First EDA Projekt

Jonas Frank

EDA King Counting Housing Data

Stakeholder → Thomas Hansen

Thomas situation:

Thomas has 5 kids, now money and wants to buy a house. He wants to know where suitable houses are located and when it is cheap to buy.

Main Questions:

1. Where??
2. When??

Requirements

1. No Ghetto.
2. Nice sozial neighborhood → a lively place.
3. House has enough space for 1 adult and 5 children.
4. House is cheap.

Assumptions

Nice (sozial/lively) neighborhood:

- **lively** → number of sales neighborhood < median number of sales of the entire data.
- **no village** → Q25% land lot size neighborhood > Median entiere data.
- **no ghetto** → Q75% sqft price neighborhood < Q25% sqft price entire Data.
- **basic need** → min 4 bedrooms & 1184 sqft living.

Timing:

- **Hypothesis:** → price per square meter fluctuates over the year.

Square feet price in different groups

Price per square foot
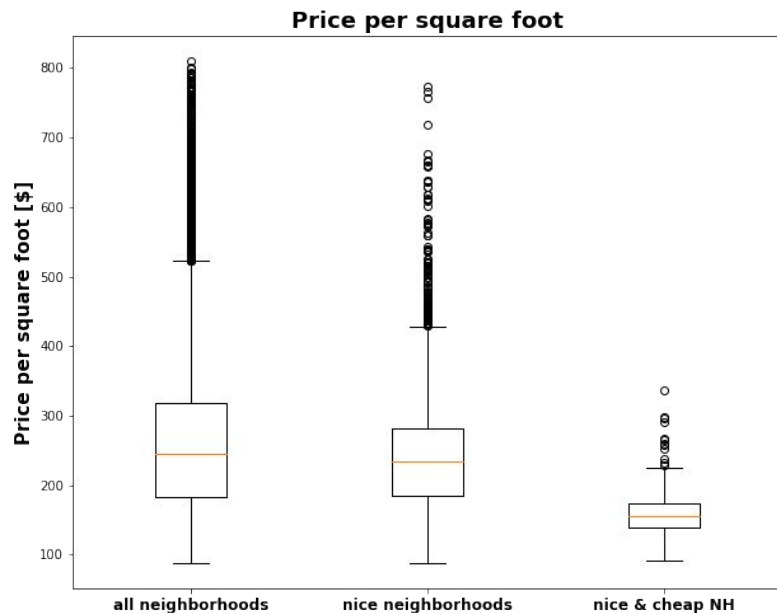
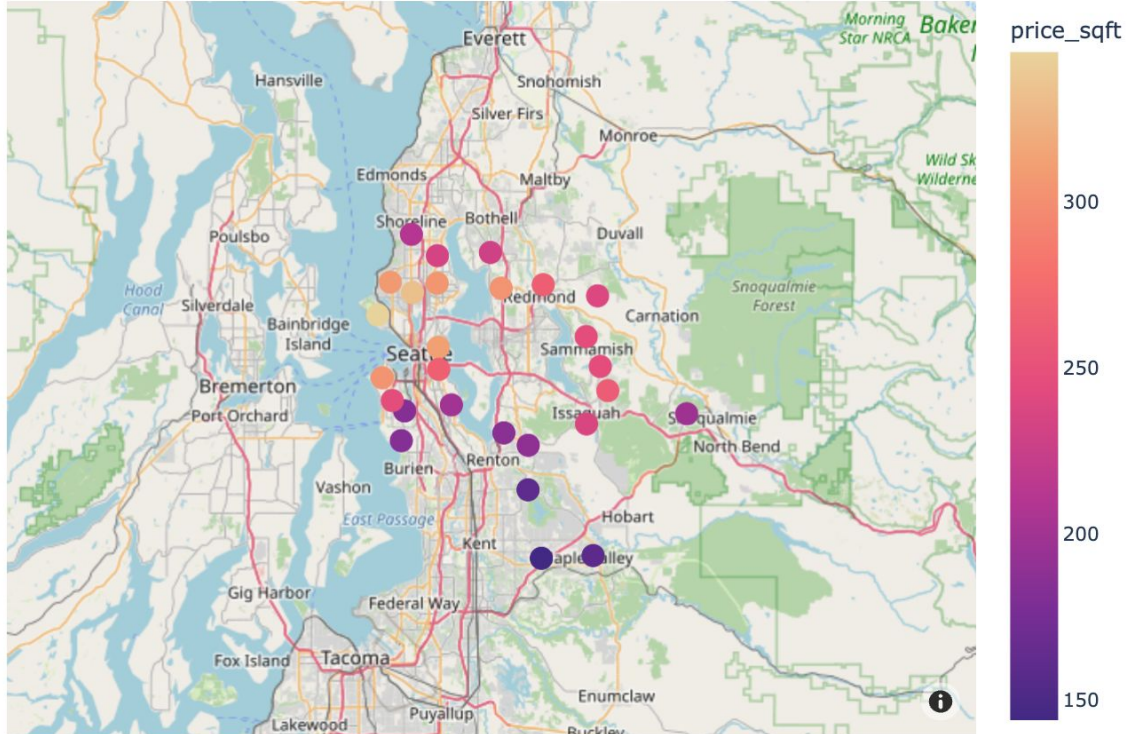**All neighborhoods:**
- Sqft price of the entire data.

