

1.0 Introduction:

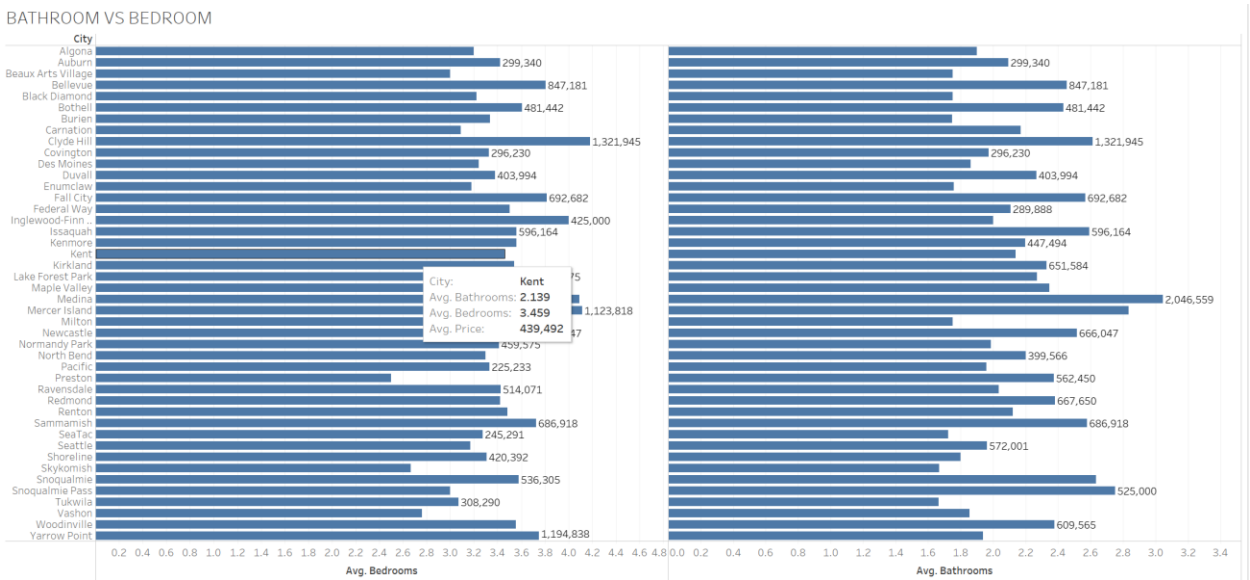
In the realm of real estate, the adage "location, location, location" is often cited as the cardinal rule. However, other factors, such as property attributes and market trends, also play pivotal roles in determining property values. Utilizing Tableau, a leading data visualization tool, this report delves into how various elements such as waterfront presence, bedroom and bathroom count, city location, and renovation status affect property prices. Through this analysis, real estate businesses can gain actionable insights, enabling strategic decision-making to optimize their investments and operations.

