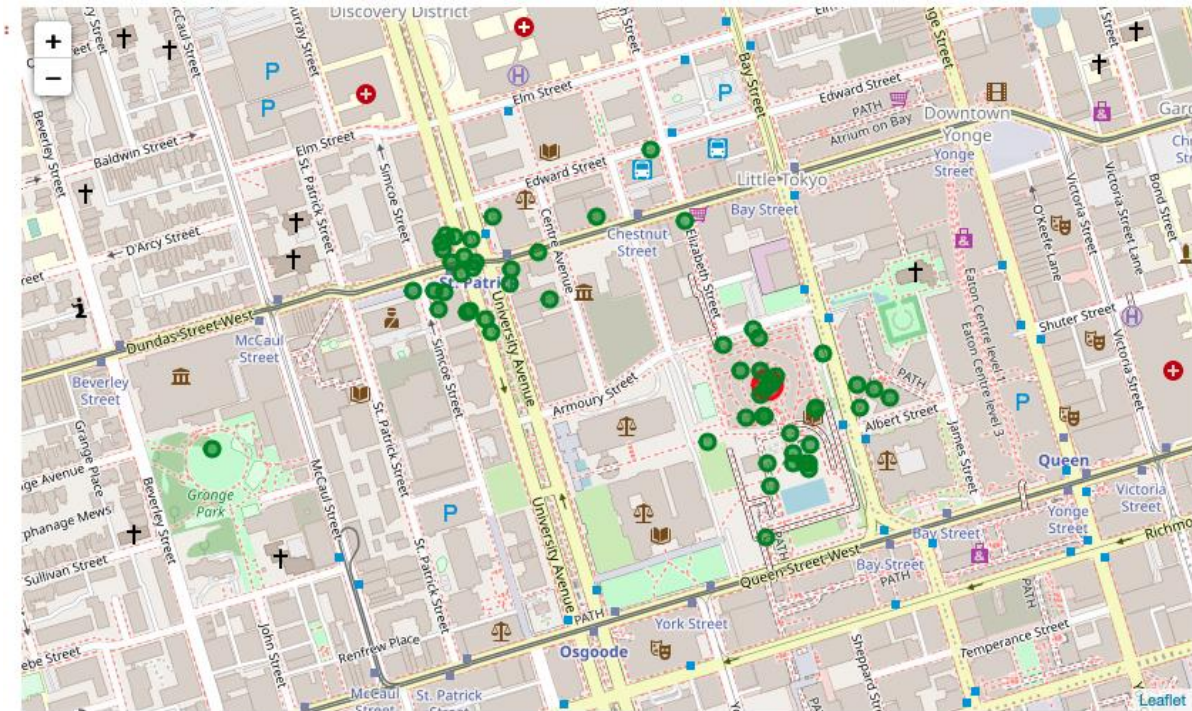
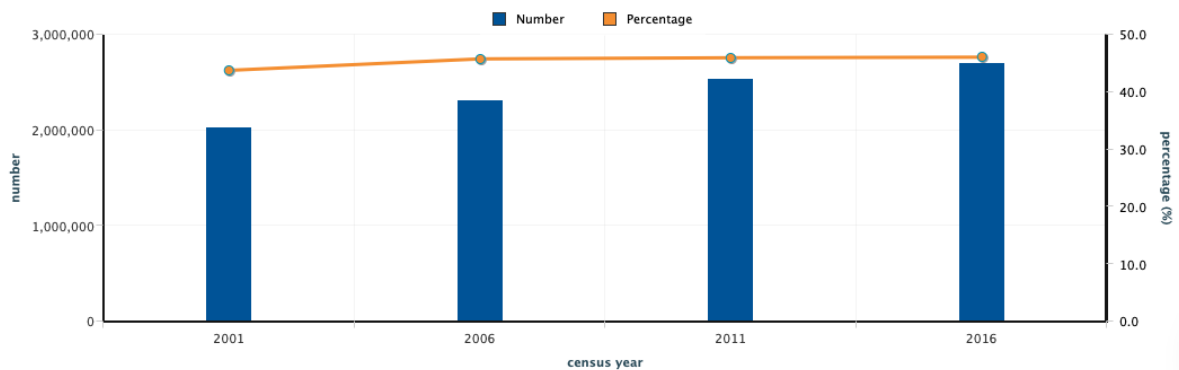


Toronto Property Prices



Introduction

Background



The immigration population has been on a rise and almost 45% of population in Toronto is an immigrant. These people look for houses to rent/buy. Therefore, it becomes difficult for people who are looking to buy/sell/rent/lease to decide the fair amount for a house in a particular locality.

Amenities play an important role in deciding the price of a house in a particular locality. If there are a lot of shops/gyms etc nearby, it tends to increase the price of that particular property

Problem: -

The problem that I am trying to solve helping in deciding which locality should charge premium because of presence of a lot of amenities and which locality cant charge premium based on its location. It will also help the students who visit Toronto to find properties in cheap area.

