



Esta presentación tiene subtítulos en directo

REAL ESTATE MARKET ANALYSIS

Residential assets in Washington DC

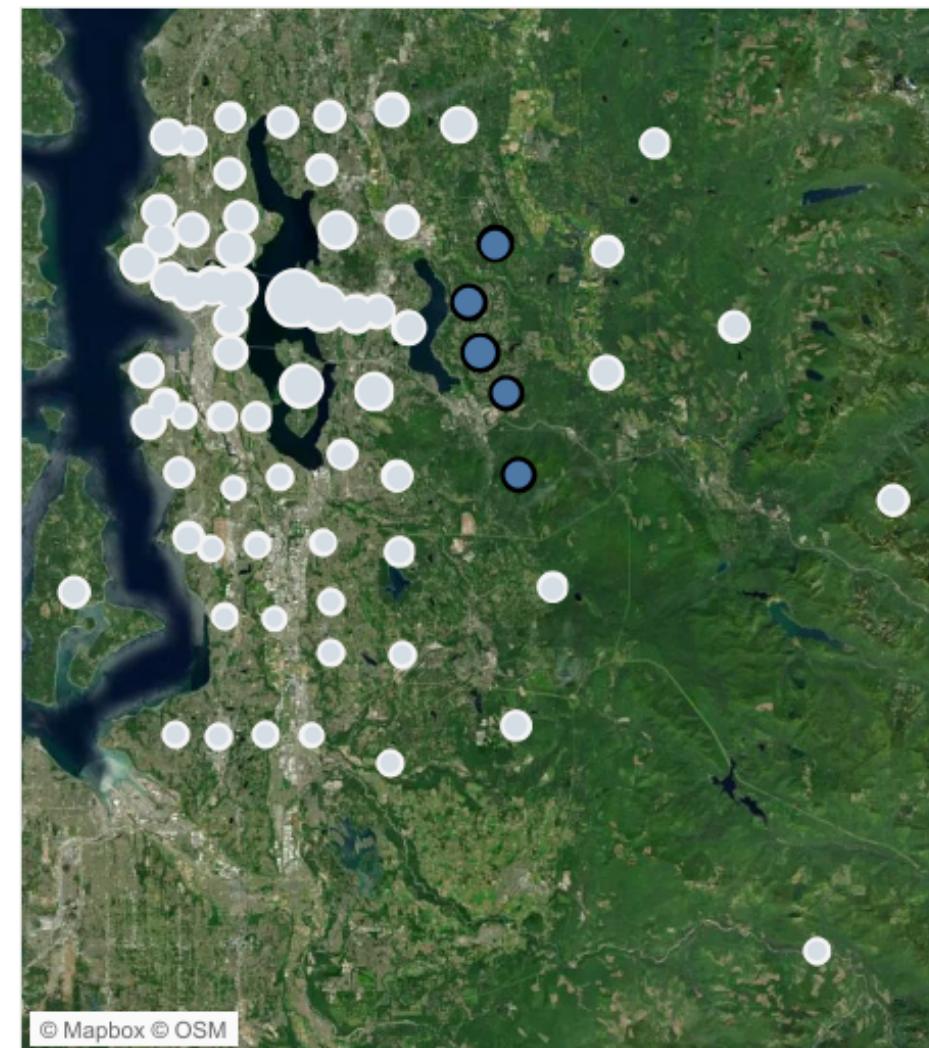
IRONHACK'S PROJECT
