# House Listings Analysis Report

## Data Collection

This dataset was manually collected from sahibinden.com. The data was randomly gathered, with 20% from Bursa and 80% from Istanbul. The dataset includes details such as room type, furnishing status, building age, and various property features.

## Key Insights

- Istanbul has a significantly higher average house price than Bursa.
- Larger room types generally correlate with higher prices, but anomalies exist.
- Furnished houses are not always more expensive; other factors impact price.
- Building age influences price, with newer properties generally costing more.
- Features like balconies, parking, and lifts tend to increase property prices.

## Visual Analysis

The following visualizations help in understanding the dataset trends and insights. Each chart provides a graphical representation of key findings.
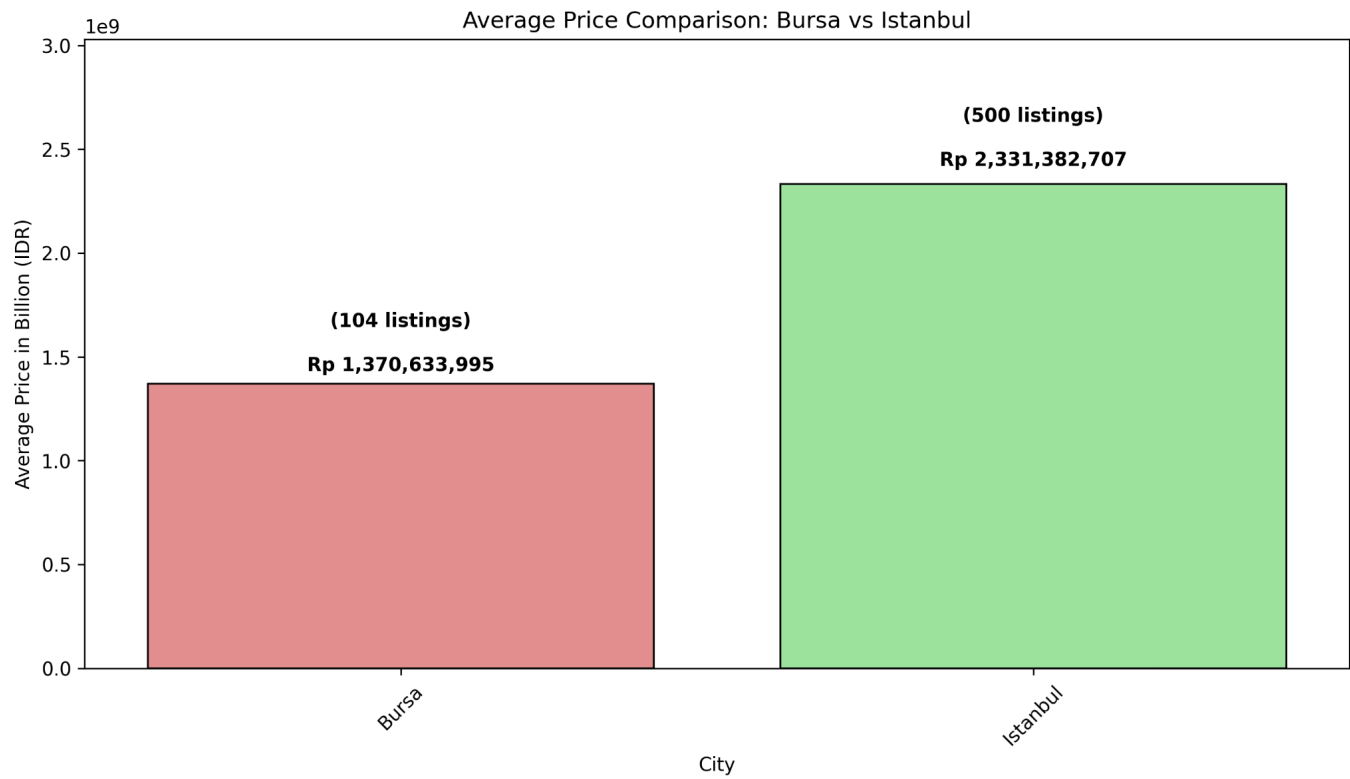


Figure 1: The average house price in Istanbul is significantly higher than in Bursa. This reflects the higher demand and real estate value in Istanbul.
