

**SPICED**

# EDA PROJECT

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Annatto Boost 2024



# Overview

- Client presentation
- Main findings
- Recommendations
- Conclusion



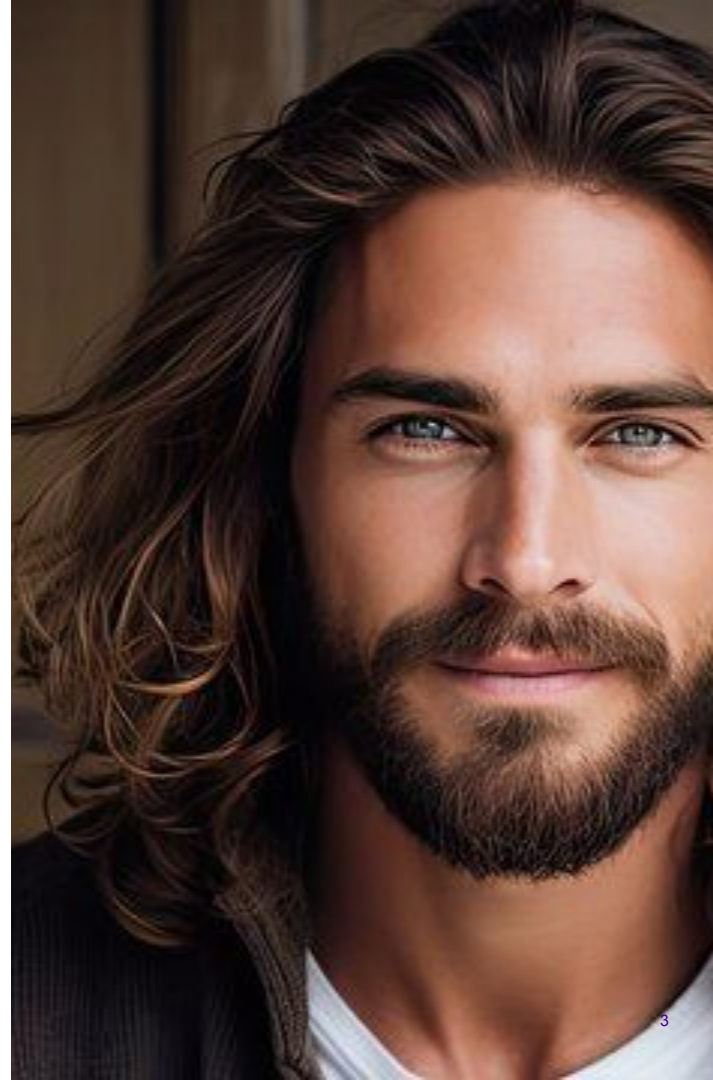
## **Zachary Brooks**

### **Seller**

- Invests in historical houses
- In best neighborhoods
- With high profits

### **Selling recommendations**

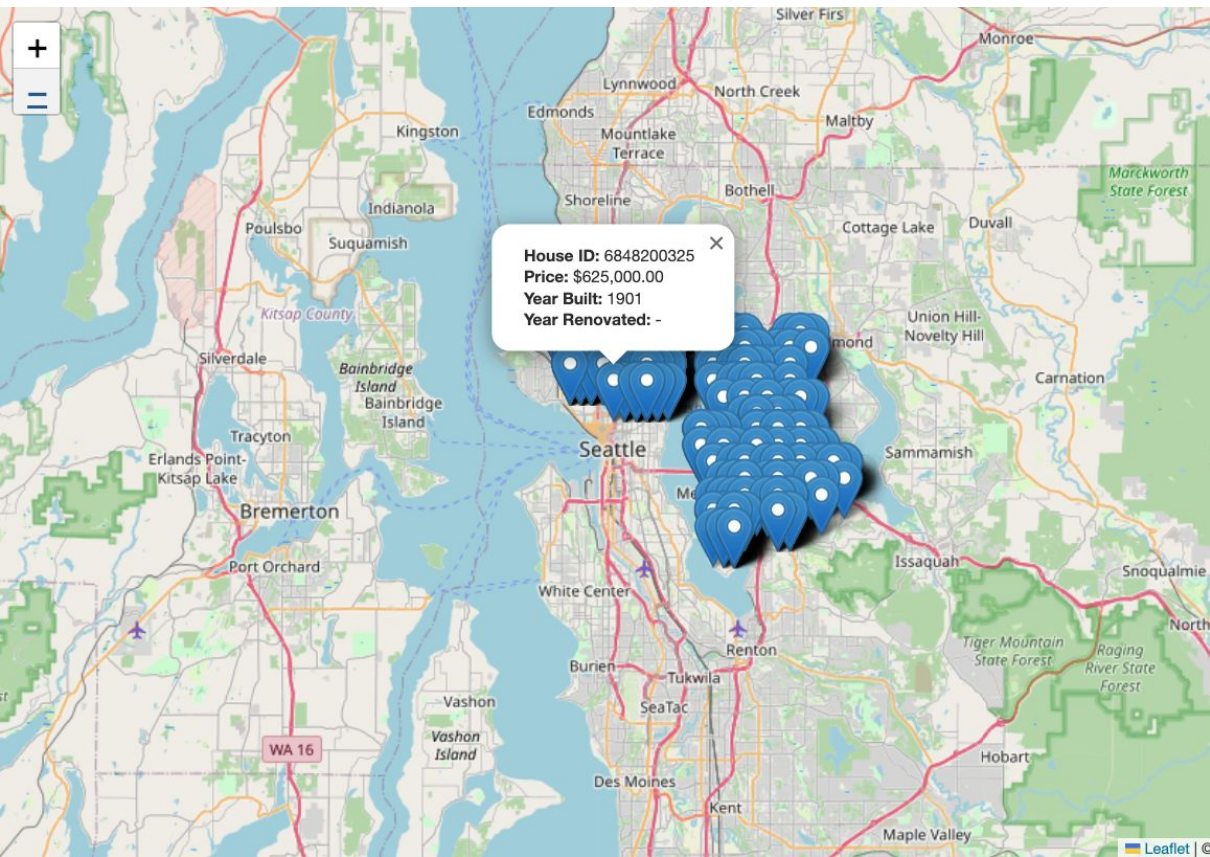
- Best timing within a year
- Impact of renovation