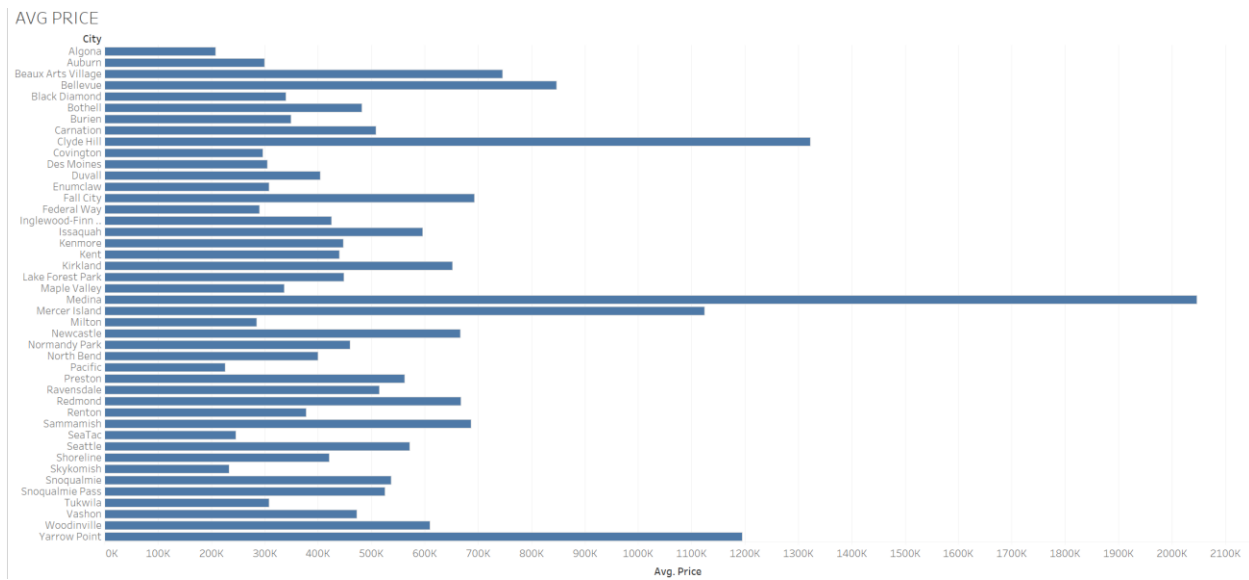
2.0 Learning Objectives:

Upon the completion of this report, readers will be able to:

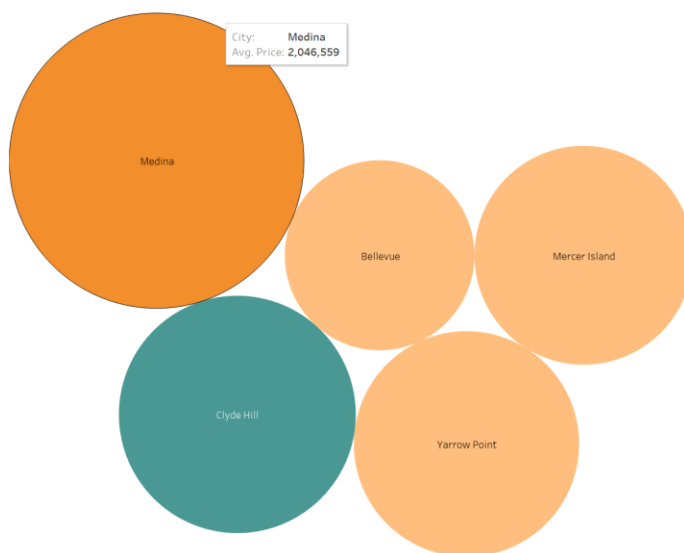
- 1. Understand the influence of key property features on pricing.
- 2. Interpret complex data sets through Tableau visualizations.
- 3. Recognize the value of data-driven decision-making in real estate.
- 4. Employ visual analytics to identify market trends and investment opportunities.

