

Home Price Analysis

Group 8



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A photograph of the Golden Gate Bridge in San Francisco, California, taken during sunset. The bridge's towers and cables are illuminated with a warm, orange glow against a backdrop of a clear blue sky and distant hills. The water in the foreground is calm.

Our Team



Eric Shih



Edward John Tagaca



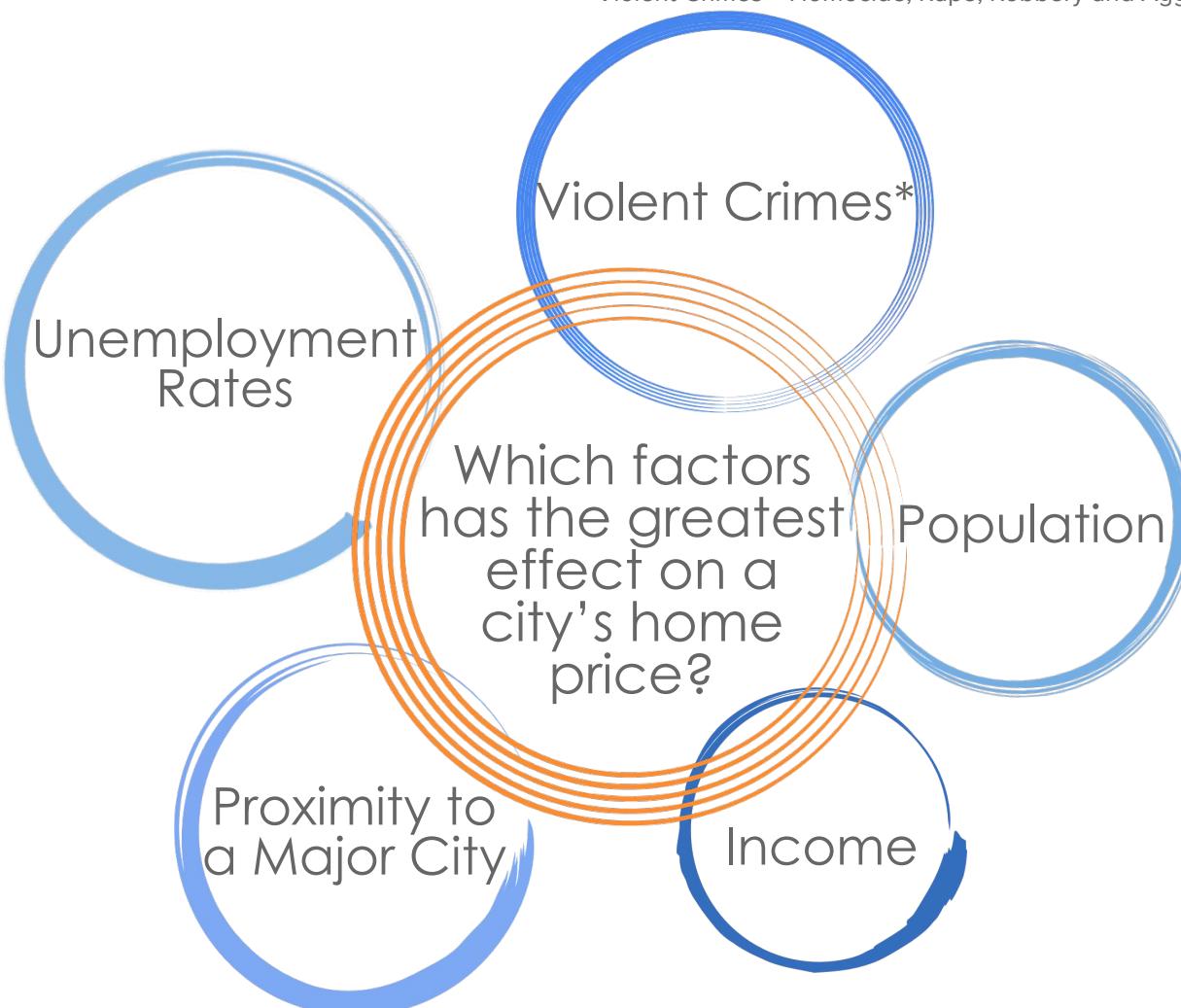
Sanja Kostic



Hok Yin Cheung

The Question

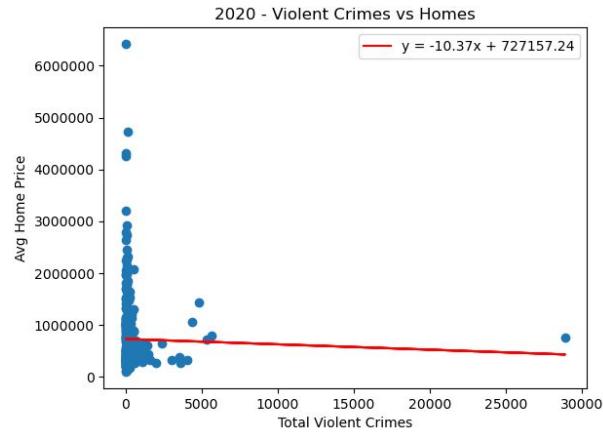
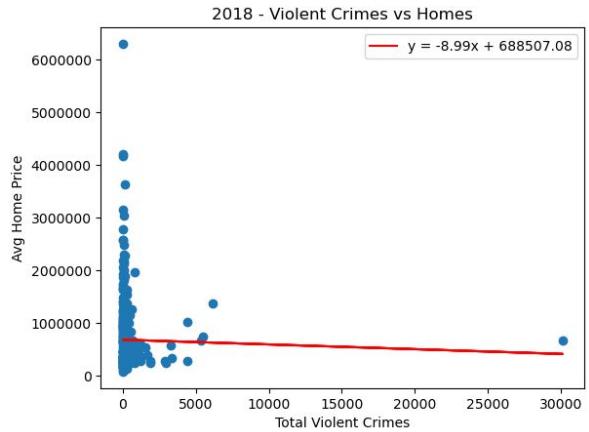
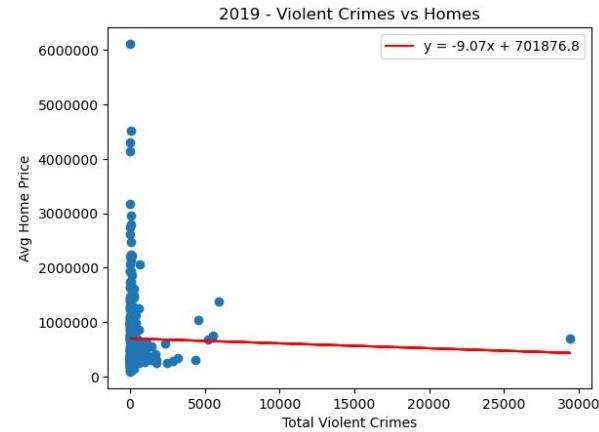
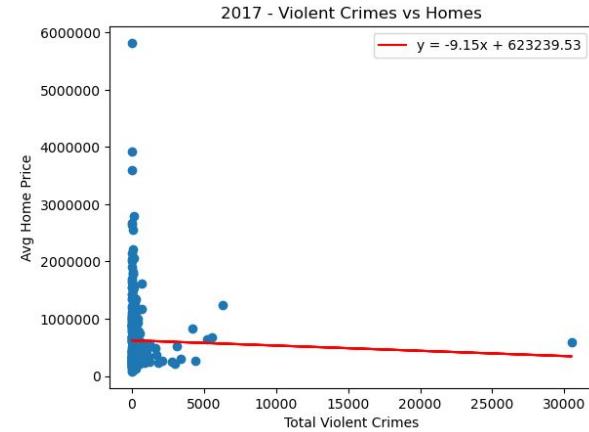
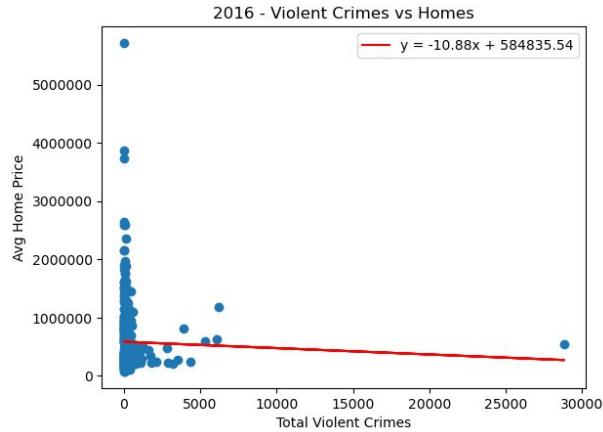
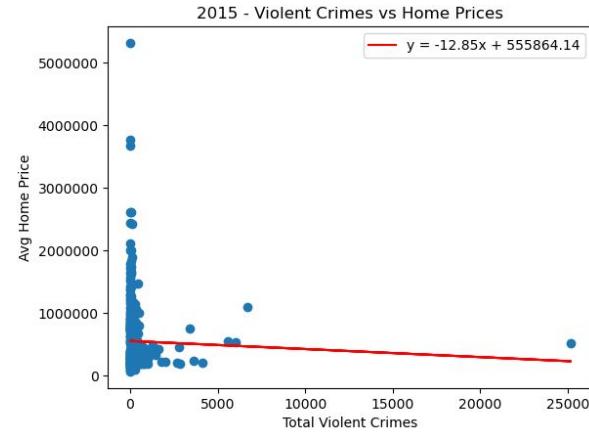
*Violent Crimes = Homicide, Rape, Robbery and Aggrevated Assault



