Project Proposal

Project Purpose

It is to obtain data of real estate on CT State of US for rental and sellers to have best practice of their activities with existing market. However, the data might be pretty useful for customer to compare the prices amount on the town and type of property. There will be model solution to get the inputs and play it on the model to give the highest expectations for the end users.

Dataset Description

Subject: CT Real Estate Sales

I will use CT Real Estate sales from 2001-2016 period using Kaggle website repositories datasets. There will be many samples and characteristics will be explain separately. I will provide sample output data from large dataset that cover our subject on that project for end users.

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Datasets size: (815905, 10)
```

- **Characteristics:**
  1. Serial Number.
  2. Year.
  3. Town.
  4. Sale Amount.
  5. Assessed Value.
  6. Sale Ratio.
  7. Property Type.
  8. Residential Type.
  9. Remarks.
  10. Address.

- **Sample:**

SerialNumber	ListYear	DateRecorded	Town	Address	AssessedValue	SaleAmount	SalesRatio	PropertyType	ResidentialType	Remarks
14046	2014	9/29/2015 0:00	Andover	US ROUTE 6 M 33 B 36 L 22	10,720	75,000	0.142933333	Vacant Land	NA	NA
900035	2009	7/20/2010 0:00	Andover	1 DOGWOOD DRIVE	55,600	99,000	0.561616162	Vacant Land	NA	NA
14011	2014	1/14/2015 0:00	Andover	1 JUROVATY LANE	153,100	190,000	0.805789474	Residential	Single Family	NA
80009	2008	1/21/2009 0:00	Andover	1 ROSE LANE	116,600	138,900	0.839452844	Residential	Single Family	NA
15006	2015	11/30/2015 0:00	Andover	1 ROSE LANE	102,900	50,000	2.058	Residential	Single Family	PROPERTY WAS OWNED BY THE BANK

Model Description

Based on Sale Ratio there will be sorting for the town and property type in which we can show the best sale ratio that could the seller get with own property based on market needs and price.

Best Price = Sort (Town, Property Type) | Sales Ratio

- If Sale Ratio < 1 and > 0 that is mean the price is on market rate.
- If Sale Ratio > 1 that is mean the price is over the market rate

Tools

1. Numpy.
2. Pandas.
3. Jupyter notebook.
4. JupyterLab.

Note: I have notebook page for applying my test and development of model you can check HERE.