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# REAL ESTATE MARKET ANALYSIS

Residential assets in Washington DC

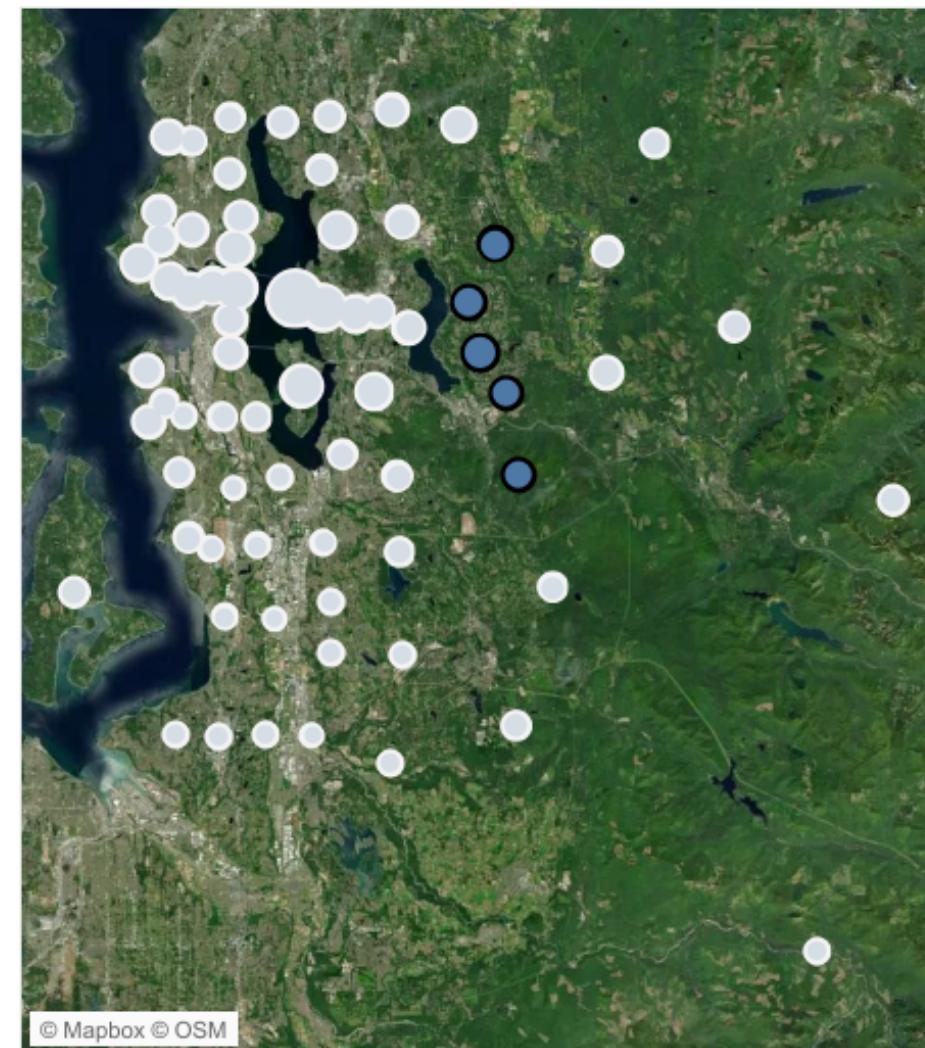