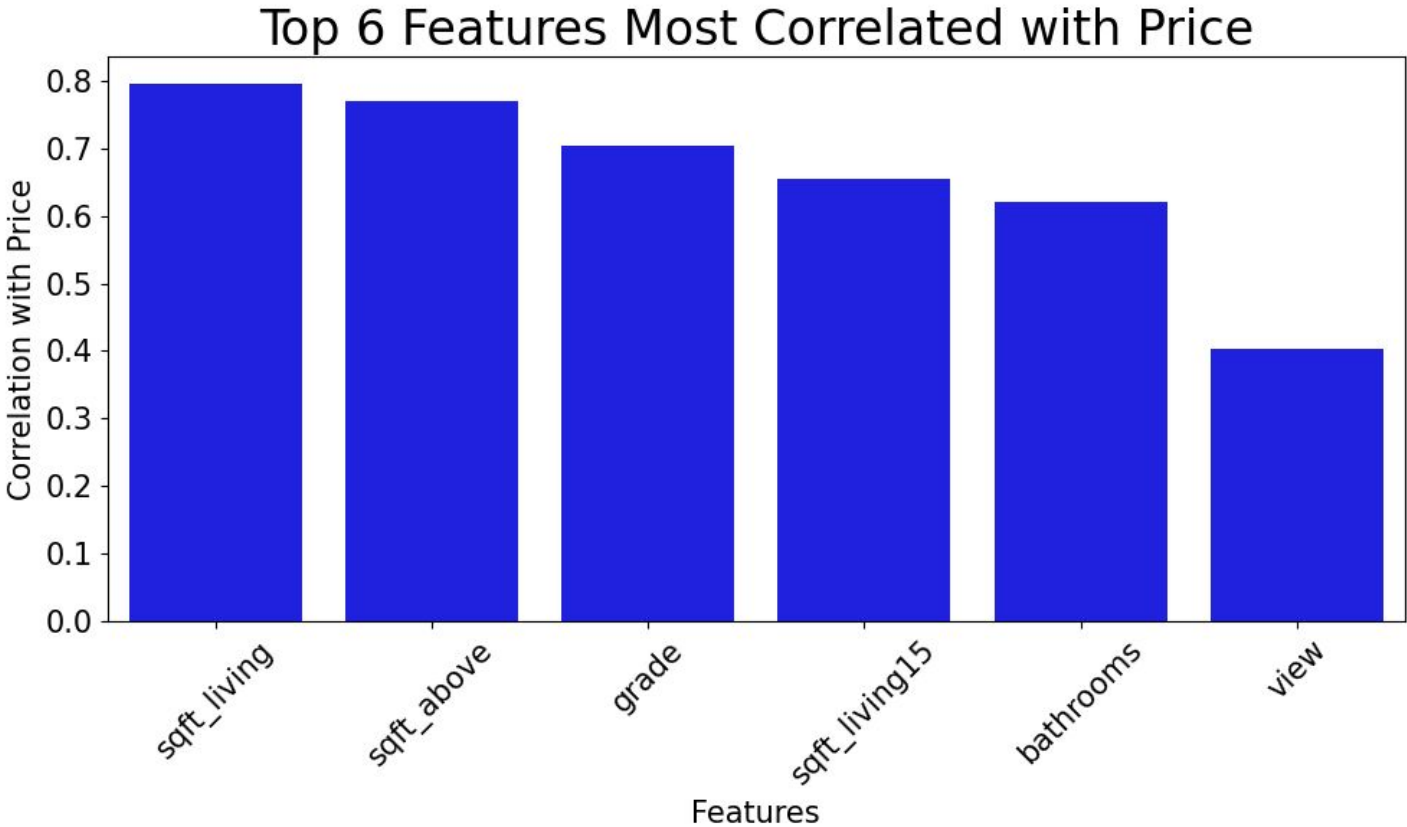


## Main findings

