EDA Project

Client: Erin Robinson
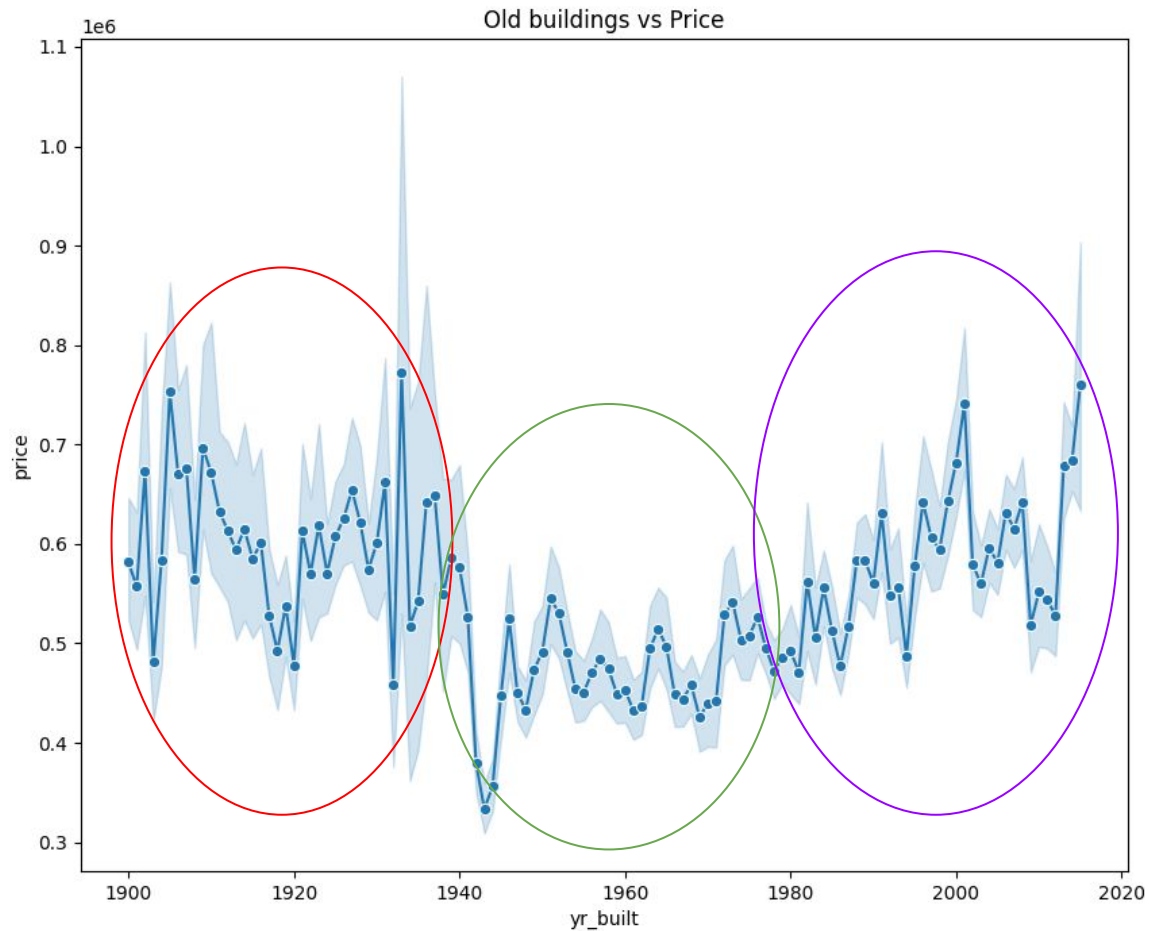Salesmen: Taraka Kannuri