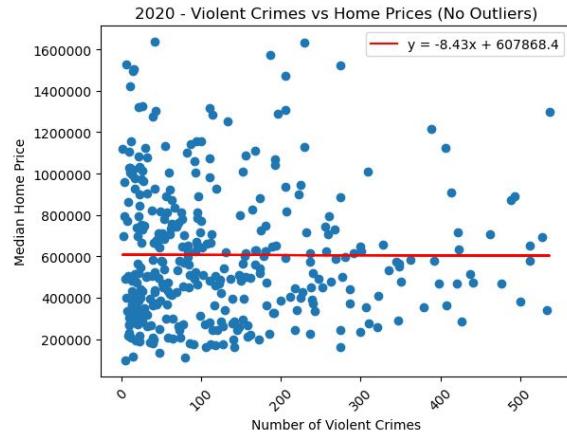
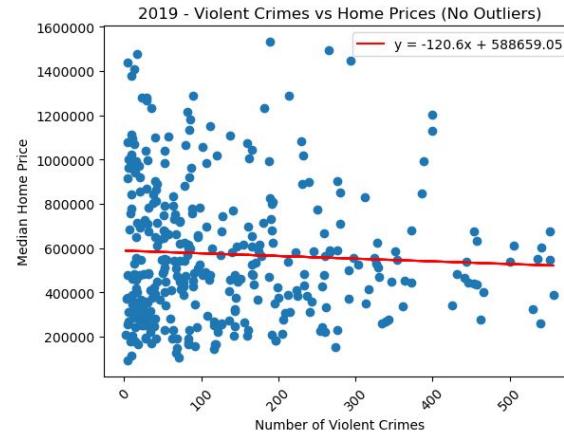
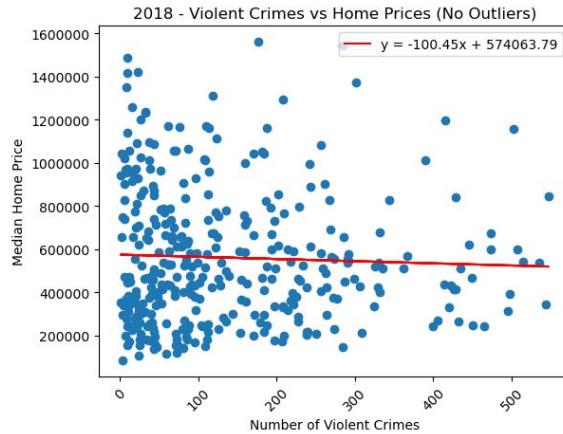
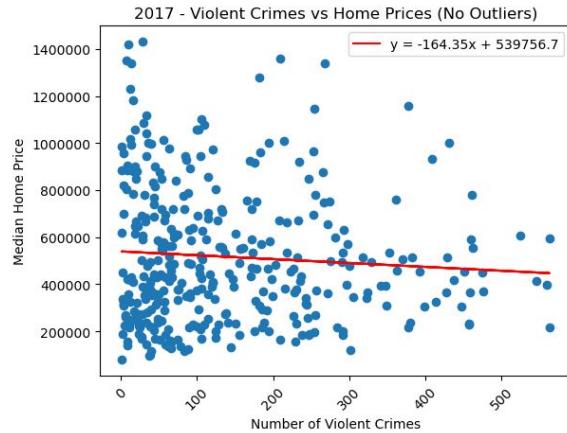
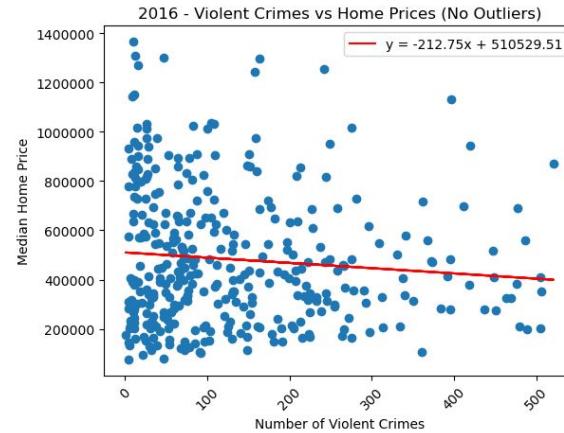
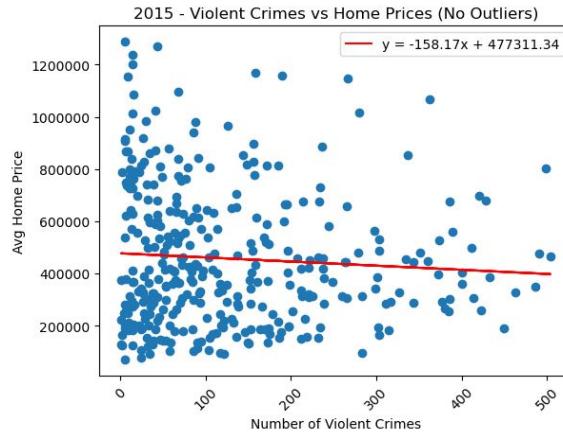


Violent Crimes

Total Violent Crimes vs Avg Home Price



Total Violent Crimes vs Avg Home Price (No Outliers)

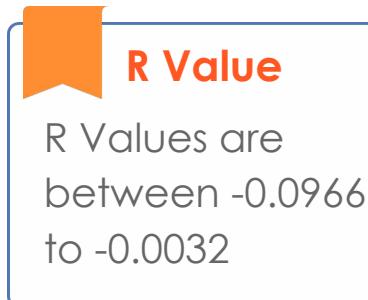
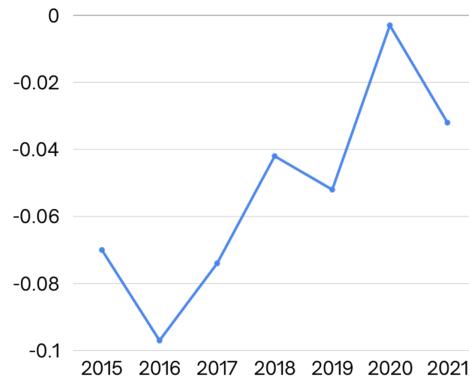


Analysis and Conclusion - Total Violent Crimes vs Avg Home Price

Average R Value: -0.0267

Average R Value without outliers: -0.0528

Based on the analysis, there is a very weak negative correlation between the total number of violent crimes and the average home price.

