SPRING BOARD

**LONDON HOUSING PROJECT**

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# Introduction

London is a world leader when it comes to culture, entertainment and business. However, the UK capital is a victim of its own success when it comes to cost of living. The great city has 32 boroughs within Greater London, and each borough has its own governing council. As you can guess, some of them are more desirable to live in and will reflect that desirability in a greater rise in housing prices.

**Here is the question we attempting to solve:**

Which borough of London has seen the greatest average increase in housing prices over two decades(2000 -2020) covered by the dataset?

## Findings

The analysis was done [here](https://github.com/Tobsam237/Springboard/blob/main/London_borough%20Housing%20Prices/Unit%204%20Challenge%20-%20Tier%203.ipynb) using python pandas and jupyter notebooks. The results are as follows:

* In the last two decades (2000 - 2020), **Walton Forest** **borough** has the highest average increase in housing prices with a ratio of **0.2323**. Average housing prices for the year 2000 and 2020 are £ 103030.68 and £ 443628.05 respectively. **Hackney** borough comes very close with a ratio of **0.2327**.
* Furthermore, the most expensive-- **Kensington and Chelsea borough --** over the years have remained top but ranks 13th highest in rate of change in housing price

The results was arrived at using simple ratio between housing prices at year 2000 and 2020

Main Challenges: The dataset was dirty and required through cleaning. Also had some boroughs which are not London boroughs . However, Pandas libraries were sufficient to clean and transform our datasets.

### Future Works

Predict housing prices of London boroughs in the next 10 to 20 years.

Find the rate of change of housing prices across London boroughs to determine best/worst places to invest in, as a real estate company.