



DS EDA



Client (Jennifer Montgomery)

- High budget
- Wants to show off
- Timing within a month (?)
- Waterfront
- Renovated
- High grades
- Resell within 1 year



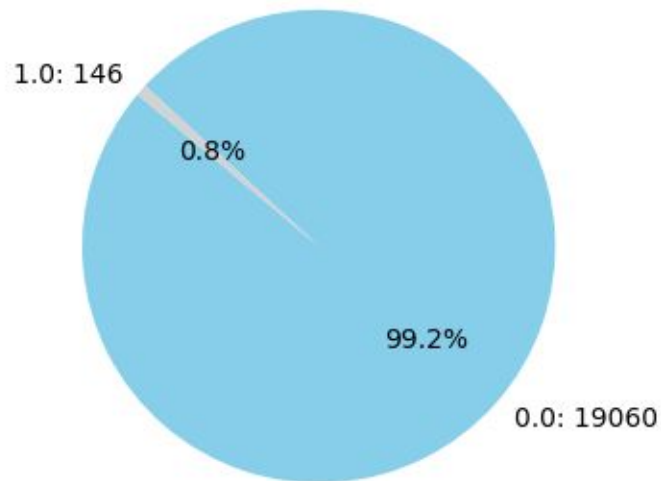
Hypothesis

- There won't be many of properties with so many criterias, especially to “show off” (basement, view, large sq feet, etc.) (True)
- The properties that fit all criterias will have astronomical prices and even high budget may not be enough (Sort of True)
- Waterfront houses will value more over time than not Waterfront properties (Not true)
- Resell after one year may not be enough time for the house the increase value (True)

Target houses (Waterfront)

This is just 1 criteria only **146** houses (0.8%).
We will need to check more criterias

Distribution of Waterfront Properties

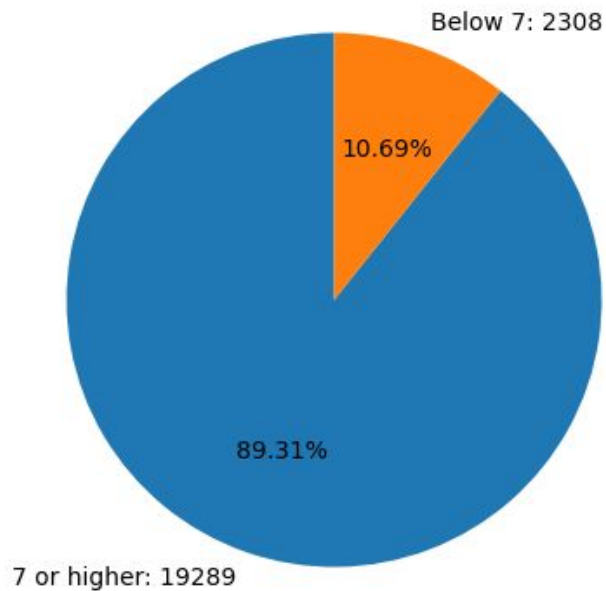


Target houses (High grade)

Assuming “high grade” as 7 or higher.

This is OK since **89.31%** can be considered high grade

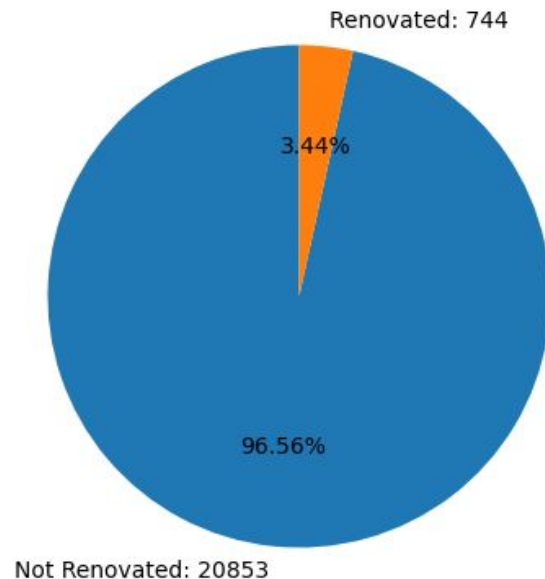
Distribution of grade categories



Target Houses (Renovated)

Once again only a small percentage 3.44% of houses is renovated

Distribution of renovated categories



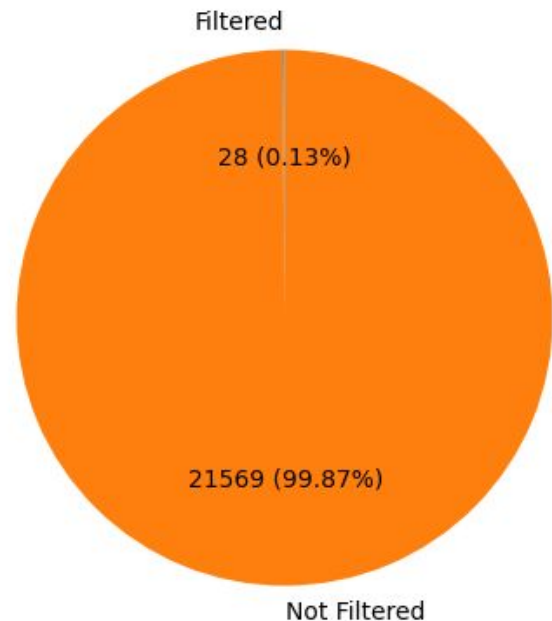
Target houses (All criteria)

