



# Changes in the real estate market in different cities in China due to the impact of objective factors in recent years

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# Hypothesis

Hypothesis 1: The most active area of a city's real estate transactions is in the most prosperous commercial center of the entire city.

Hypothesis 2: The housing price of a city is affected by a combination of many factors, such as the type of housing or the area of the house. I think that in cities with relatively developed economies, the demand for office buildings is the highest in the real estate market, followed by more spacious residential buildings.

Hypothesis 3: Housing prices are affected by the covid control policy



**Why This Topic?**



# Contents

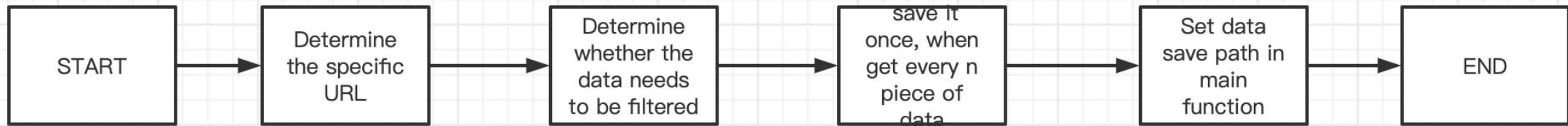
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- Data Collection
- Data Analysis And Visualization
- Propose Assumption
- Test Hypothesis
- Conclusion



# Data Collection

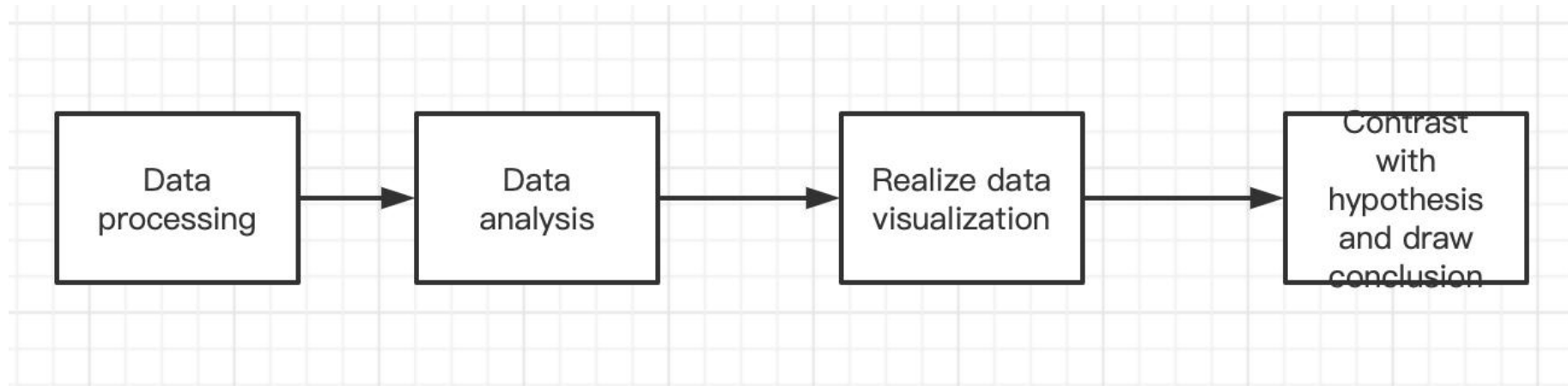
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# Data Analysis And Visualization

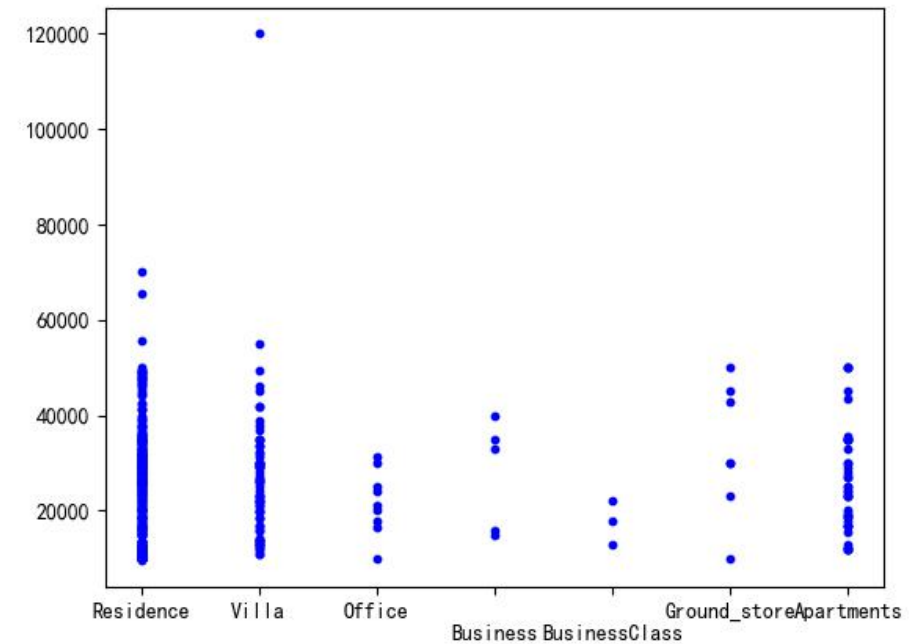
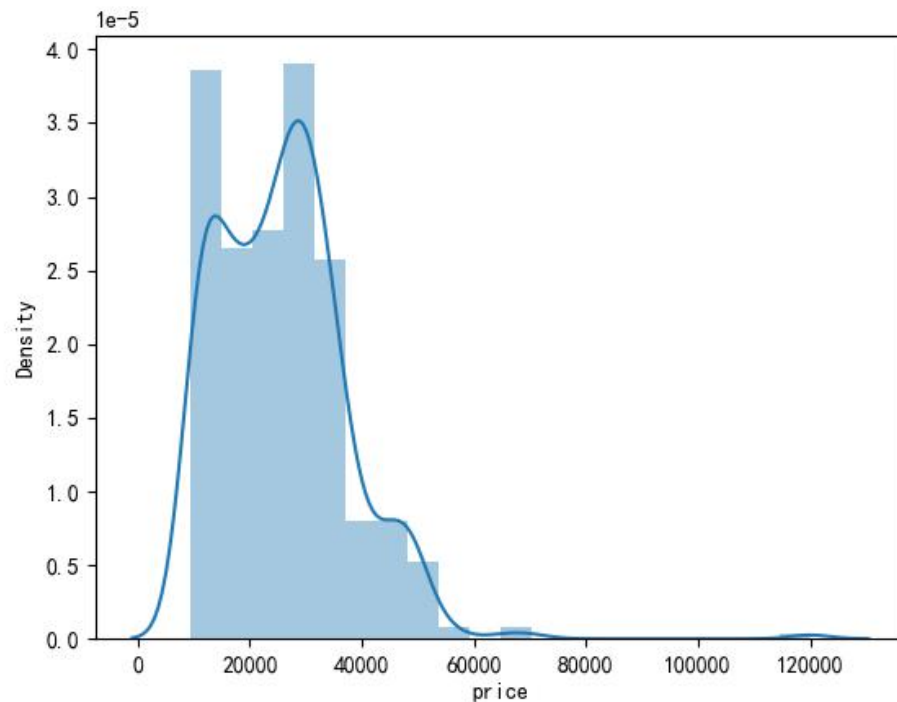
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# Data analysis and visualization

