# Czech Real Estate Analysis

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Course: Seminar on Data Mining (NAIL121)
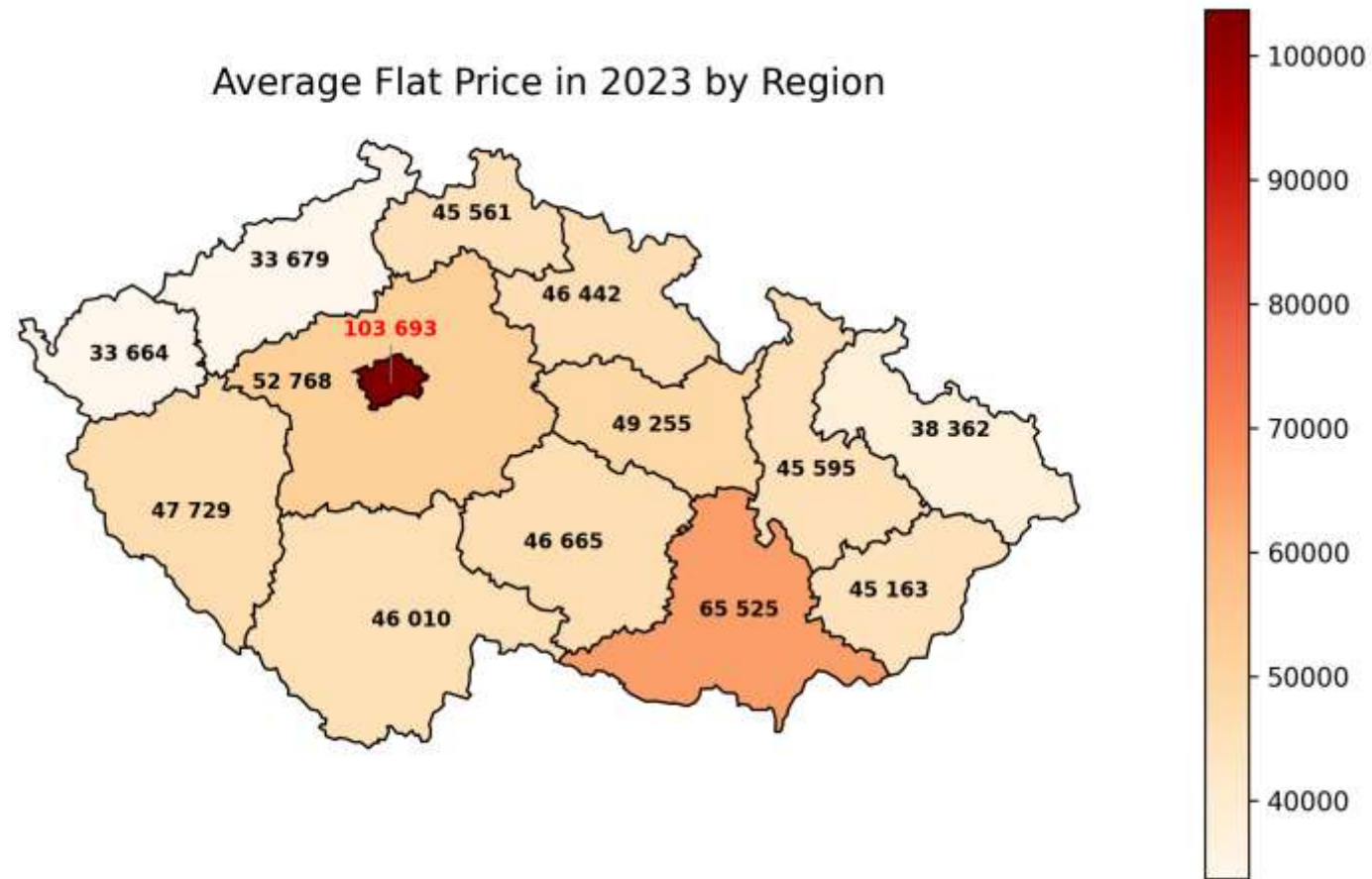
# Objectives

