

HOUSE PRICE PREDICTION LONDON

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PROBLEM OVERVIEW

Over the past few years, the housing market in the London area has experienced fluctuations attributed to:

1. Pandemic Impact (2020-2021)
2. Economic Uncertainty and Recovery (2021-2022)
3. Interest Rate and Inflation Concerns (2023-2024)
4. Long-term Predictions and Government Policies (2024-2025)



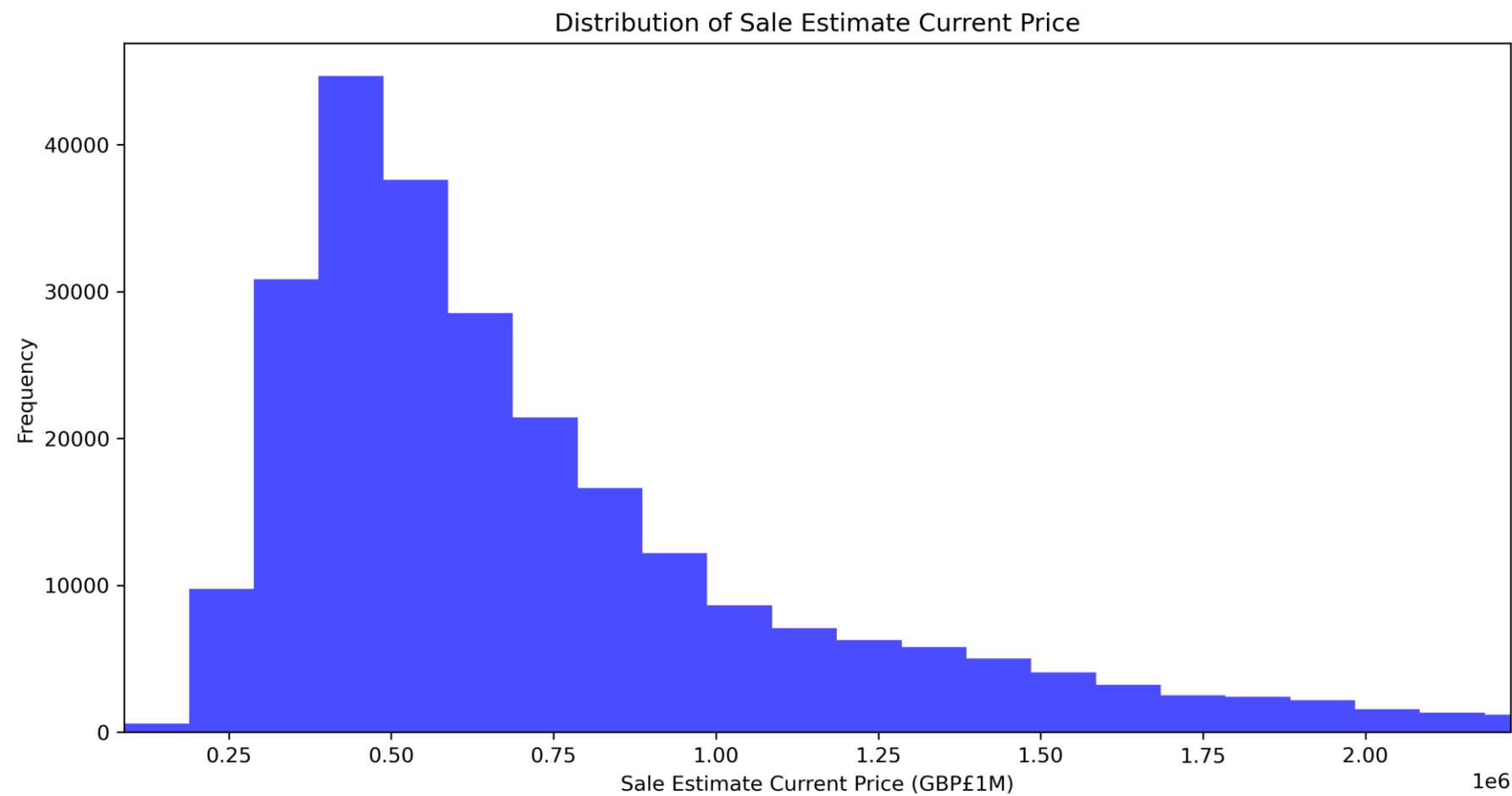
PREDICTIVE MODEL NECESSITY

- Rapid market changes
- Readily Available data
- Technologically innovative time-period