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# Data analysis and visualization

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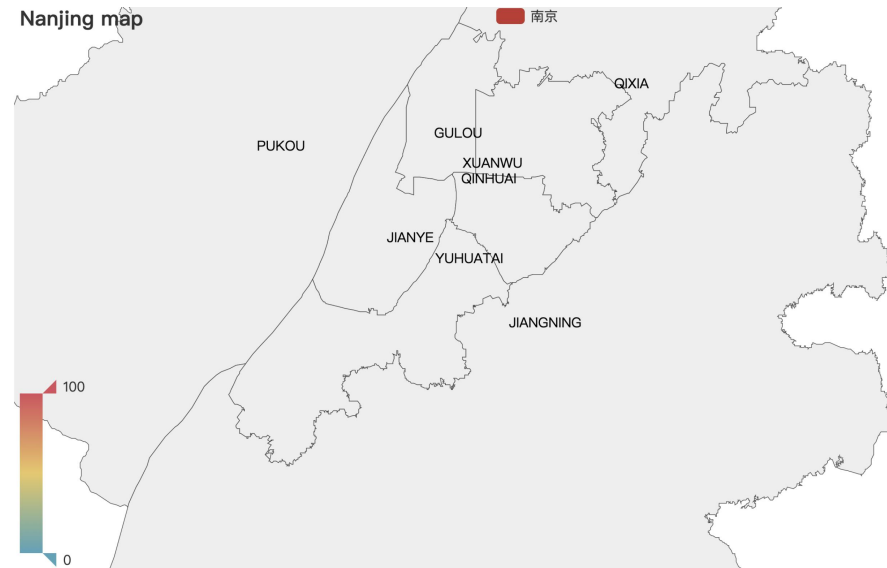
## Hypothesis 1:

The most active area of a city's real estate transactions is in the most prosperous commercial center of the entire city.