- Analize regional real estate trends across the Czech Republic
- Understand post COVID market shifts
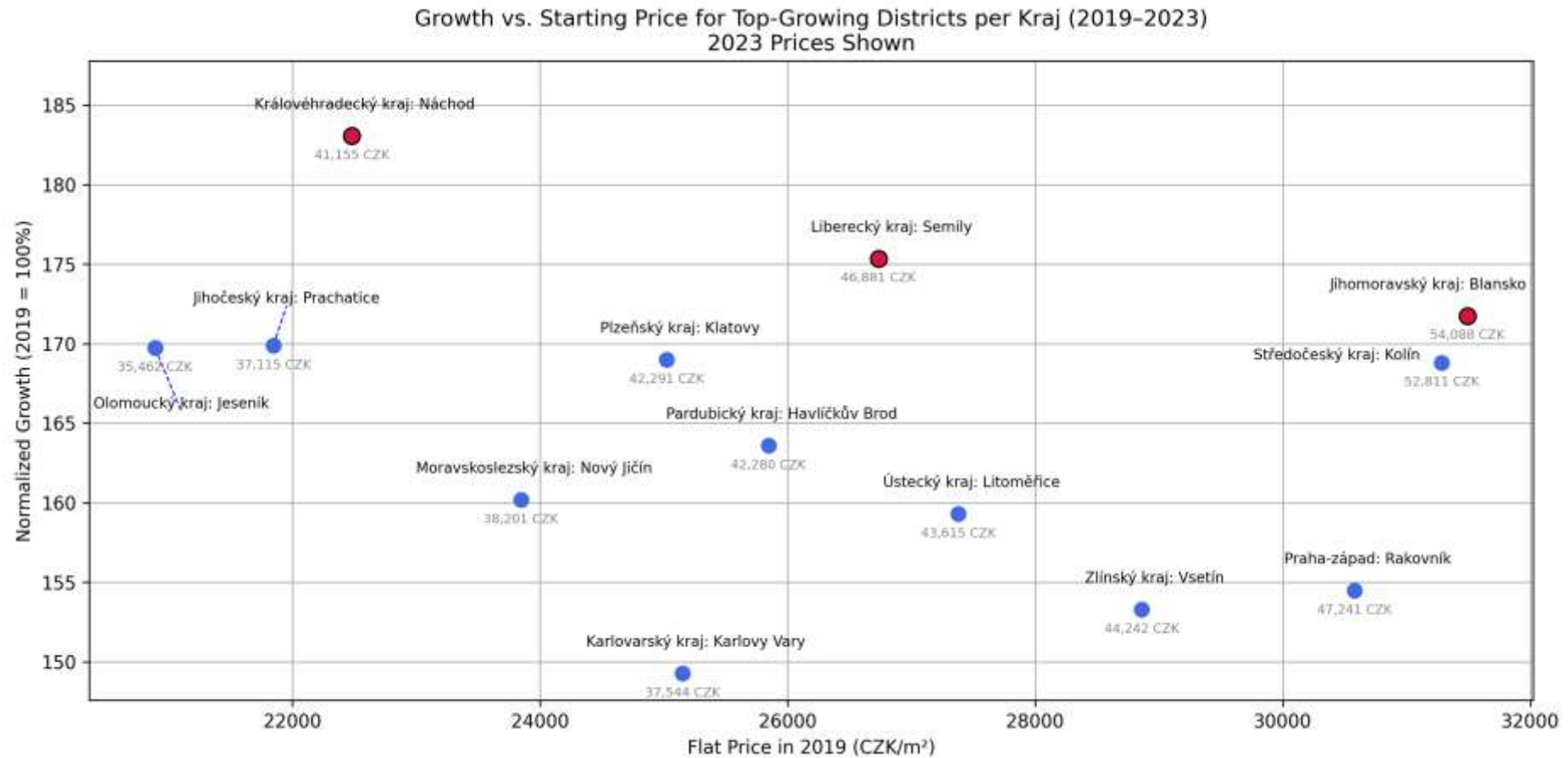- Compare flat vs house prices across city sizes and regions

