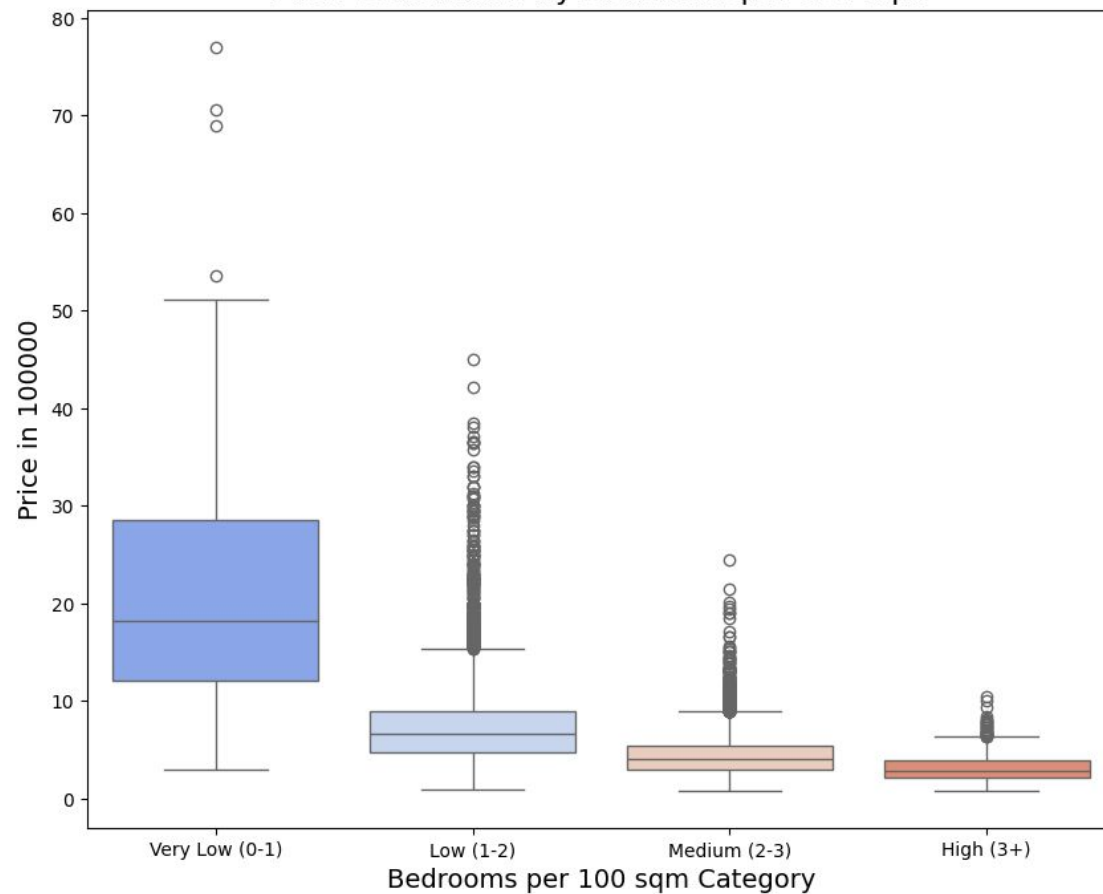
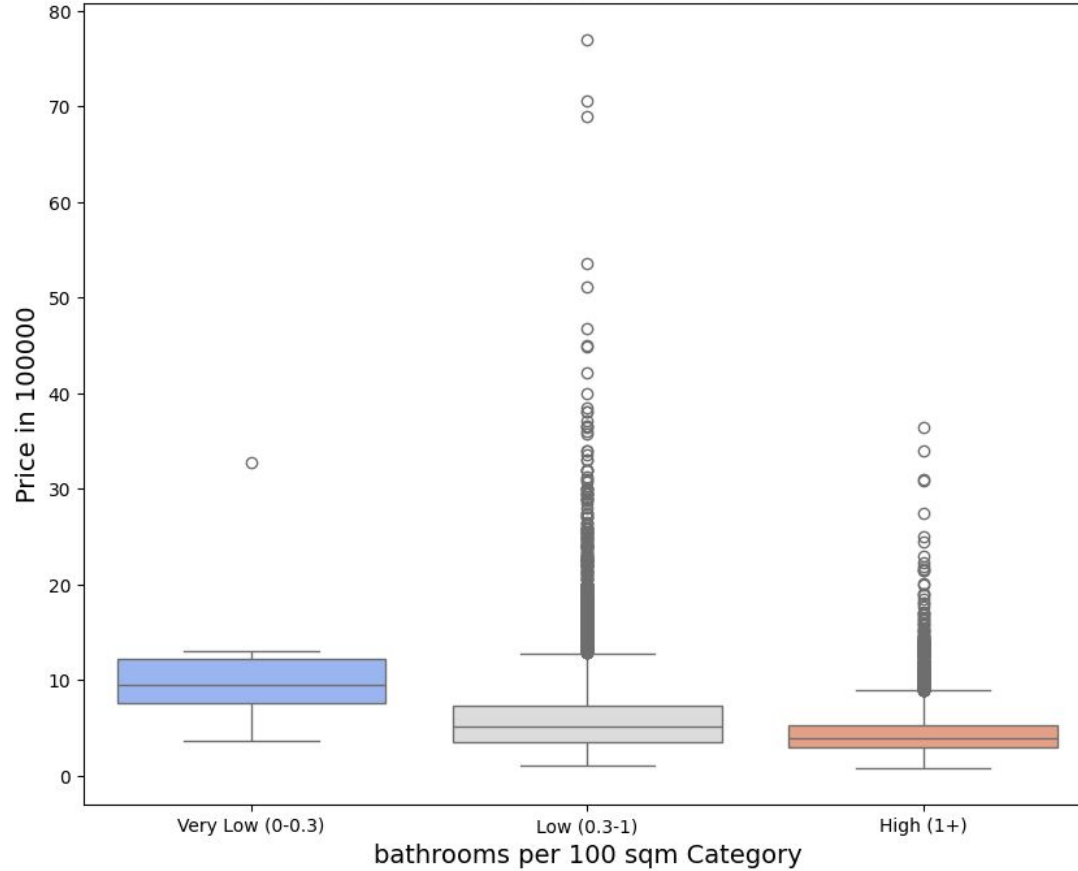


