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.

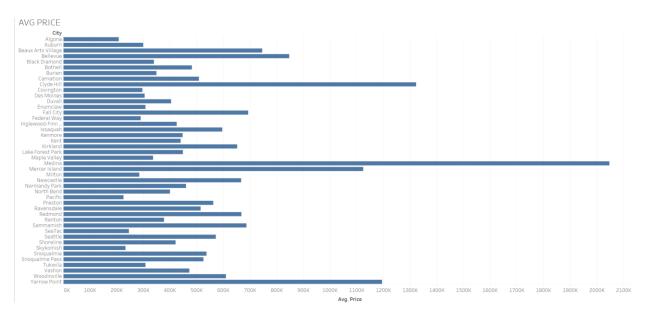
2.0 Learning Objectives:

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

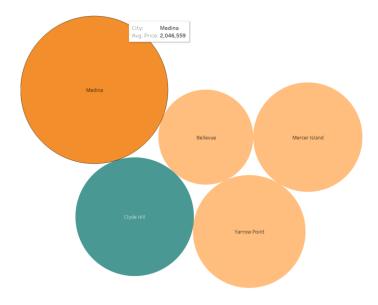
- 1. Understand the influence of key property features on pricing.
- 2. Interpret complex data sets through Tableau visualizations.
- 3. Recognize the value of data-driven decision-making in real estate.
- 4. Employ visual analytics to identify market trends and investment opportunities.

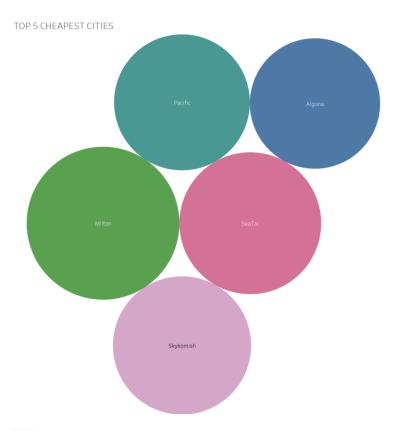
3.0 Visualizations:





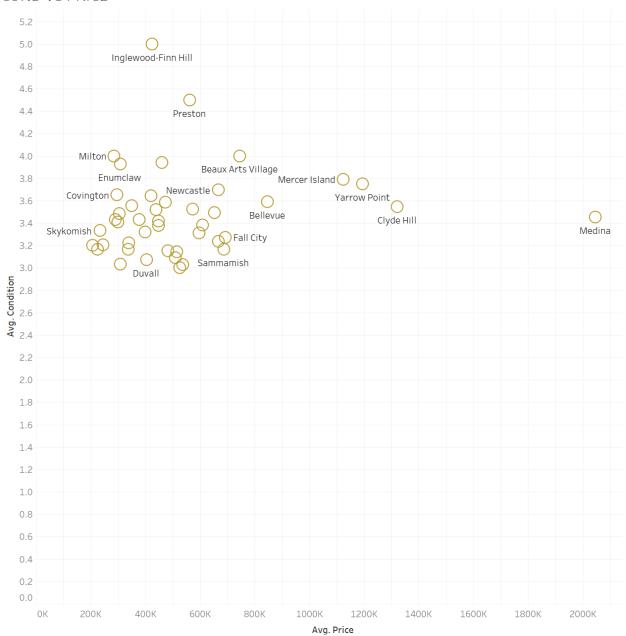
TOP 5 MOST EXPENSIVE CITIES

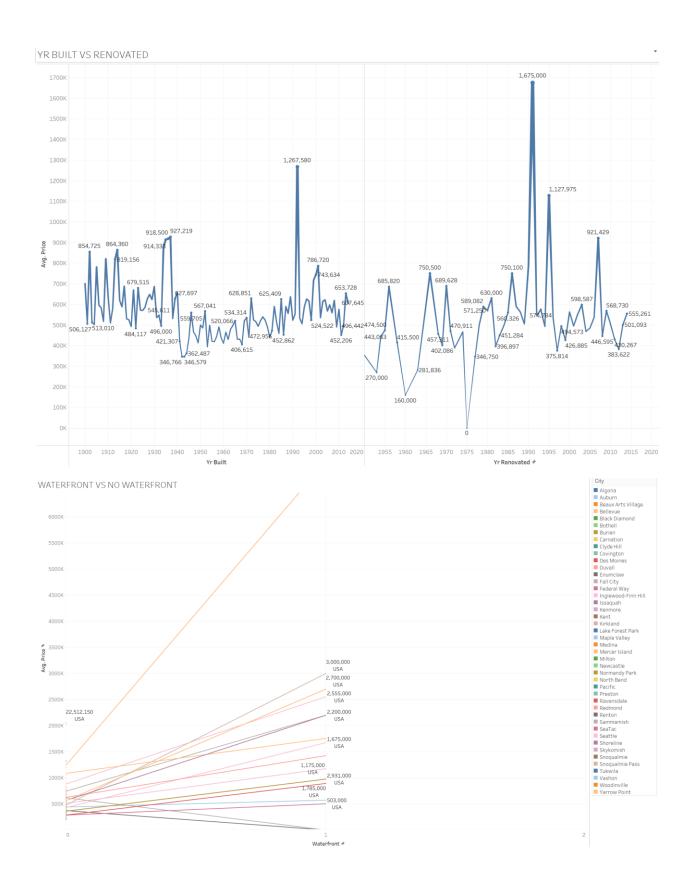


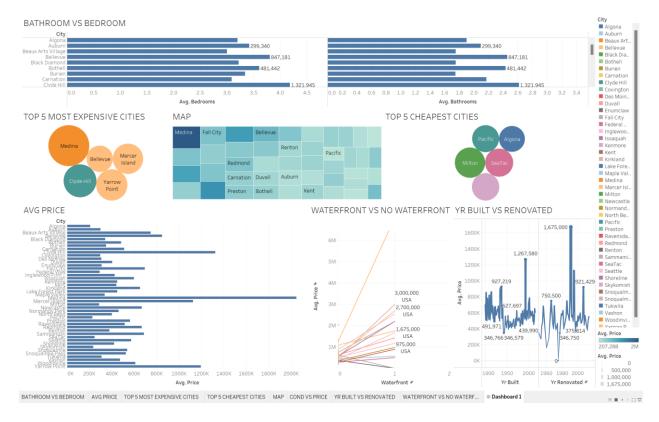


MAP								
fedina 2,512,150 City: Country: Avg. Price: Avg. Sqft Al Price:	Newcastle 21,979,541 Medina USA 2,046,559 bove: 3,420 22,512,150	Preston 1,124,900	Kirkland 121,846,132	Renton 110,473,003	North Bend 19,978,285	Aubi 52,6		Enumclaw 8,613,208
ammamish 20,210,577	Clyde Hill 14,541,400	Bellevue 242,293,670	Black Diamond 3,056,450	Vashon 13,704,150	Normand 7,812,77		Covington 12,737,907	Algona 1,036,440
fercer Island 6,648,315	Yarrow Point 4,779,350	Issaquah 111,482,621	Lake Forest Park 16,145,100	Pacific		horeline	Burien	Seattle
vensdale 98,500	Woodinville 70,099,978	Maple Valley 32,301,592	Kenmore 29,534,607	1,351,400		1,708,261	25,822,096	899,185,336 Milton 570.000
rall City		Duvall		Inglewood-Fi 425,000	5	eaTac '.113.428		
.619,500	Redmond 156,897,641	16,967,753	Federal Way 42,903,380	Snoqualmie l 525,000	Snoqualmie Pass 525,000			370,000
Snoqualmie 38,077,676	Carnation 11,192,543	Bothell 15,887,583	Kent 81,306,102	Des Moines 17,689,568		8,940,412 Skykomish		Beaux Arts Village 745,000
						99,000		

COND VS PRICE







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.