# Data Sources

- **Czech Statistical Office** - Czech Statistical Office
- Datasets:
  - Průměrné kupní ceny nemovitostí - územní srovnání
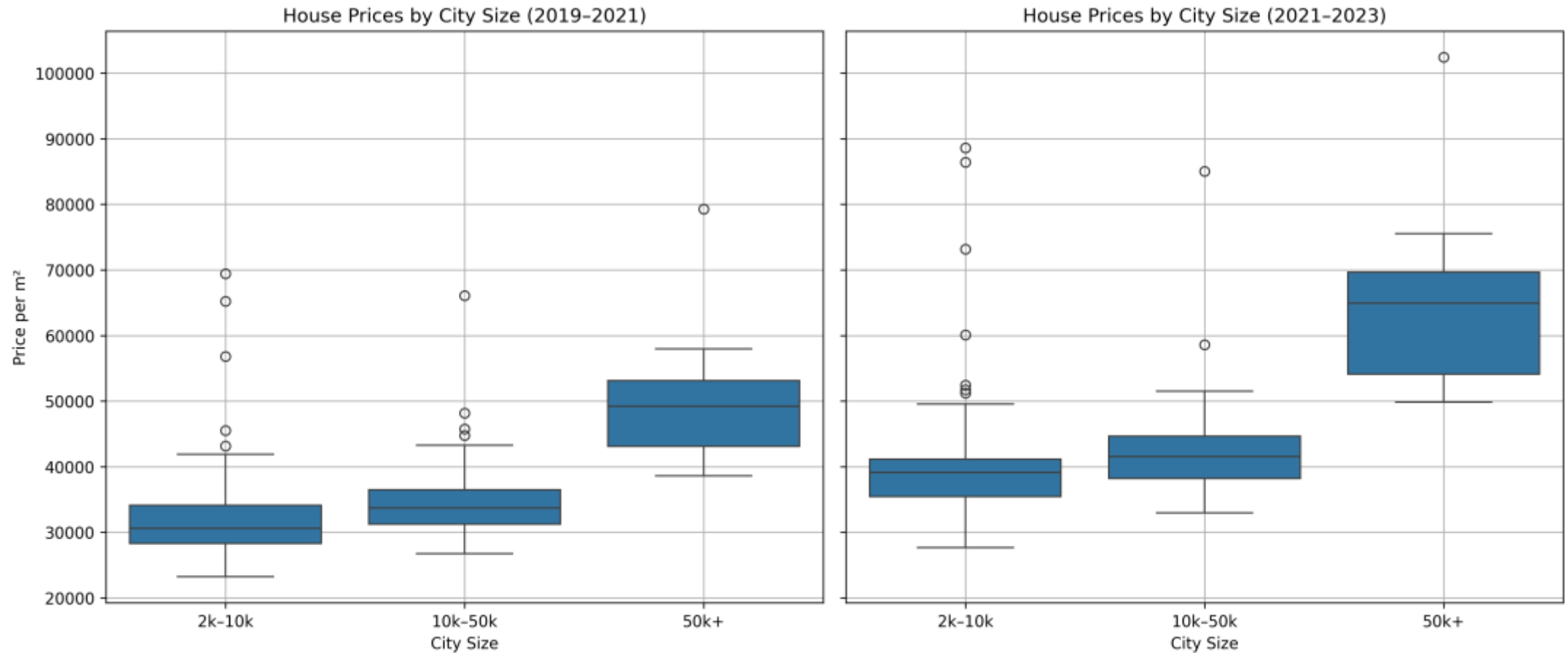  - Průměrné ceny nemovitostí - časové řady
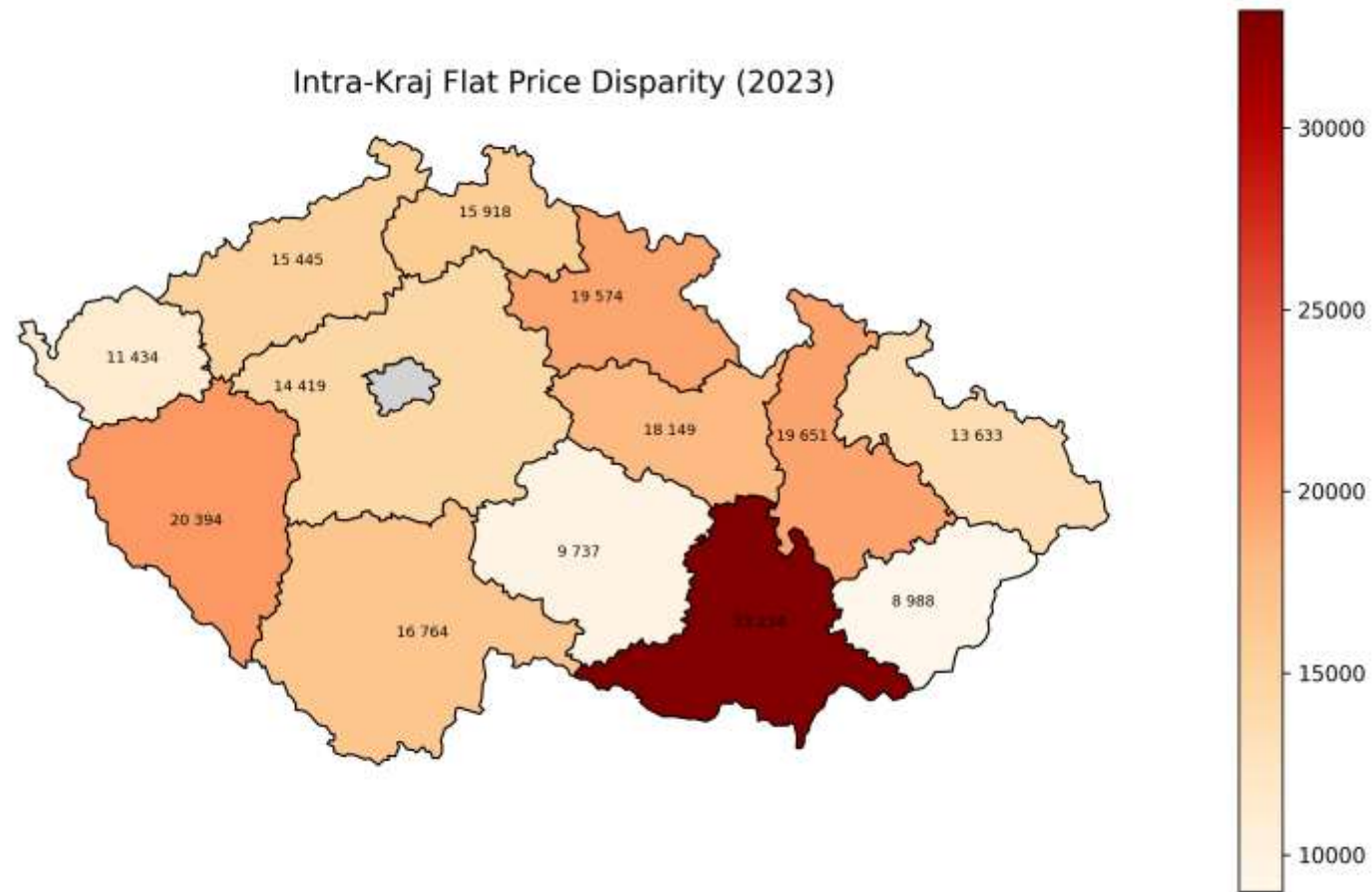
**Q1:** Where was it most expensive to buy a flat in 2023?