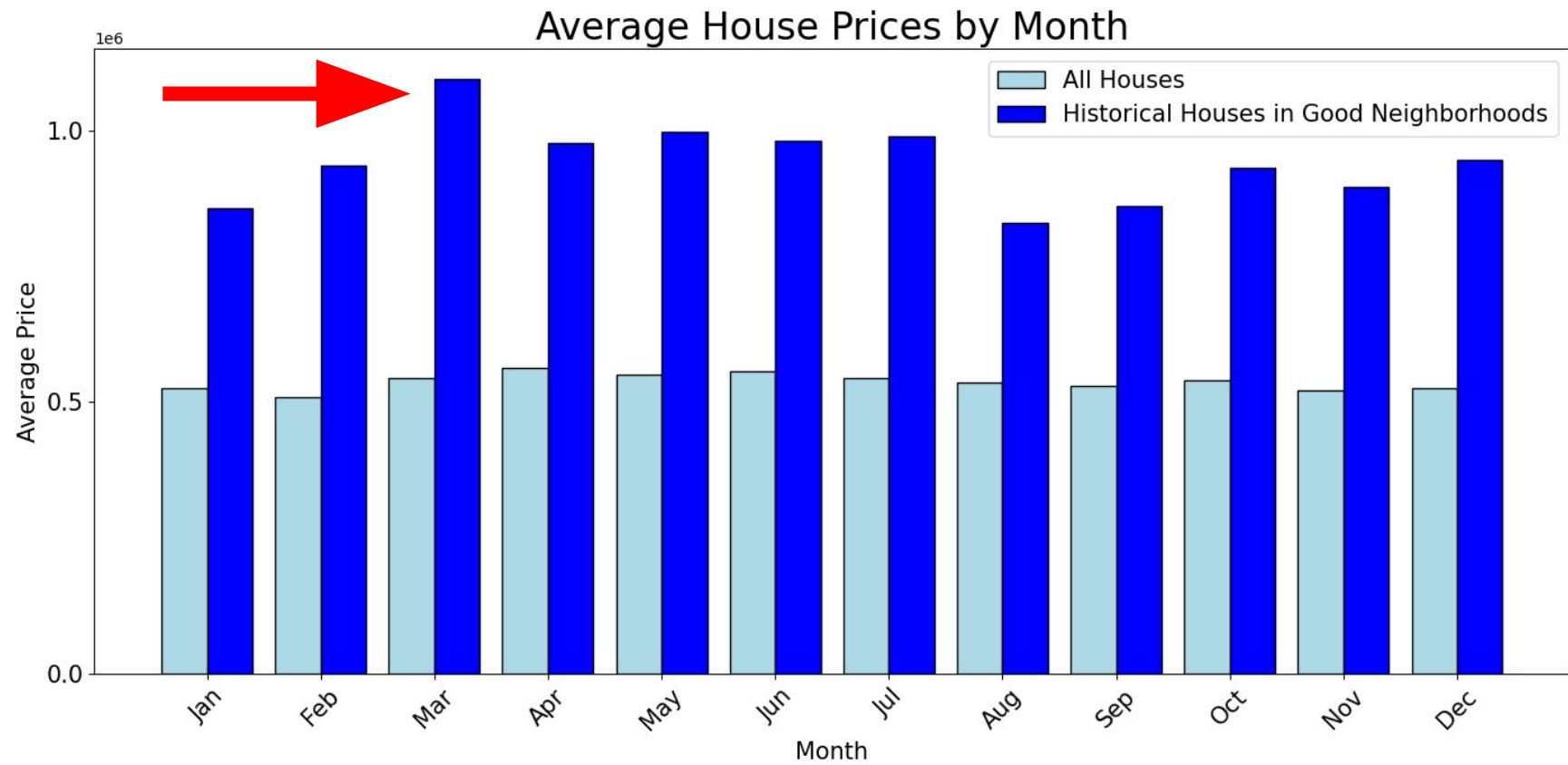
## 1346 matching objects