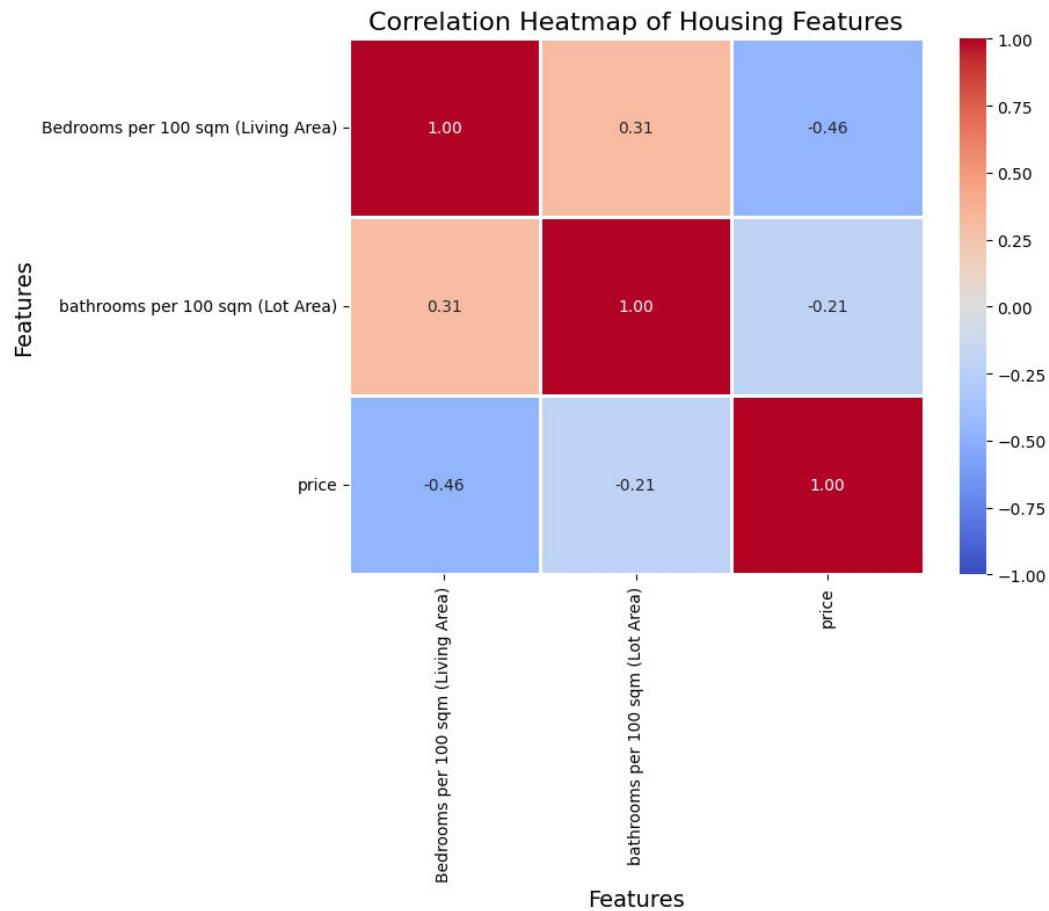
The more bedrooms per entity (square meter) of living area, the lower the price of the house