Average Flat Price in 2023 by Region

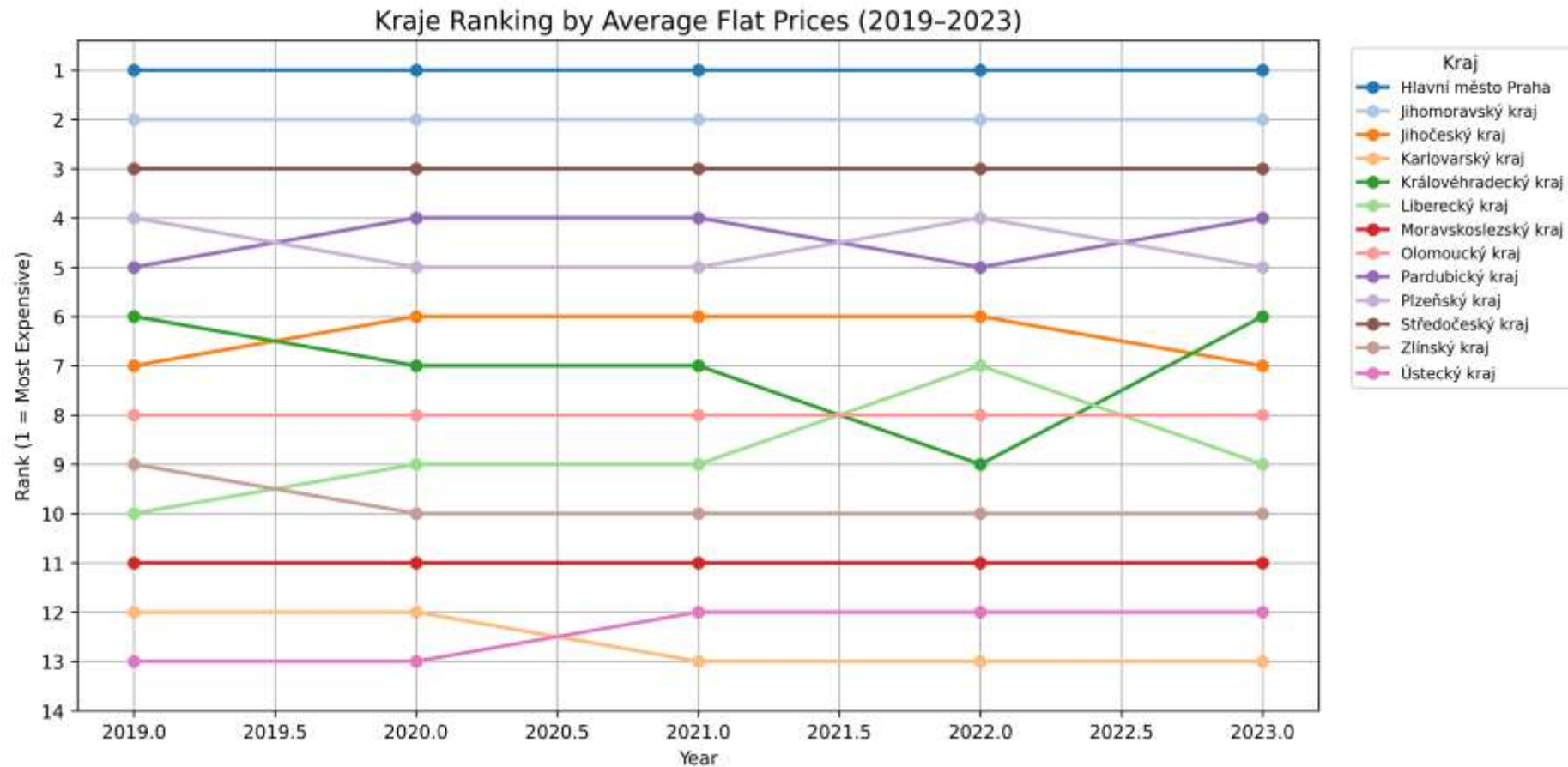Growth vs. Starting Price for Top-Growing Districts per Kraj (2019–2023)
2023 Prices Shown

Q3: Is post-COVID demand favouring smaller cities for houses?