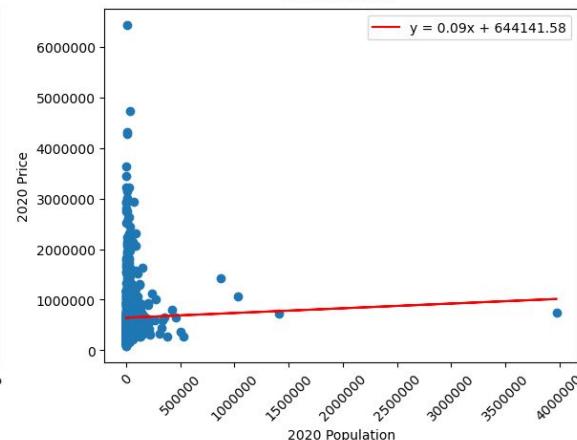
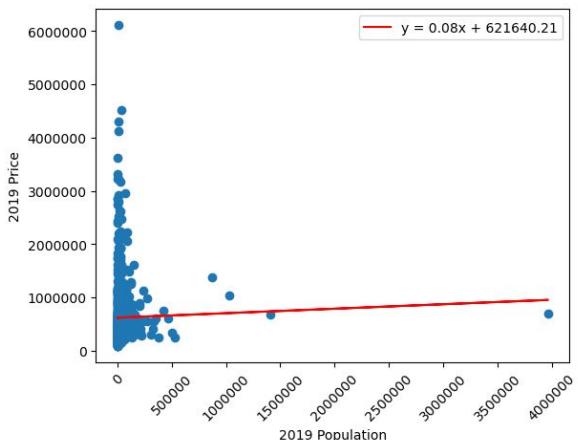
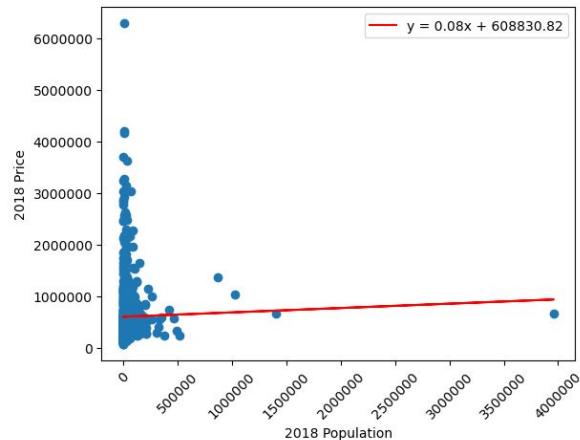
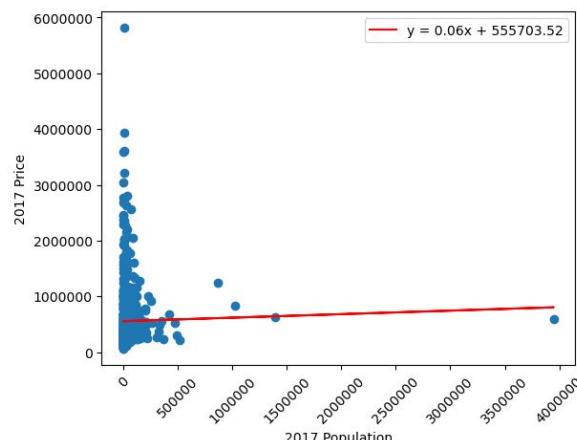
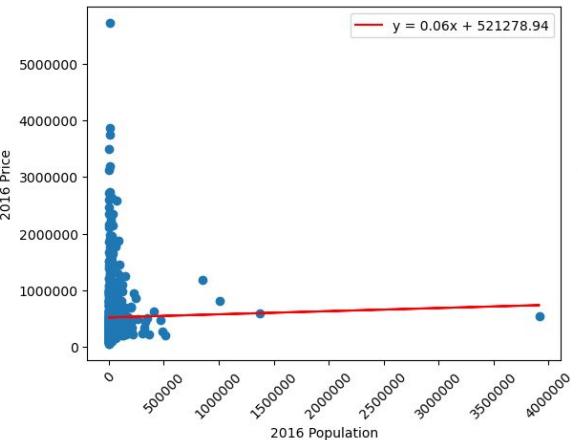
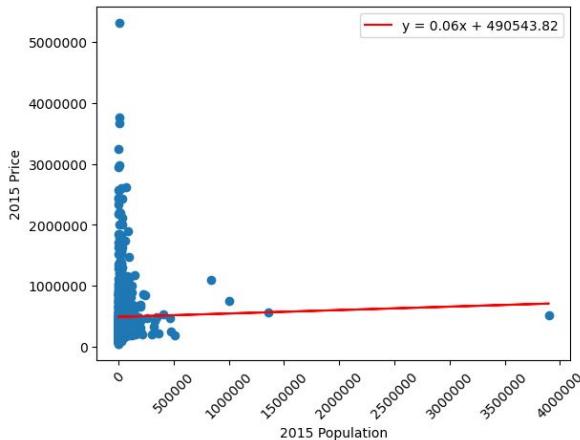




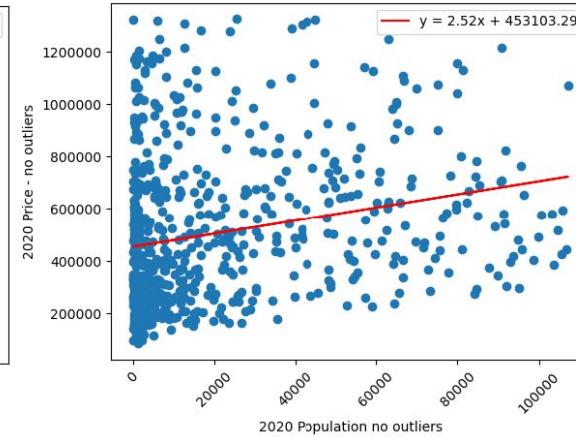
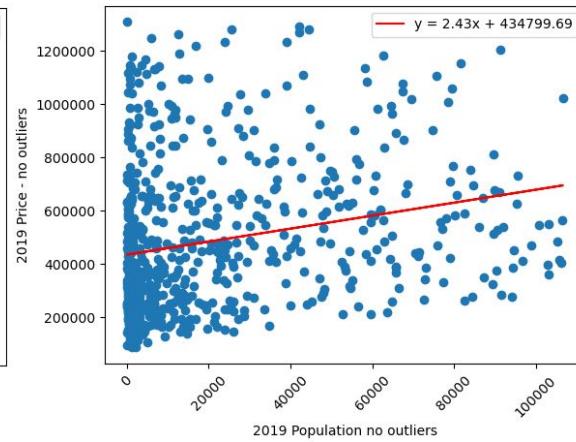
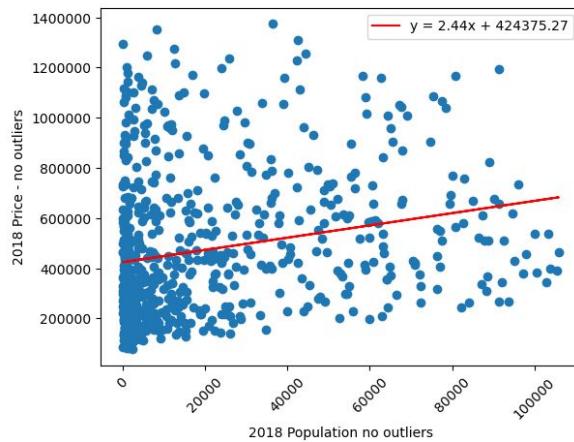
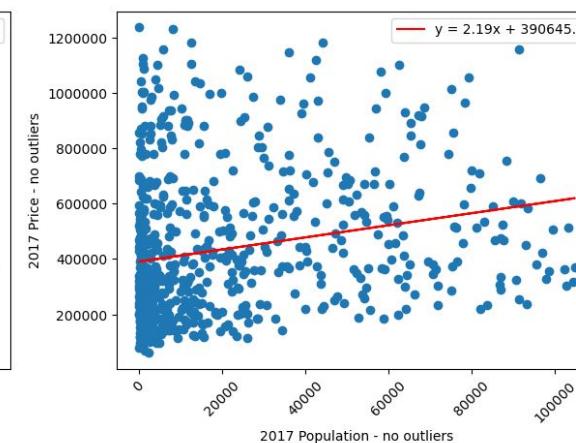
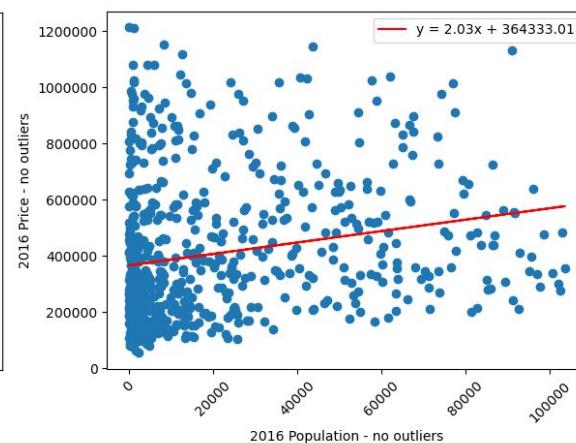
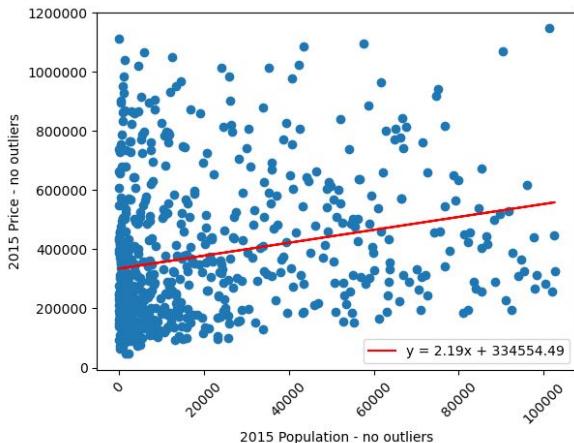
A large, solid orange arrow shape that tapers to a point. It is oriented diagonally, pointing from the bottom left towards the top right of the frame. The word "Population" is positioned to the left of the arrow's point.