Price Distribution by Bedrooms per 100 sqm



Price Distribution by bathrooms per 100 sqm





Results:

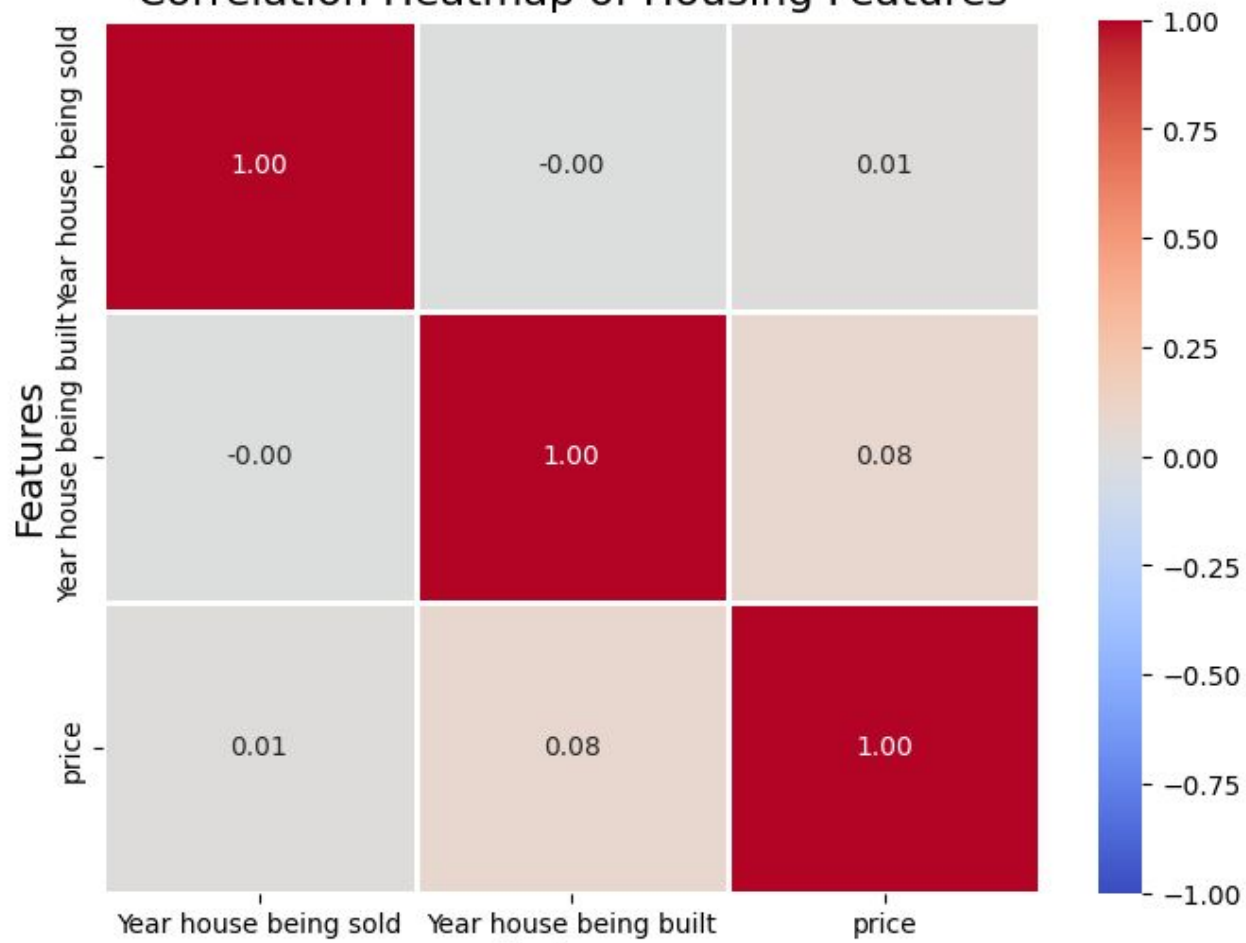
About 25% in house prices might be associated with the number of bedrooms in the house

About 5% in house prices might be associated with the number of bathrooms in the house

They are not cumulative since they are correlated by 0.3

The year the building was constructed has an influence on the selling price.

