

# Housing market in Helsinki

Areas and price determination



# Neighbourhoods

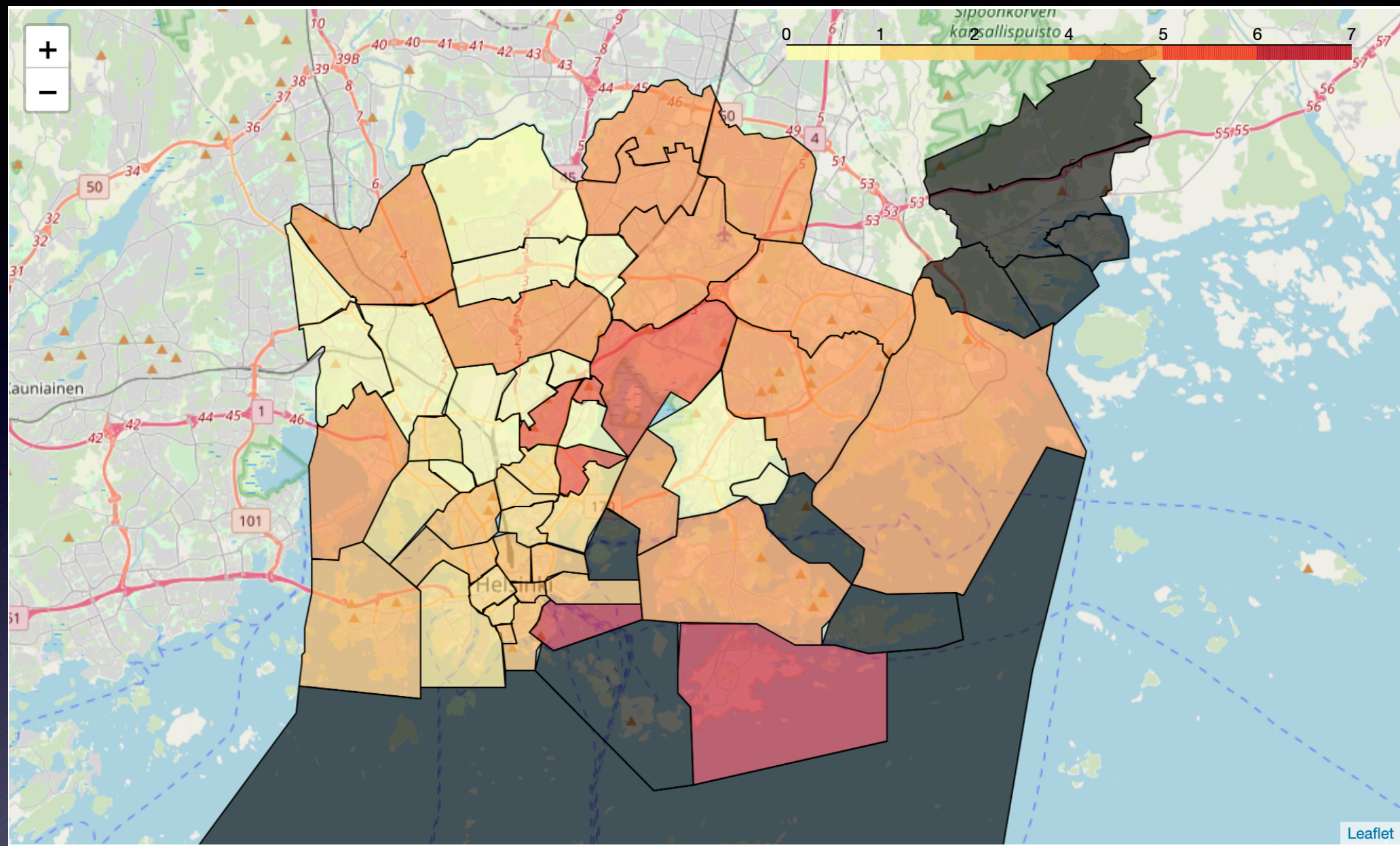
- There are 60 neighborhoods in Helsinki
- In this study 49 of them are included
- Reasons for exclusion are low colonization and incompleteness of available data
- Every significant neighborhood is included



# Clusters

- In the study 8 different clusters were found
- Neighborhoods in the same cluster shares characteristic that tends them to have same pricing model.





# Clusters

Neighborhoods sharing same color has the same pricing characteristic.  
Neighborhoods with the grey color are not included into the study.



# Clusters

Cluster	Neighborhoods
0	Etu-Töölö, Kaartinkaupunki, Kamppi, Kluuvi, Kruununhaka, Lauttasaari, Punavuori, Taka-Töölö, Ullanlinna
1	Kaarela, Konala, Laajasalo, Oulunkylä, Suurmetsä, Suutarila, Tapaninkylä, Vartiokylä
2	Hermannin, Kumpula, Länsisatama, Vanhakaupunki, Viikki
3	Haaga, Herttoniemi, Koskela, Käpylä, Malmi, Mellunkylä, Pasila, Pitäjänmäki, Pukinmäki, Toukola, Vuosaari
4	Pakila, Tammisalo, Tuomarinkylä
5	Eira, Kaivopuisto, Katajanokka, Kulosaari, Munkkiniemi
6	Santahamina
7	Alppiharju, Kallio, Laakso, Meilahti, Ruskeasuo, Sörnäinen, Vallila



# Conclusion

- Whenever someone is pricing the estate in certain neighborhood, she/he is able to utilize his knowledge about other neighborhoods **within the same cluster.**