Population

Total Population vs Average Home Prices



Total Population vs Average Home Prices (No Outliers)

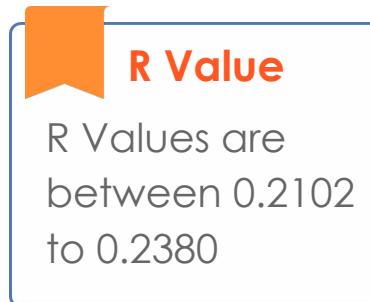
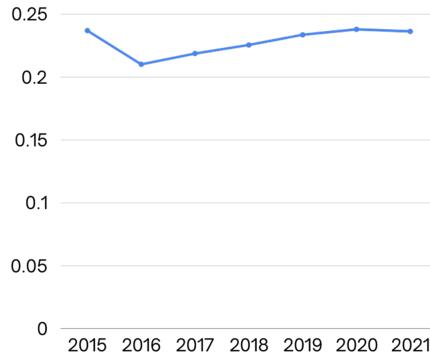


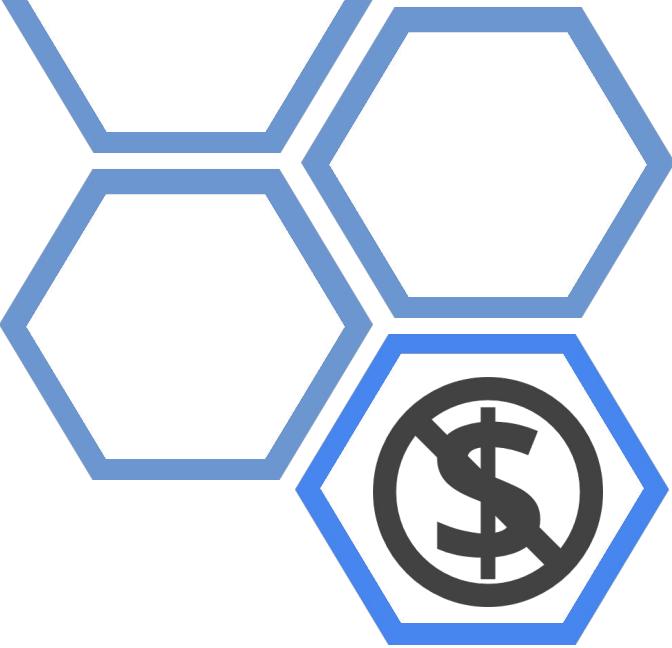
Analysis and Conclusion - Population

Average R Value: 0.0219

Average R Value without outliers: 0.2297

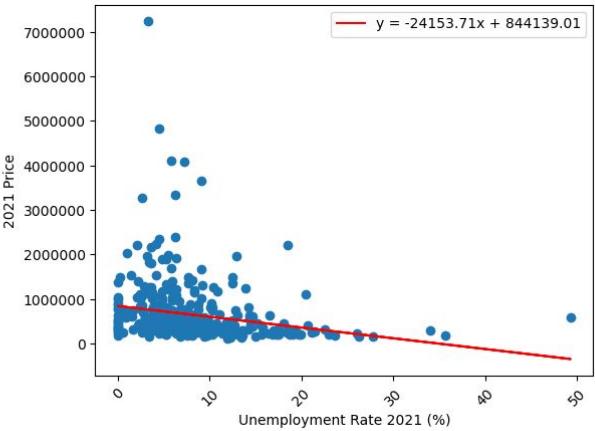
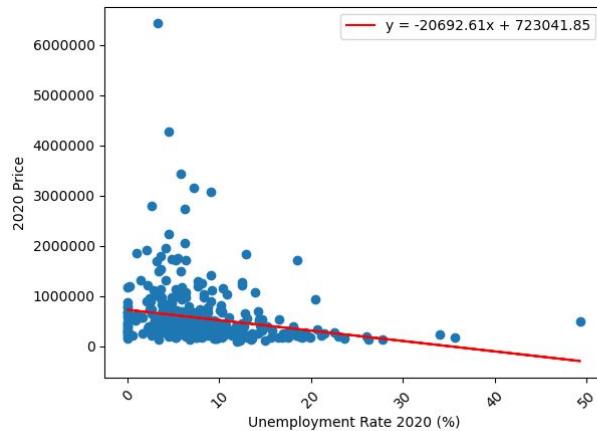
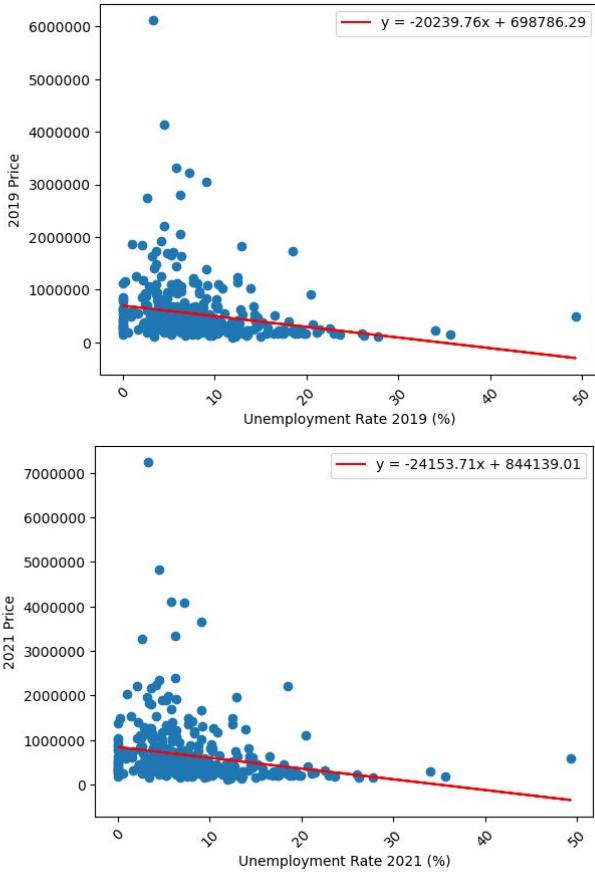
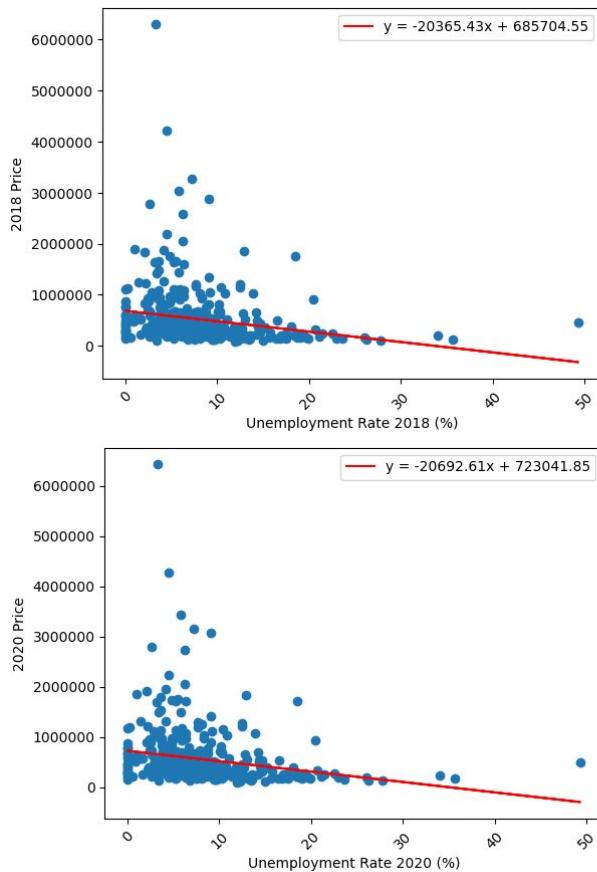
Based on the analysis there is a very weak positive relationship between home prices and the population.