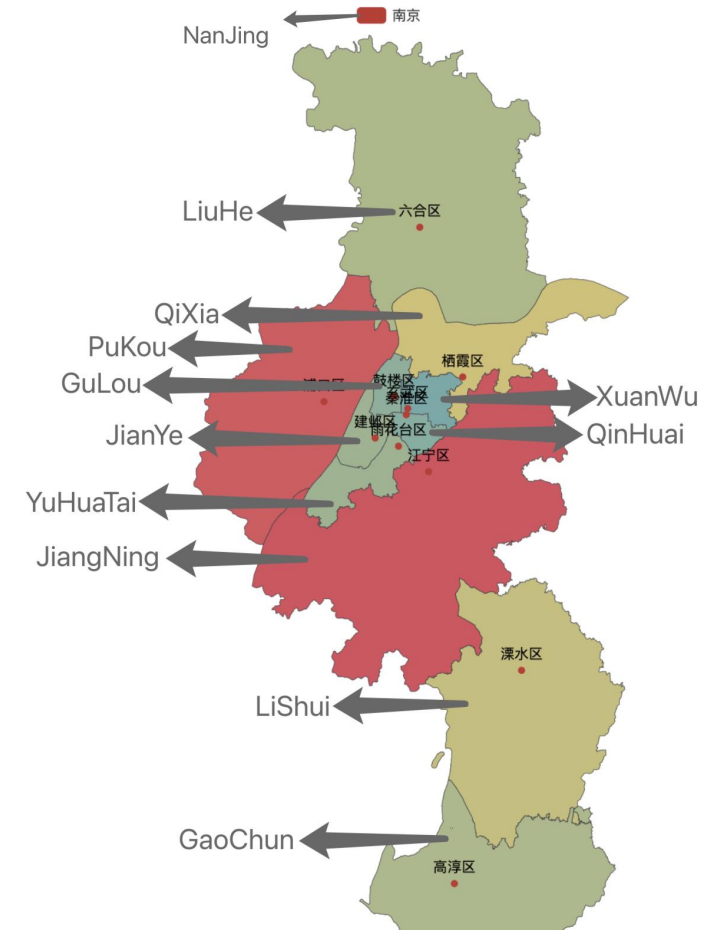




# Data analysis and visualization

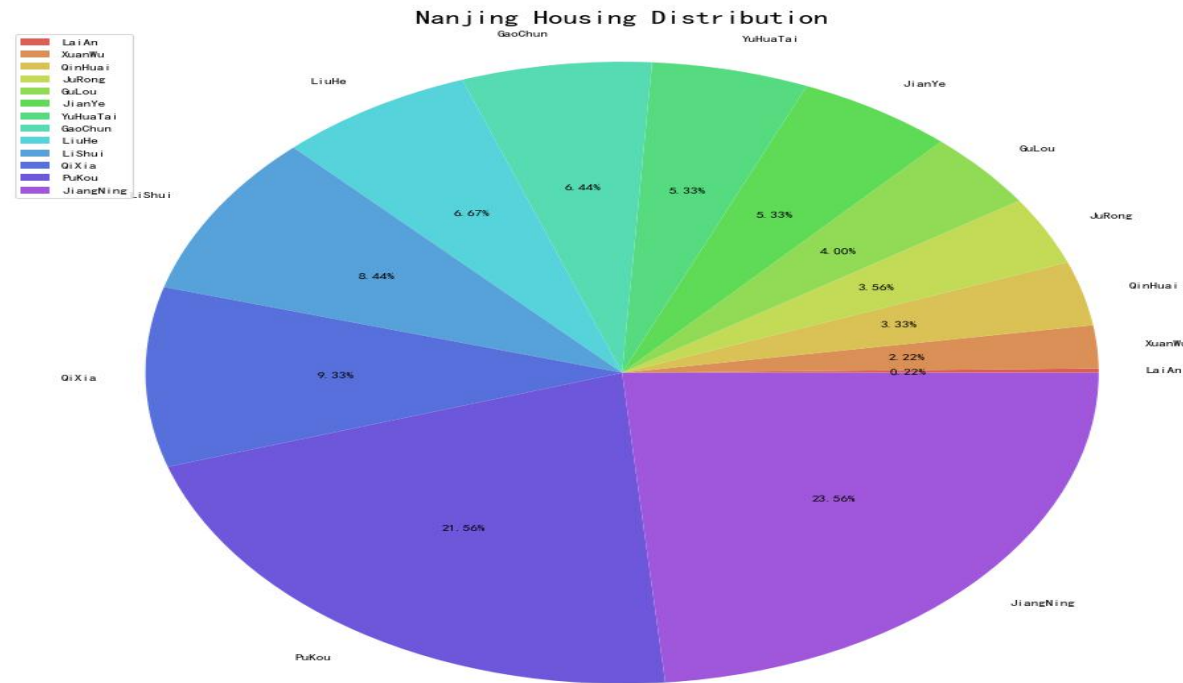


Nanjing map





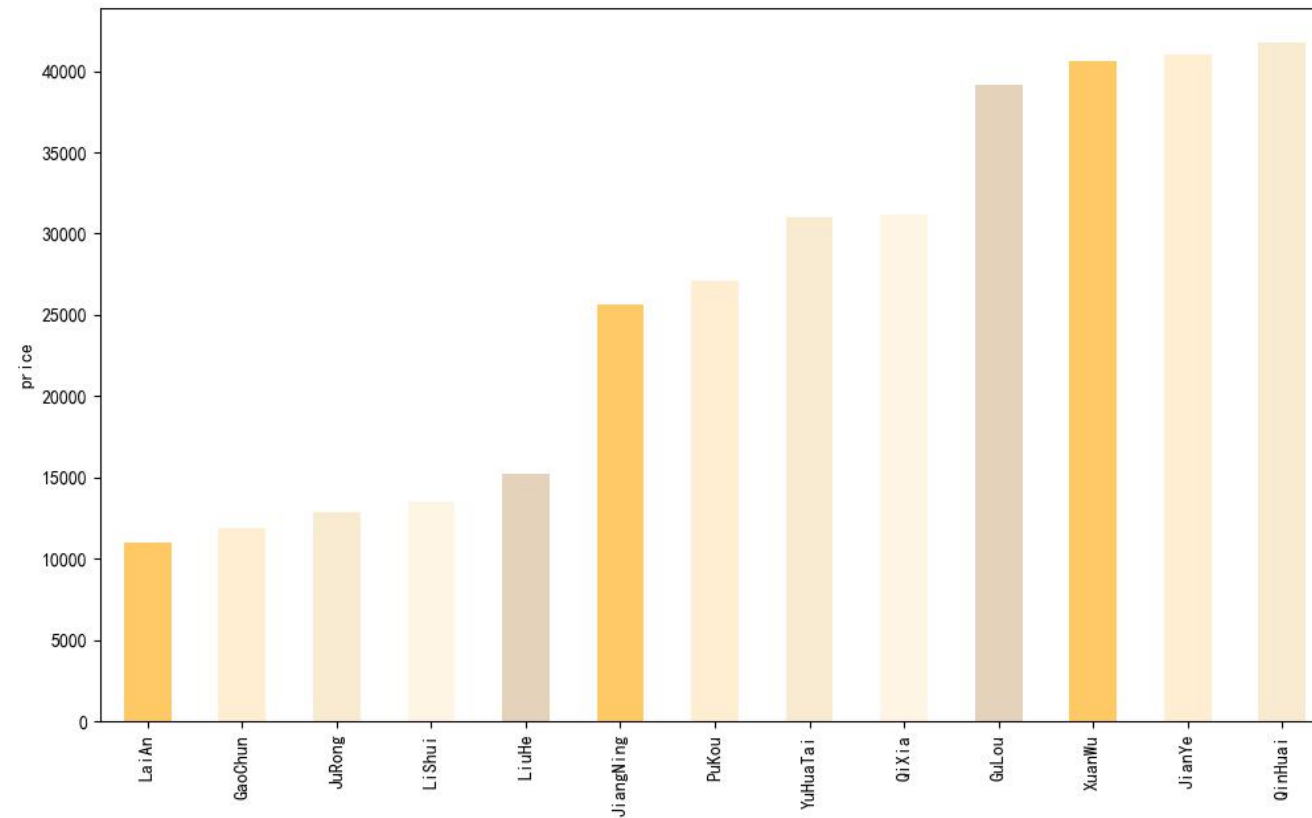
# Data analysis and visualization





# Data analysis and visualization

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# Data analysis and visualization