All criteria:

- High grade (≥ 7)
- Waterfront
- Renovated

Just 28 houses were sold with these criteria in 1 year.

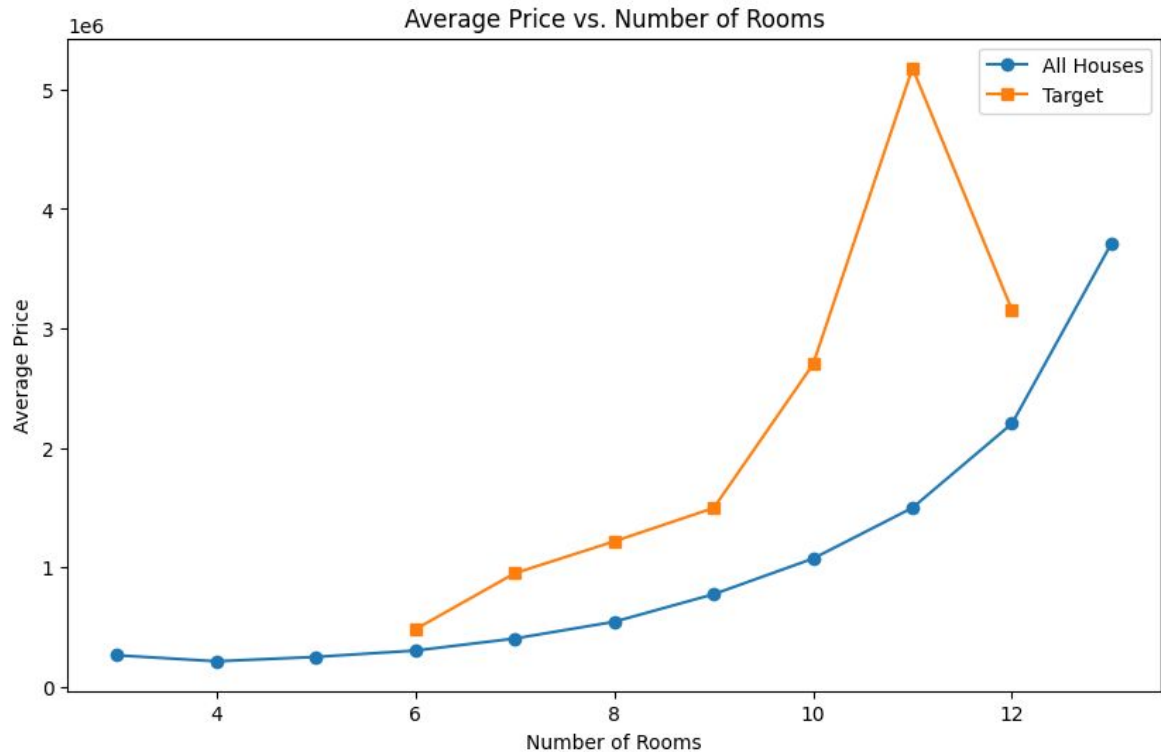
If possible, “loosen” the criteria a bit.



Budget

How high does the budget need to be?