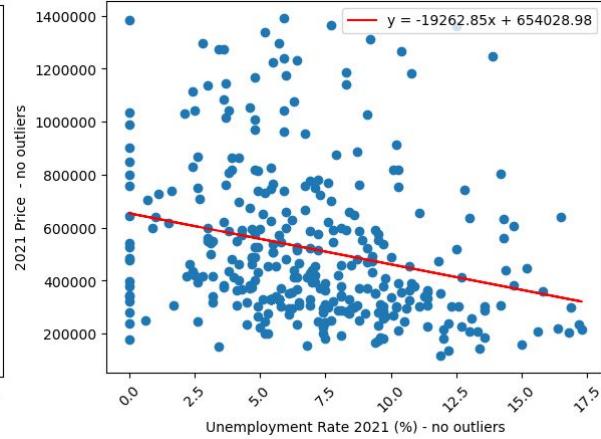
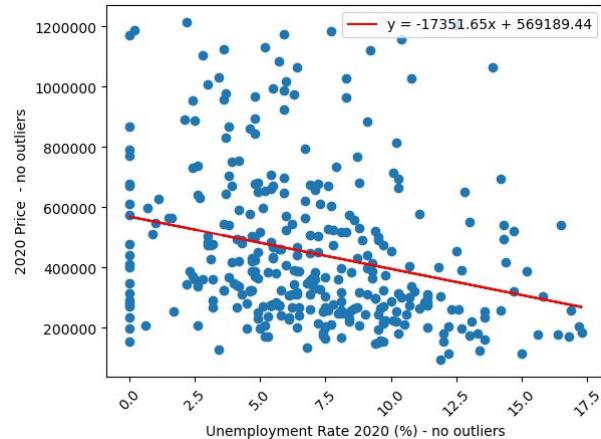
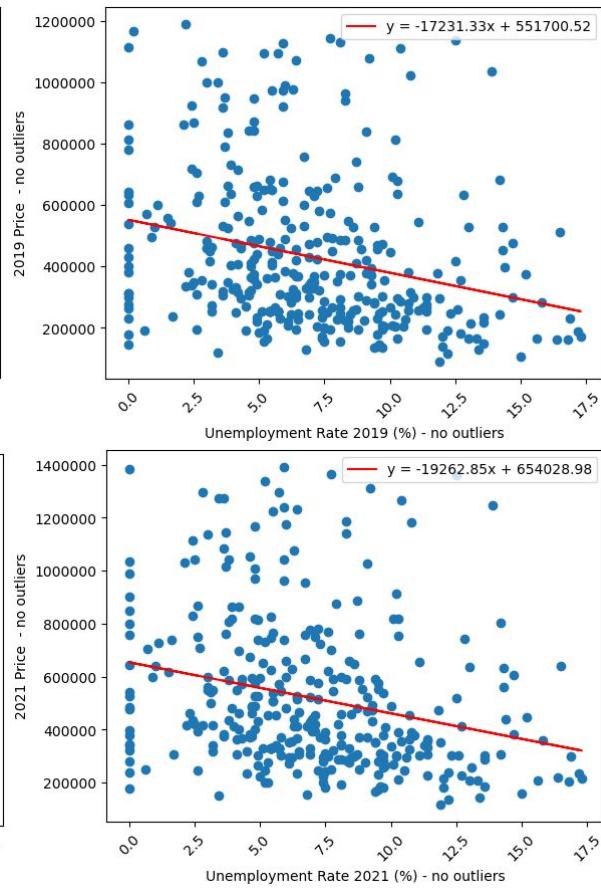
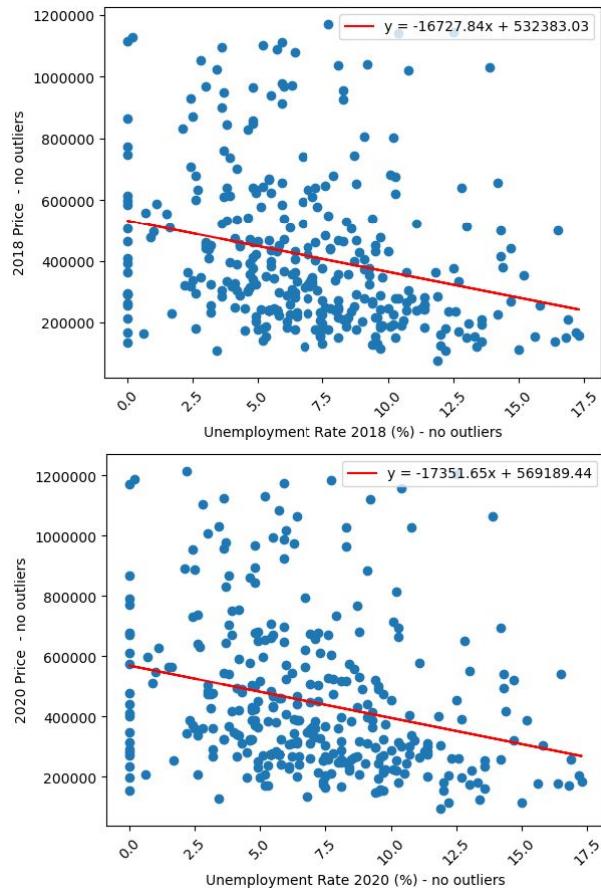


**Unemployment
Rate**

Unemployment Rates vs Average Home Price



Unemployment Rates vs Average Home Price (No Outliers)