IRONHACK'S PROJECT  
DATA ANALYTICS

# REAL STATE MARKET ANALYSYS

Residential assets in Washington DC

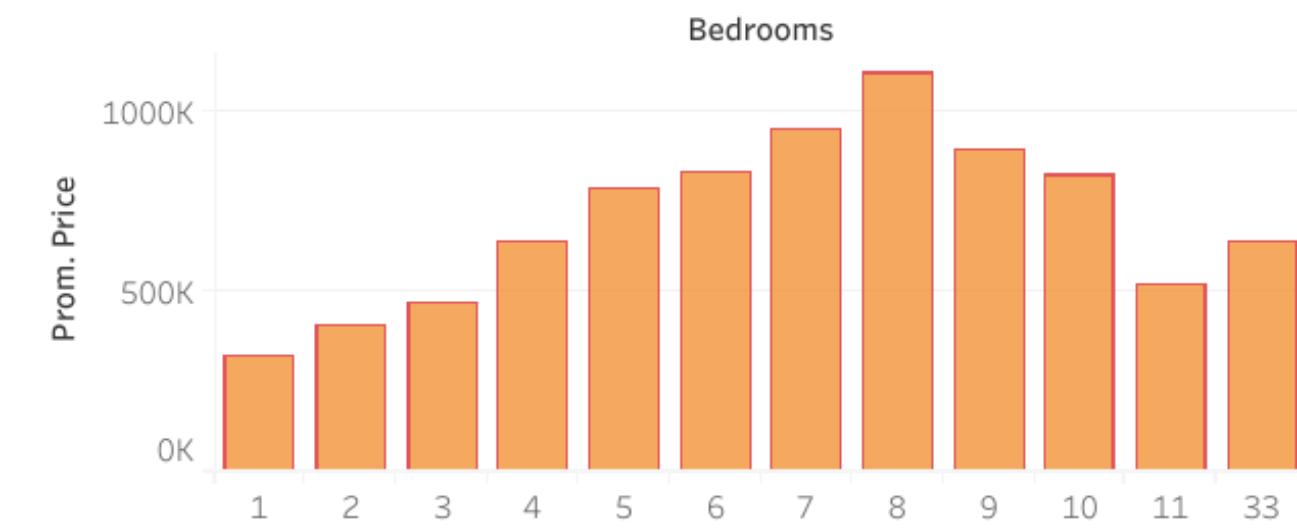