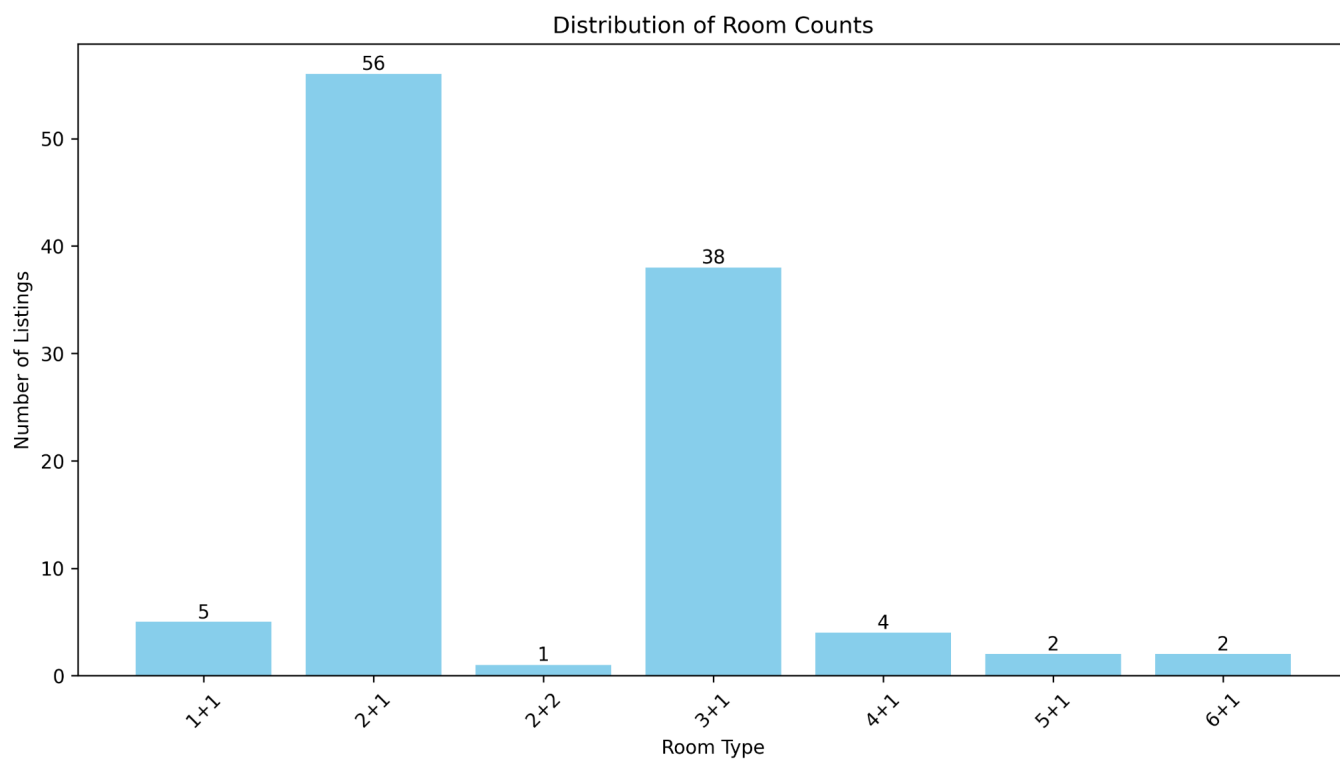
Figure 2: The majority of listings are 2+1 and 3+1 room types. Larger room types such as 4+1 and above are less common.