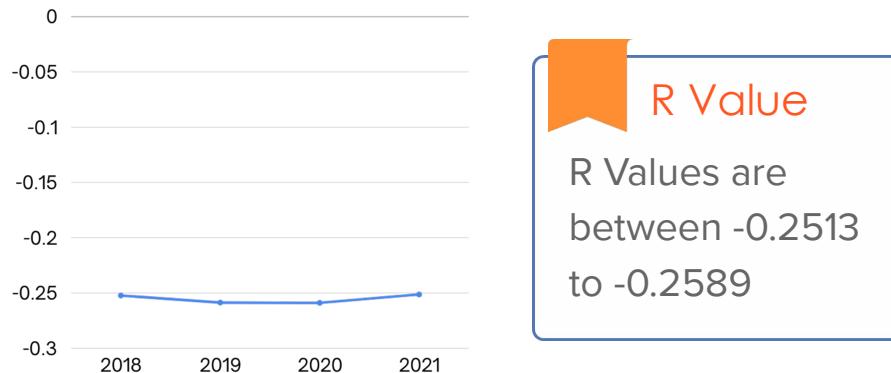


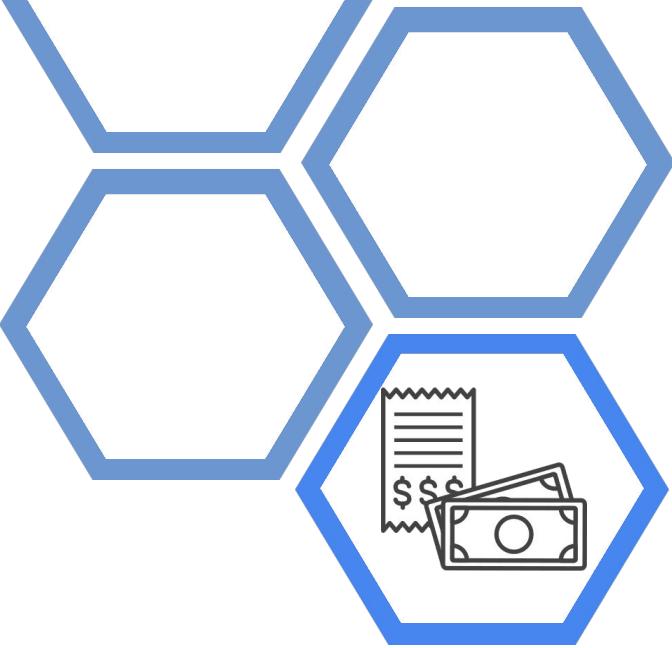
Analysis and Conclusion - Unemployment Rate

Average R Value: -0.2001

Average R Value without outliers: -0.2553

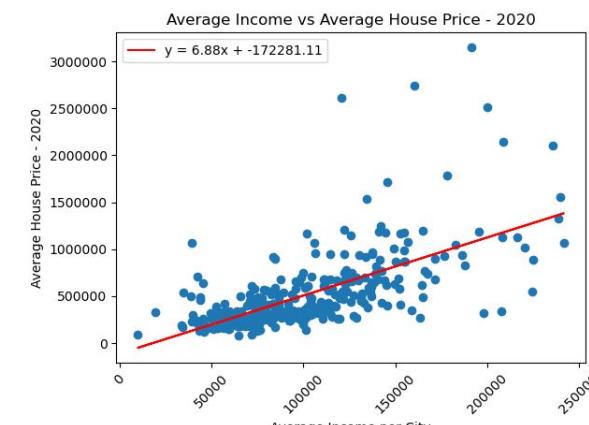
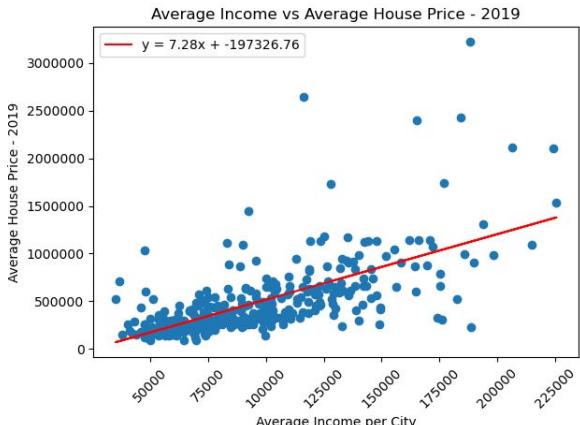
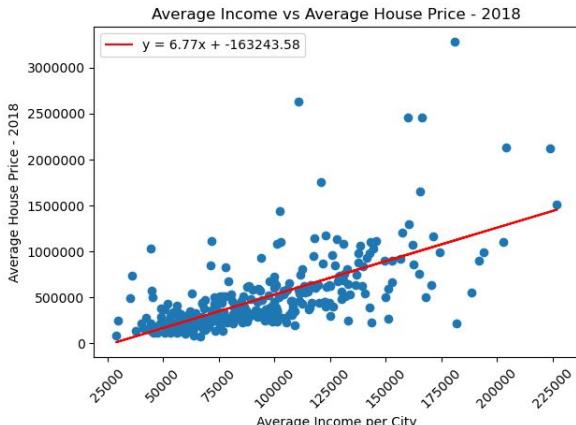
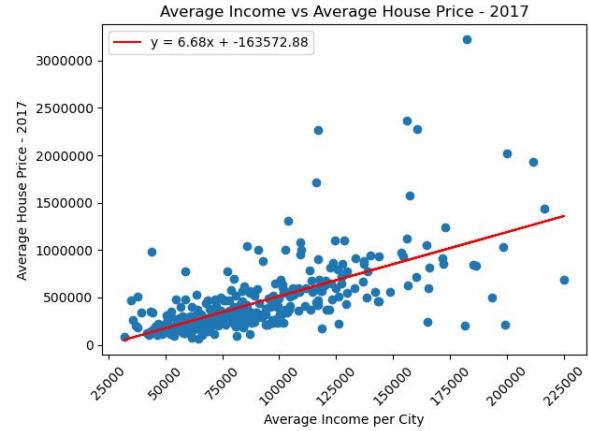
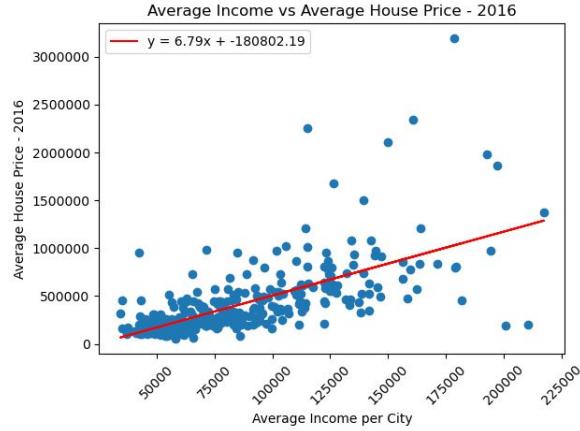
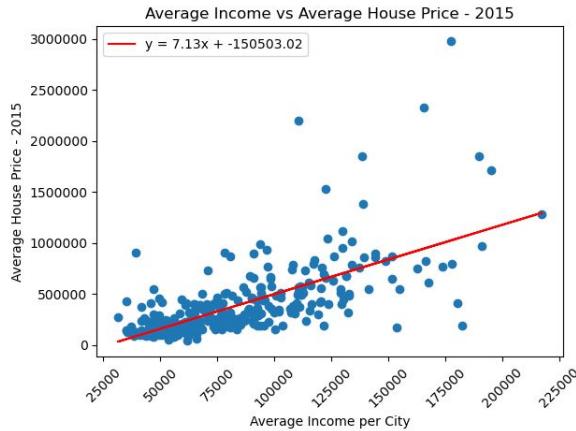
Based on the analysis there is a very weak negative relationship between home prices and the population.