Client

Erin Robinson is a Buyer who likes to invest in poor neighbourhoods, buying & selling, costs back + little profit, socially responsible.
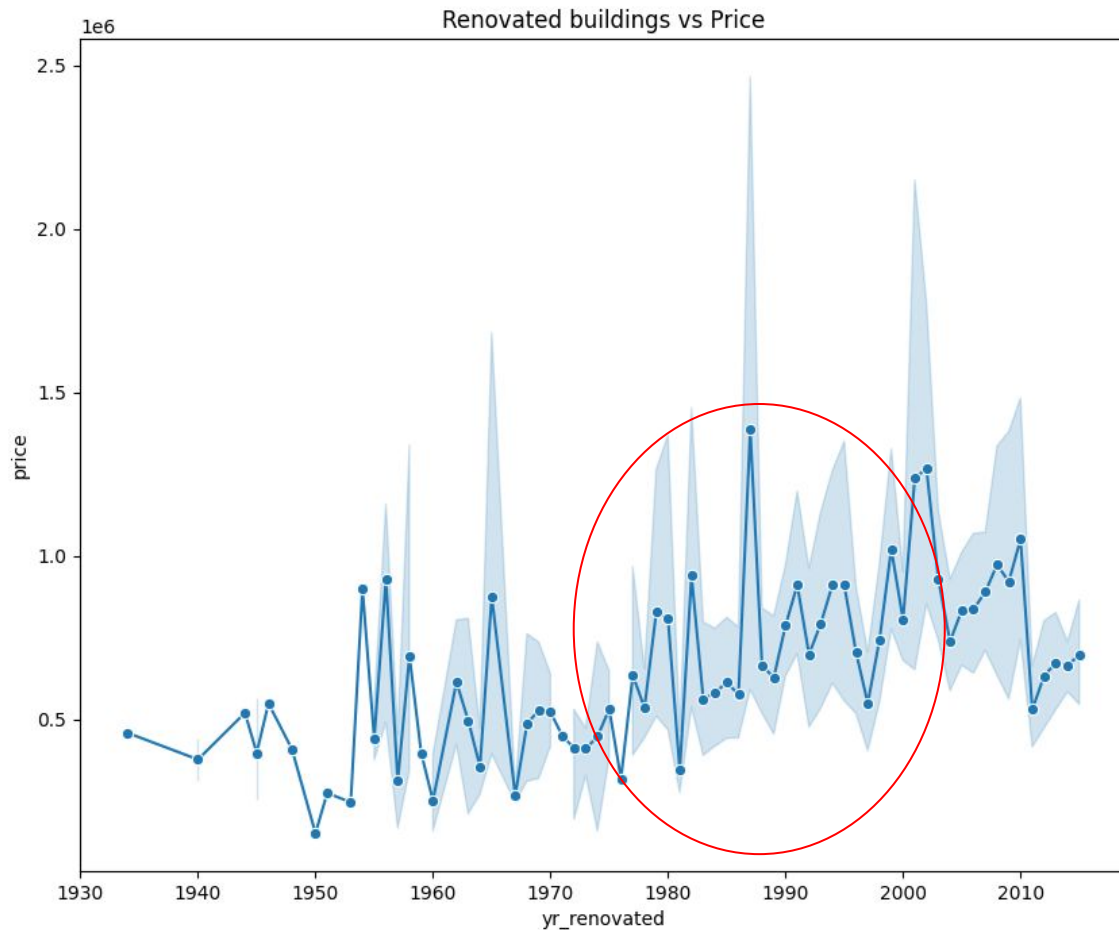
Aim:
- More interested in poor neighbourhood
- Renovate and Sell
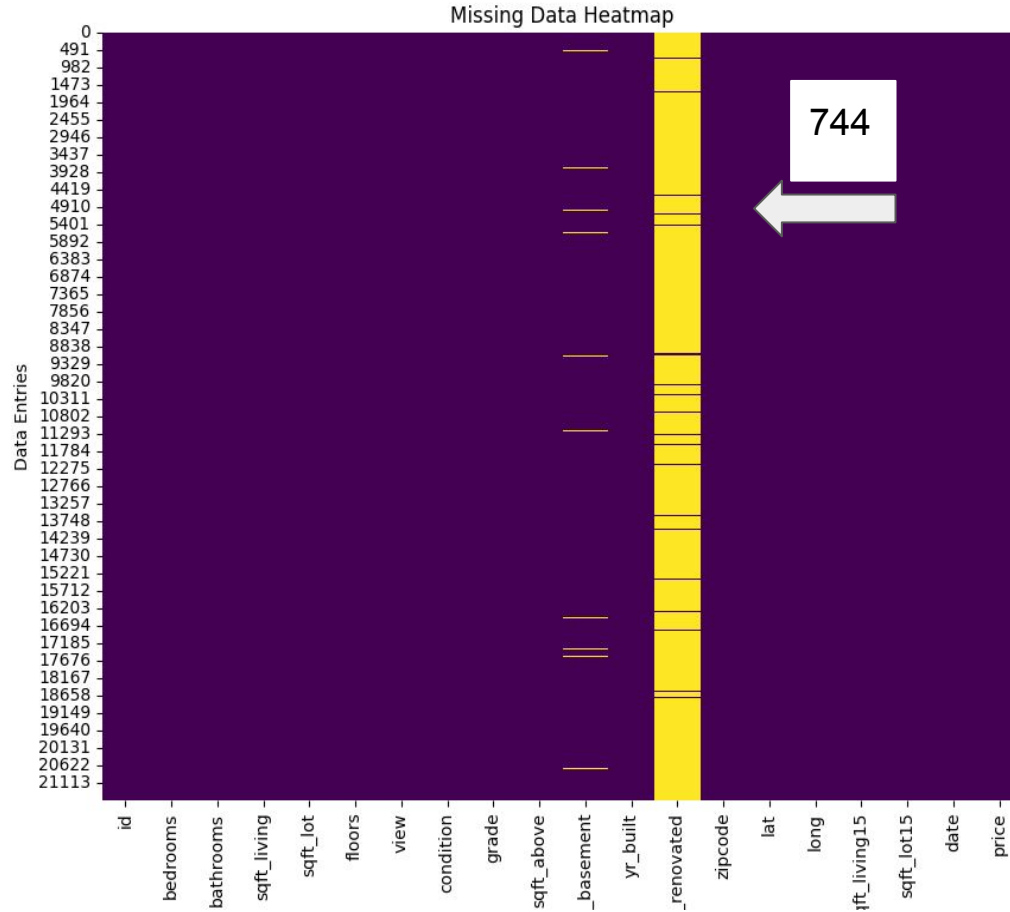- Cut costs and make small profit