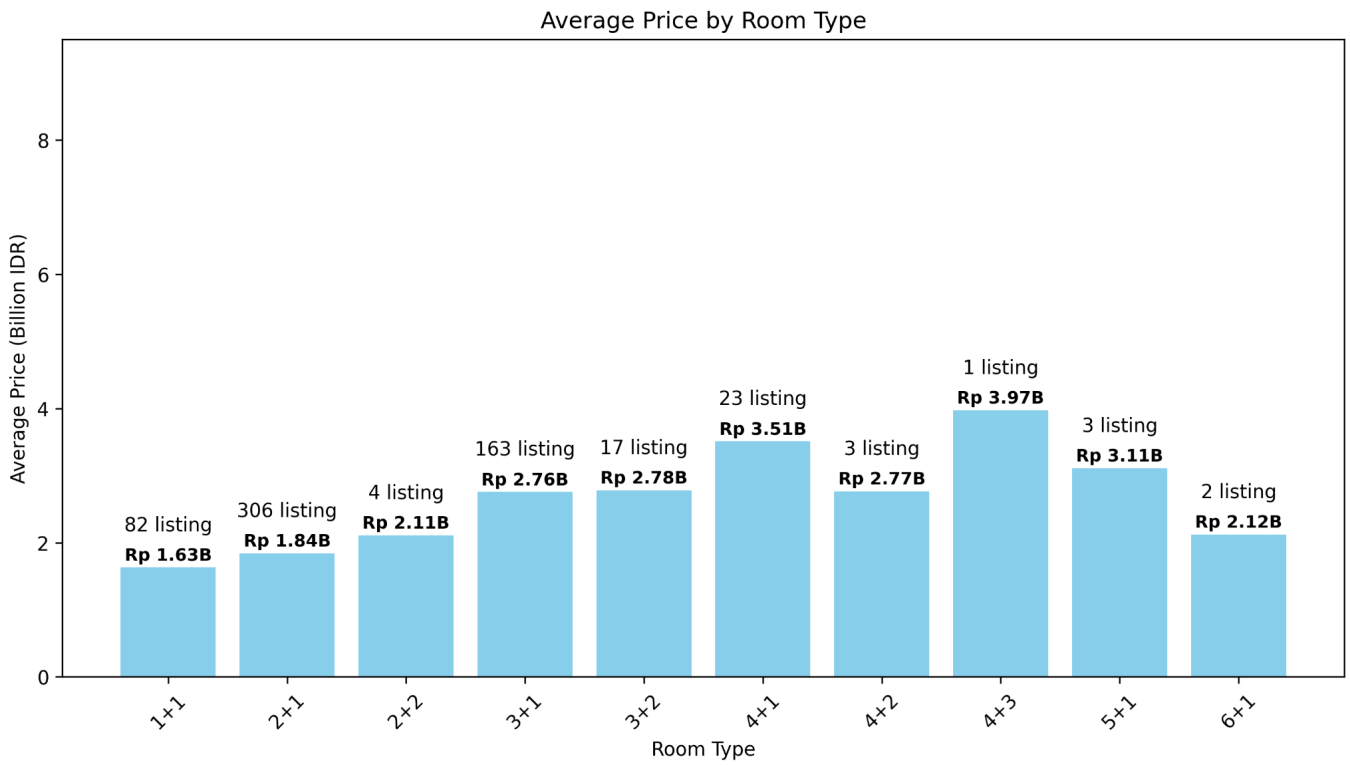
Figure 3: Average prices tend to increase with the number of rooms, but some fluctuations exist. For example, 4+3 listings have the highest average price despite being rare.
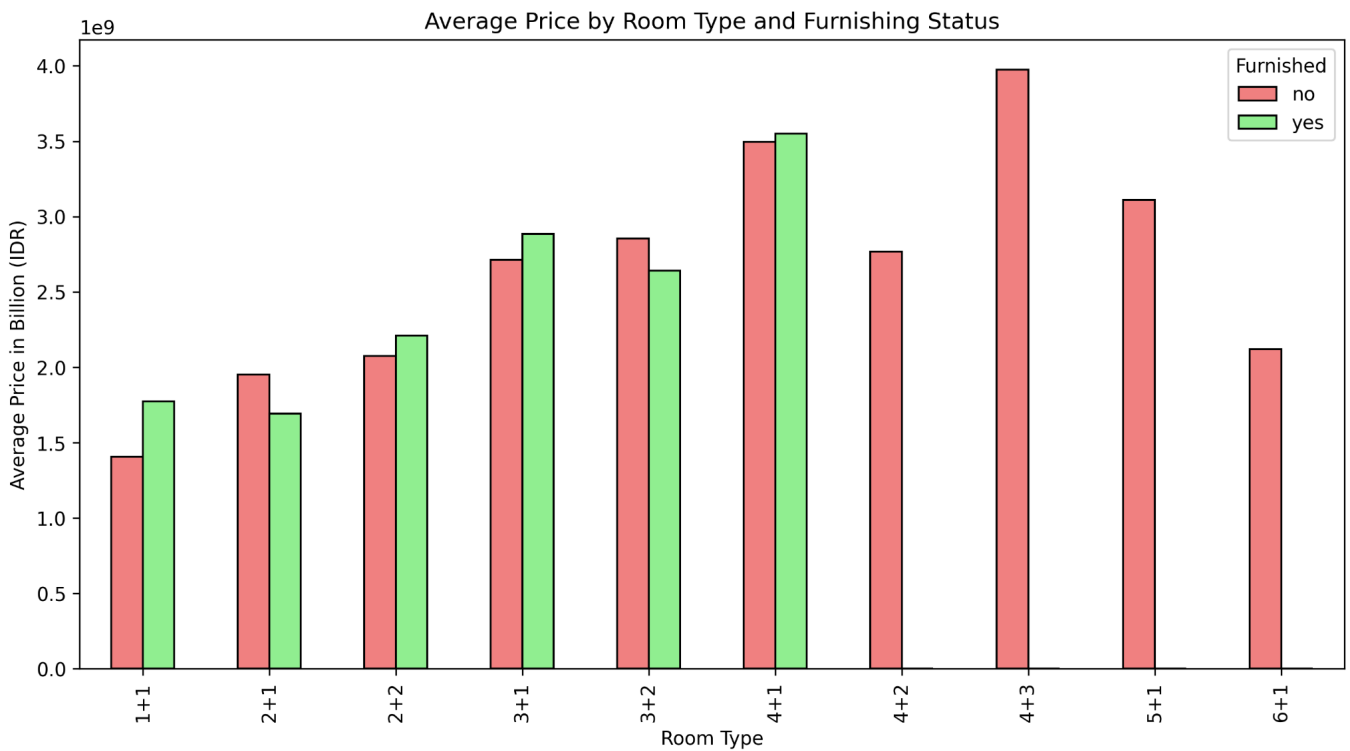