3.0 Visualizations:

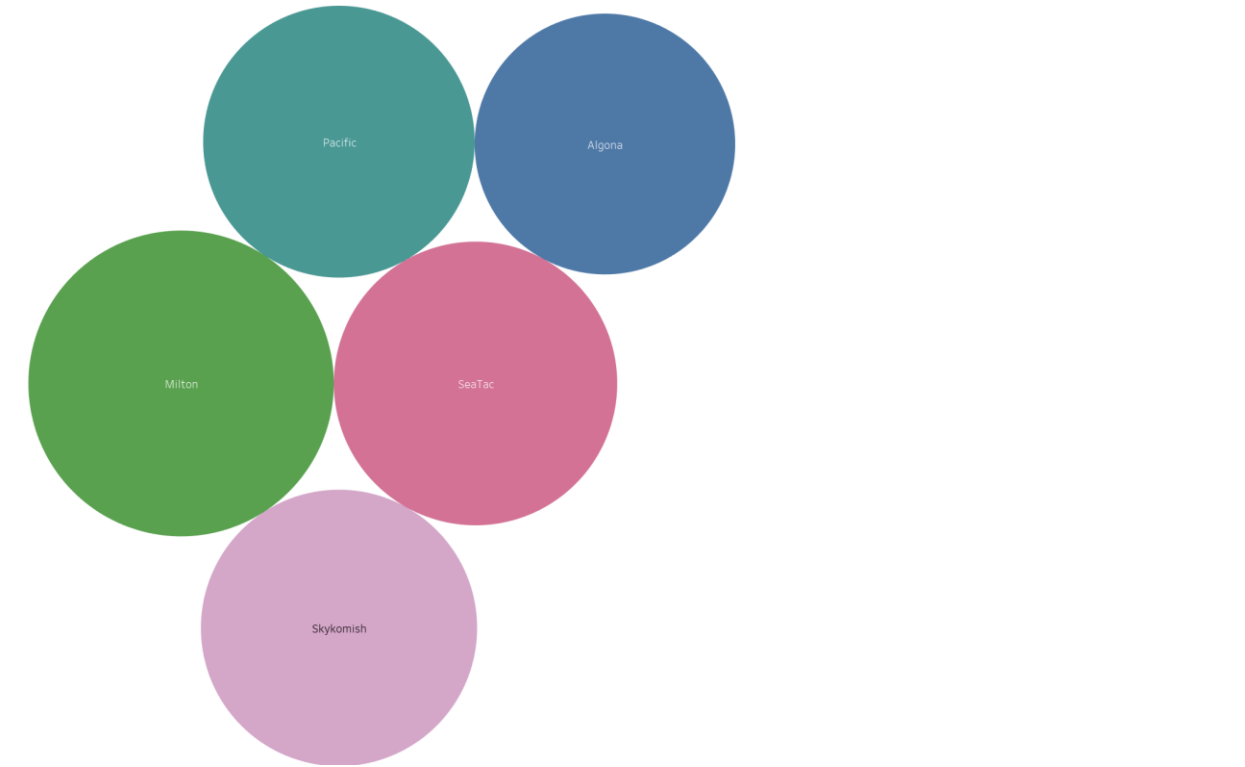




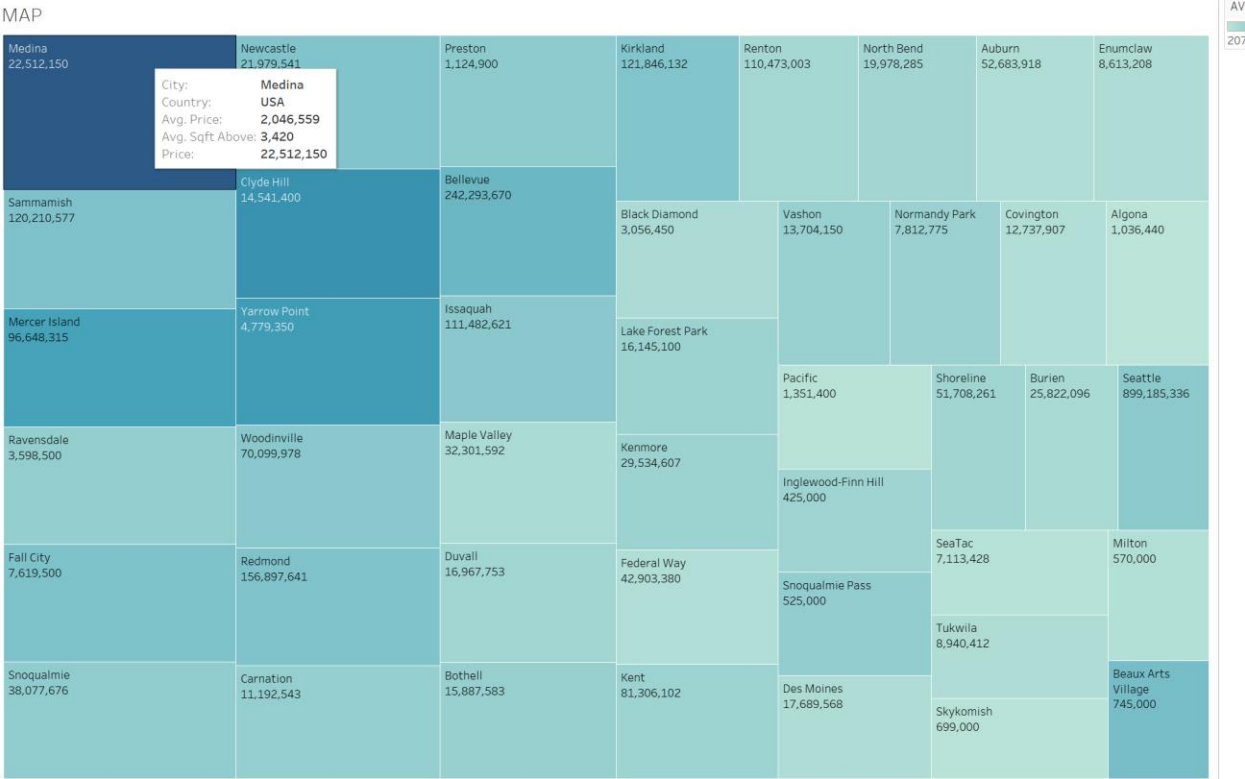
#### TOP 5 MOST EXPENSIVE CITIES



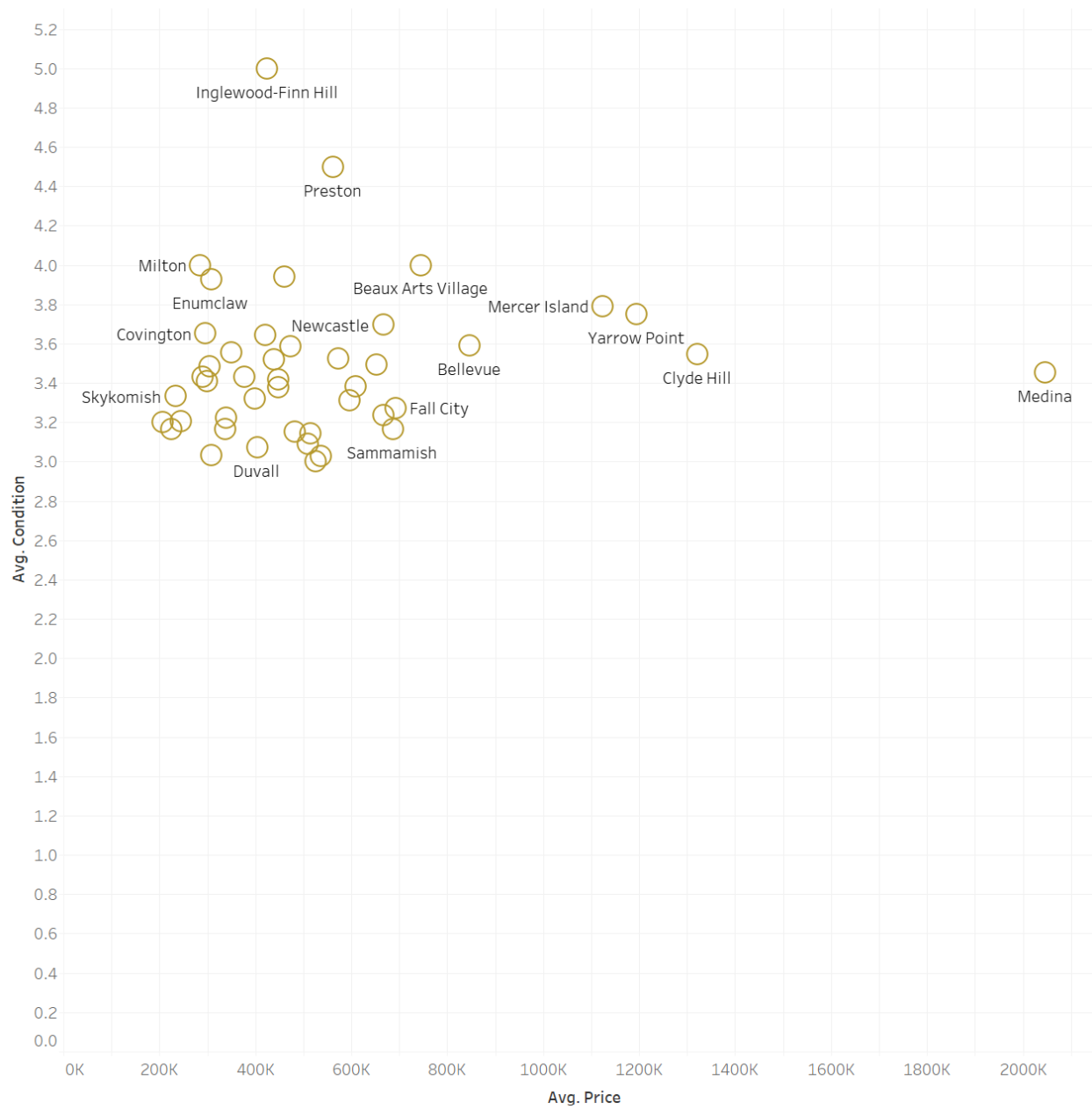
TOP 5 CHEAPEST CITIES



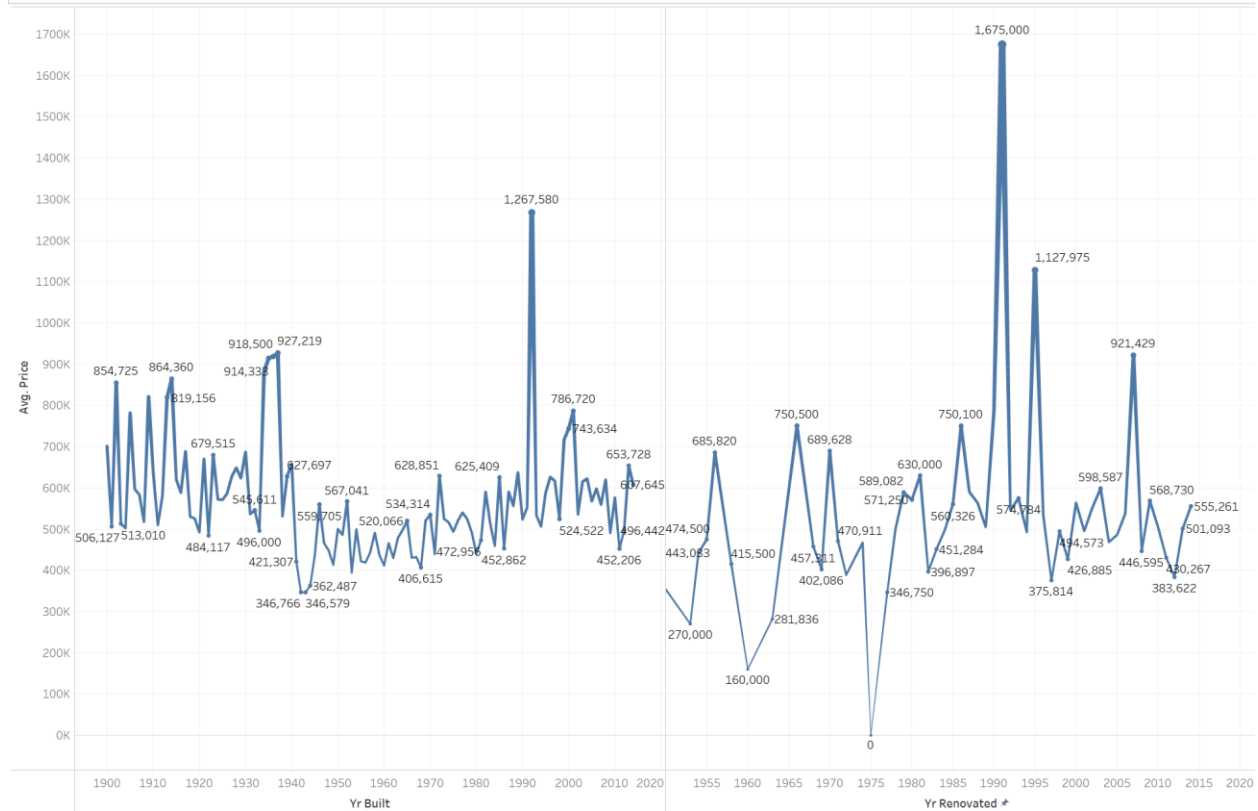
MAP



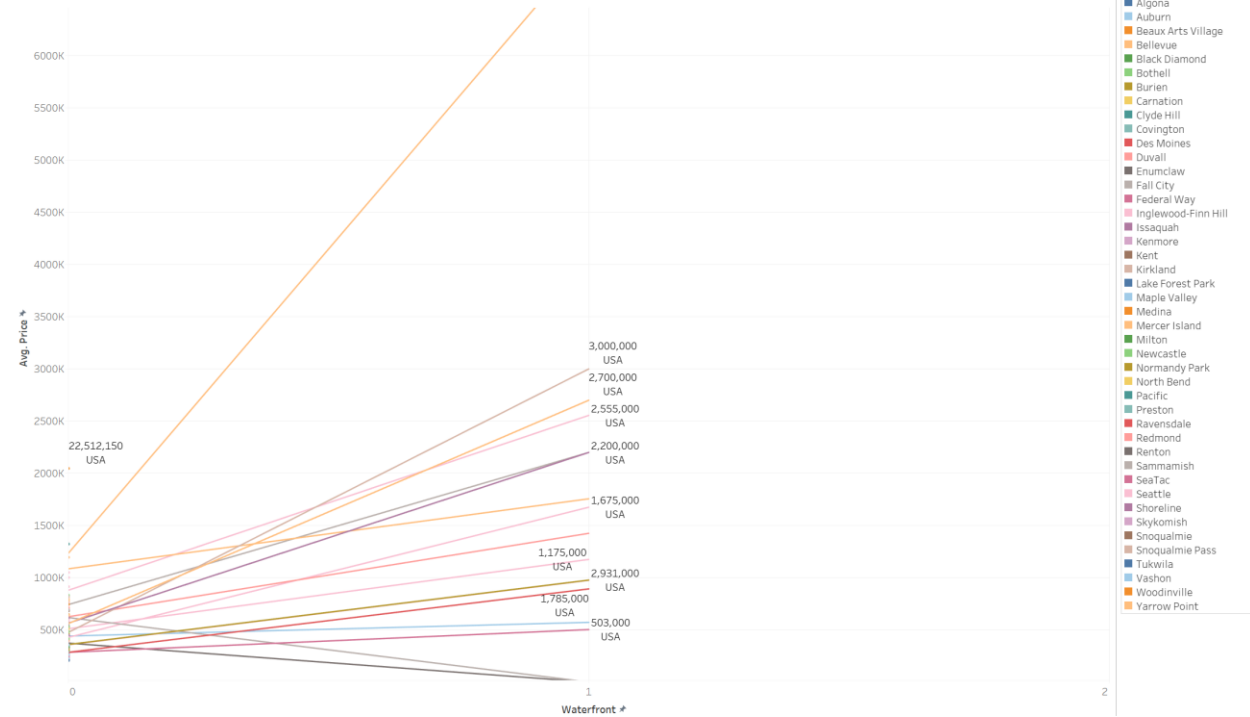
