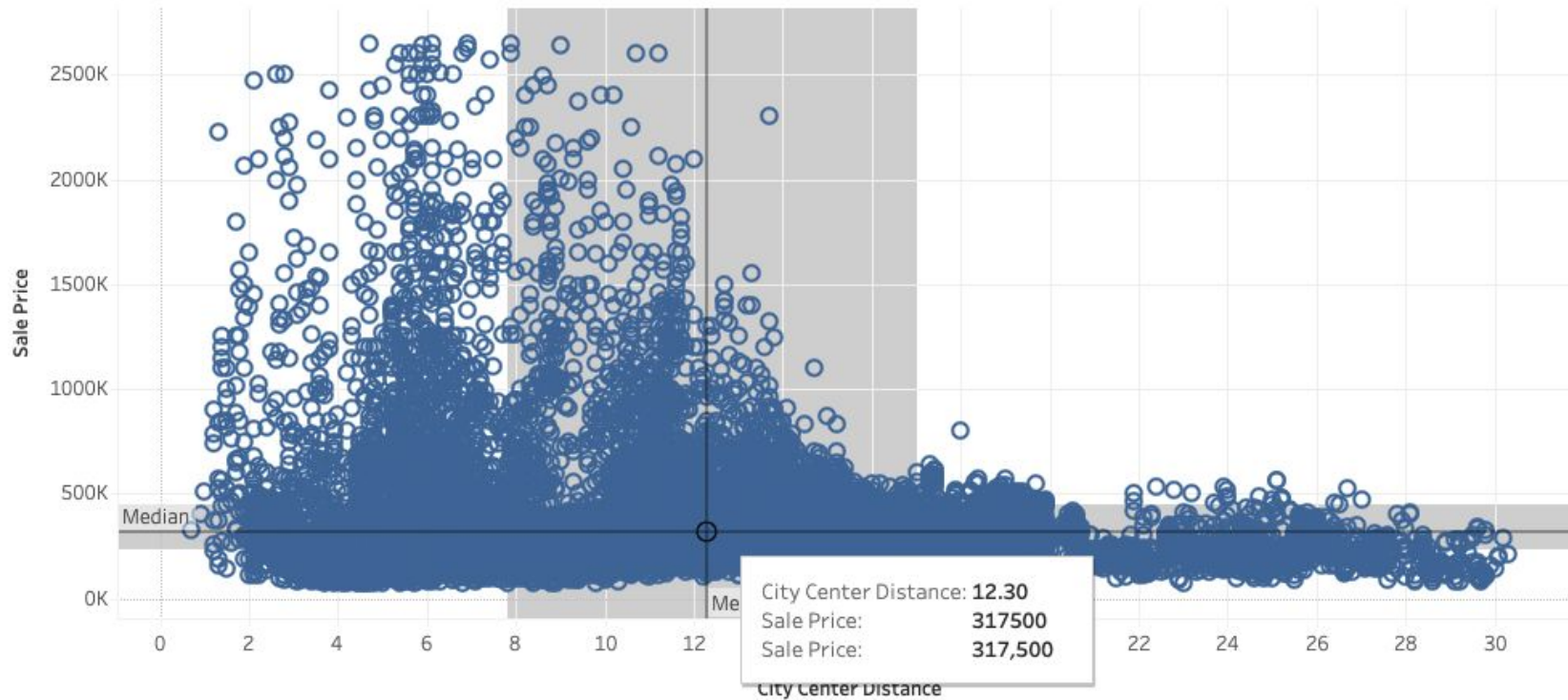
Ideal age to find a house below average price

Sheet 3



Ideal city distance for below average housing

Sheet 4



Conclusions

The average price of a home is: **\$399,941.93**

Data shows that the further from the ocean, in general, the better value the home had. With 6 miles away being an ideal distance to find many homes around average price.

Homes that have less than 2000 sqft being more readily available for less than average prices.

Recommendations

Understanding homes that are near the \$400,000 range are average:

Homes that were built between 18-35 years ago are priced in an ideal situation to find many below average price.

Homes furthest from the city are more readily available below average prices. Especially at the 20 mile range. None of the homes were over 1 million. A few around average price and the majority below average prices.

Properties that land sqft is in between 8000-9000 sqft are around average price ranges.

What else can we do

Two different things to analyze in the future can be to look at the yearly historical trends.

Another idea is to compare different residential properties. Those homes that have, two, three, and four units per dwelling.