Figure 4: Surprisingly, furnished houses are not always more expensive than unfurnished ones. For some room types like 2+1, unfurnished properties have a higher average price.
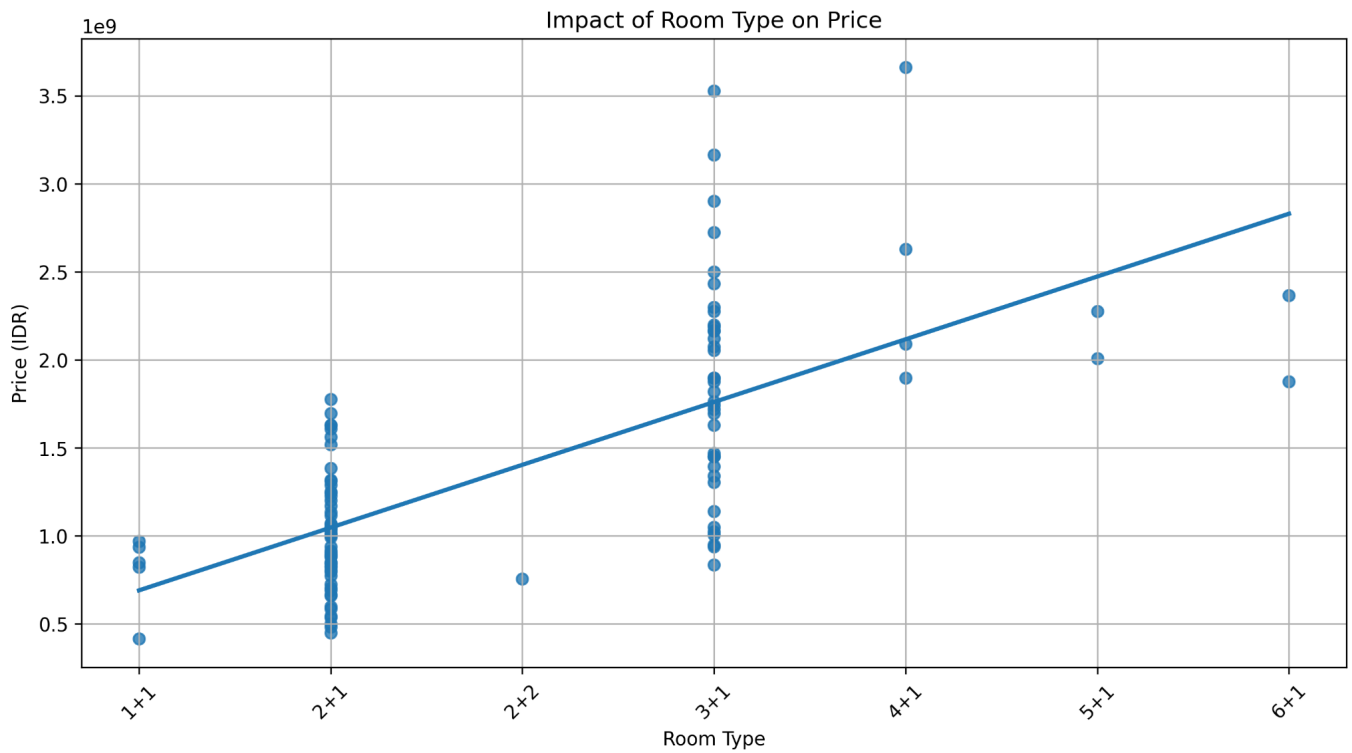
Figure 5: Regression analysis suggests a general increase in price with larger