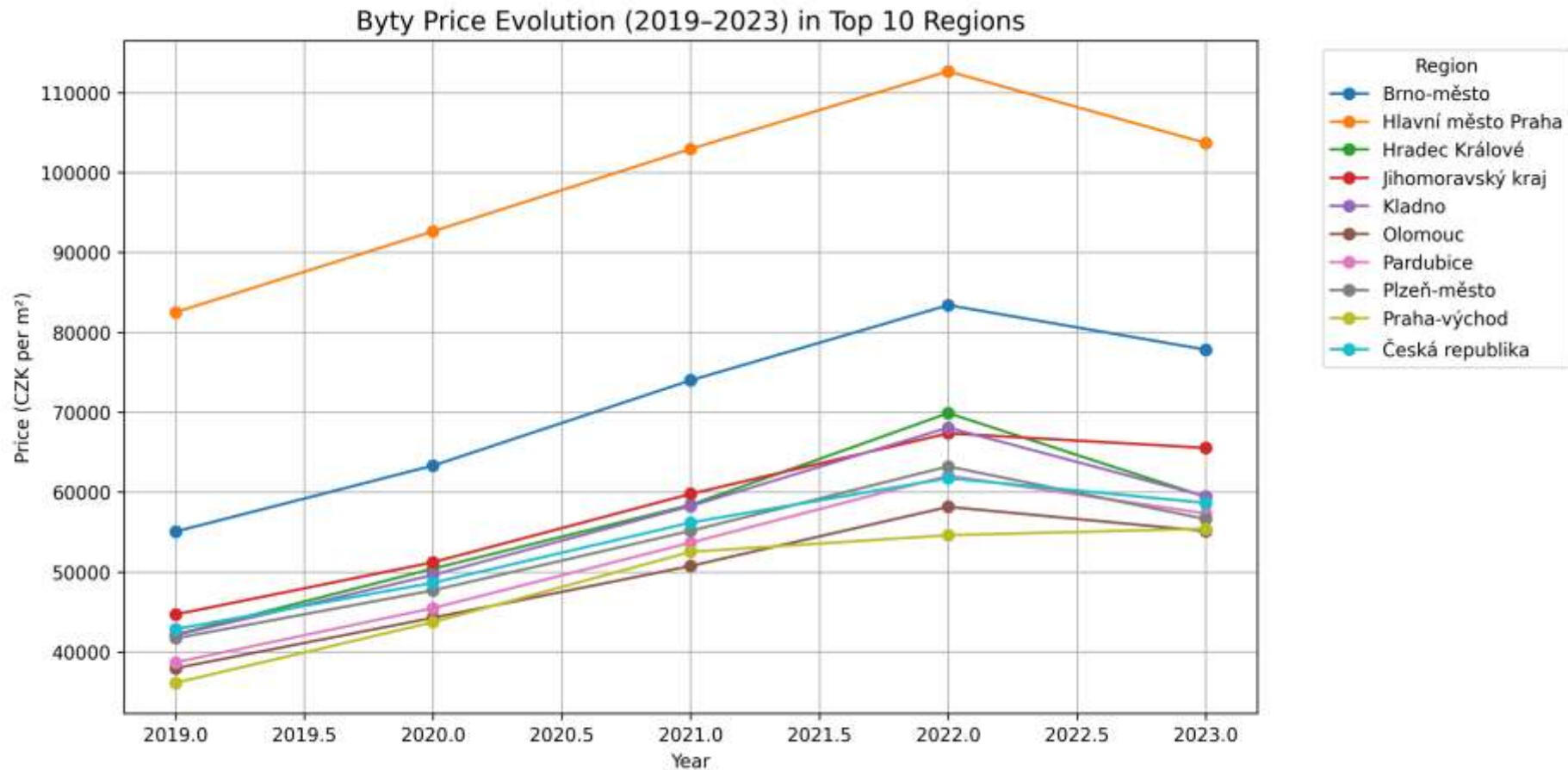**Q4:** In which regions is the flat market the most uneven?