MAP

Price and codezip

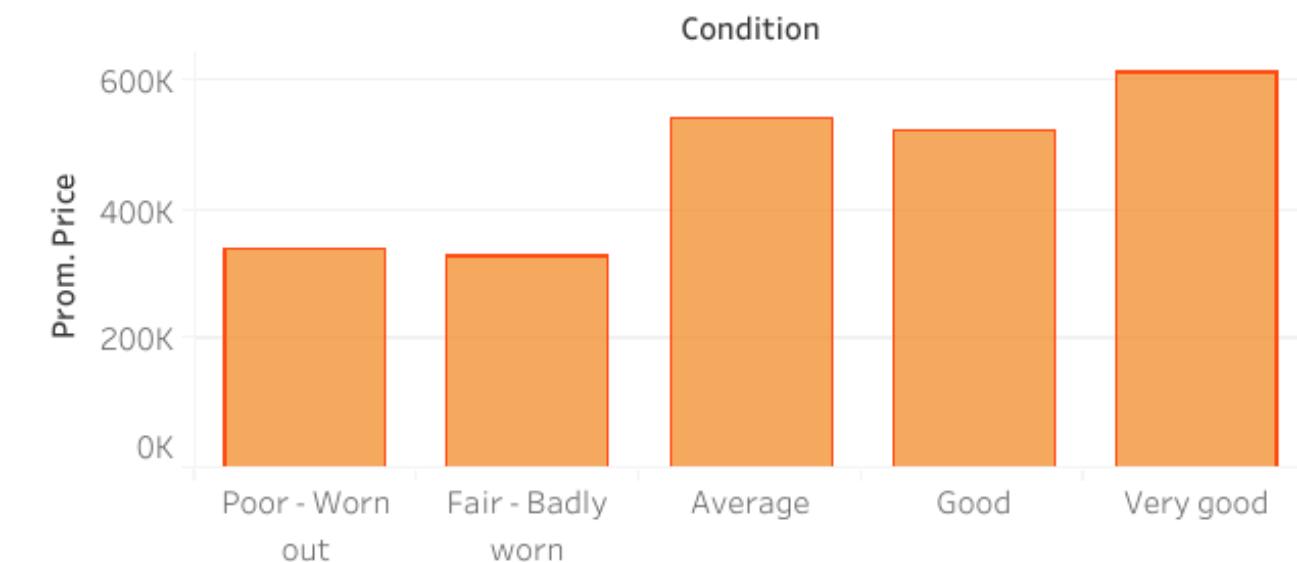


## PRICES

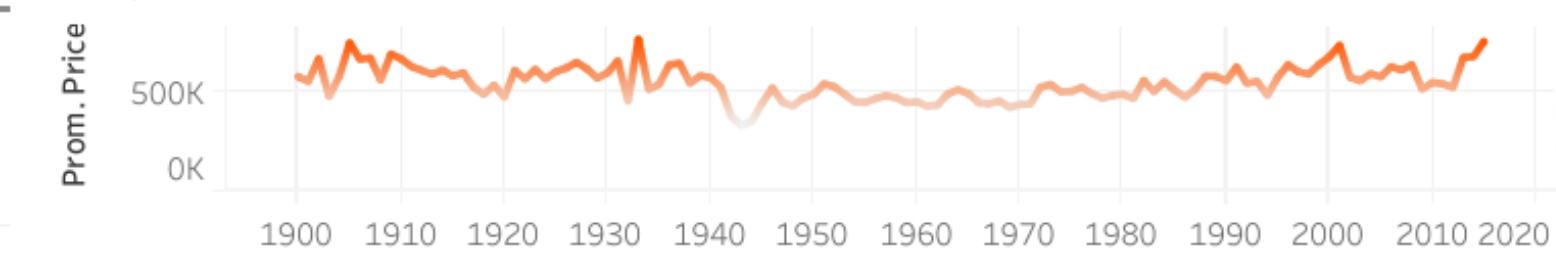