COND VS PRICE

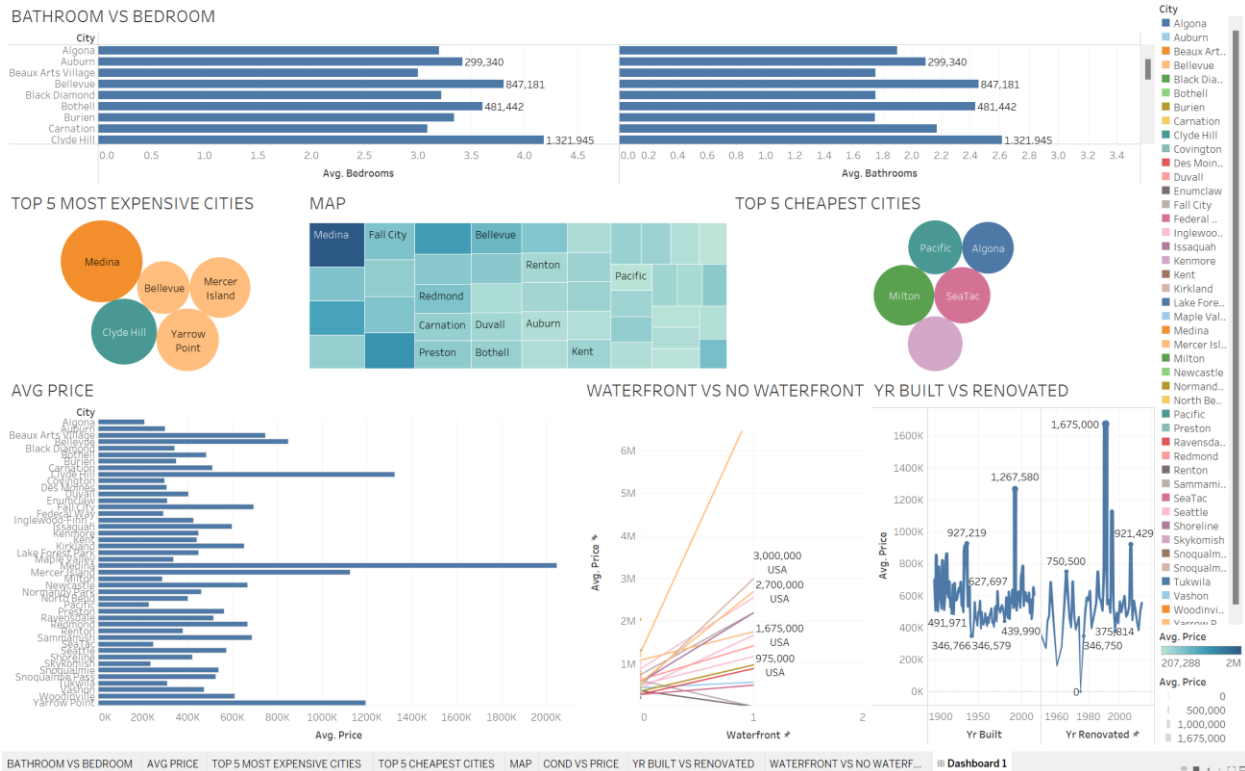


## YR BUILT VS RENOVATED



## WATERFRONT VS NO WATERFRONT





## 4.0 Explanation:

- **Bathroom vs. Bedroom Impact on Price:** The histogram elucidates the relationship between the number of bathrooms and bedrooms on property prices within various cities. Such visualizations help in identifying preferred property configurations for different market segments.
- **Heatmap of Expensive Cities:** By contrasting the average prices across cities, the heatmap highlights areas with the highest property values, useful for targeting luxury market strategies.
- **Top 5 Most Expensive/Affordable Cities:** Bubble charts represent the comparative market positioning of cities, offering a quick visual reference for potential investment focus areas.
- **Average Price for City:** Bar charts display the average property prices across different cities, facilitating at-a-glance market comparisons for portfolio diversification.
- **Waterfront vs. No Waterfront Price Variation:** Line charts compare average prices for waterfront properties against non-waterfront ones, indicating the premium attributed to waterfront features.