DATA ANALYTICS

REAL STATE MARKET ANALYSYS

Residential assets in Washington DC

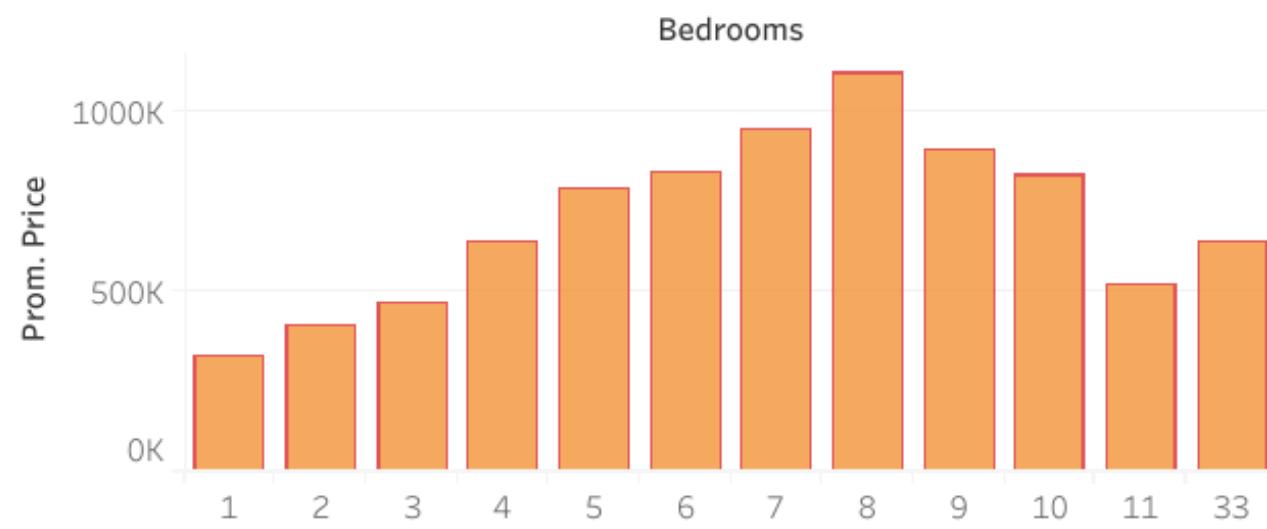
MAP

Price and codezip

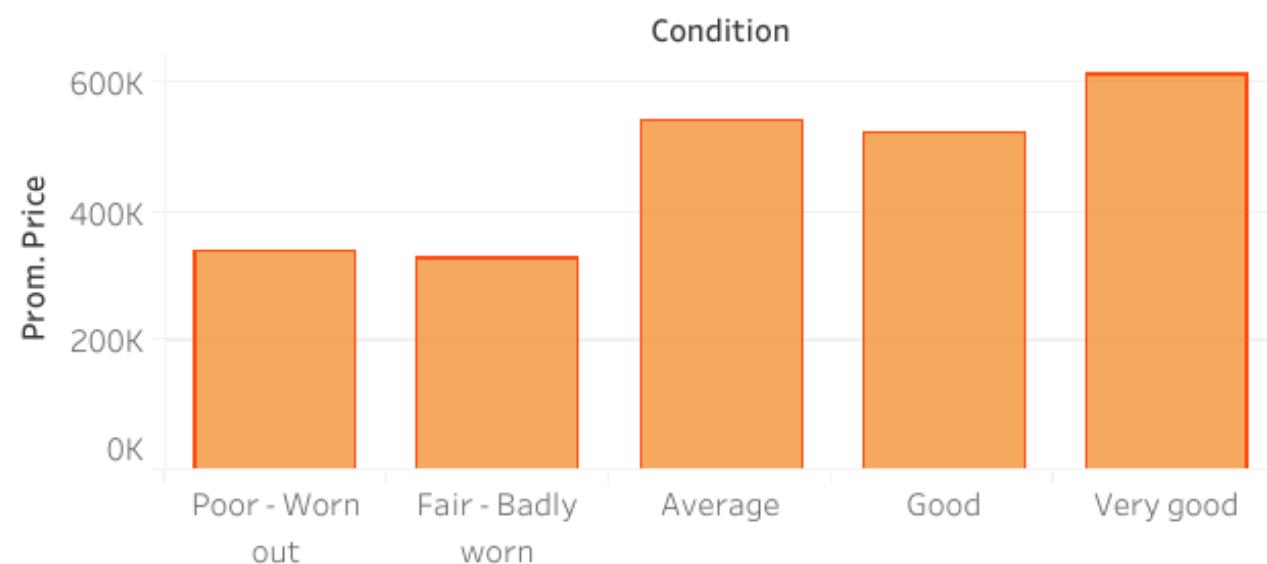