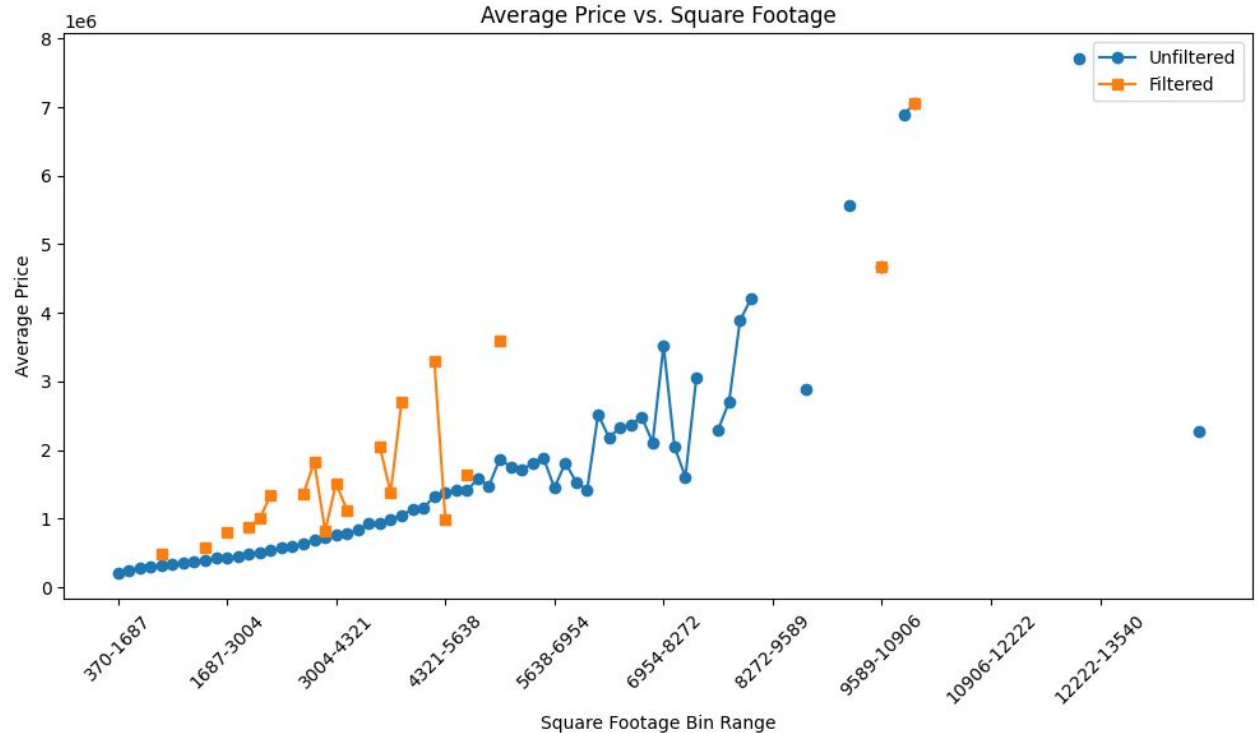
With only 28 houses not enough statistical evidence for an exact number, but **most likely will cost at least double**





Budget

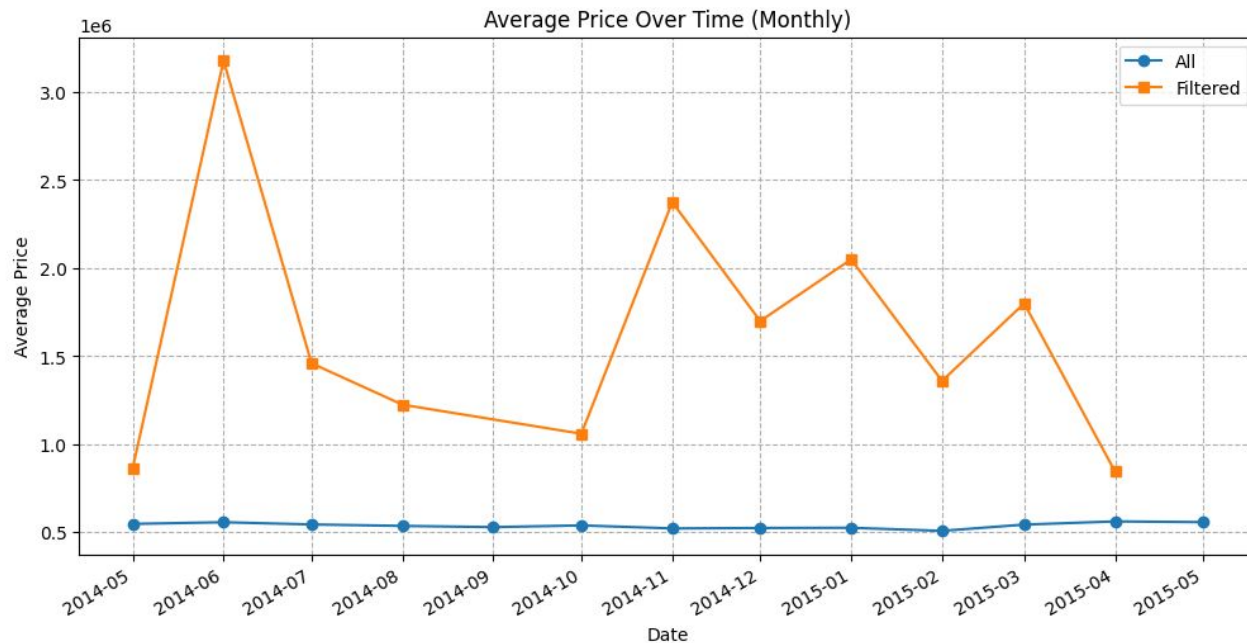
Similar conclusion can be drawn looking at the living sqft



Resell Value

Looking at a time frame of 1 year the prices don't really increase.

Better to hold the house longer



Resell Value

Looking at just Waterfront houses, still can't say that their value will increase more than non Waterfront houses.

There is no statistical evidence to make such a claim.