Old building price change over years

Old buildings vs Price

Renovated Building price change over years

Renovated buildings vs Price

Missing Data

Missing Data Heatmap

744

My Hypothesis:

1. As the years passes the price of old buildings are more or less consistent

2. As the years passes the price of Renovated buildings cost increases

3. They are less customers going for higher price houses

4. Bathrooms effect the price more than the number of bedrooms

5. If Sqft_living increase the price, even if the Sqft_lot is high

6. Resale value of renovated house are more than the old houses.

# Overall data vs Price and correlation

Minimum Price: $78K
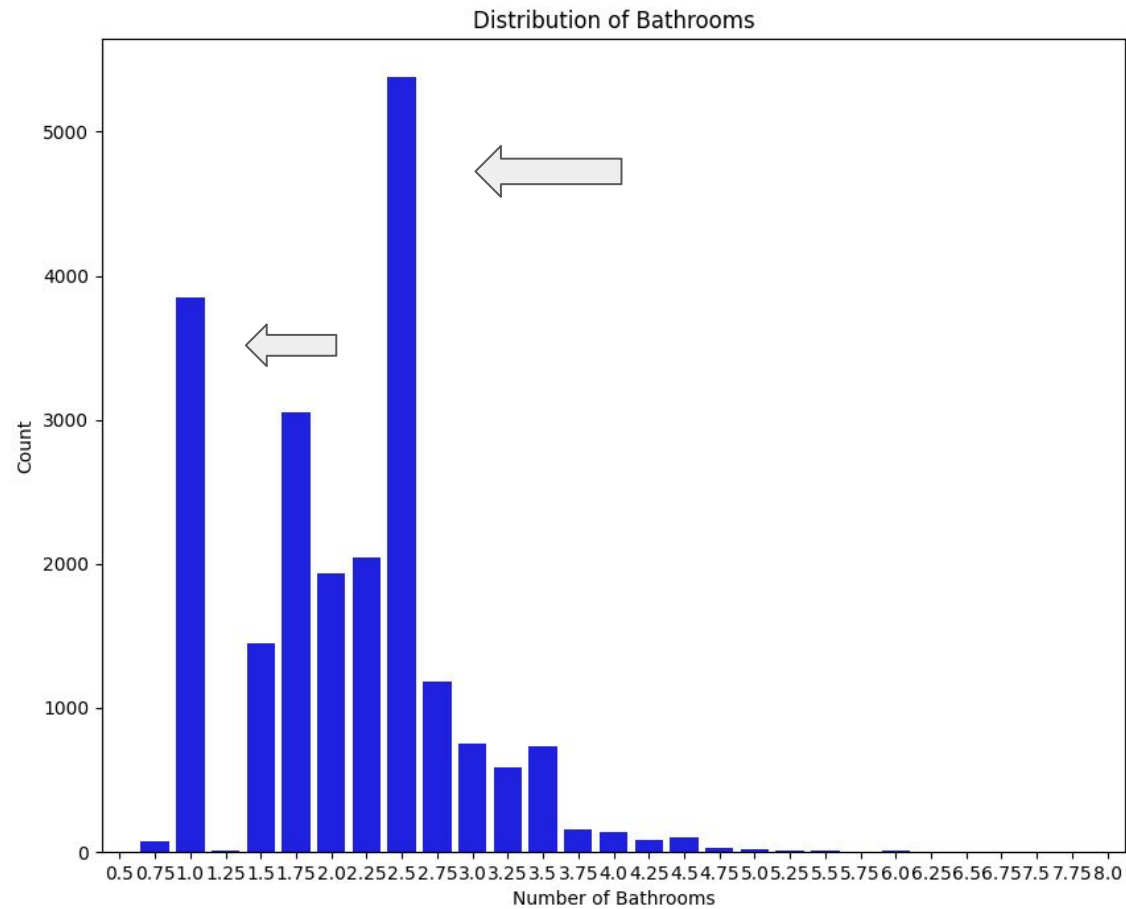
Average Price: $540K