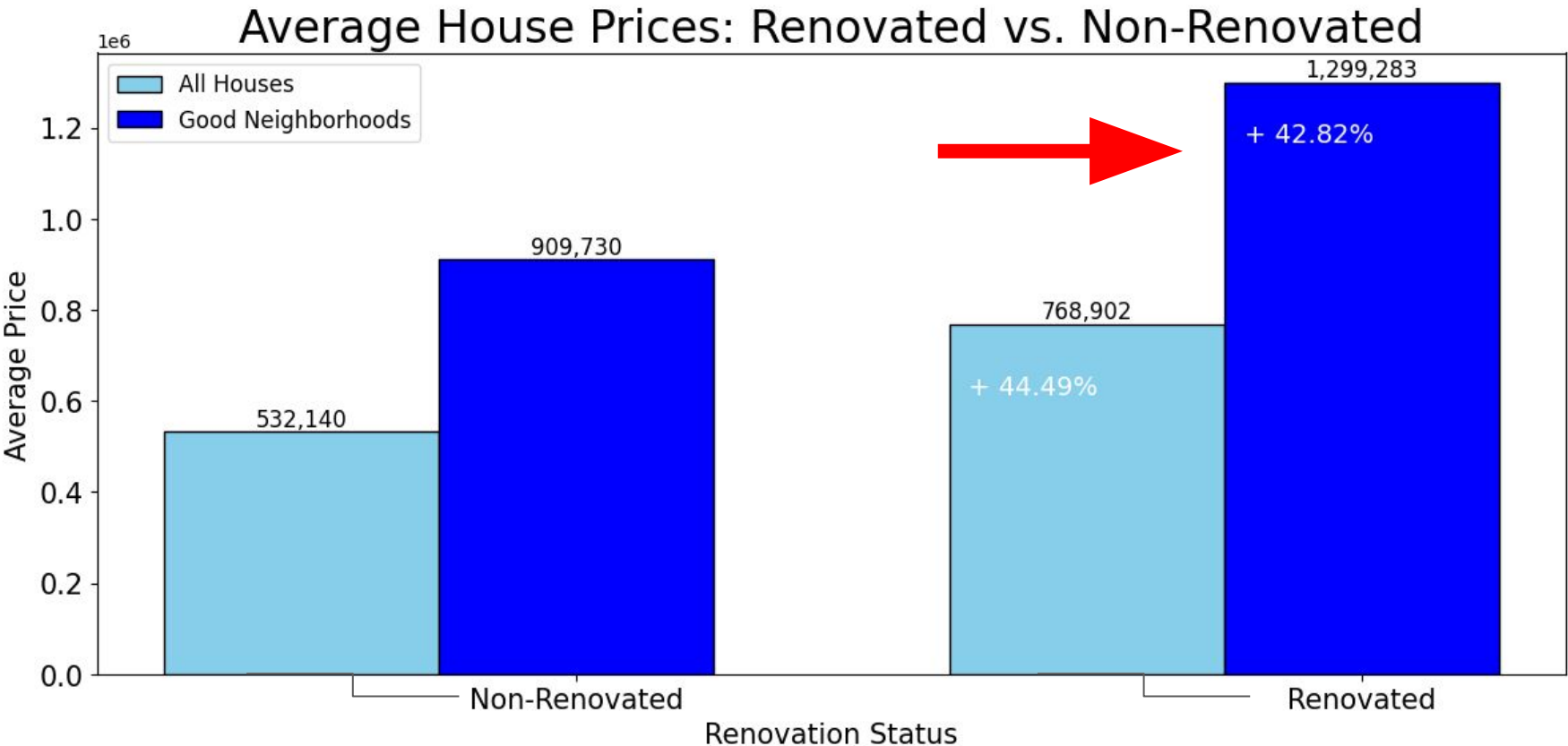
# What drives the price?