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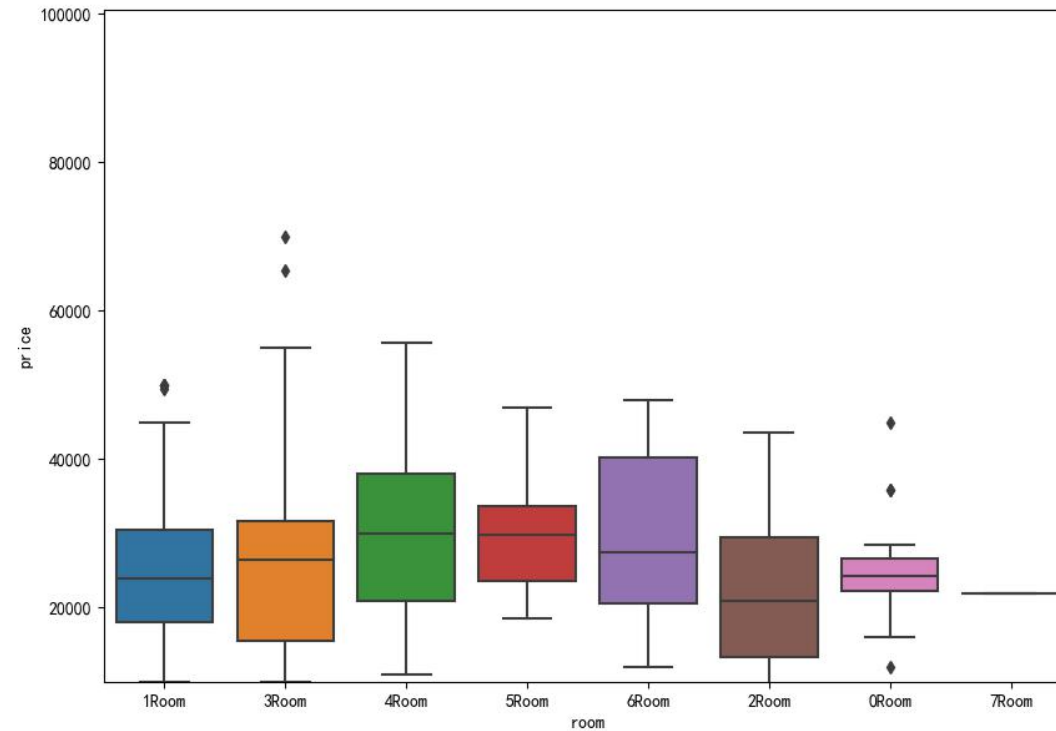
## Hypothesis 2:

The housing price of a city is affected by a combination of many factors, such as the type of housing or the area of the house. I think that in cities with relatively developed economies, the demand for office buildings is the highest in the real estate market, followed by more spacious residential buildings.