Price VS Bedrooms



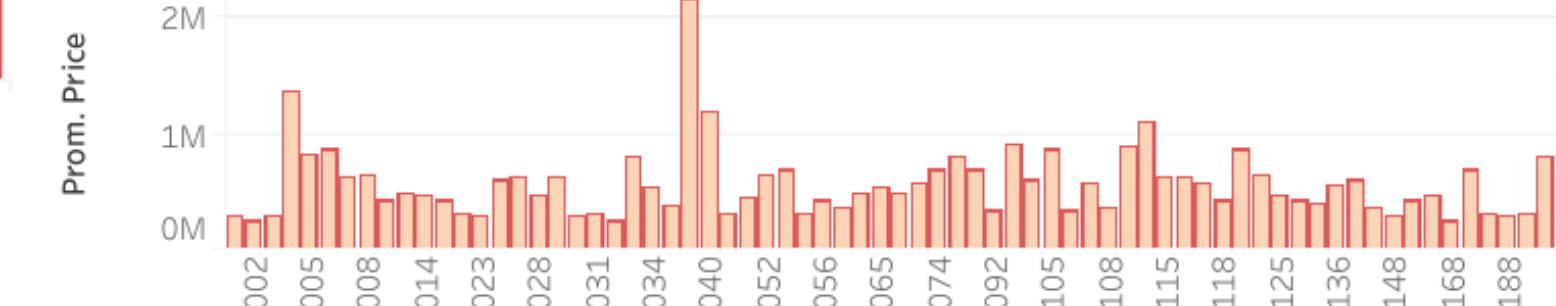
Price VS condition



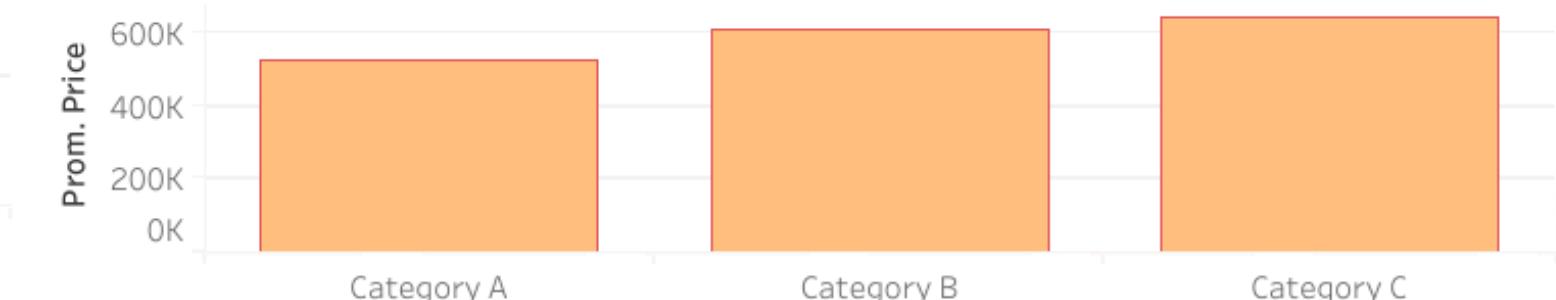
Trend price houses