Income

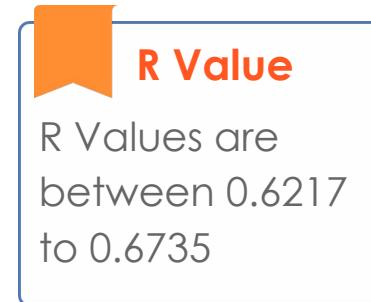
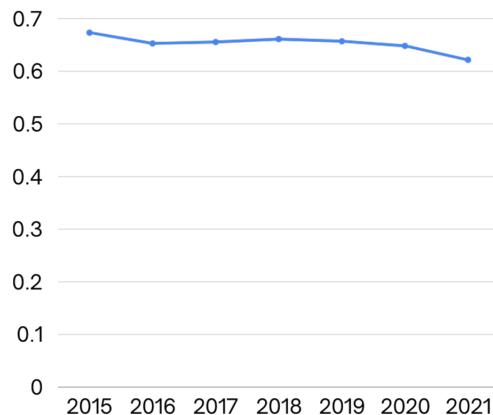
Average Income vs Average House Prices



Average Income vs Average House Prices

Average R Value: 0.6529

Based on the analysis there is a moderate positive relationship between home prices and income.

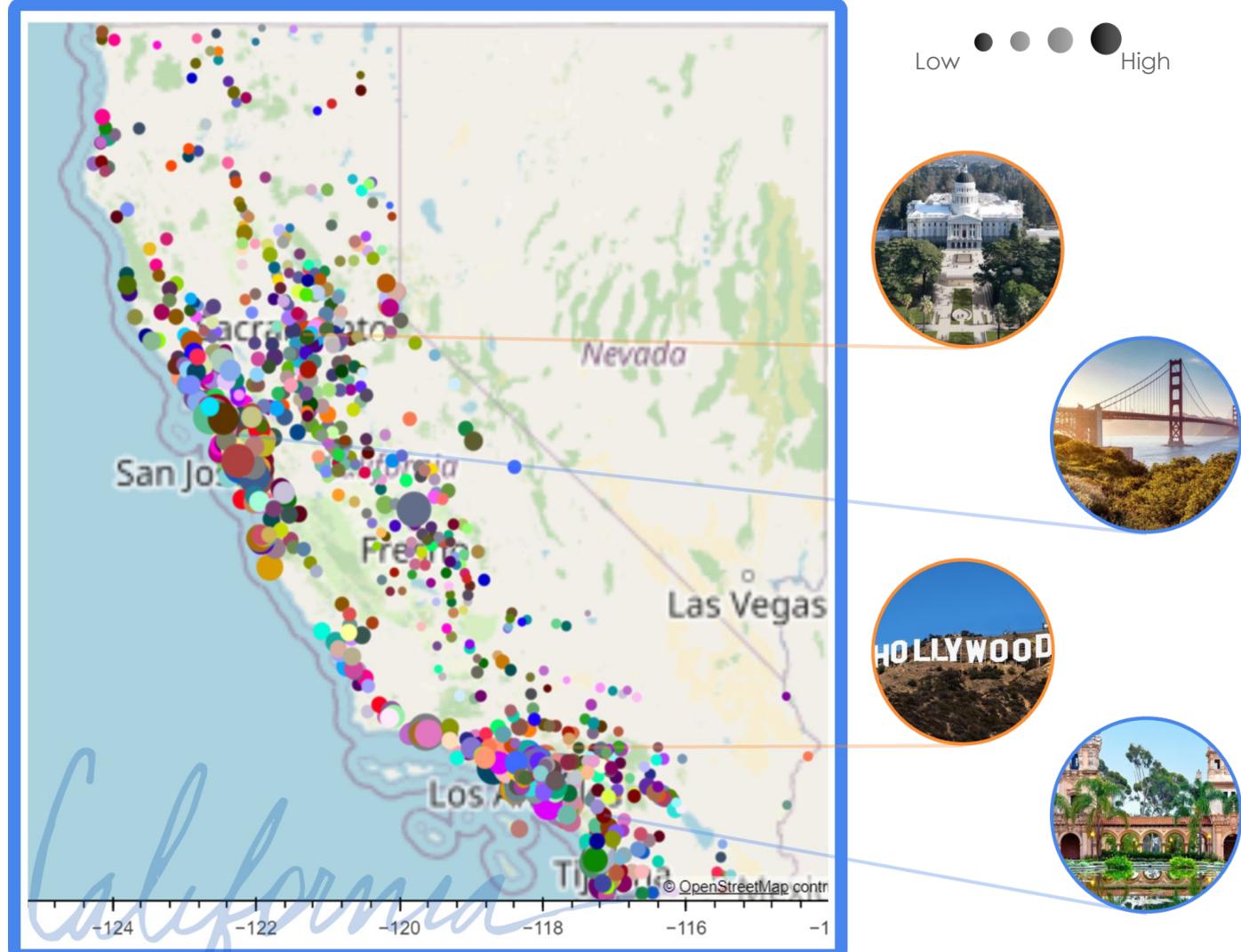




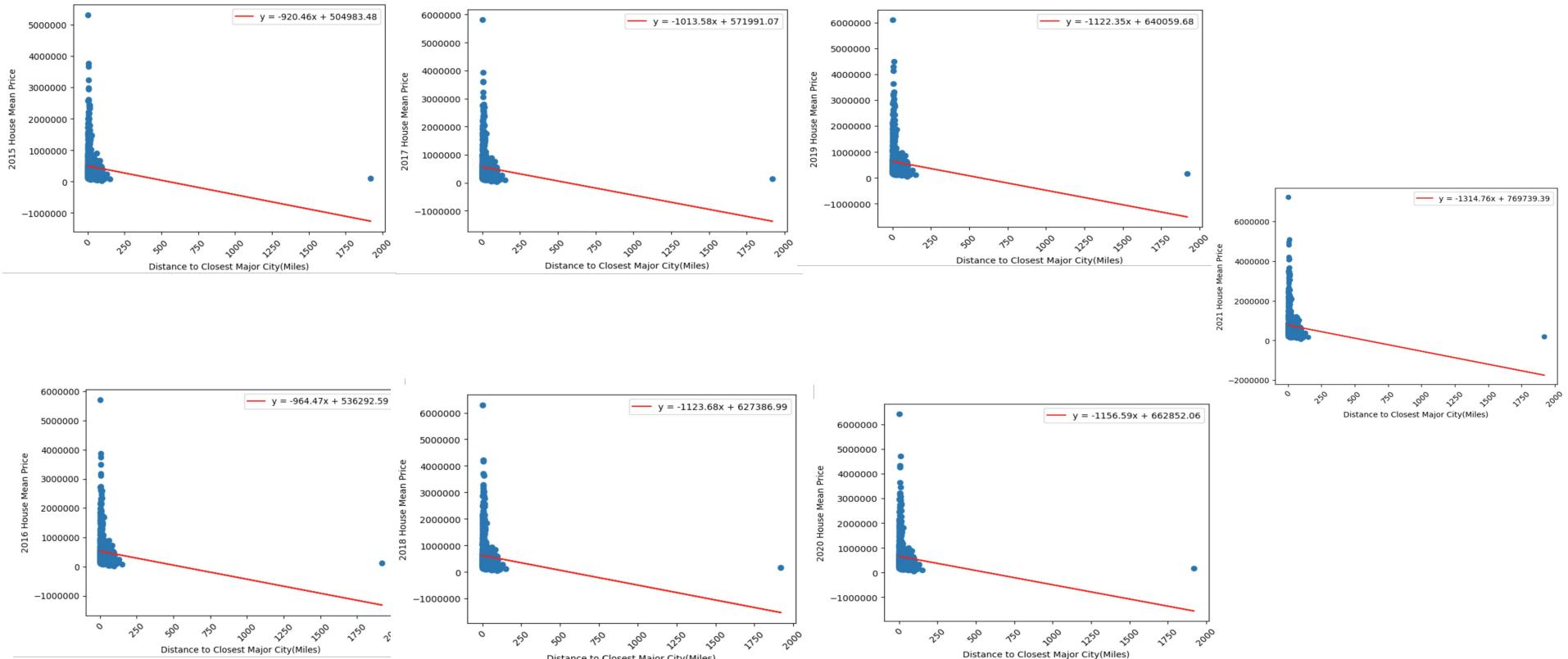
Proximity to
Major City

Mean House Price in California

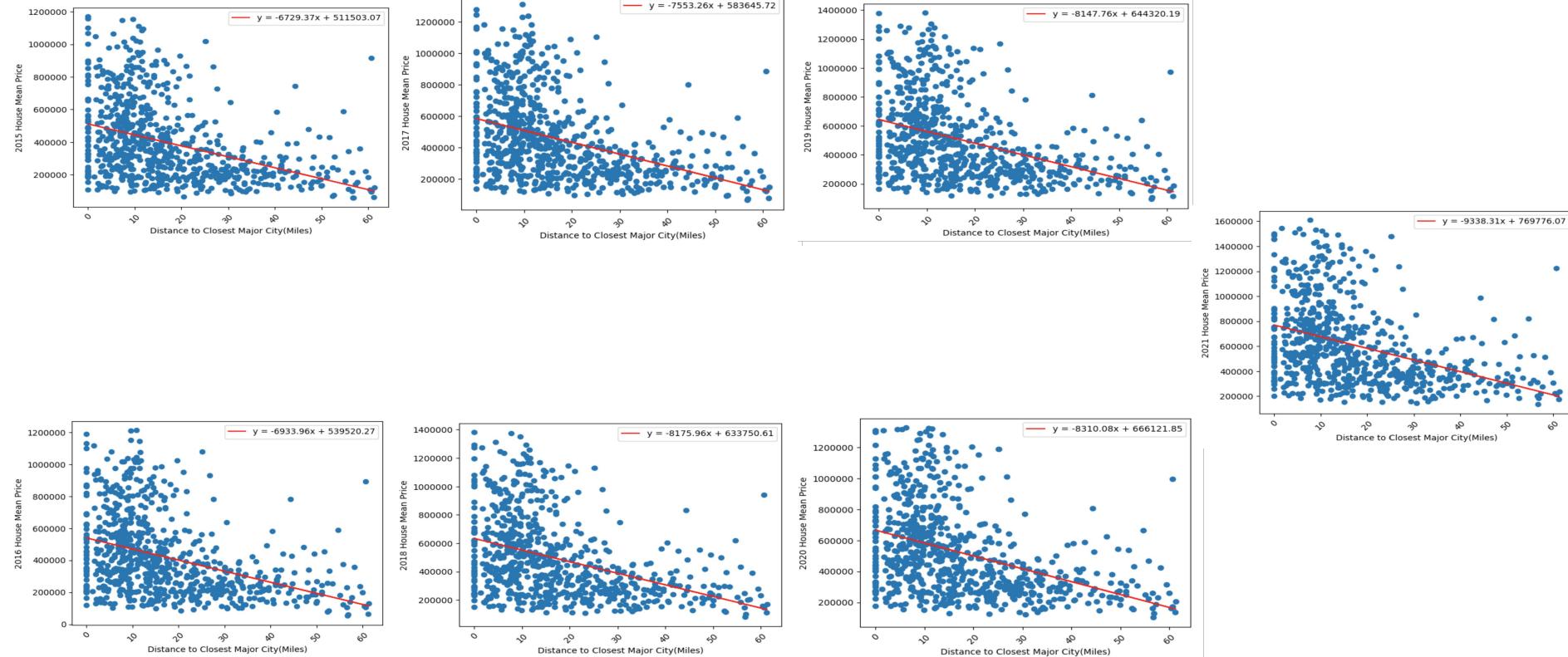
- Dots represent the mean of the house price of each city.
- Most bigger dots are located in the San Francisco - Bay Area and Los Angeles Area



Proximity to Major City



Proximity to Major City (No Outliers)

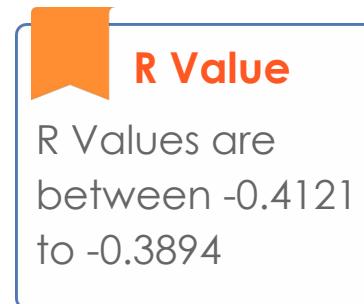
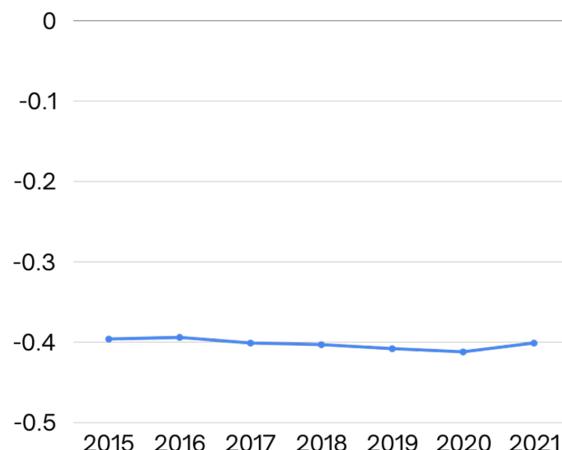