# Data analysis and visualization

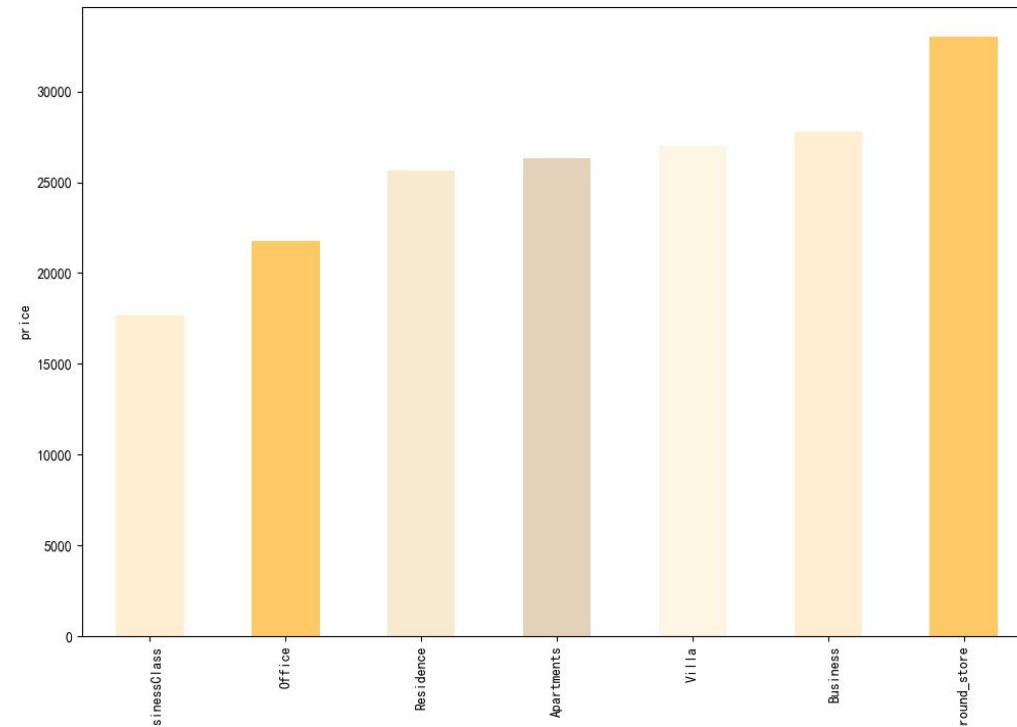
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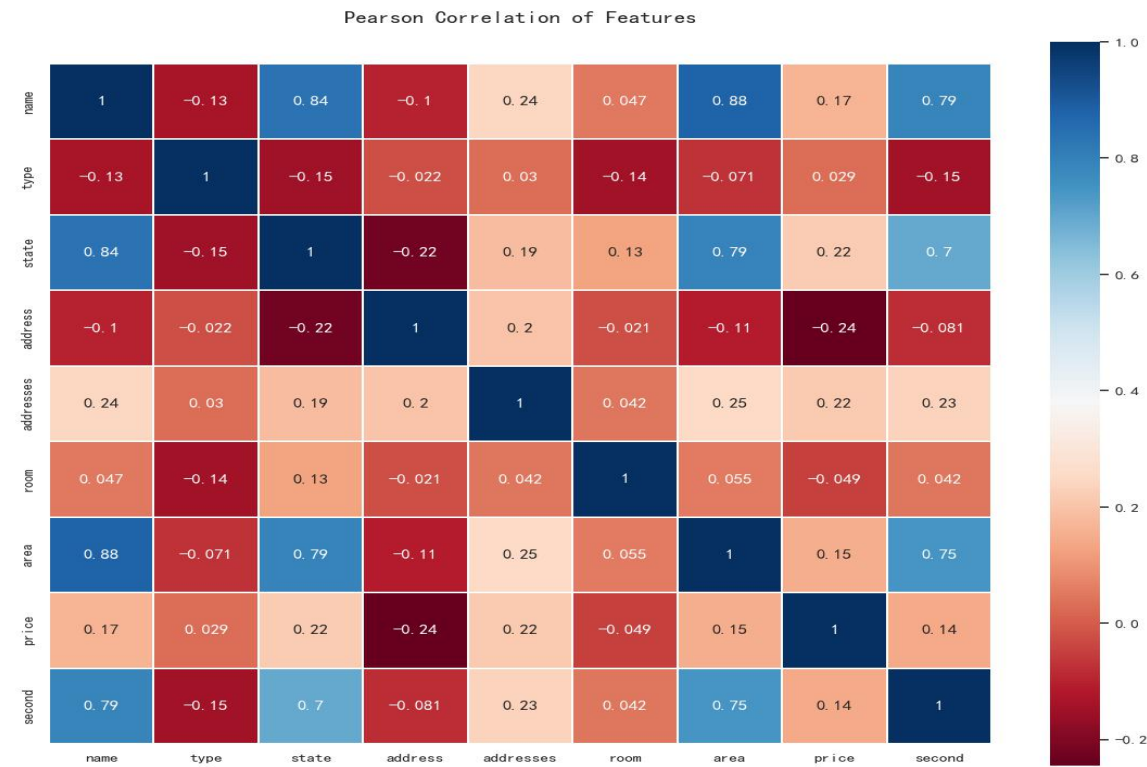
# Data analysis and visualization

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# Data analysis and visualization