Characteristics



Properties 00-10



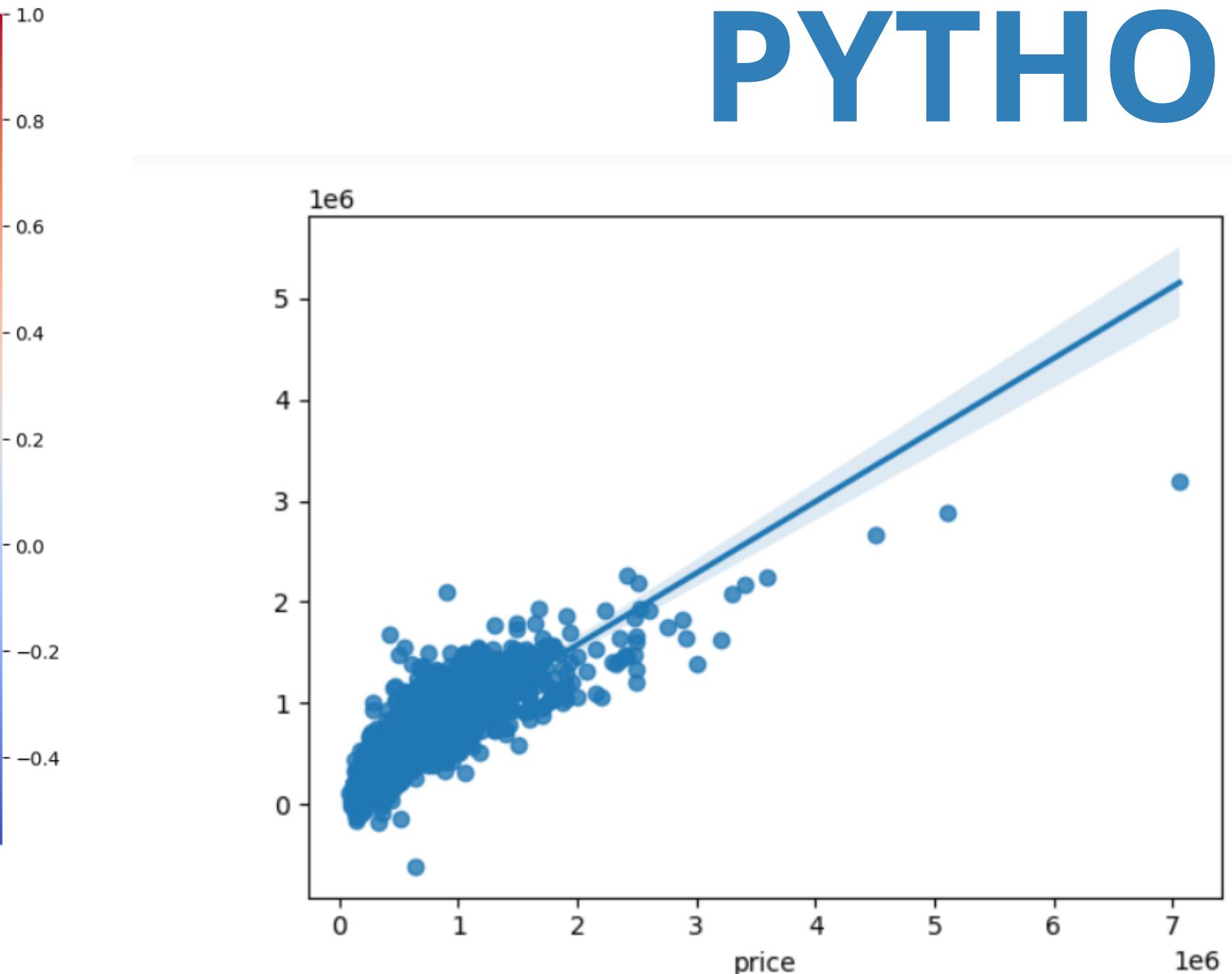
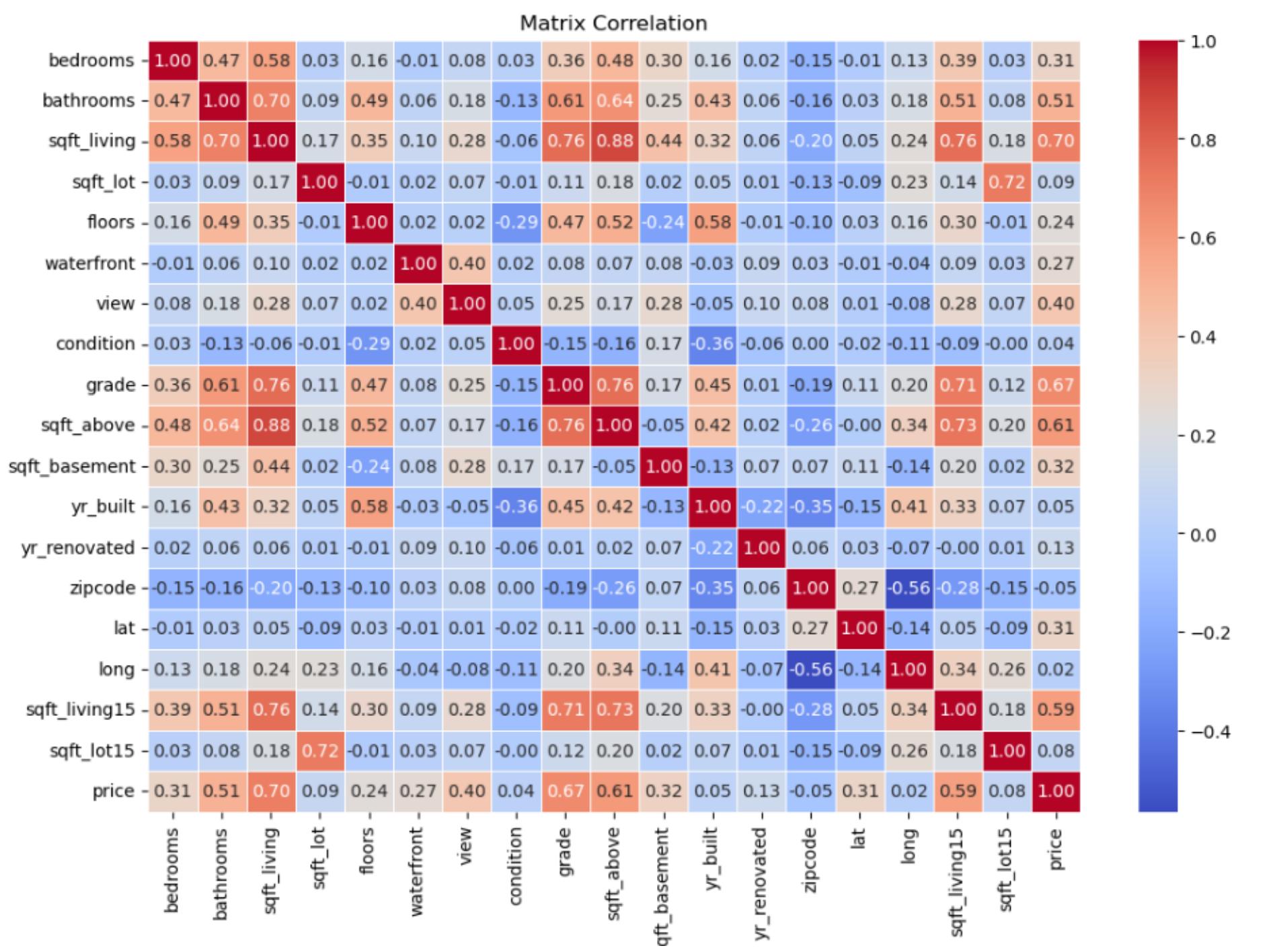
- *Project Description:*

