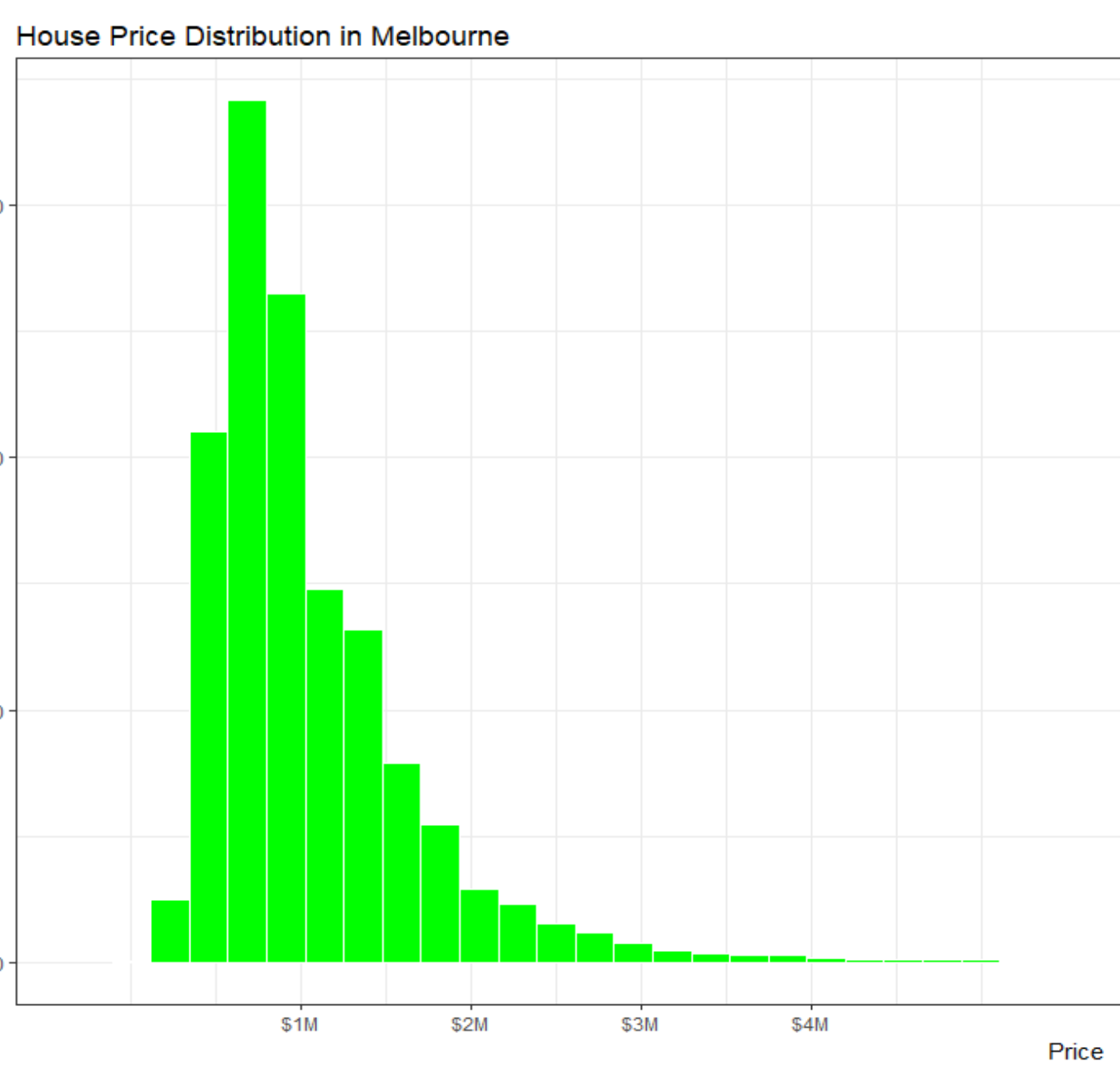