PRICES

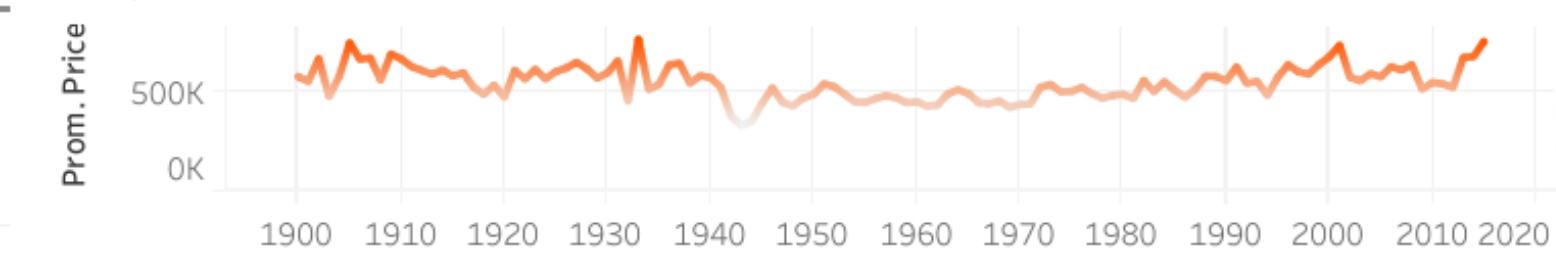
Price VS Bedrooms



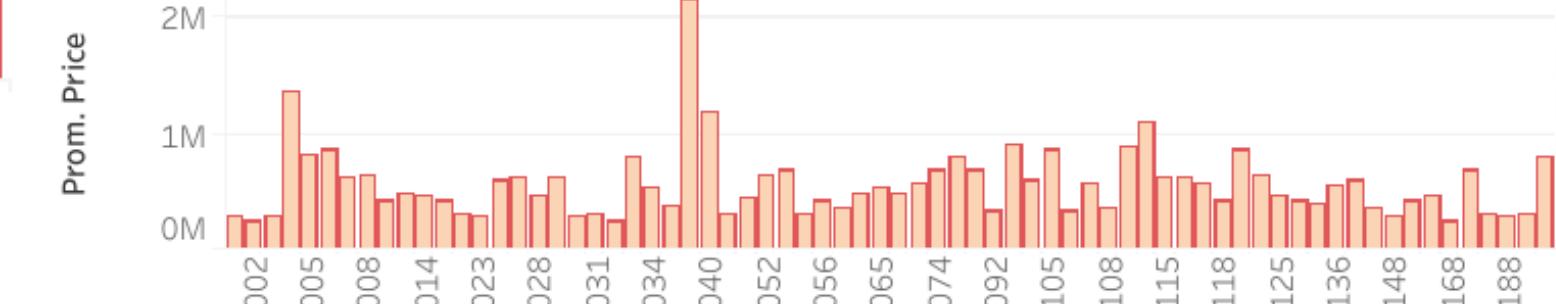
Price VS condition



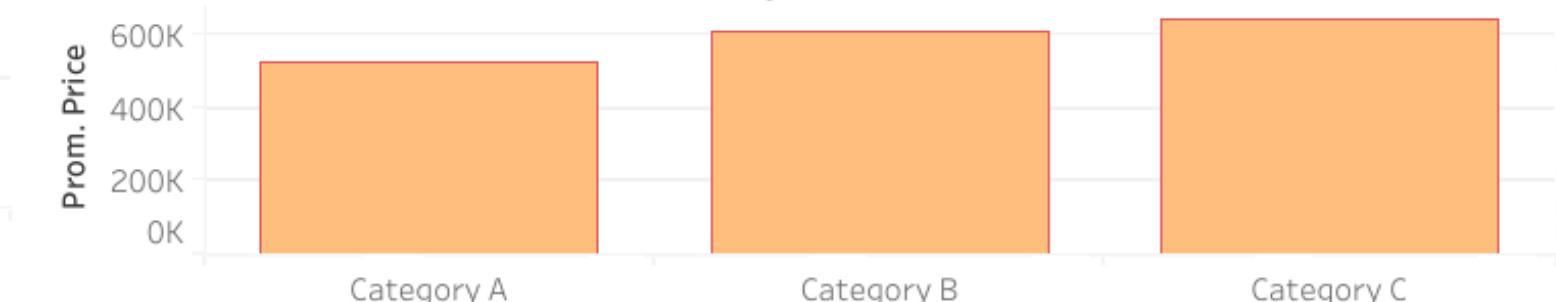
