

# Final Report of the Project: Analysis of Apartments for Rent in Zlín

## Introduction

For the analysis of the current apartment rental offerings in Zlín city, I utilized the website [www.sreality.cz](https://www.sreality.cz). This platform provides access to over 100,000 properties from more than 3,000 real estate agencies and individuals, making it one of the most widely used sources for housing searches in Czechia.

To process and analyze the data, the **ETL (Extract, Transform, Load) model** was applied:

- **Extract** – Data was scraped from the website using web scraping techniques.
  - **Transform** – The extracted data was cleaned and formatted for analysis.
  - **Load** – The processed data was exported to a **.csv file** for further exploration and visualization.
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## 1. Web Scraping

Using the BeautifulSoup library, I collected data on current apartment rental listings in Zlín. The extracted parameters included:

- Apartment price
- Apartment composition
- Apartment size
- Location (street + city)
- URL link to the apartment details

The gathered data was exported to a .csv file for further analysis.

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## 2. Data Analysis

### Data Cleaning

- Irrelevant values, such as listings marked "On request," were removed.
  - Price values were converted to numeric format to facilitate analysis.
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## 3. Results Analysis

### 3.1 What is the average price of listed apartments?

The average rental price of apartments in Zlín is **14,272.52 CZK**.

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### 3.2 What is the average price of apartments based on their composition?

The average prices of apartments by their layout are as follows:

Apartment size	Price (CZK)
1+1	10 228,57
1+kk	11 059,09
2+1	13 346,55
2+kk	17 051,90
3+1	16 450,00
3+kk	19 125,00
4+1	20 000,00
4+kk	39 900,00
Atypical	9 750,00
Rooms	6 889,78

A visualization of these results is presented in **Graph No. 1: Average Apartment Price by Layout**.



### 3.3 Is there a street with a higher concentration of expensive apartments?

The street with the highest concentration of expensive apartments (more than two listings with an average price exceeding 20,000 CZK) is in the **Luhačovice** area, where the following was recorded:

- **Average price:** 20,877.78 CZK
  - **Number of listings:** 9
  - **Maximum price:** 39,900 CZK
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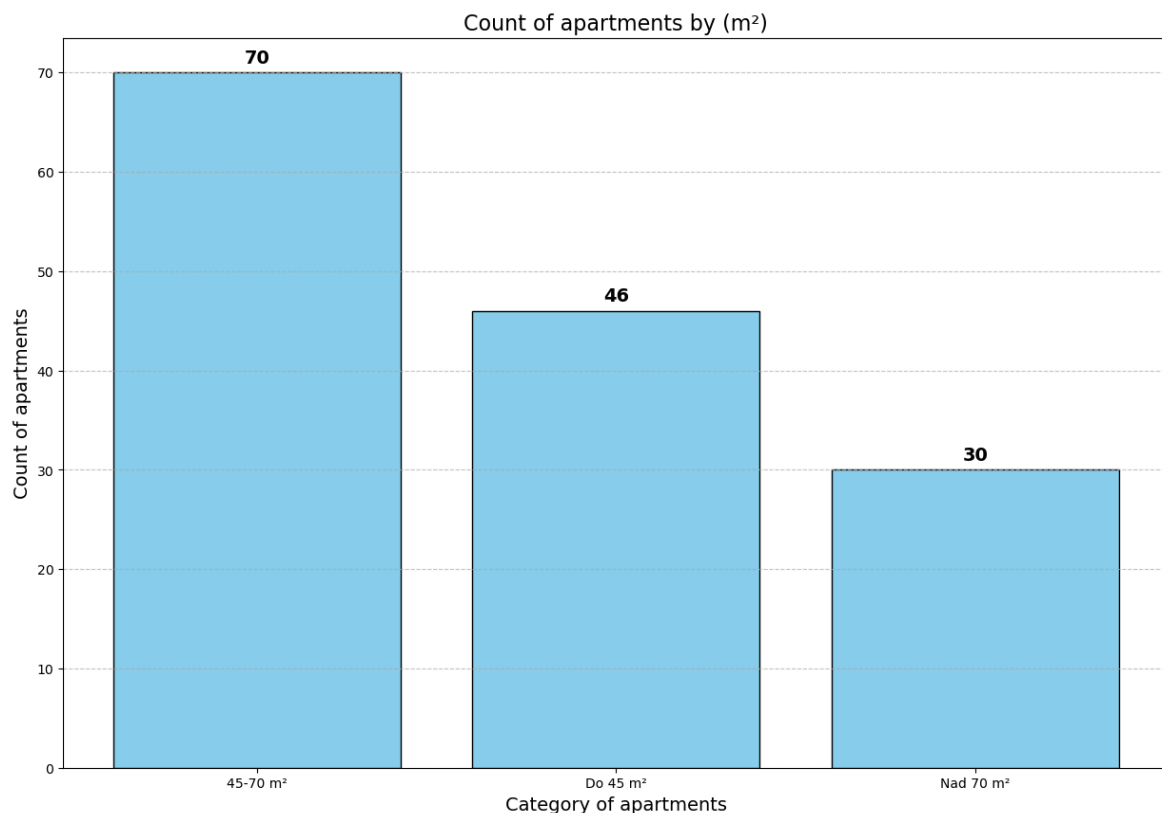
### 3.4 What is the most frequently advertised apartment type in the city?

The most frequently advertised apartment size is 45 m<sup>2</sup> (with a total of 12 listings).

Why is this the case?

- A possible reason could be an oversupply of small apartments, which are not a primary demand for families with children.
- Alternatively, there may be higher demand for smaller apartments from young individuals or single occupants.
- To accurately determine apartment availability trends, it is essential to monitor the development of listings over time. Changes in supply may reflect seasonal variations, economic shifts, or evolving housing preferences in the region.

A visualization is shown in Graph No. 2: Count of apartments by (m<sup>2</sup>).



**3.5 Are there apartment listings priced above 20,000 CZK?**

Yes, a total of **9 apartments** were identified within a price range of **20,690 CZK to 25,000 CZK/month**.

**Are two-room apartments (2+1/2+kk) included in this price range?**

Yes, but only **2+kk apartments** were found in this price range.

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Apartment Size	Minimum Price (CZK)	Maximum Price (CZK)	Price Range (CZK)
1+1	8 000	12 500	4 500
1+kk	9 000	15 000	6 000
2+1	11 500	18 500	7 000
2+kk	10 000	26 000	16 000
3+1	14 000	22 000	8 000
3+kk	12 000	28 000	16 000
4+1	18 000	22 000	4 000
4+kk	30 000	40 000	10 000

**Are two-room apartments (2+1/2+kk) included in this price range?**

Yes, but only **2+kk apartments** were found in this price range.

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**Conclusion**

This analysis provides an overview of the current apartment rental market in Zlín, including prices, layouts, and other key factors. The data is presented as of **January 26, 2025**. The findings indicate that the rental market in Zlín is diverse, offering options both for individuals seeking affordable housing and for families or those interested in more luxurious apartments. Smaller apartments, such as **1+1 and 1+kk**, dominate the listings, which may be due to high demand from young people and students. This analysis could be extended by monitoring price trends over time, which would provide valuable insights into seasonal fluctuations or long-term market changes.