room types, but there are high-price anomalies across different categories.
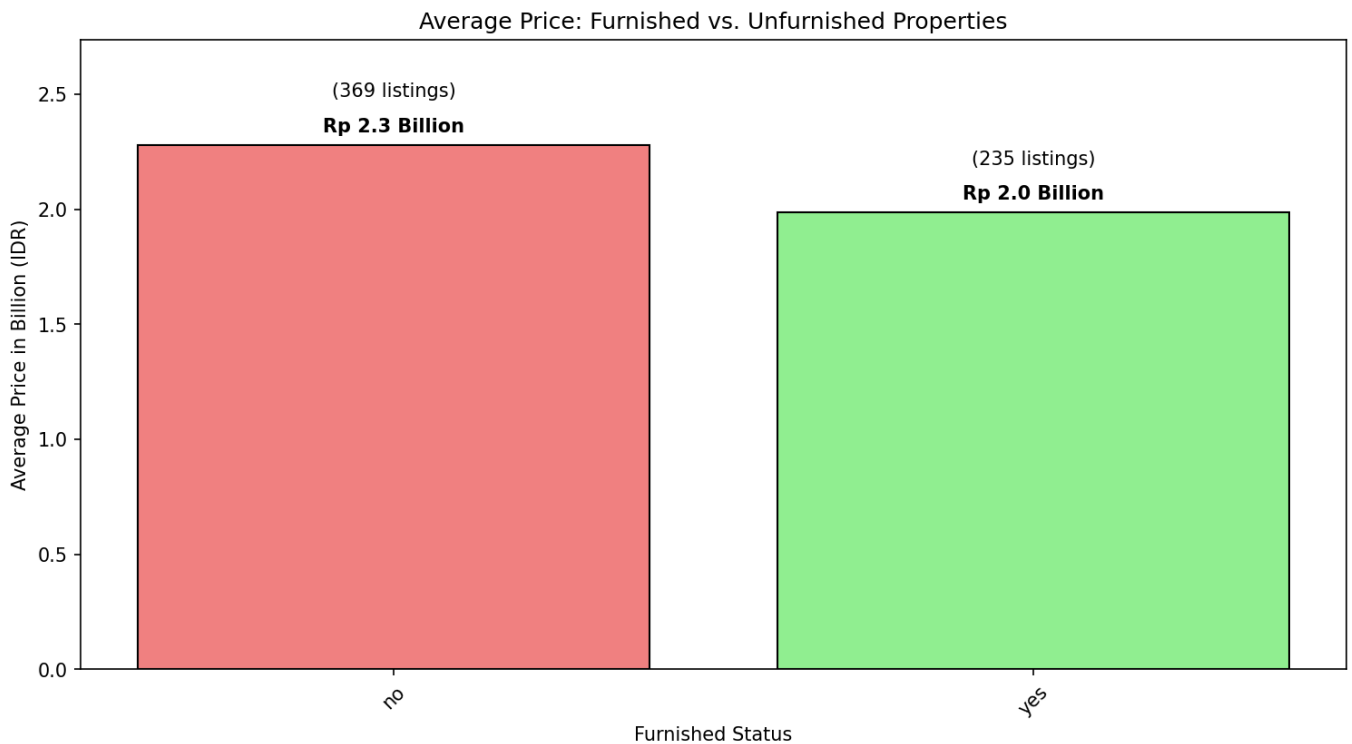


Figure 6: Furnished houses are slightly cheaper on average. This could be due to location, amenities, or higher demand for unfurnished listings among investors.