Trend price houses



Characteristics



Properties 00-10



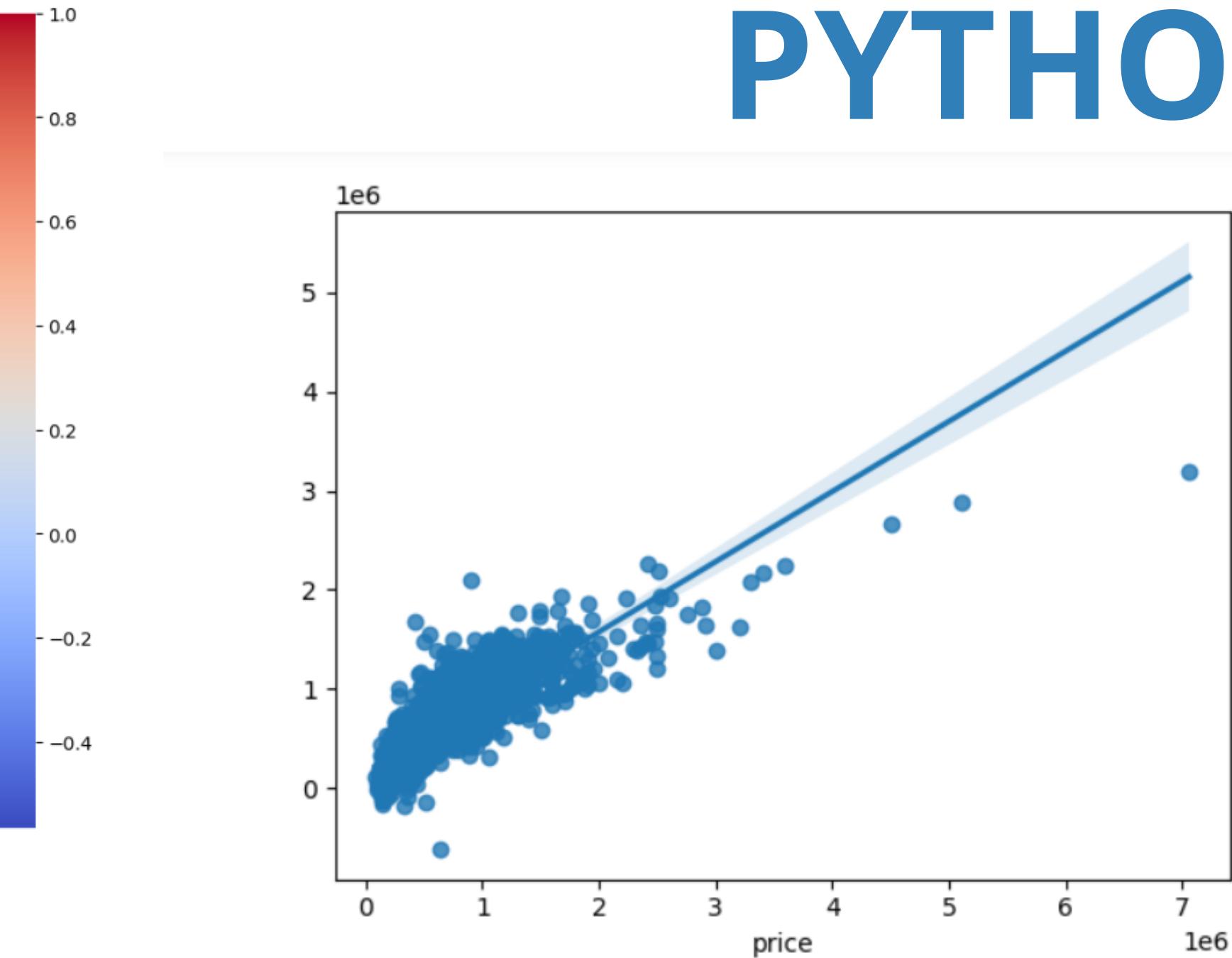
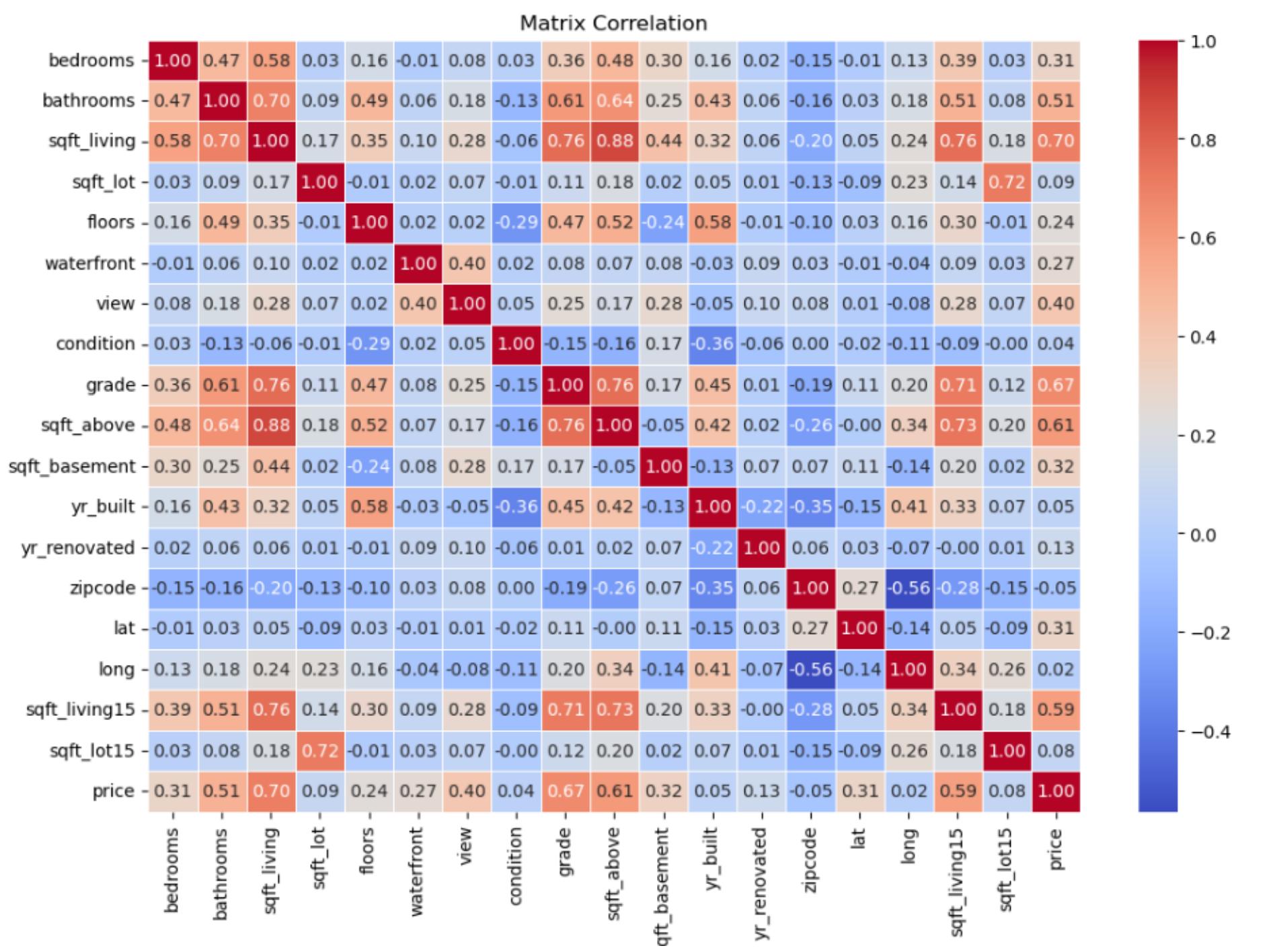
- *Project Description:*