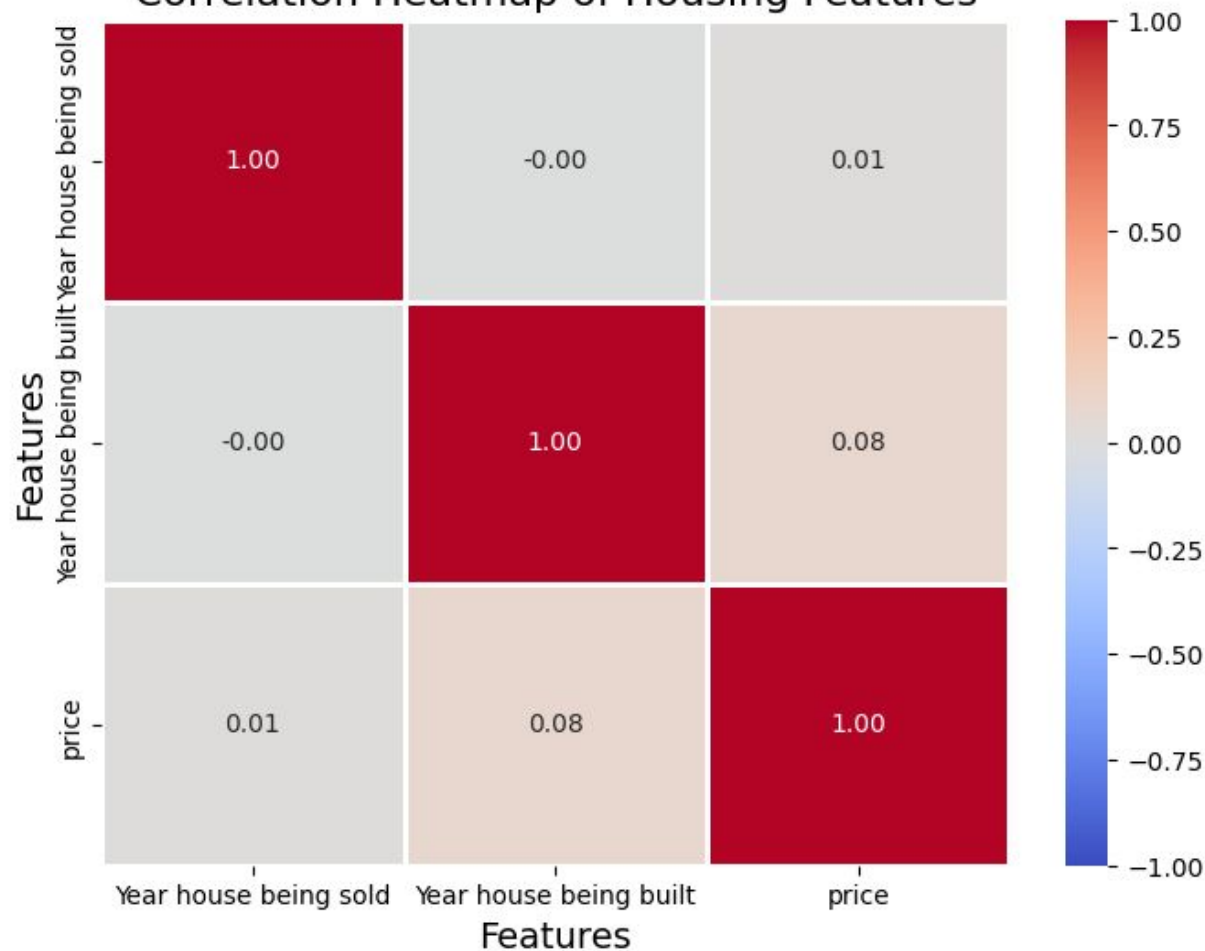
Correlation Heatmap of Housing Features



Are these results driven by renovation?