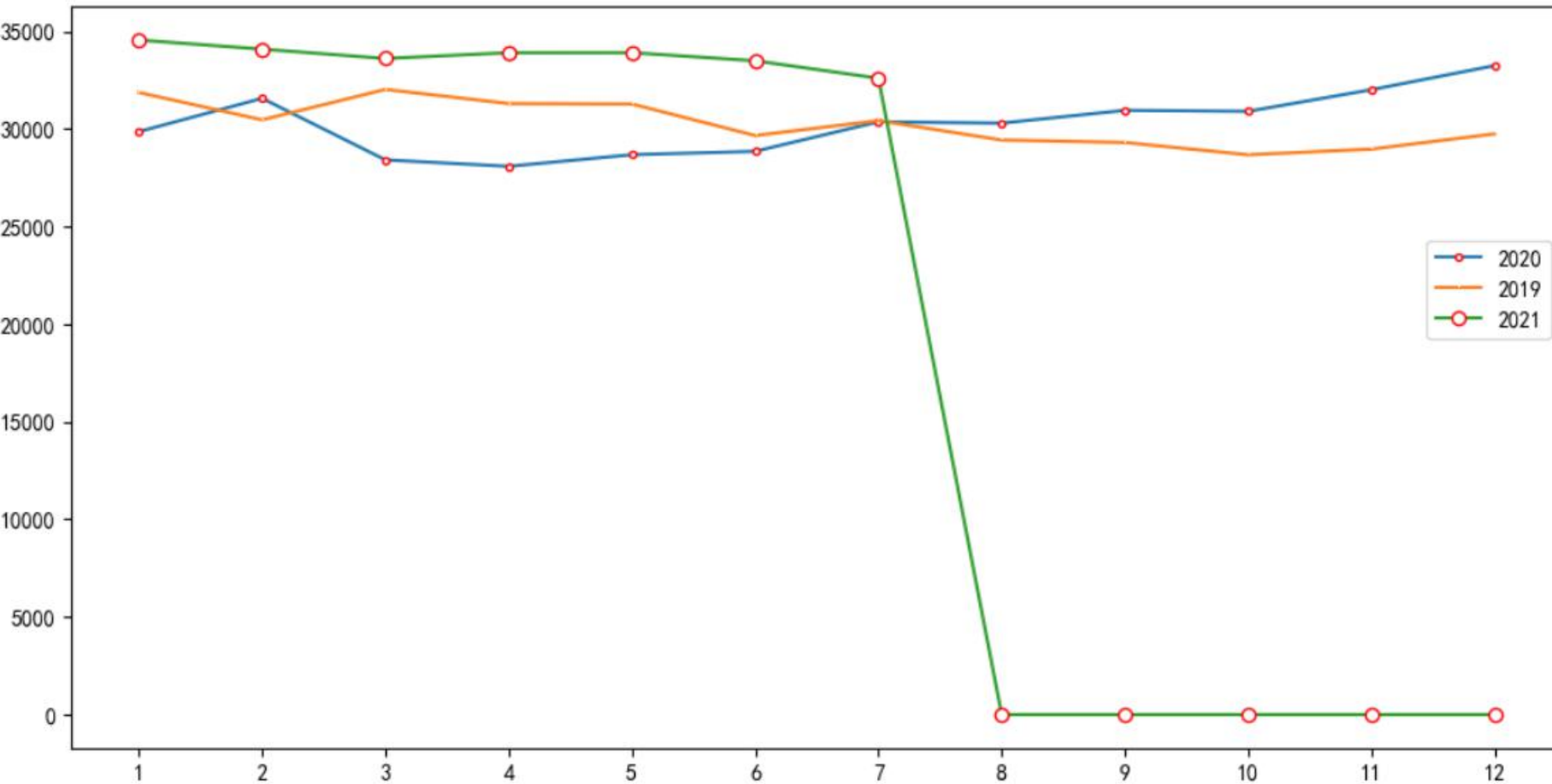
Hypothesis 3: Housing prices are affected by the covid control policy