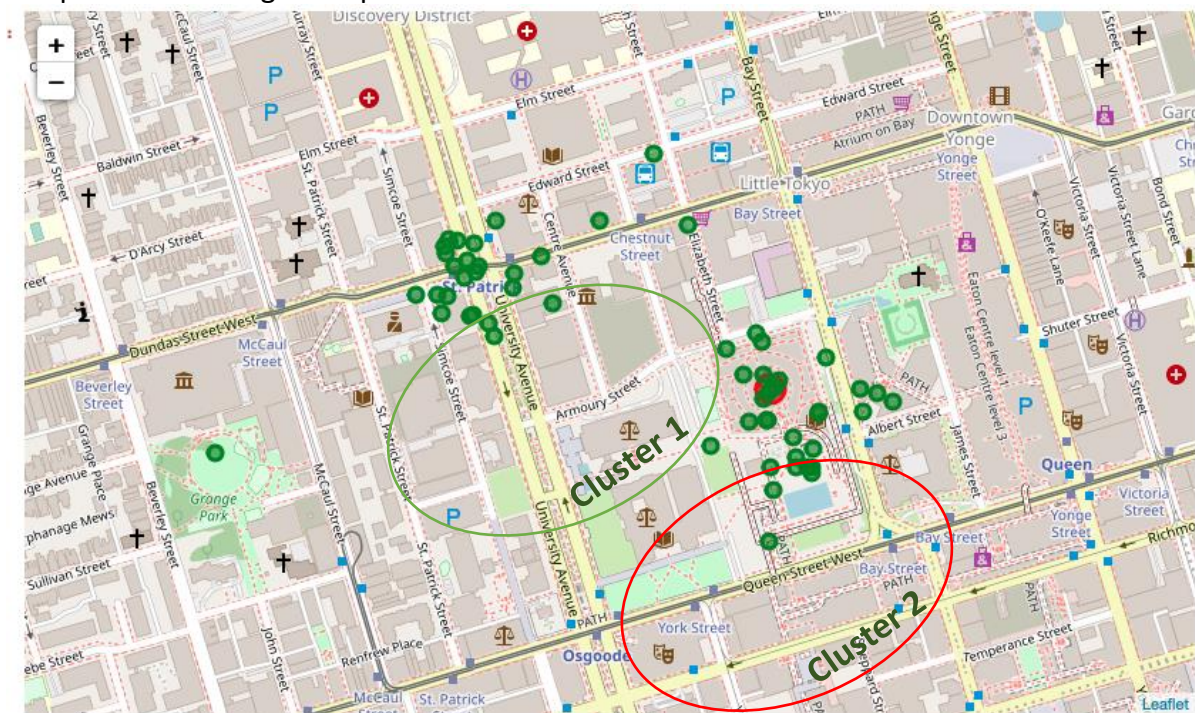
Target Audience: -

Target audience would be anyone looking to buy and sell houses. Both the parties are in a constant dilemma of finding the right price for the particular piece of land. Also people looking to buy/rent a property find amenities an important part in the decision making process.

Data: -

Acquisition: -

I acquired data using foursquare API. Used it to find



Places in clusters: -

Cluster 1

categories	
Art Gallery	2
Bike Rental / Bike Share	1
Building	1
City Hall	4
Coffee Shop	2
Convenience Store	1
Event Space	1
Farmers Market	1
Garden	1
General Entertainment	1
Government Building	1
Gym	1
Juice Bar	1
Library	1
Music Venue	1
Office	3
Other Great Outdoors	1
Playground	2
Plaza	1
Restaurant	1

Cluster 2

	count
categories	
American Restaurant	1
Art Gallery	1
Bagel Shop	1
Bank	5
Coffee Shop	4
Community Center	1
Food Truck	2
Government Building	1
Language School	1
Light Rail Station	1
Medical Center	1
Metro Station	1
Office	6
Restaurant	1
Sandwich Place	1
Sushi Restaurant	1
Thai Restaurant	1

From the above table it is evident that cluster 2 is a commercial area with a high number of offices

Methodology and Results:

I used foursquare API to gather information of all the amenities present in Toronto and the their location. Once I got the info, I plotted that on a map to find out where exactly are all the facilities. From the above map we can see that there are 2 main area where all the cafes and other amenities are clustered. These areas will be expensive compared to other areas. This is because of the closeness of cafes, etc tend to raise the price of a property.

Discussion: -

Buying a property in these cluster area for living will be very expensive. If you plan to open a café/restaurant in these clusters, it would be very difficult to attract a lot of customers as you will be entering a me too place.

Conclusion: -

To conclude the report I would say that areas lying in cluster one and two are highly premium area therefore the rent/price of those properties would be high. Other areas are not very clustered with these amenities therefore making them cheaper to live.