Testing only for houses without renovation

Correlation Heatmap of Housing Features



Renovation doesn't matter

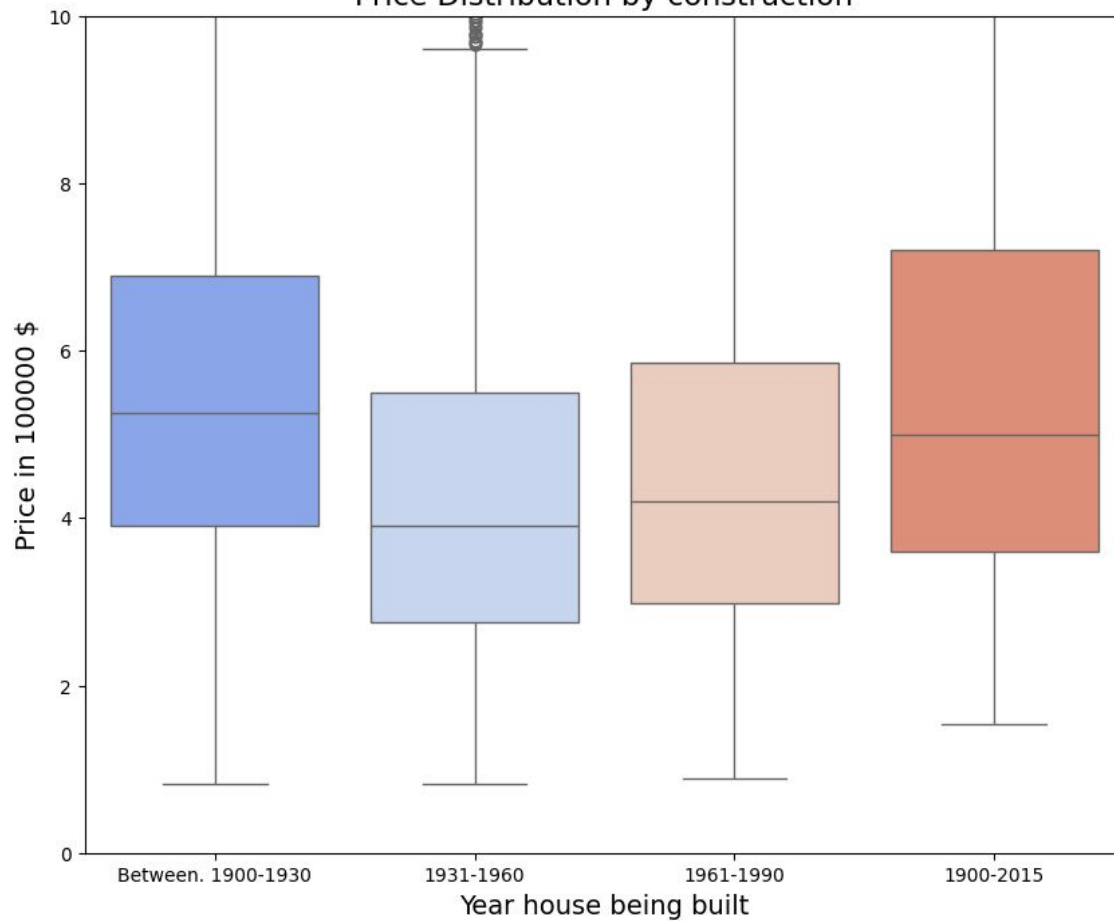
It might not be the age of the house, but rather the style in which it was built

We want to examine different decades, each reflecting distinct architectural styles

Focusing on the periods (1900 the oldest and 2015 the youngest house):

1900-1930, 1931-1960, 1961-1990, and 1990-2015.