Maximum Price: $7.7 mil

- Correlation is between -1 to 1.
- Near to one is positive correlation and 0 is no linear correlation.
- 0.3 to 0.5 is considered as moderate correlation.
- Near to -1 is considered as negative correlation

```
price           1.000
sqft_living     0.702
grade           0.668
sqft_above      0.605
sqft_living15   0.585
bathrooms       0.526
view            0.396
sqft_basement   0.325
bedrooms        0.309
lat             0.307
floors          0.257
yr_renovated    0.119
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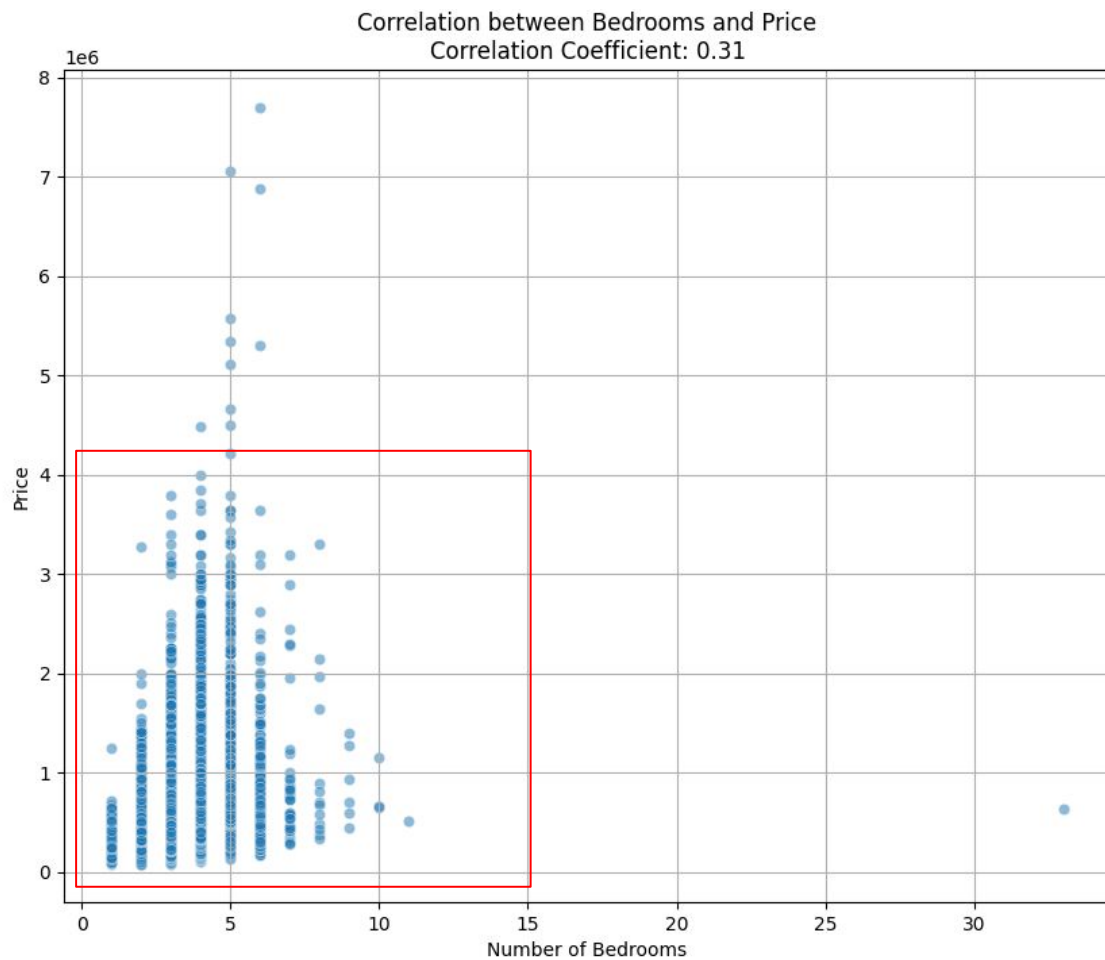
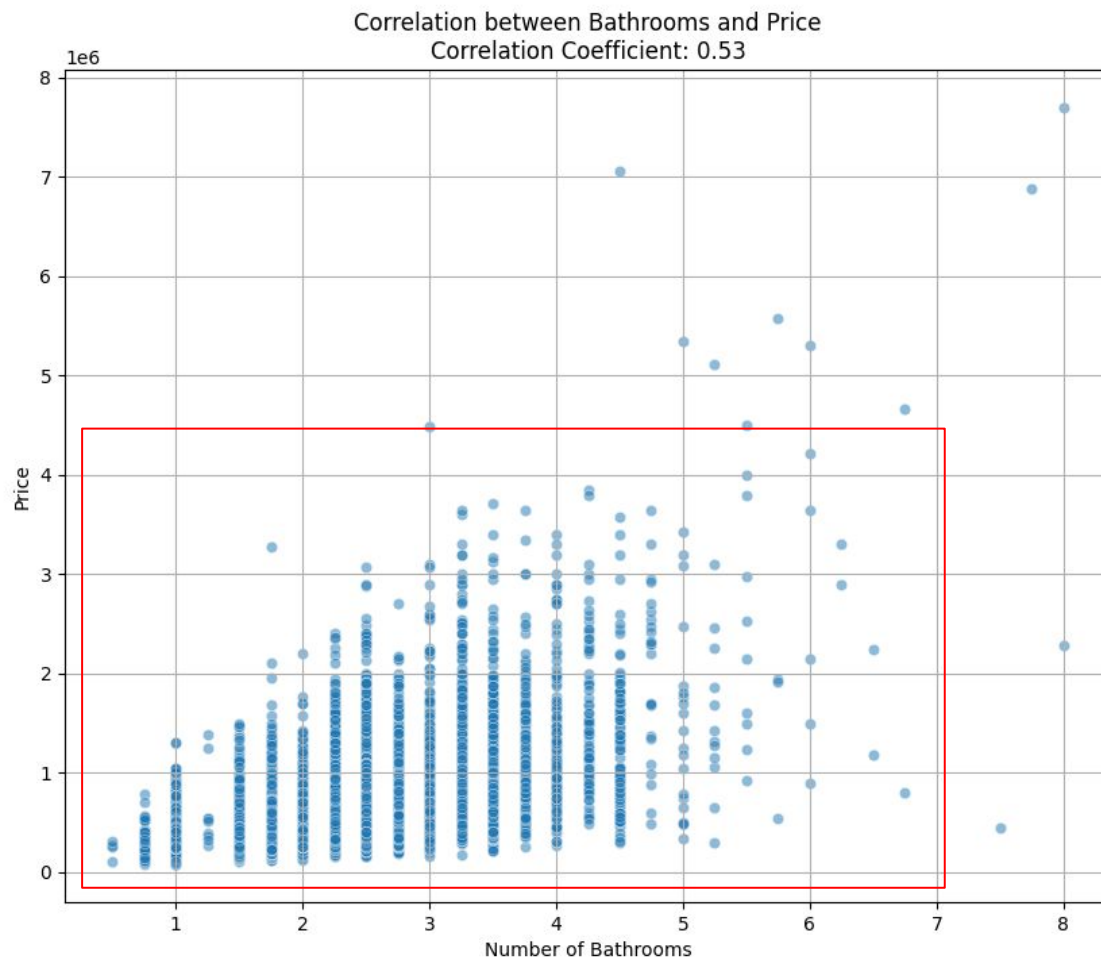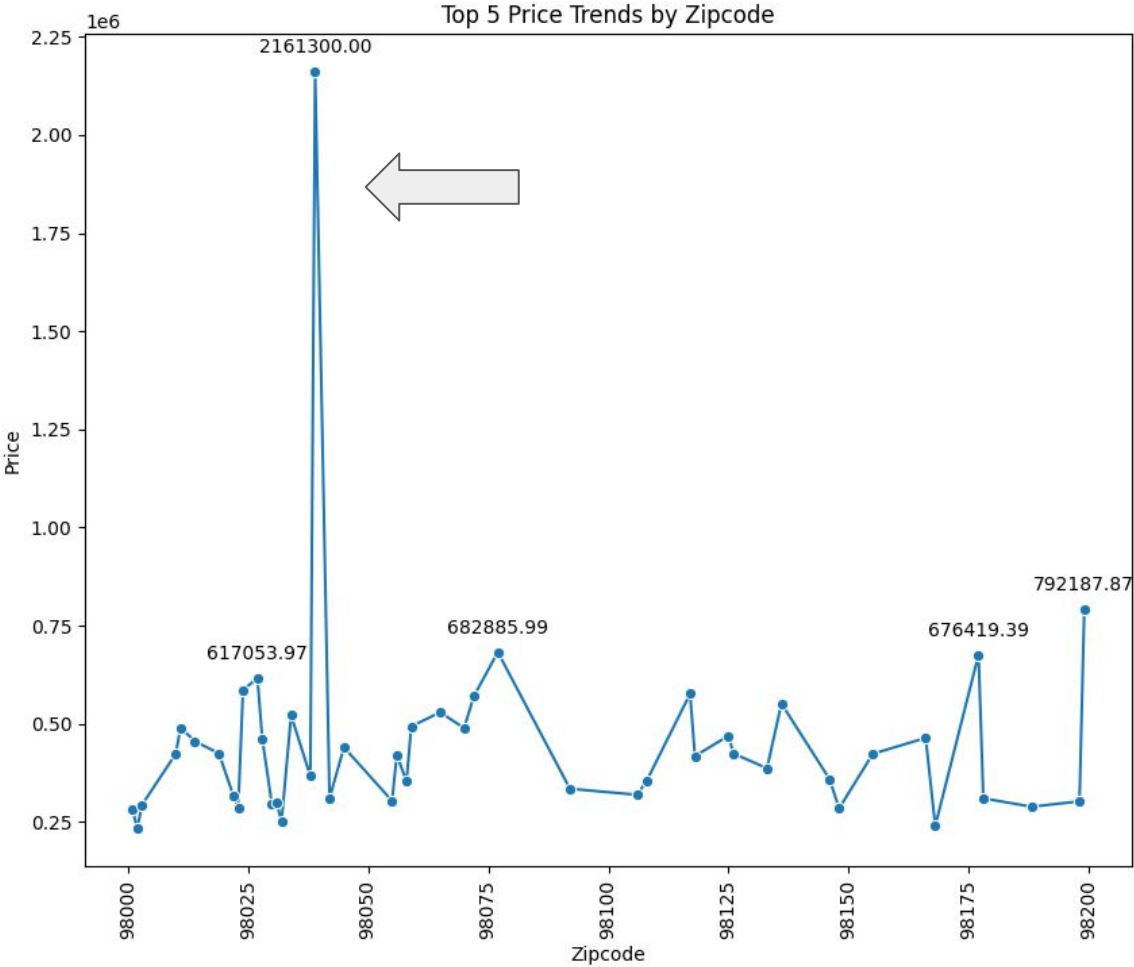# Distribution of Bedrooms
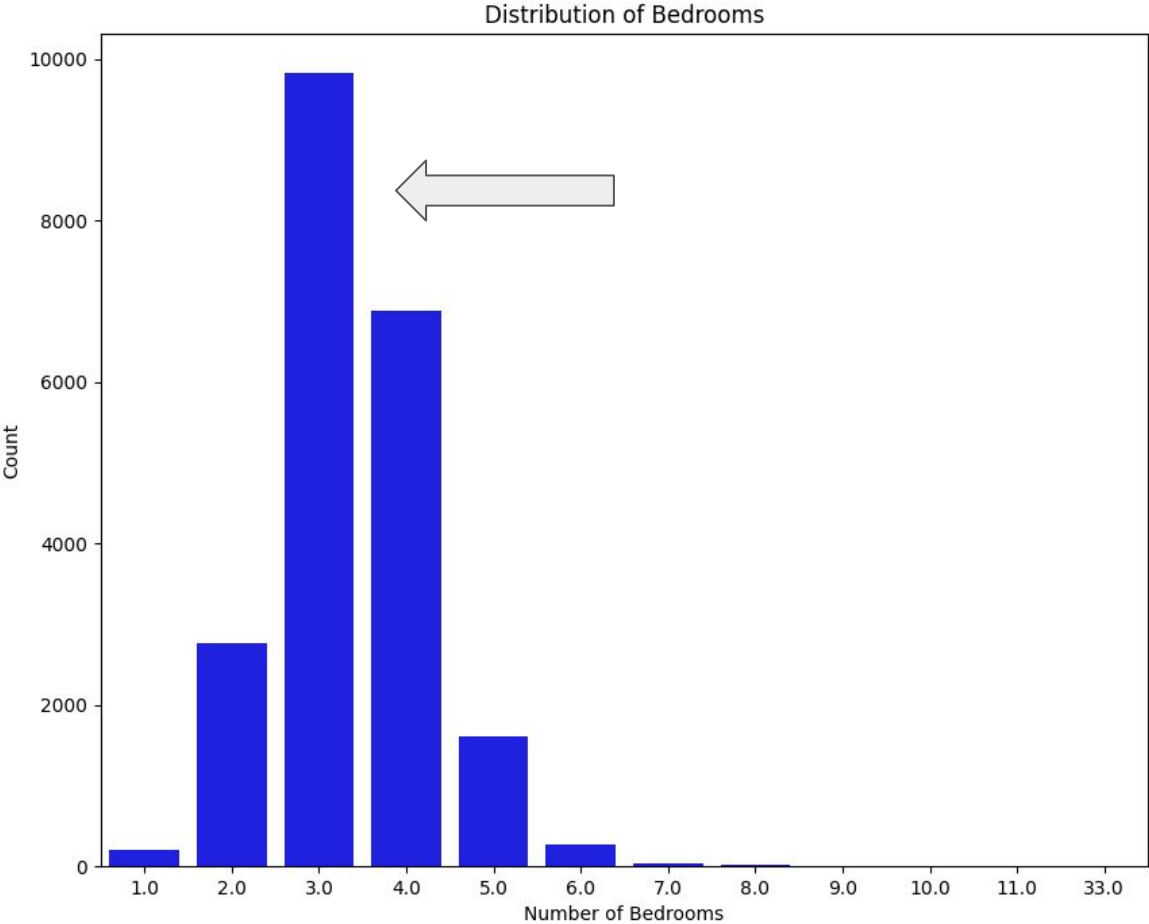