Intra-Kraj Flat Price Disparity (2023)

**Q5:** Which regions became more or less expensive since 2019?



Kraje Ranking by Average Flat Prices (2019–2023)

Price Change by Population Group in Středočeský kraj (2019–2023)
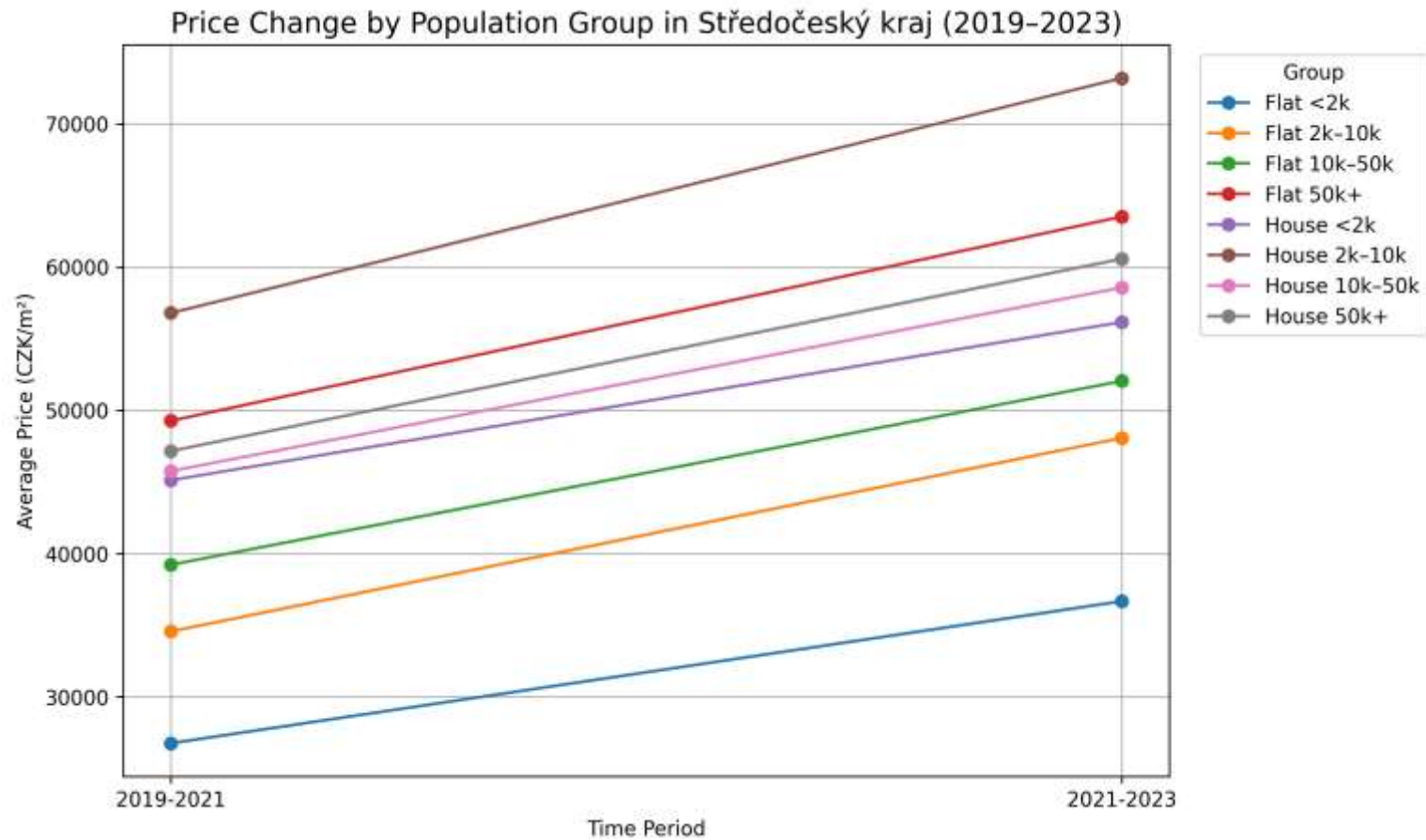
**Q7:** Was there a peak in flat prices and if so when?



Byty Price Evolution (2019–2023) in Top 10 Regions

**Q8:** Are houses or flats gaining more value since 2019?

# GitHub Repository Link