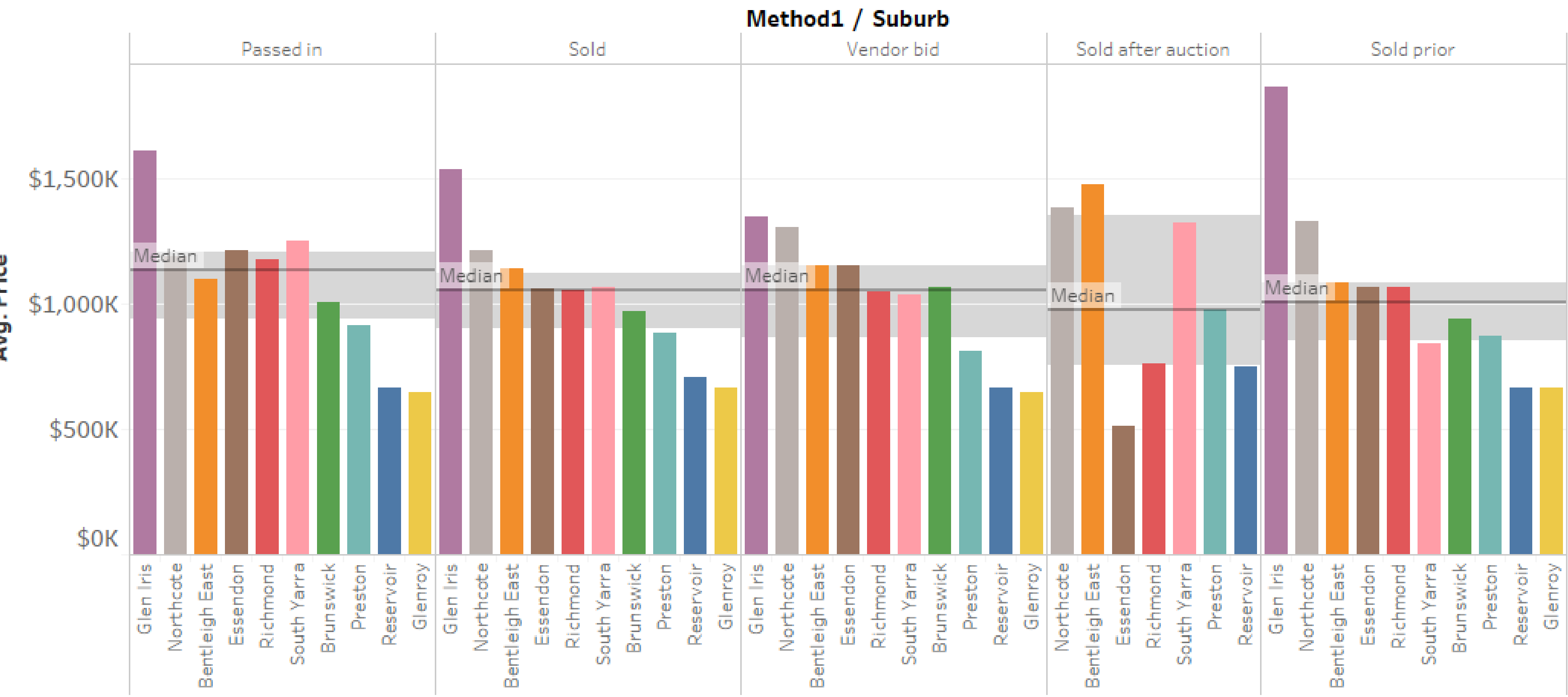