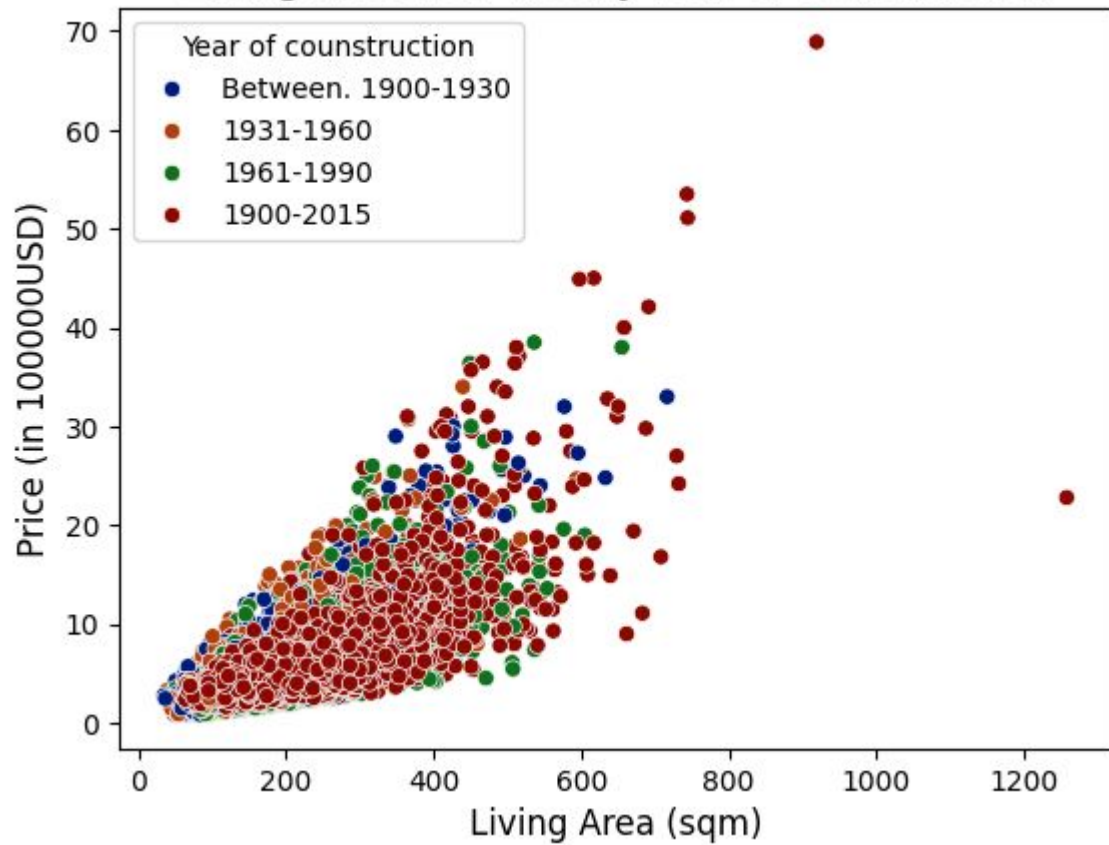
Price Distribution by construction



The decade of house construction matters

However the living area might bias the results

Living Area vs. Price by Year of Construction

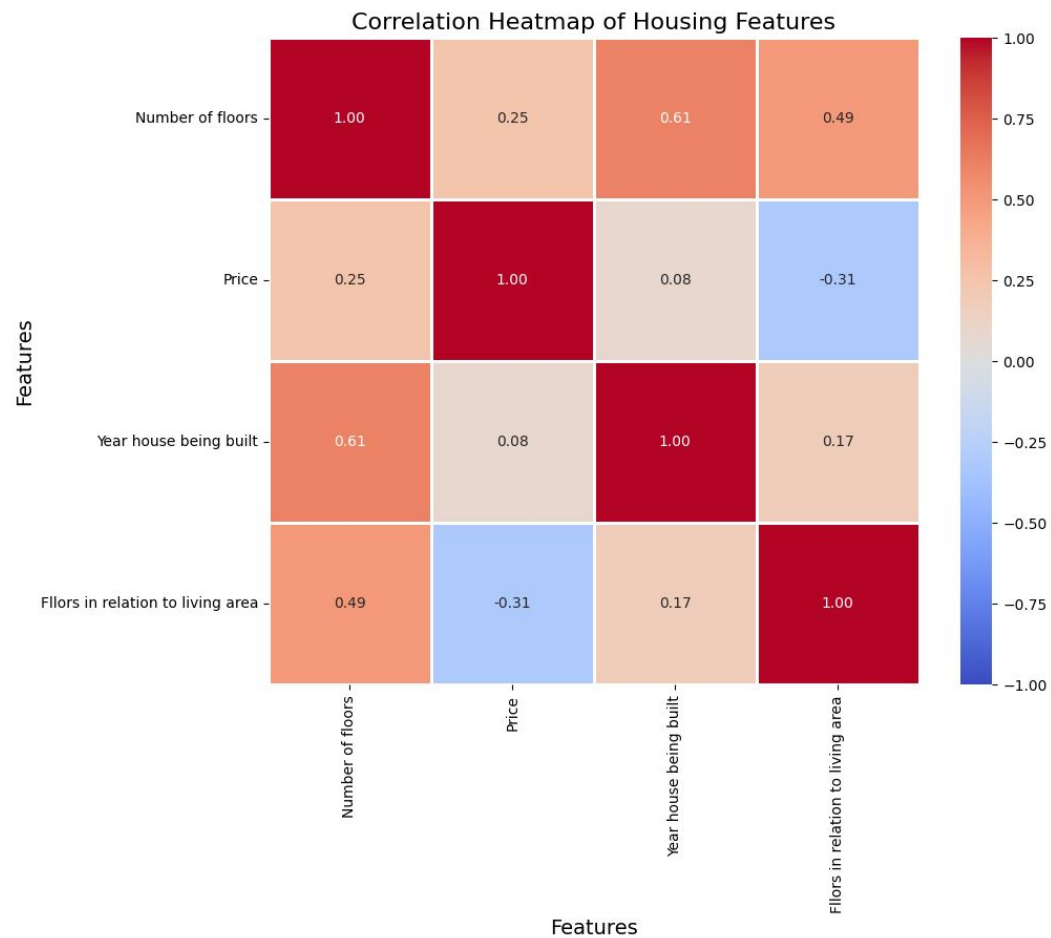


Still not a clear picture

Multivariate models would enhance the prediction power