# Best timing for selling: March



# A renovation is highly recommended





# Conclusion

Relevant objects are in the north east of the city

Most relevant for high profit are size, grade and surroundings

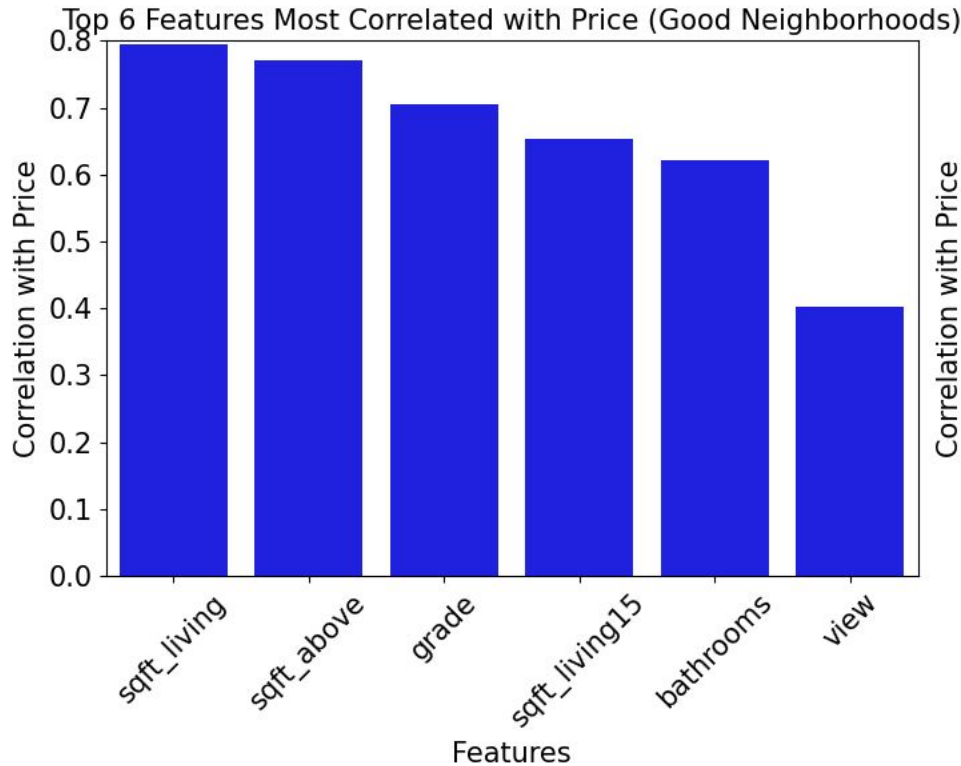
Best month to sell is March

A renovation yields better prices



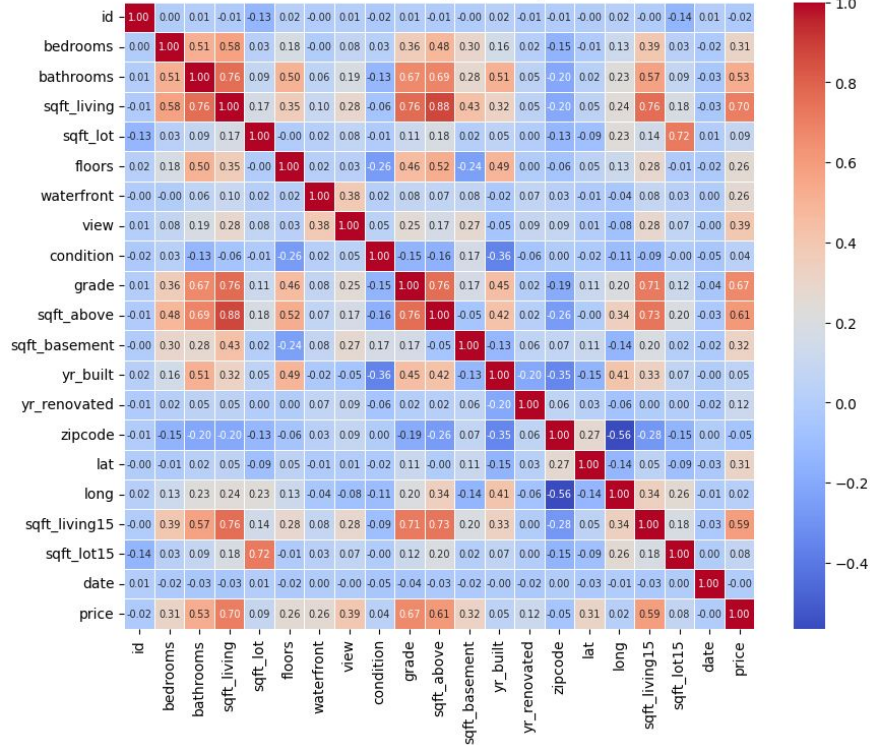


# What drives the price?



# Other correlations

Correlation Matrix of Key Features (all houses)



Correlation Matrix of Key Features (good neighborhoods)

