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Analysis of House Pricing



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I am an entry level student at data analytics so this is my very first project using Tableau for one of my [Pacmann](#) Academy course task.



<https://www.fau.edu/newsdesk/articles/left-most-digit-on-homes-asking-price-matters-most.php>

<https://medium.com/@fikrifadhm/analysis-of-house-pricing-4ef110dc31df>

I am using House Pricing dataset from Keggle. so I am trying to analyze house pricing to help the business team determine the correct price to sell their property.

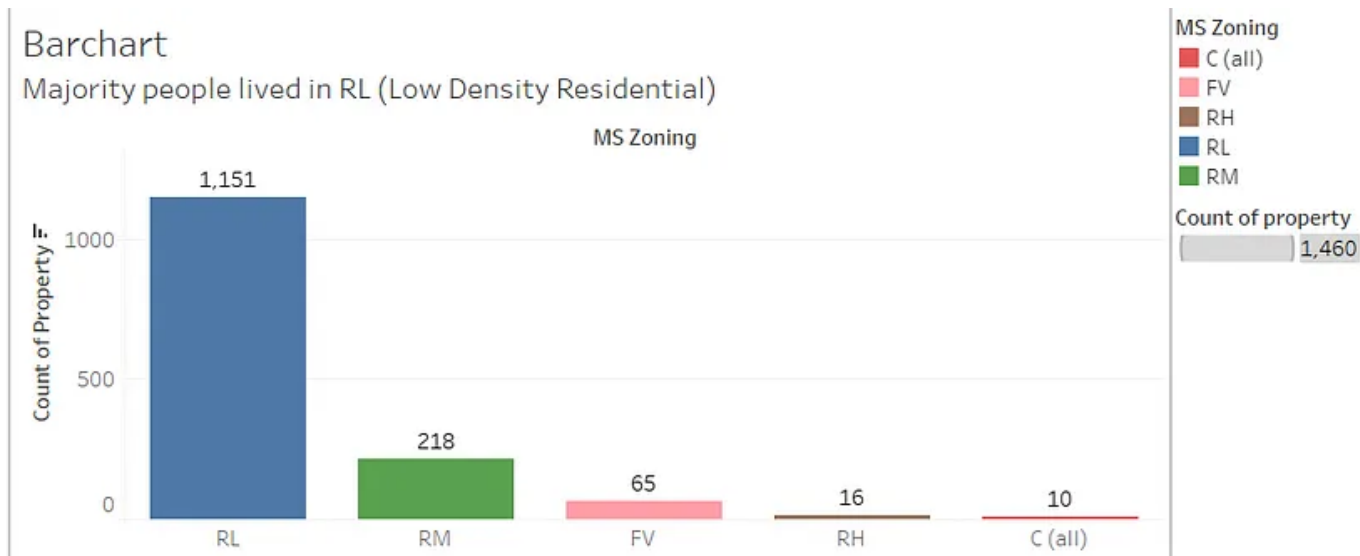
In this project I only use less dataset like MsZoning and Salesprice. Both contain 1461 data. MSZoning identifies the general zoning classification of the sale interpreted by this ID code below.

A	Agriculture
C	Commercial
FV	Floating Village Residential
I	Industrial
RH	Residential High Density
RL	Residential Low Density
RP	Residential Low Density Park
RM	Residential Medium Density

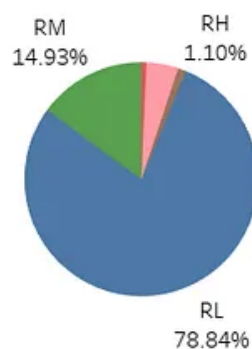
MsZoning ID

and Salesprice mean the price tag of every house in this dataset.

First, I am trying to determine the highest sum of house in zone using bar chart and pie chart.