Jacob Phillips will need to wait for a response as the course in Data Scientist progresses.

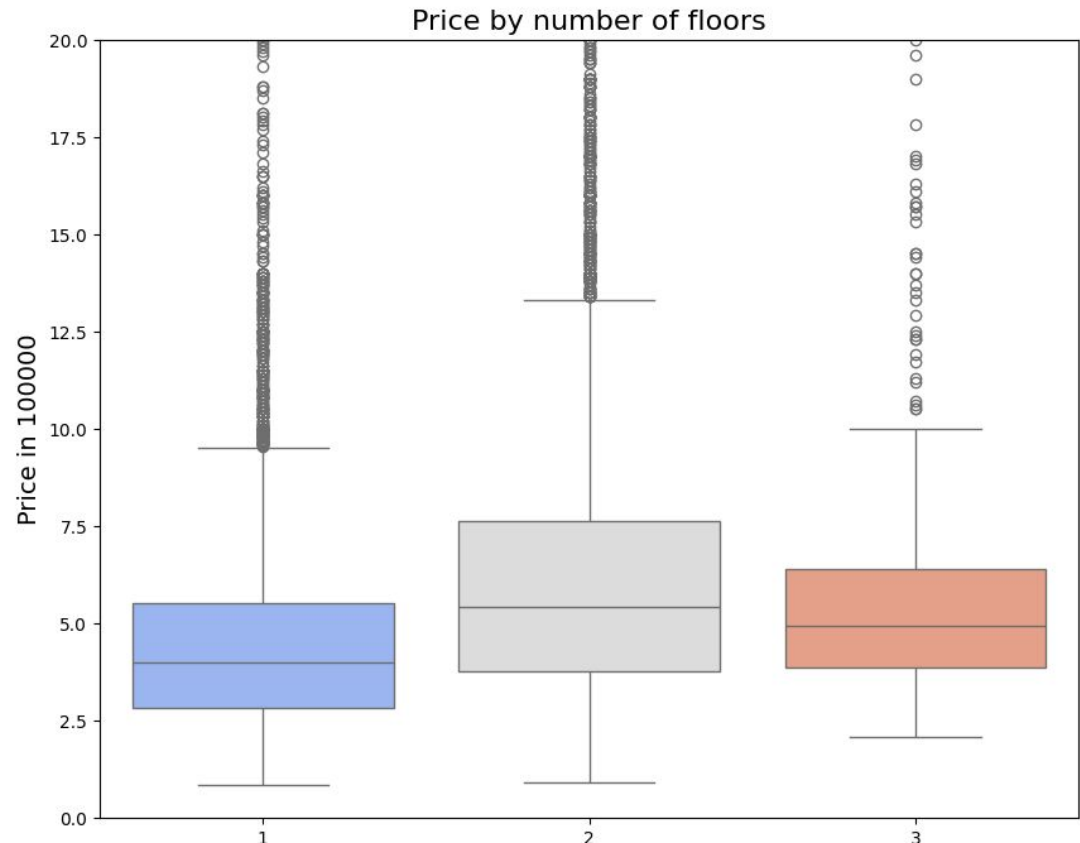
The number of floors should have a negative impact on the price of the house: the more floors relative to the living area, the lower the selling price should be