- *Analysis of property sales in Washington D.C.*
- *The data collected refers to prices and characteristics of the properties.*

- Programs used for the project:*

- *Python*
- *MySQL*
- *Tableau*

PYTHON



Exploratory Data Analysis (EDA) with achieved a model with 0.71% correctness.

R2: 0.7108673452108624
MAE: 122244.0044828921
RMSE: 195439.9715622796

SQL Y TABLEAU

- Approximately a total of 21,500 homes.
 - Average's year of construction is 1971 and the average price of all sales is around \$540,000
-

N. of sales



Avg. Yr Built

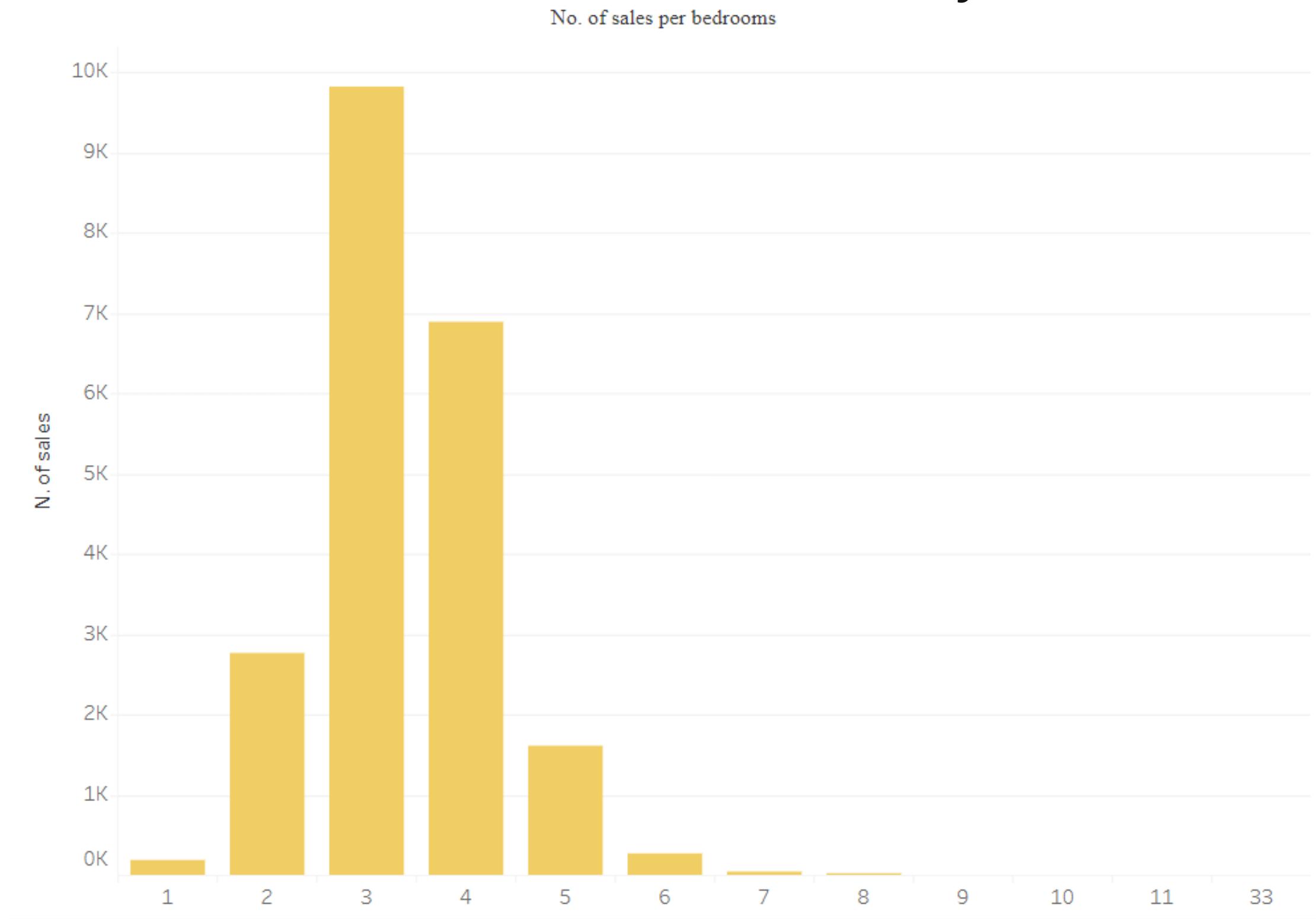


Avg. Price



SQL Y TABLEAU

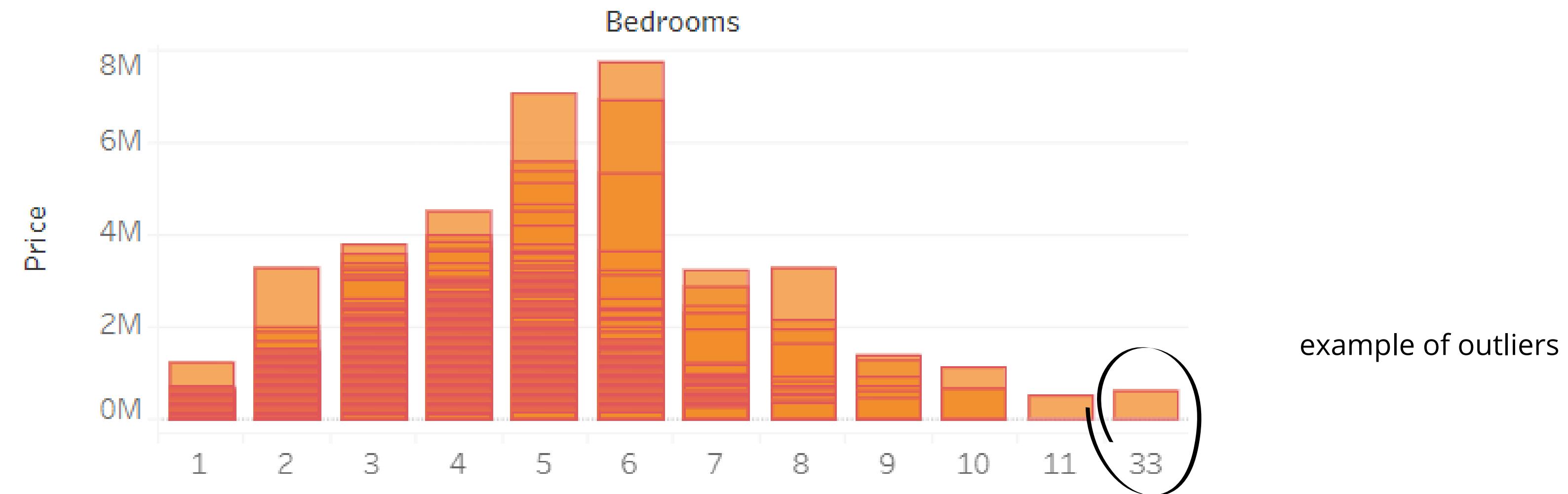
- The most sold homes are those with 3 and 4 bedrooms, followed by those with 2 and 5 bedrooms



SQL Y TABLEAU

- We have identified some outliers, which we have decided to maintain, since in this context we could find luxury homes.
-