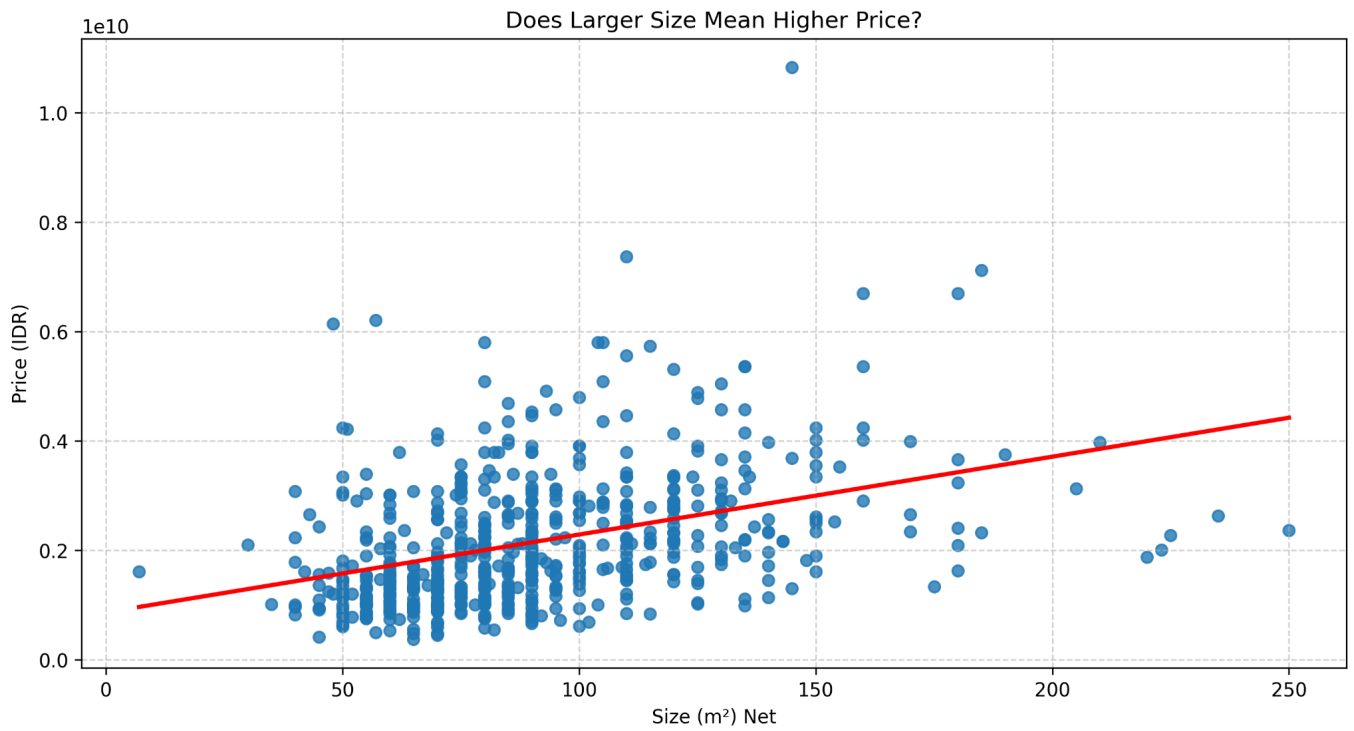
Figure 7: Larger properties tend to be more expensive, but there are many outliers. Some smaller properties are very expensive due to location or premium features.



Figure 8: Properties with balconies, parking, and lifts generally have higher average prices, indicating that these features are valued by buyers.