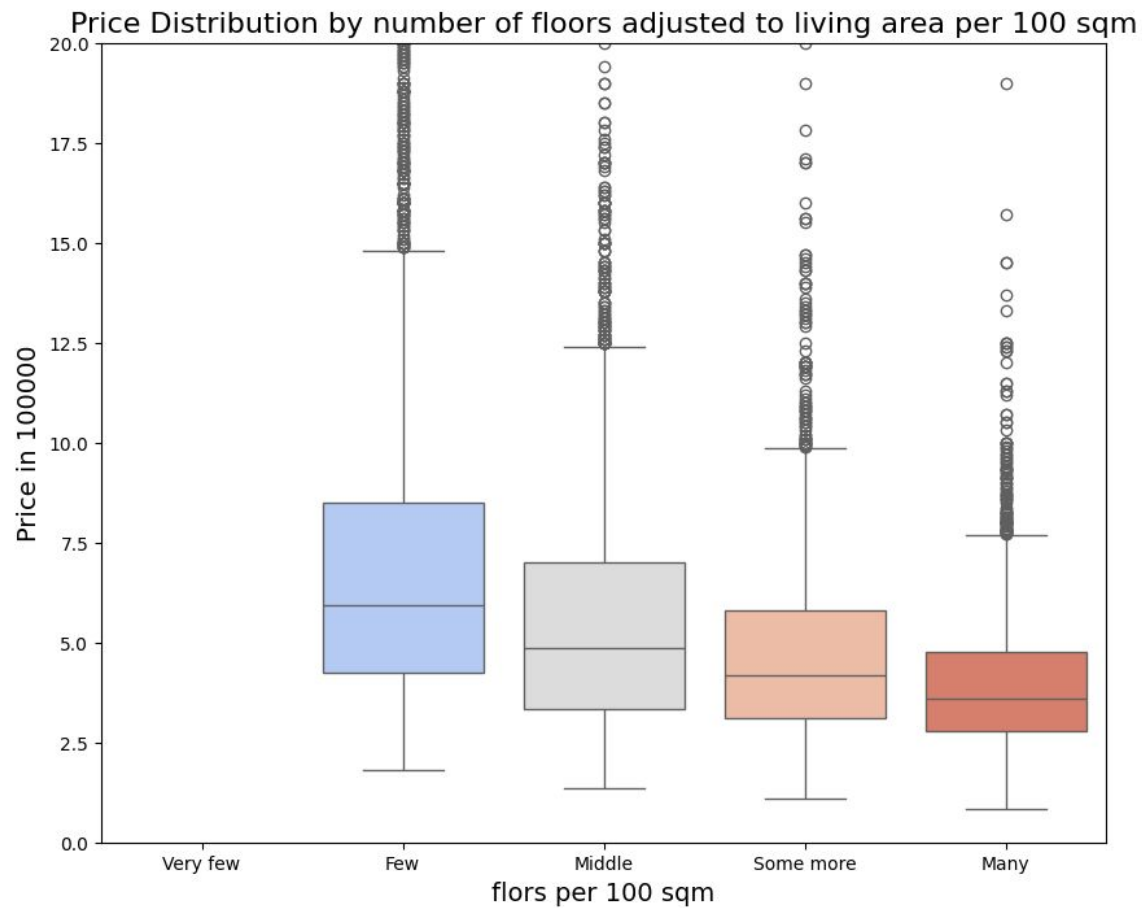


Without adjusting numbers of floors to living area correlation is positive and amounts to 0.25 (=5%)

Adjusting for the number of floors to living area correlation becomes negative (0.31) and amounts to about 6 % of the house

The f





Some recommendations

Jacob Phillips Buyer Unlimited Budget but good bargain is ok, 4+ bathrooms or smaller house nearby, big lot (tennis court & pool), golf, historic, no waterfront

Recommendations:

Recommendation:

Since Jacob prefers a house with 4 bathrooms he is lucky guy since it reduced price by about 400.000 Dollars

And if he would buy a house with several bedrooms it might also reduce the price

Recommendations:

Recommendation:

He should search for a house with several floors since it is cheaper than

Recommendations:

Recommendation:

The age of the house has an U Shape form

Client should decide between architecture of the house and the price