**BOSTON CONDO SALES**

**SUMMARY**

1.The number of homes listed in the dataset count is 417.

2.Average sales price home is boston is $166K.

3.The Average tax for the home boston is $1467 and approximately 968.2 sq.ft is a average interior sq.ft.

4.The sum of condo fees is $74,468 homes across in boston.

5.Most of homes boston is used to residential and commercial.

6.The Area M and HS has the highest number of rooms.

7.Street wise Harvard st, and Mass Ave is a highest number of homes.

8.Sales trend forecast that sales house positive marginally trend in a long term.

9.The street wise cambridge pky, wendell st,is a average sales of price is $455K

10.Property wise over all lower limit and upper limit is Magnolia Ave M, and linnaeon st.

**INSIGHTS:**

1. The out of 16 areas, two areas contributed to approximately 50% of sales and two area are areas M and HS.

2.Area E has a purely residential homes and has the highest sale price.

3.The residential homes draws comparatively the highest tax and condo fee when compared to homes used to both redidential and commercial.

4.The total number od streets, the top 15 streets contribute towards 53% of total sales.

5.Cambridge PKY is purely residential homes and has highest average interior sq.ft homes.

6.Average sales price of the homes in the area is below both of first price and last price.

7.The month of close date july,and december is a sales price is 68.73% and 40.67% for residential and commercial.

8.I Analysis of Number pf bed,bath, rooms is a $296,306 of highest comparely sales.

9.street wise memorial Dr is a average sales price of $243,345.

10.Area wise analysis tax is a positive increase of comparavely to 'M' and 'HS' is sightly difference of $145,048.

**RECOMMEDATION:**

1. For residential and commercial homes, the company can buy homes in area M and HS with respect to the total amount sales that it has produced.

2.for purely a residential area, area E is recommended .and Area HS is also a good opinion but this area also has commercial houses as well.

3.The top 15 street with respect to the total sum of sales is recommended.

4.cambridge Pky is recommended for purely residential homes.

5.it is recommended to buy more homes with residential and commercial permits as it has its own benefits of lesser tax and condo fee which can be very good strategy.

6.The real estates company is recommended to buy home in the month of march and november as we can see a price drop patterns and sell properties in the month of august.

7.During the buying of the homes , it is observed that the actual sales price of home come down vary from last price(lower limit) set by sell.

**PROJECT LINK:**

[Swarna.S-Week-2 DVT BOSTON Tableau | Tableau Public](https://public.tableau.com/app/profile/swarna.shanmugasundaram/viz/Swarna_S-Week-2DVTBOSTONTableau/DVTBOSTONCONDO?publish=yes)