# Changes in house prices in 2019, 2020, and 2021 within three years.

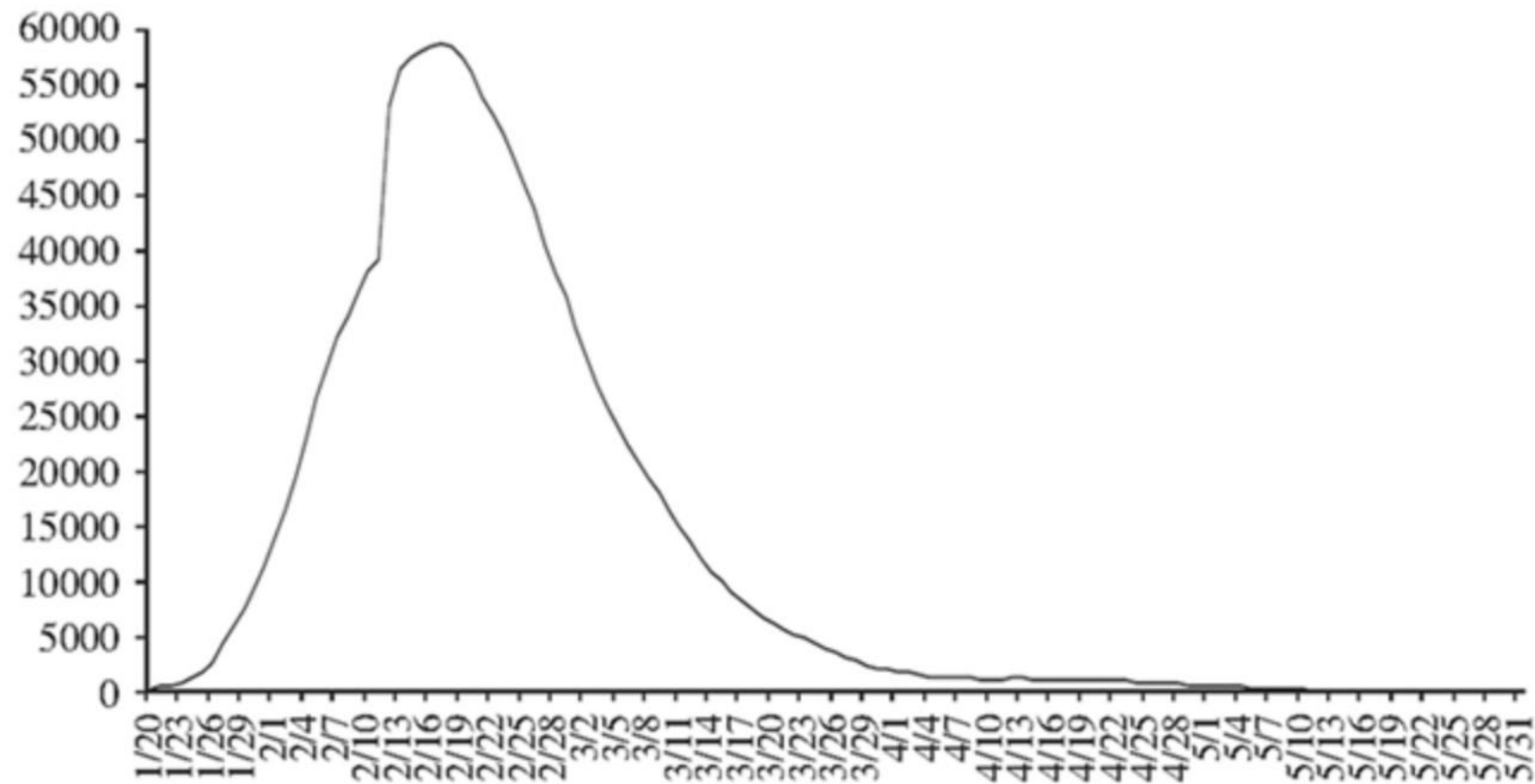


In this project, I mainly used three-year data, from 2019 to 2021. Among them, the data for 2021 is somewhat missing, but we can still find some information from it. I used different color and different point to represent different years.



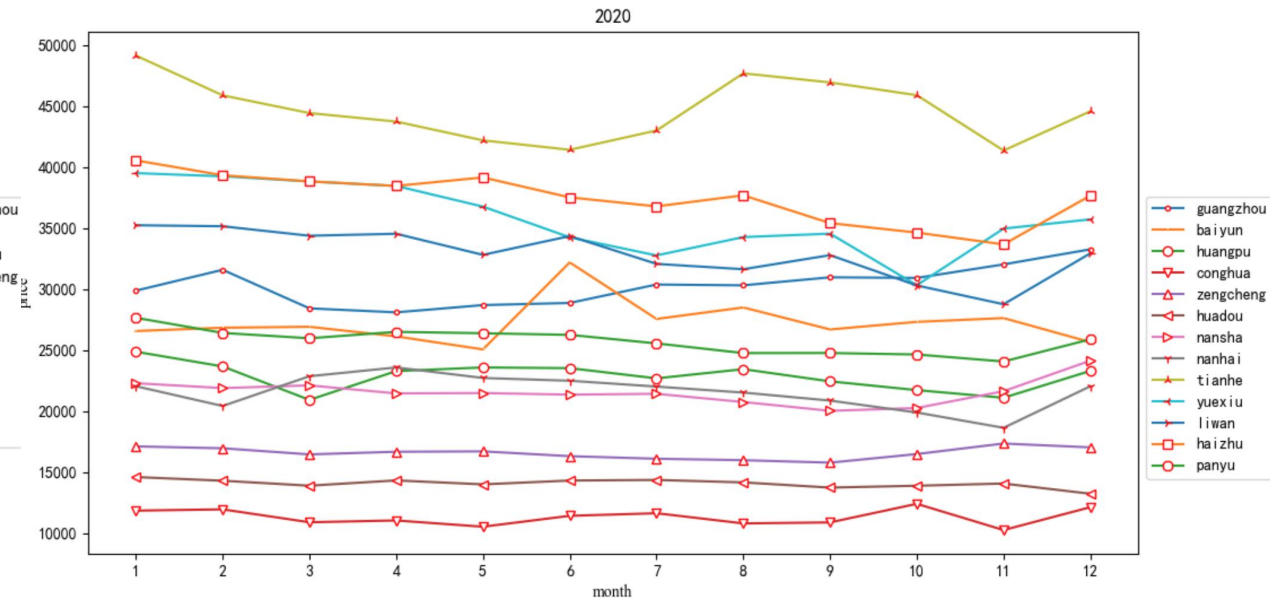
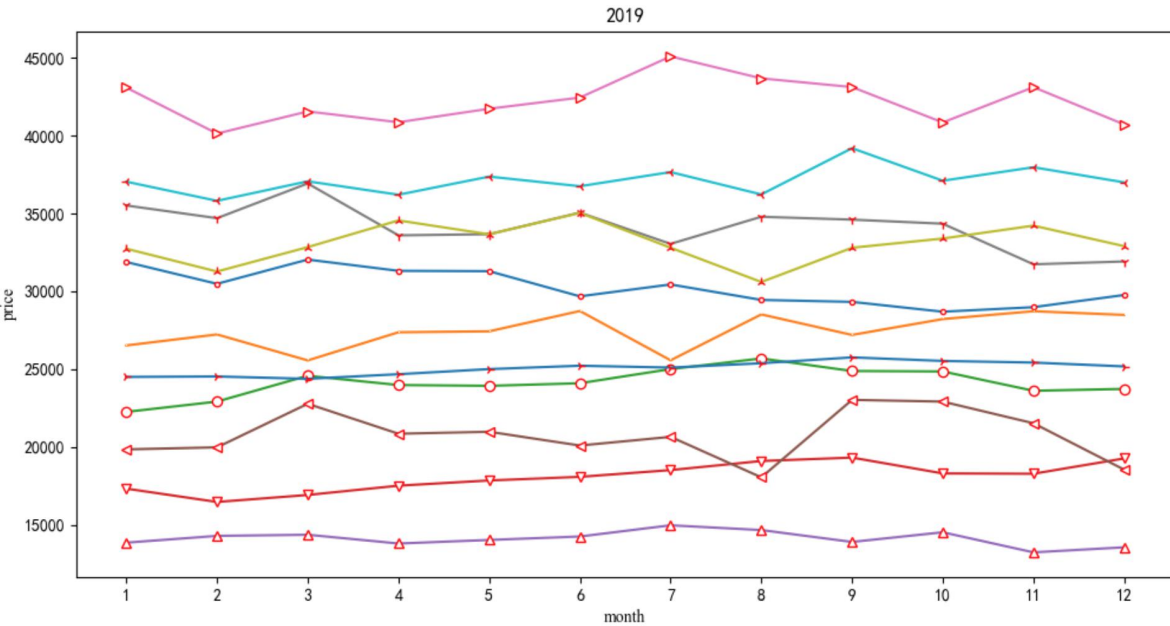


