Jordan Script for Data Project 1

# Introduction

Hello everyone. Welcome to our presentation. For our project we chose to focus on the question “Has the price of housing in the Adelaide suburbs changed since before and after COVID?”

Our first step was to find a source of data that we could analyse to support our findings. We ended up analysing the Metro median house sales data from data.sa.gov.au. Here we downloaded the yearly quarter CSV data from 2015-2023 so that we had enough data we could inspect and analyse and had the option to limit what years we wanted to look at if we chose.

Reference:

Department of Planning, T. and I. (2023). Metro median house sales. data.sa.gov.au. [online] Available at: https://data.sa.gov.au/data/dataset/metro-median-house-sales.

For the roles in our group, we each chose to focus on a small selection of 2-5 suburbs from each direction of the city depending on how we wanted to display the data in our plots. I analysed the Eastern suburbs, Isha the Northern Suburbs, Mag the Western Suburbs and Van the Southern Suburbs. We chose to focus on each direction from the city so that we could get a full range of the suburbs within Adelaide and analyse if the different directions provided different outcomes and results from one another.

# Jordan’s Data

My first question for my data analysis was “Has the number of house sales in Norwood and Burnside changed from 2018-2022?”. In looking at the line plot, we can see two separate trendlines for the two selected suburbs. Norwood’s house sales are on a steady increase from 2018-2022 whereas Burnside’s are on a slight decrease. In seeing these trendlines, we might expect to see similar trends for the two suburb’s median house prices as perhaps if a suburb is selling more houses, house prices may begin increasing due to the suburb’s popularity?

“Has the median house price in Norwood and Burnside changed from 2018-2022?”

But no! Actually, both suburbs have sharp increases in median house price from 2018-2022, and perhaps most interesting is that even though Burnside’s house sales are on a slow decline, their median house price is increasing at a faster rate than Norwood, to a point where Burnside’s median house price was around $100,000 cheaper than Norwood’s at the start of 2018, and by the end of 2022 they were the same, at between 1.4 and 1.5 million dollars.

My final question of course was “Has the number of house sales impacted the median house price in Norwood and Burnside from 2018-2022?”. And if we look at the scatter plot, we can see that the trendlines are quite flat. Norwood’s trendline is completely flat, meaning that the number of house sales in Norwood does not affect the median house price. In Burnside, the trendline has a very slight increase, but the increase is too small to say that the number of house sales affects the median house price in Burnside.

What this means is that the number of house sales does not play a crucial role in the median house price of Norwood and Burnside and that the increase in median house price in both suburbs post-COVID is likely due to other outside factors.

# Structure

* Introduce group
* Introduce our topic and question
* Talk about where we sourced our data (& Data cleaning)
* Introduce roles of team members

Jordan: Eastern Suburbs (Norwood & Burnside)

Isha: Northern Suburbs (Modbury, Salisbury, North Adelaide & Enfield)

Magdalene: Western Suburbs (Greenacres, Grange & Seaton)

Van: Southern Suburbs (Flagstaff Hill, Goodwood, Edwardstown, Pasadena, Adelaide CBD)

* Talk about my findings (first, second and third graph)