Nice neighborhoods:
- Sqft price of data set after filtering with regard to the assumptions made
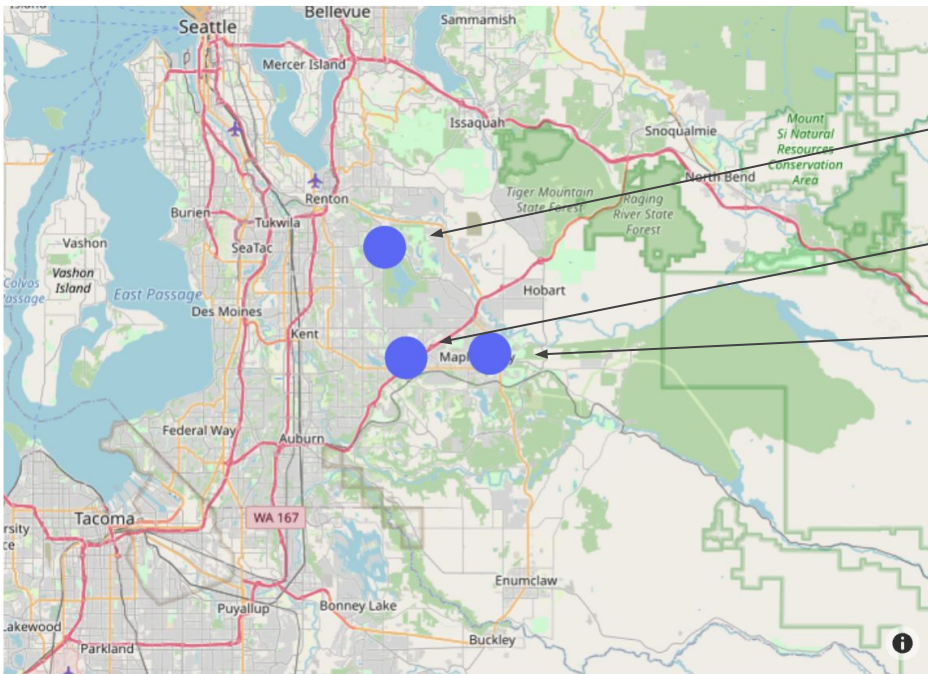
Nice & Cheap neighborhoods:
- the top 3 most affordable neighborhoods of the "nice neighborhoods"

*Sqft = square foot

Location - Nice neighborhoods

price_sqft

300

250

200

150

*price_sqft = Price per square foot in $

Location - Nice & cheap neighborhoods

Top 3 Neighborhoods for Thomas:

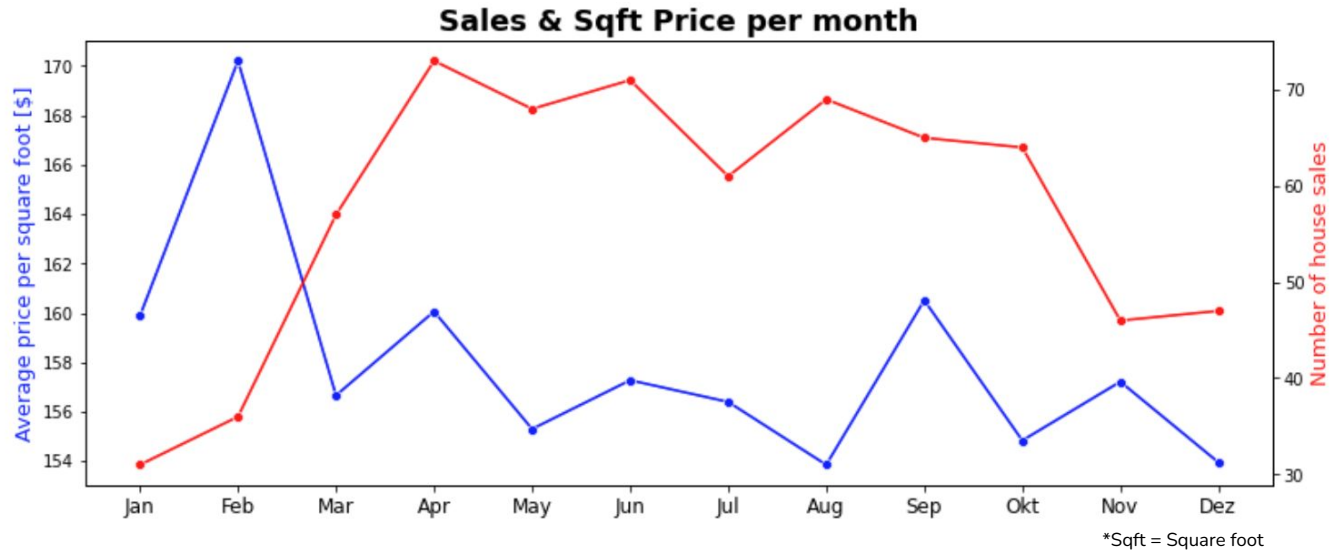- Renton
  Average price per square foot = **160.59 $**

- Covington
  Average price per square foot = **143.95 $**

- Maple Valley
  Average price per square foot = **160.17 $**

Timing - when to buy?

Sales & Sqft Price per month

*Sqft = Square foot

→ Data of the Top 3 neighborhoods.
→ The price seems to behave typically according to the supply and demand principle.
→ The more houses are sold per month, the cheaper the square foot price becomes.

Recommended time to buy → after the first quarter of the year.

Summery

Recommended neighborhoods/ towns for a house purchase:

- Renton
  Average price per square foot = **160.59 $**

- Covington
  Average price per square foot = **143.95 $**

- Maple Valley
  Average price per square foot = **160.17 $**

Recommended timing for a house purchase:

- After the first quarter of the year.