- *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

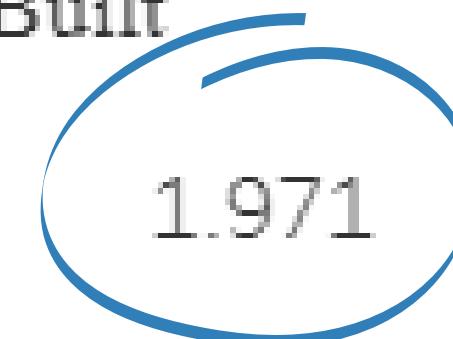
# SQL Y TABLEAU

- 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

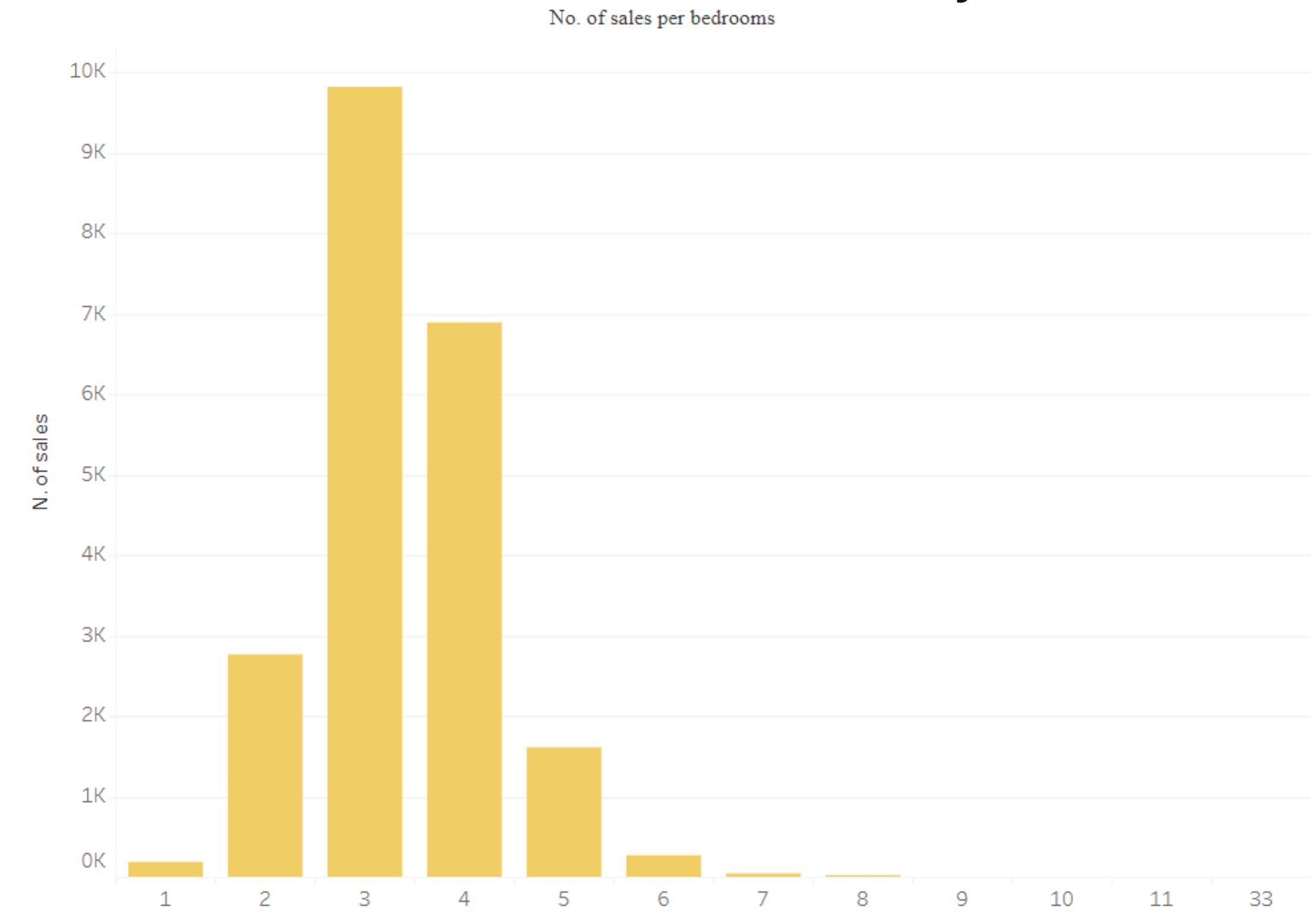


Avg. Price



# SQL Y TABLEAU

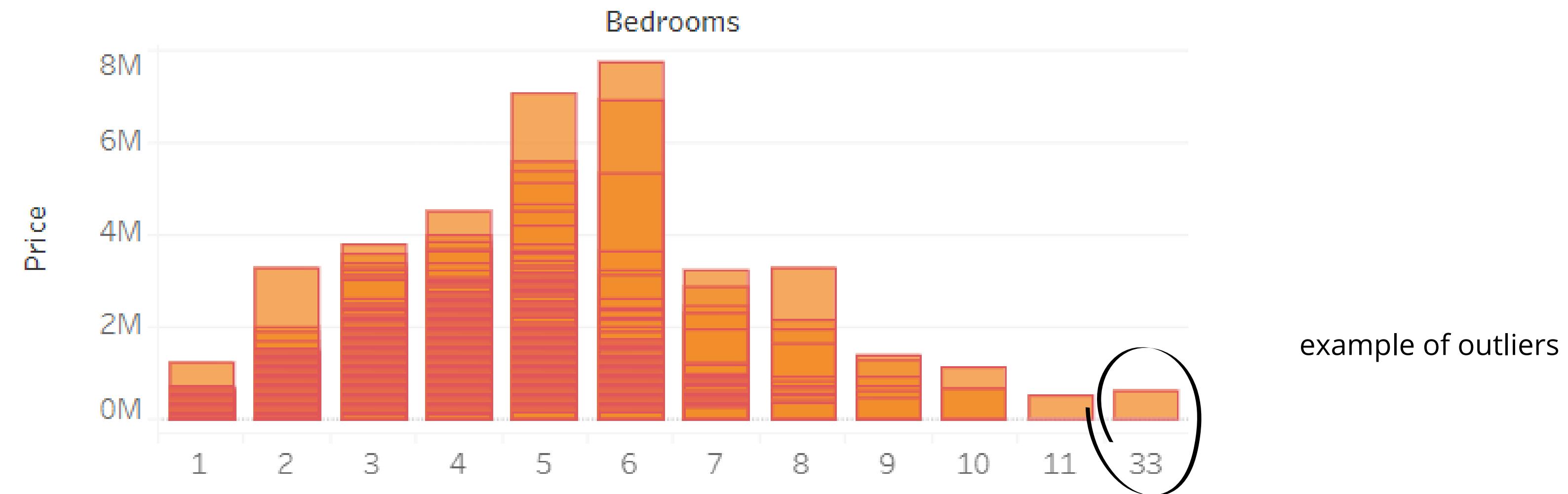
- The most sold homes are those with 3 and 4 bedrooms, followed by those with 2 and 5 bedrooms