Price VS Bedrooms

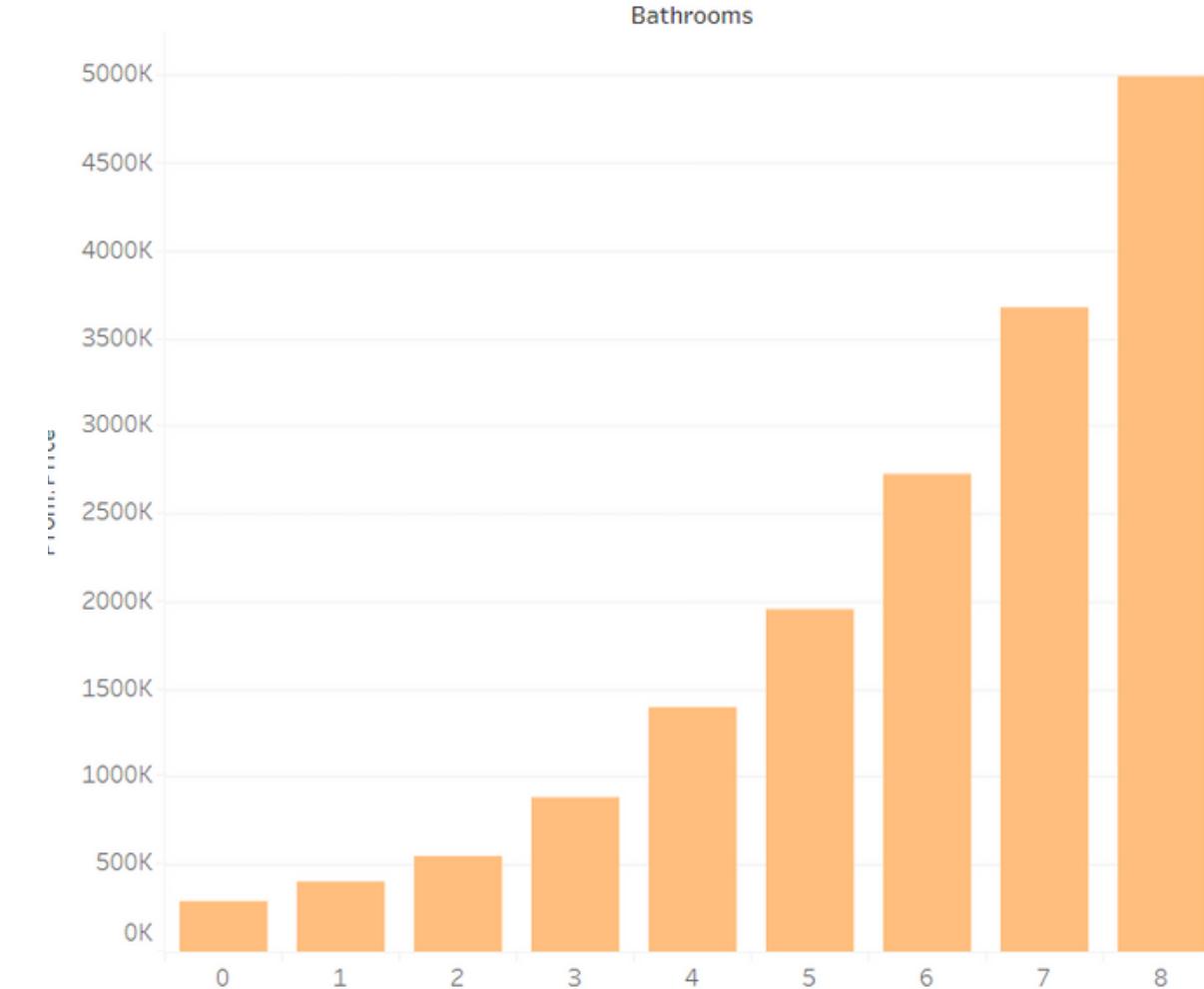
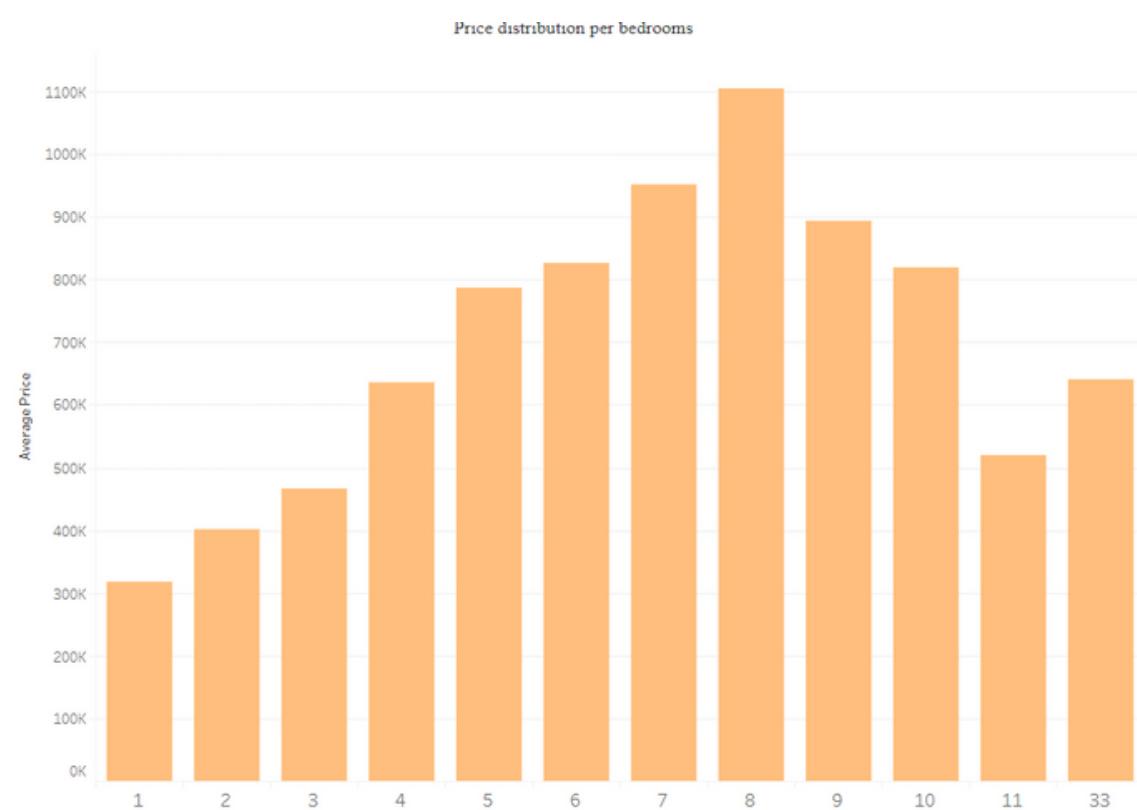
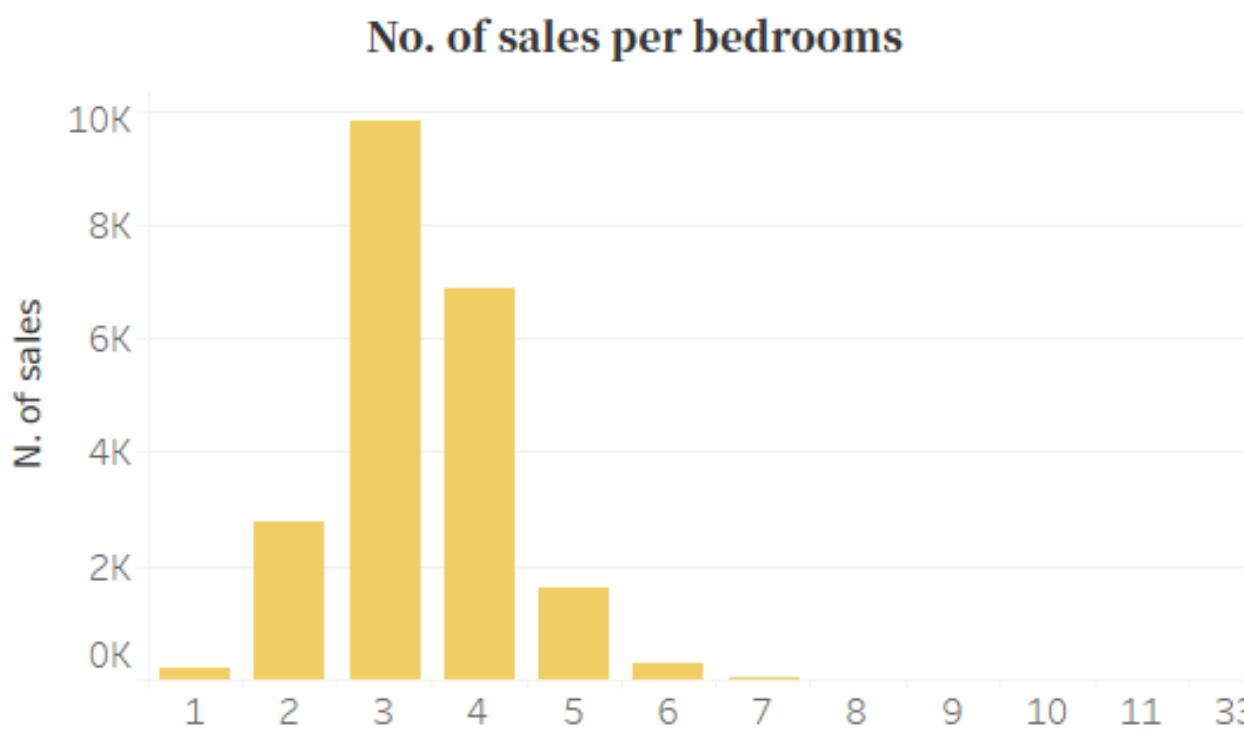


SQL Y TABLEAU

- Many homes built after 1970 have been sold.
- The condition of the property, the presence of views, the location, the number of bedrooms and other factors are determining factors in the sales process.

View Vs. Condition Heatmap

	Poor - Worn out	Fair - Badly worn	Average	Good	Very Good
Excellent	455.000		1.515.808	1.374.877	1.507.965
Good		384.065	956.410	963.814	1.134.705
Average		1.101.667	786.453	763.399	895.932
Fair	295.000	800.000	851.924	721.092	889.087
No view	334.075	310.471	502.930	474.260	543.792



SQL Y TABLEAU

- Through the dashboard we observe that, for the most part, the condition of the houses for sale is quite good, and that since 2015 there has been a notable drop in the sale of houses.