Average Housing Prices for different methods of property dissemination



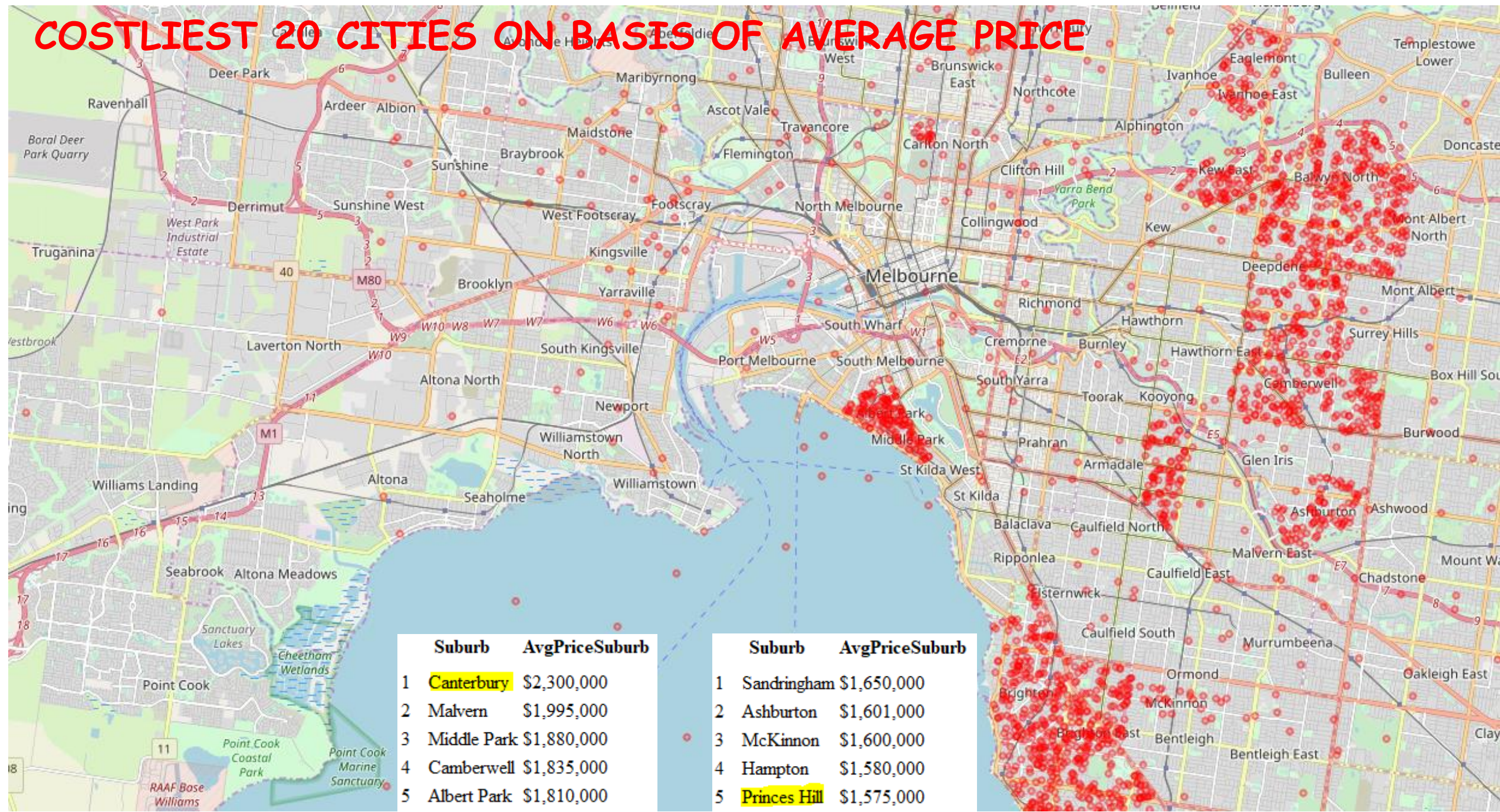
Business Problem: Melbourne is currently experiencing a housing bubble (some experts say it may burst soon). According to Deloitte Access Economics’s latest business outlook, housing prices are falling by over \$1000/week. This is mostly because banks are raising their interest rates, less FDI on real estate in Melbourne, and banks have become more cautious with giving away loans.

- Housing price distribution on the basis of number of houses in Melbourne is right-skewed implying that average housing price > median housing price in this region. Median across the top 10 suburbs on the basis of housing density is around \$1M and \$1.25M, and the average housing market in Melbourne is more than \$1.25 M.
- ‘Reservoir’ suburb has the most number of houses (cottage, villa, semi, terrace), and also the most number of units and duplexes. This is likely as the average housing price as per property dissemination is least in Reservoir (just above \$500K).
- ‘Glen Iris’ is the least favourable suburb to own a property as the average price is quite high which reflects on the density of houses in this region as well.