# SQL Y TABLEAU

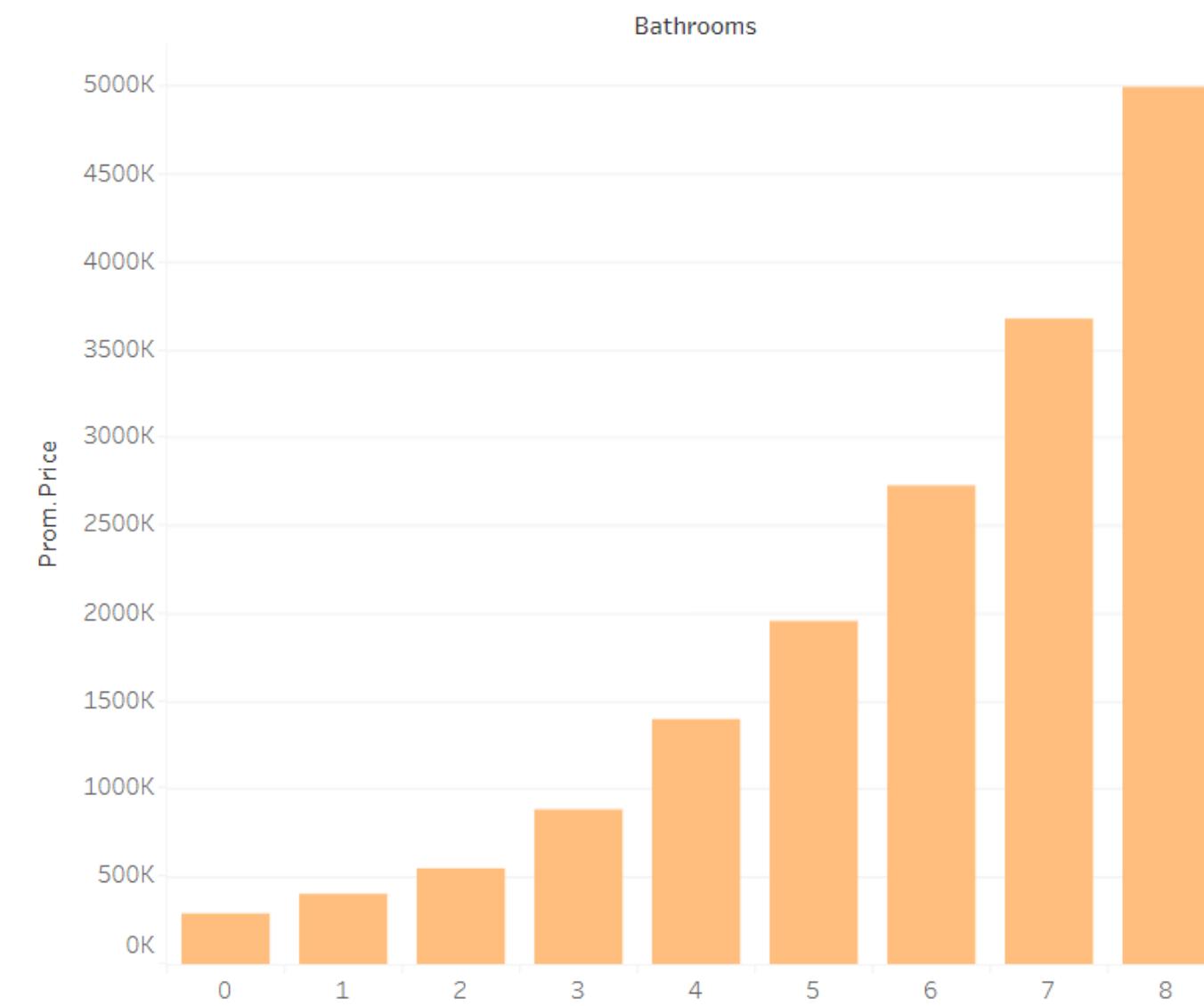
- We have identified some outliers, which we have decided to maintain, since in this context we could find luxury homes.
- 

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.



# 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.