Distribution of Bathrooms
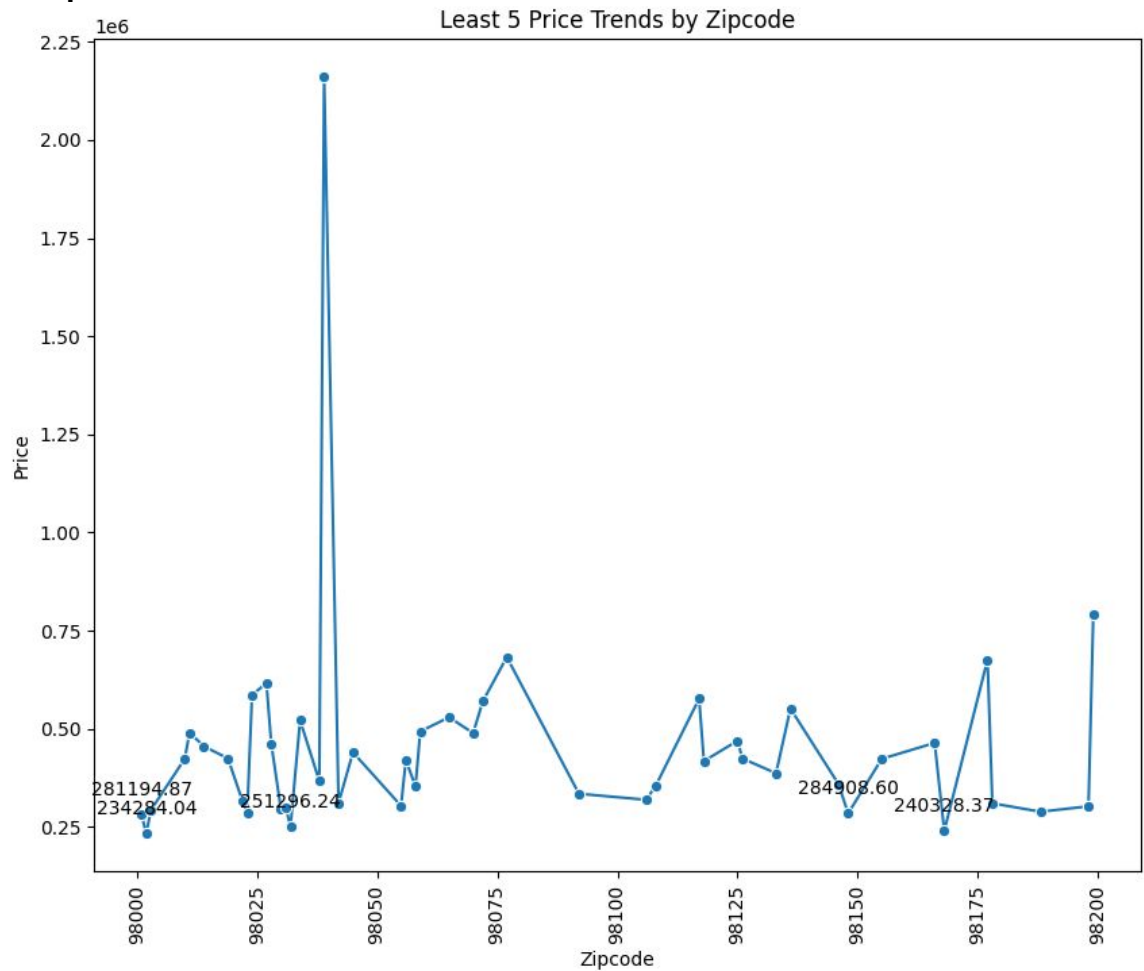
Correlation between Bedrooms and Price

Correlation between Bedrooms and Price
Correlation Coefficient: 0.31

Correlation between Bathrooms and Price
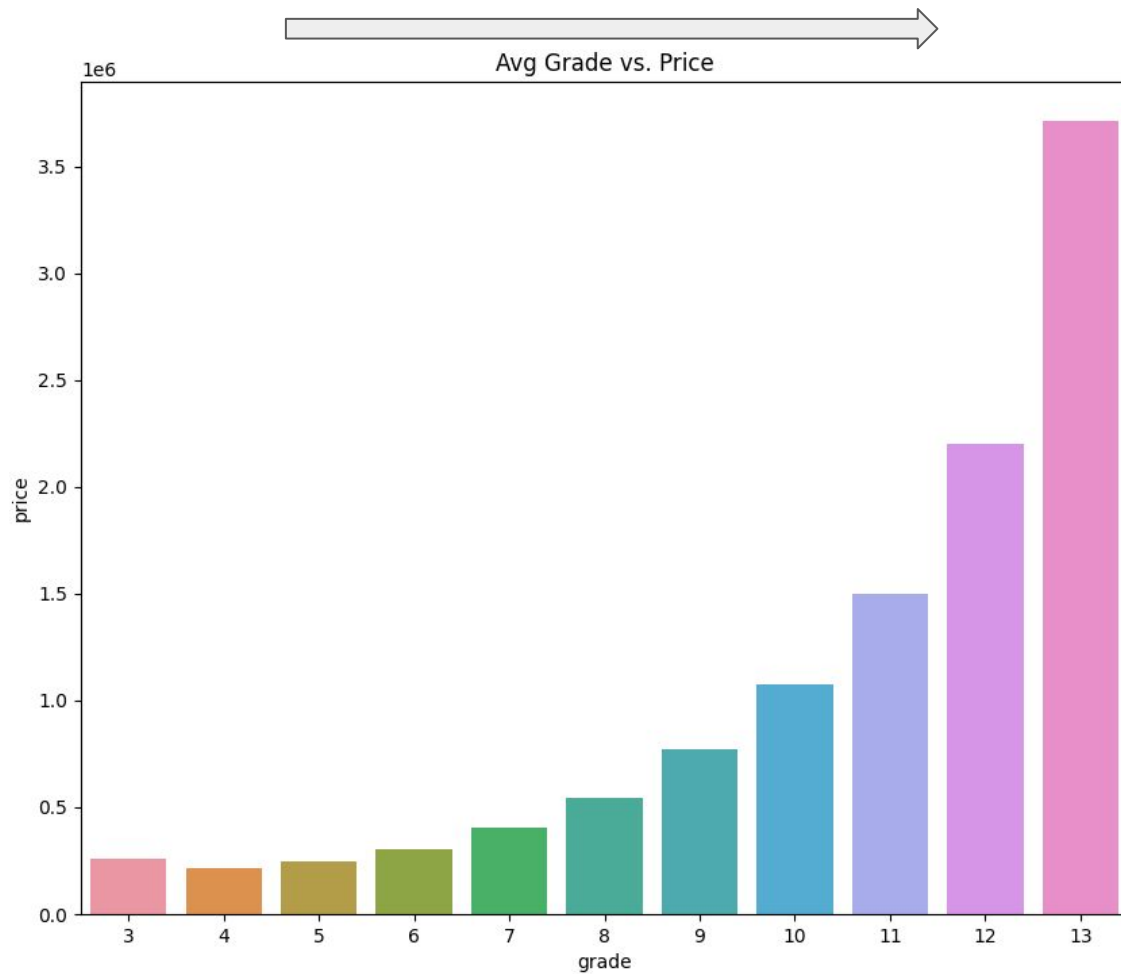
Top 5 price trends by zipcode

Price trends by Zipcode
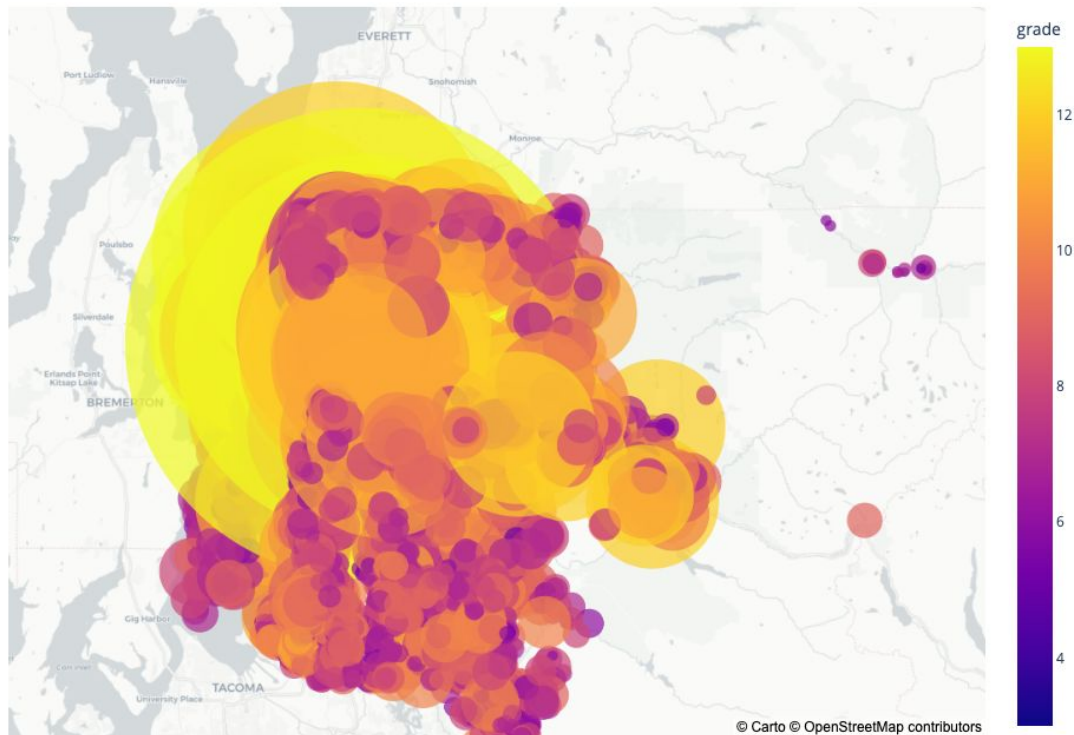

Least 5 Price Trends by Zipcode

Avg Grade vs Price

Geographical Map

Grade vs. Price in Desired Zipcodes

Recommendation and investment strategy

➔ When searching for houses, it's recommended to focus on those with a grade of 3 to 5, or 4 to 5 if you're looking for a cheaper option.

➔ Additionally, consider areas close to schools with grades 7 to 12, as this tends to indicate higher prices.

➔ When purchasing a house, target those built between 1950 and 1970, as they are not too old or modern and can be easily renovated to suit your needs.

➔ If you plan to resell the house, being near the areas with grades 7 to 12 can result in a higher selling price and potential profit.

Thank you

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Questions?