Final Observations and Analysis of House Price Prediction Data

1. **Three Bedrooms as the Market Standard:**
   - Properties with three bedrooms dominate the market, comprising 55% of the listings. This configuration strikes the right balance between affordability and space, making it the most attractive option for a broad range of potential buyers.

2. **Price Correlation with Bedroom and Bathroom Count:**
   - There is a clear upward trend in property prices with an increase in the number of bedrooms and bathrooms. Homes with more of either tend to be valued higher, emphasizing the premium placed on additional living space and convenience.

3. **Preference for Single-Story Homes:**
   - Single-story homes are the most common type and are priced slightly higher than multi-story homes, suggesting that simplicity, ease of accessibility, and lower maintenance requirements make them more appealing to buyers, even at a higher price point.

4. **Main Road Access as a Key Value Driver:**
   - Properties with direct access to main roads are highly favored due to their convenience and accessibility, making them more valuable. Conversely, homes without main road access are rare and command a premium, indicating the added desirability of such exclusive locations.

5. **Luxury Additions Have a Minor Influence on Price:**
   - While the presence of guest rooms and basements can increase property value, these features are not major price drivers. The data indicates that most properties lack these amenities, with basements being a particularly rare feature.

6. **Parking Availability Correlates with Higher Prices:**
   - The availability of parking is a significant factor in pricing, with homes offering parking spaces generally commanding higher prices. The more parking spaces available, the higher the price, reflecting the demand for convenient and accessible vehicle storage.

7. **Fully Furnished Homes Are Rare but Valuable:**
   - Fully furnished properties are less common in the market but tend to be priced higher, usually falling in the 3 to 5 million range. This suggests that furnished homes, while appealing, are a niche market segment with a premium price attached.

8. **Semi-Furnished and Unfurnished Homes Represent the Majority:**
   - Semi-furnished and unfurnished homes dominate the real estate landscape. Semi-furnished properties are more widely available and are priced lower than fully furnished homes, while unfurnished properties are the most affordable and prevalent, providing buyers with flexibility in customizing their living spaces.

9. **Prefarea (Additional Space) Adds Significant Value:**
   - Properties with additional space, such as a prefarea feature, tend to be priced higher, particularly within the 6 to 8 million range. This extra space is highly sought after, contributing to the overall appeal and value of a property.

10. **Hot Water Heating: A Rare but Minor Factor:**
    - Although hot water heating is an uncommon feature in the market, it does not significantly influence the overall property price. Buyers may appreciate this feature, but its absence does not appear to drastically affect a property's marketability or valuation.

Property Features Distribution: Key Points

1. Number of Bedrooms and Bathrooms 🛏️ 🚿

- **3 Bedrooms:** 55% of properties feature 3 bedrooms, making it the most common home configuration.
- **1 Bathroom:** 73.6% of properties have 1 bathroom, indicating this is the typical setup for most homes.

Insight:

- The combination of 3 bedrooms and 1 bathroom is the most prevalent, suggesting that it is the standard home layout.

2. Additional Building Features 🏡 🔑

- **Guest Room:** 17.8% of properties include a guest room.
- **Basement:** 35% of properties have a basement.

Insight:

- Guest rooms and basements are less common, pointing to a preference for simpler home designs.

3. Amenities and Comfort Features 🌡️ ❄️

- **No Hot Water Heating:** 95.4% of properties do not have hot water heating.
- **Air Conditioning:** 31.6% of properties are equipped with air conditioning.

Insight:

- Hot water heating is rare, and air conditioning is moderately available, not being a standard feature in all homes.

4. Furnishing 🛋️

- **Unfurnished:** 32.7% of properties are unfurnished.
- **Semi-furnished:** 41.7% of properties are semi-furnished.

Insight:

- Semi-furnished homes are the most common, while fully furnished homes are less frequent, allowing more flexibility for buyers.

5. Location 📍

- **Near Main Roads:** 14.1% of properties are located near main roads.
- **Other Locations:** 85.9% of properties are located away from main roads.

Insight:

- Most properties are situated in quieter, residential areas, away from the bustle of main roads, appealing to those seeking peaceful surroundings.