Analysis and Conclusion - Proximity to Major City

Average R Value: -0.1317

Average R Value without outliers: -0.4006

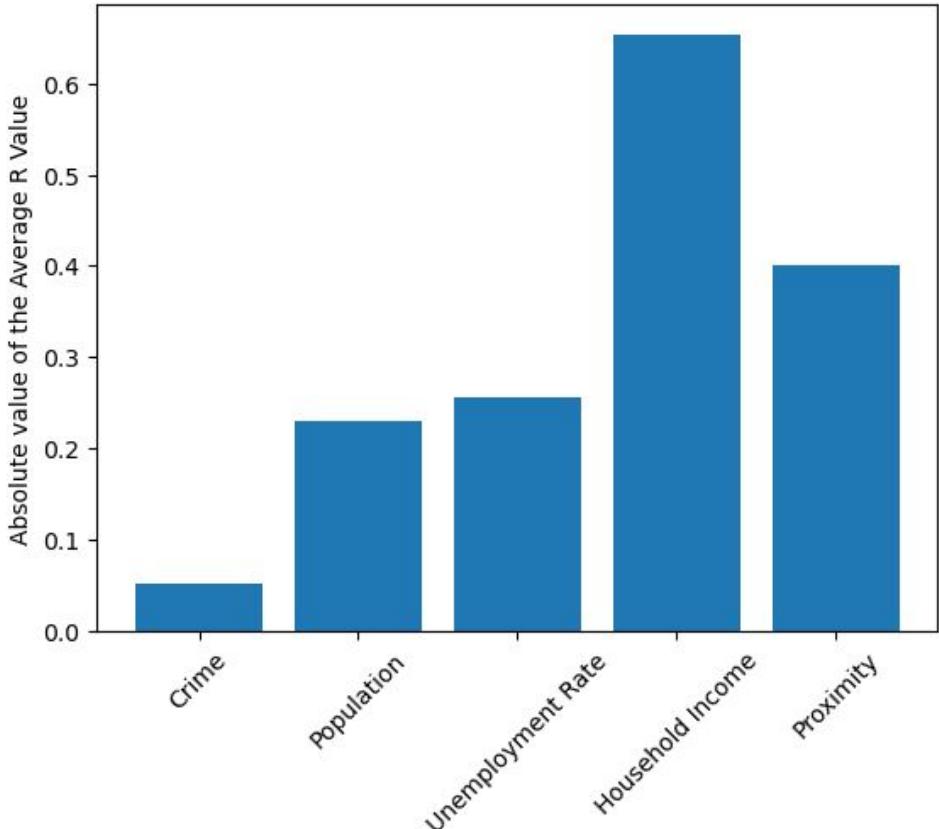
Based on the analysis, there is a consistent negative correlation between the distance to the closest major city and house price in California cities.





Conclusion

Conclusion



After conducting our analysis, it seems that all five variables impact a city's average home price.

However, it is evident that the highest correlation is with the city's average household income.

With an r-value of 0.6529, obtained after removing outliers, it becomes apparent as a city's average household income increases, so does its average home price.



**THANK YOU
FOR WATCHING**

HOLLYWOOD