DATASET OVERVIEW

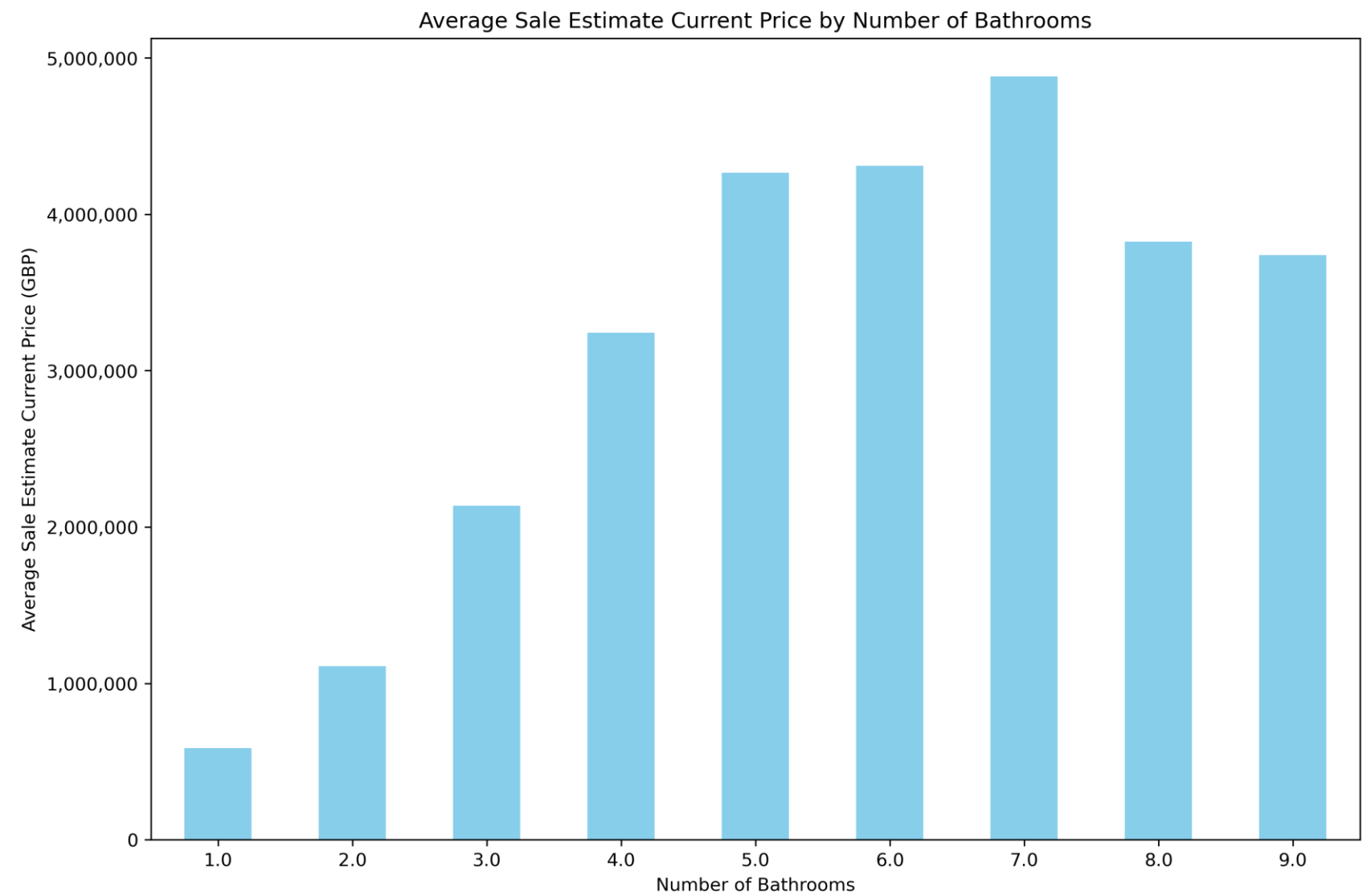
- Contains over 200,000 properties (post cleaning)
- Details up to 25 features per each property (post cleaning)
- Includes initial price value recorded from a historical point and from a recent point.