Because we are unable to obtain the specific data source of covid. So we directly used the ready-made covid curve graph. This picture is from the Chinese government website. We can see from it that the number of new patients dropped sharply around April 2020.

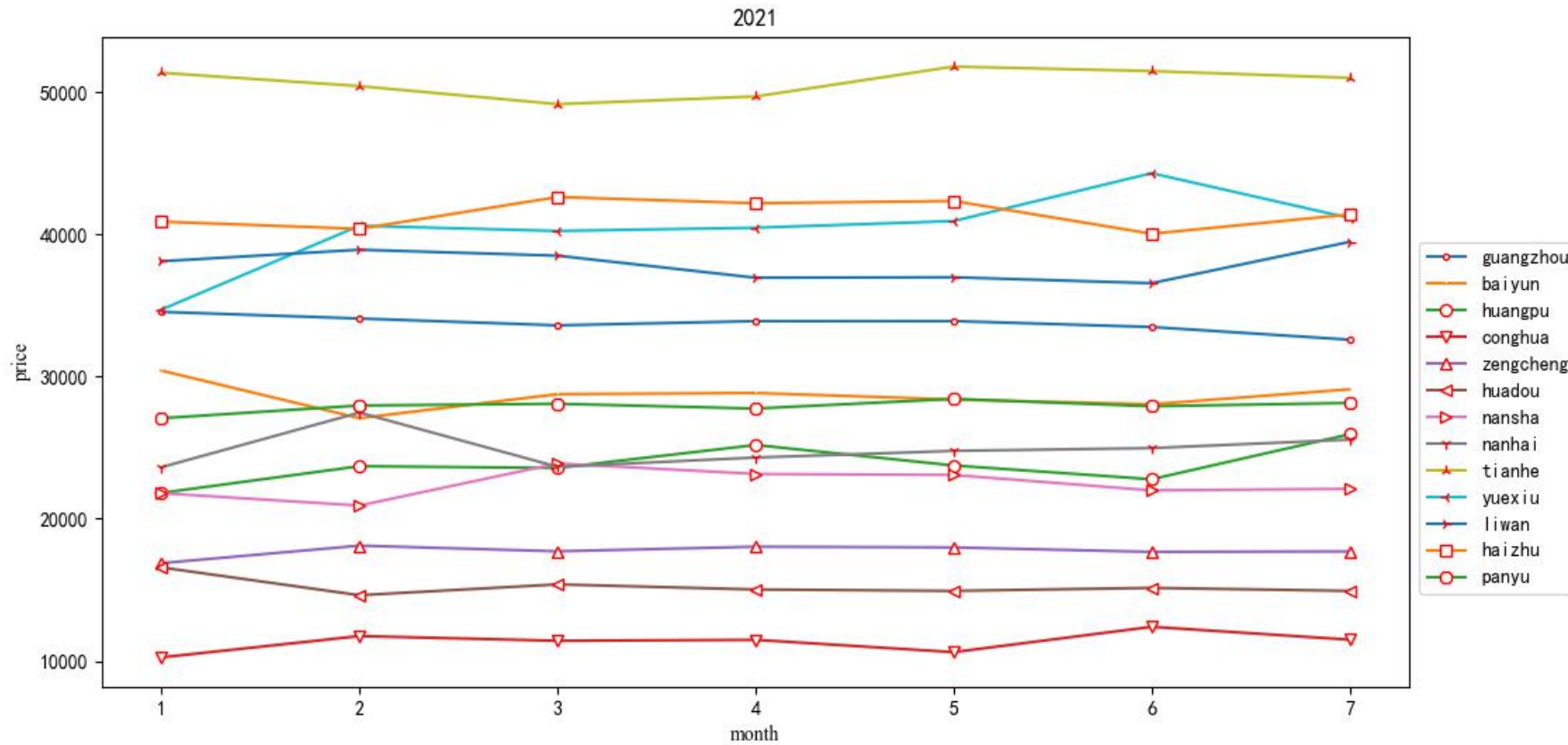


Newly confirmed cases of covid in China

# Changes in Guangzhou housing prices in 2019 and 2020.



We can see that the ranking order of housing prices has not changed due to the impact of the epidemic.



Therefore, although the data for 2021 is not complete, we can conclude that the relative levels of housing prices in various regions have not been significantly affected by the epidemic and policies.



# Conclusion

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**THANK YOU!**