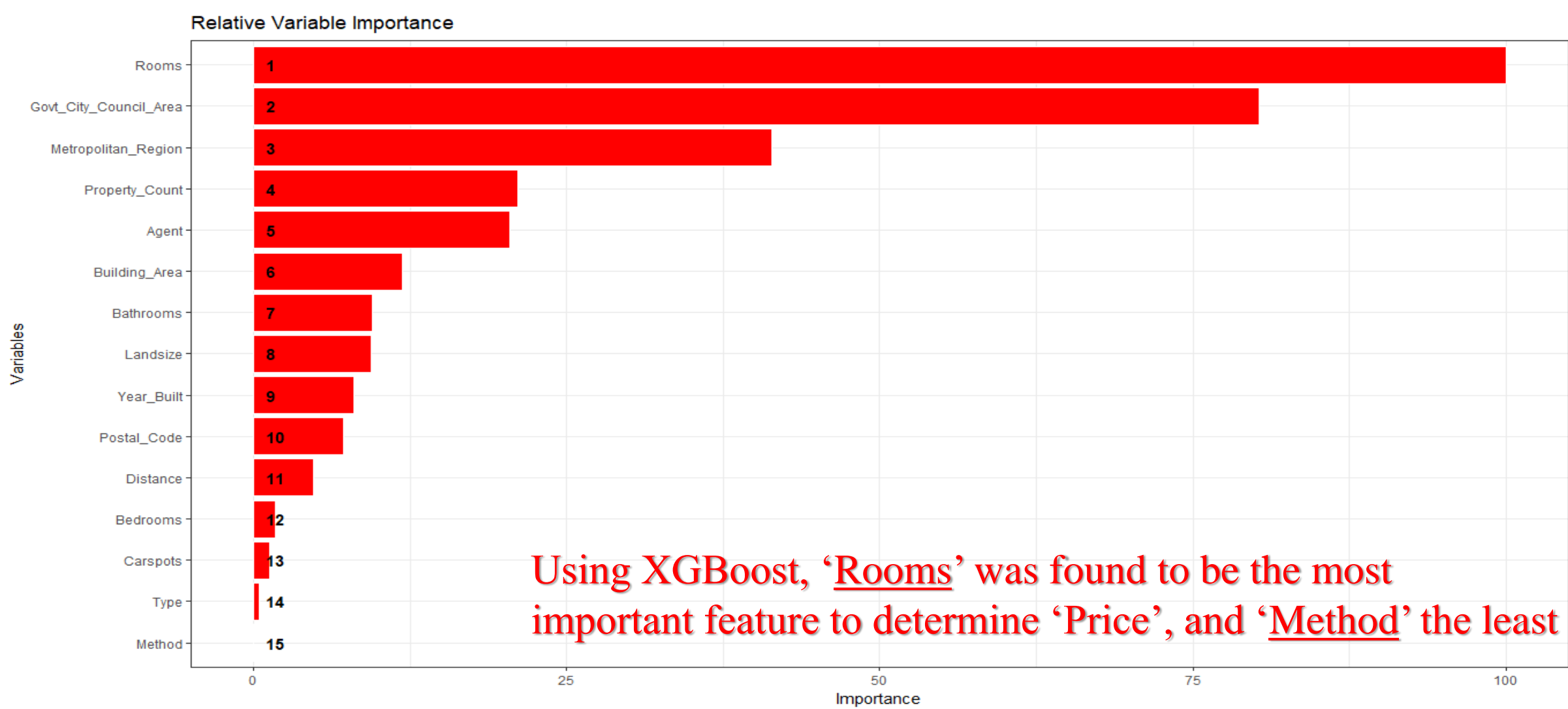
MELBOURNE HOUSING MARKET

- Among the Metropolitan regions, the ‘Southern’ region has the most number of properties followed by the Northern region.
- South-Eastern region has the least density.

Data Description: The dataset was acquired from Kaggle, and consists of 27,246 observations with 20 variables, and contains housing market data for property built and sold from 1820 - 2018. *{Sizes in metres, prices in Australian dollars}*



Canterbury is the most expensive suburb with an average housing price of \$2.3M, and Princes Hill is the most affordable locality with an average price of \$1.58M.



Using XGBoost, ‘Rooms’ was found to be the most important feature to determine ‘Price’, and ‘Method’ the least

Top 10