UNIVARIATE PLOT – DISTRIBUTION OF TARGET VARIABLE

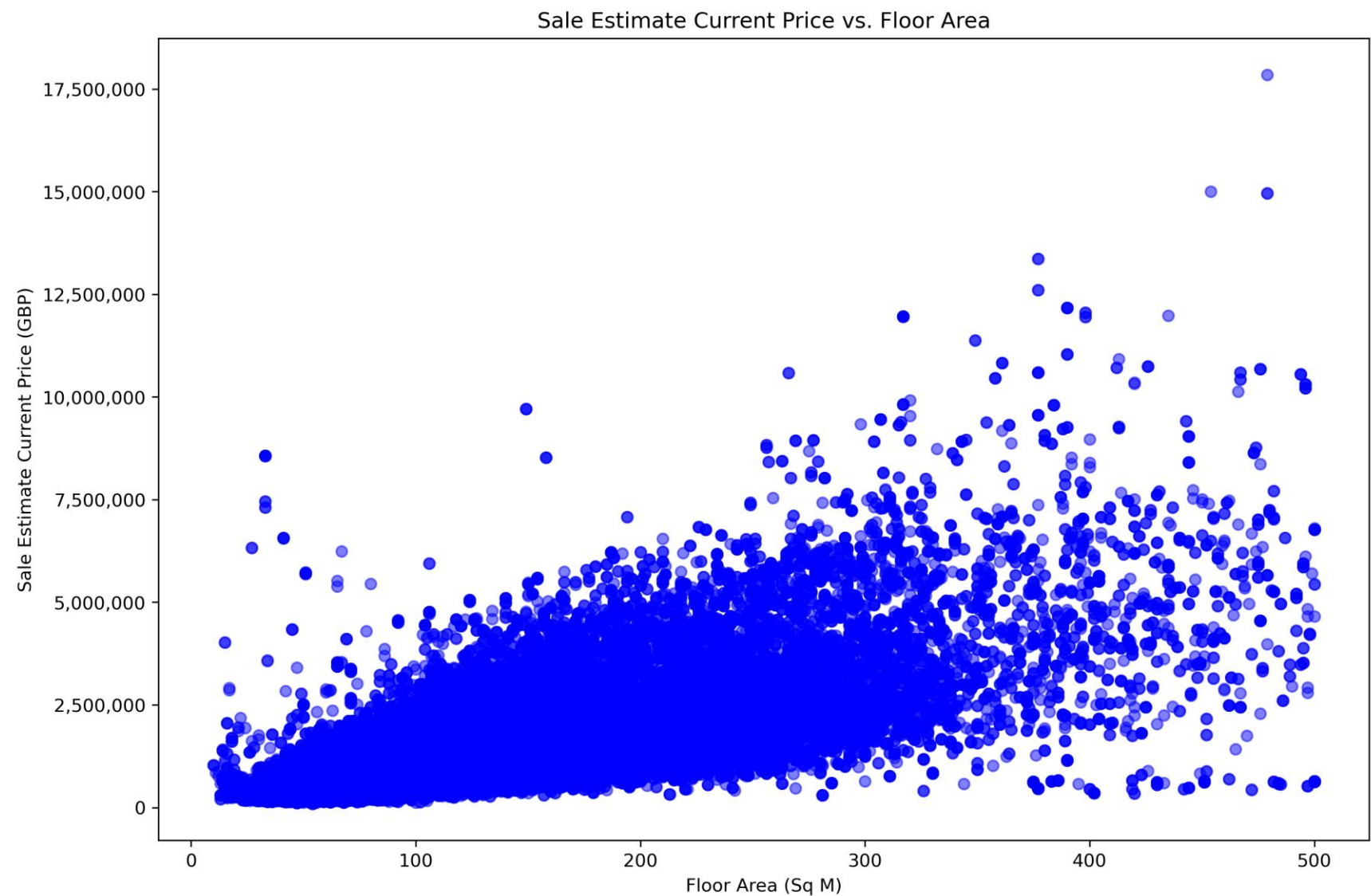


Statistic measure	Price (£GBP)
Minimum value	89,000
Maximum value	17,844,000
Mean	867,979
Median	619,000
Std	804,371

BIVARIATE PLOT – NO. OF BATHROOMS



BIVARIATE PLOT – FLOOR AREA (SQ M)



NEXT STEPS

- Conduct further analysis into the features which may have additional impact such as location or out code
- Conduct statistical tests to determine whether the data is related or co-linear
- Examine and determine which statistical models are best for this problem