**Group project v.2**

**“What drives housing prices in Madrid?”**

**Statistics for data analysis**

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According to the *2023 Madrid Real Estate Report*, average prices per square metre in Greater Madrid reached ~€3,106 in 2023. This growth has sparked concern about housing affordability and what specific housing features or locational characteristics are driving price differences across neighborhoods. Motivated by this report, our project will analyze which property characteristics (size, number of rooms, amenities, neighborhood) are associated with higher prices per square metre, and quantify how much each factor contributes to price variation.

We plan to test hypotheses such as:

**H1:** Price per square metre is significantly higher in central/neighbourhoods versus outer districts (suburban areas).  
**H2:** Housing listings with more amenities (e.g., elevator and localization) have significantly higher asking price, controlling for size and location.

**The link to the article:**  
2023 Madrid Real Estate Report — *Madrid-Estate.com*  
<https://madrid-estate.com/2023-madrid-real-estate-report?utm_source=chatgpt.com>

**The link to the dataset:**  
Idealista Madrid dataset on Kaggle:  
<https://www.kaggle.com/datasets/fjcob1/idealista-madrid>