Pie chart



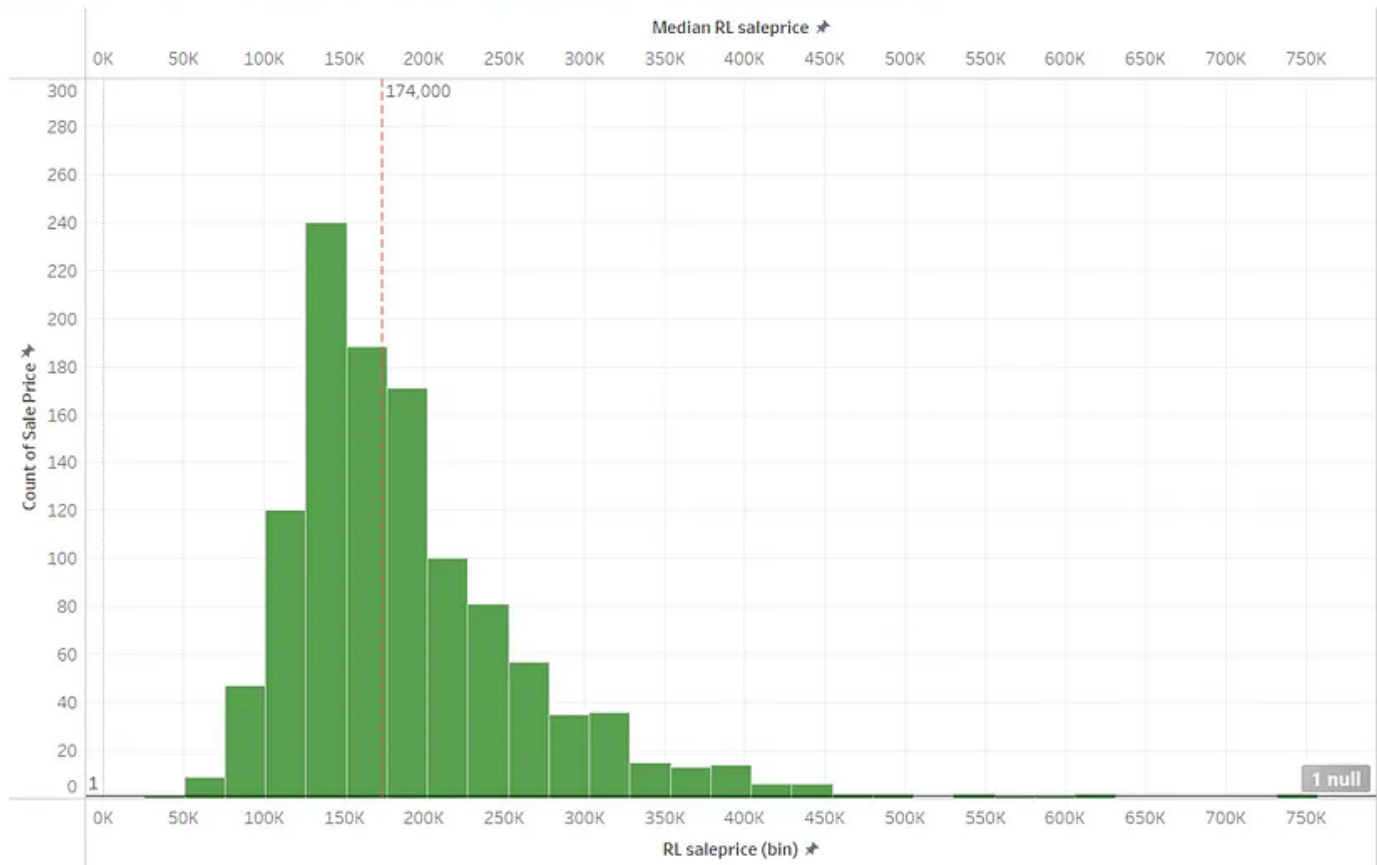
Bar chart and Pie chart for count of property in each zone.

from these chart shows that **most people life in low density residential** with total 1151 or 79% of all zone.

Next, I have to estimate the price of property in low density residential as a most resided zone.

visualize the distribution of Saleprice in RL zone and add the central tendency measure using median value.

LR (Low Density Residential) zone's distribution chart shows the estimated price at \$174000



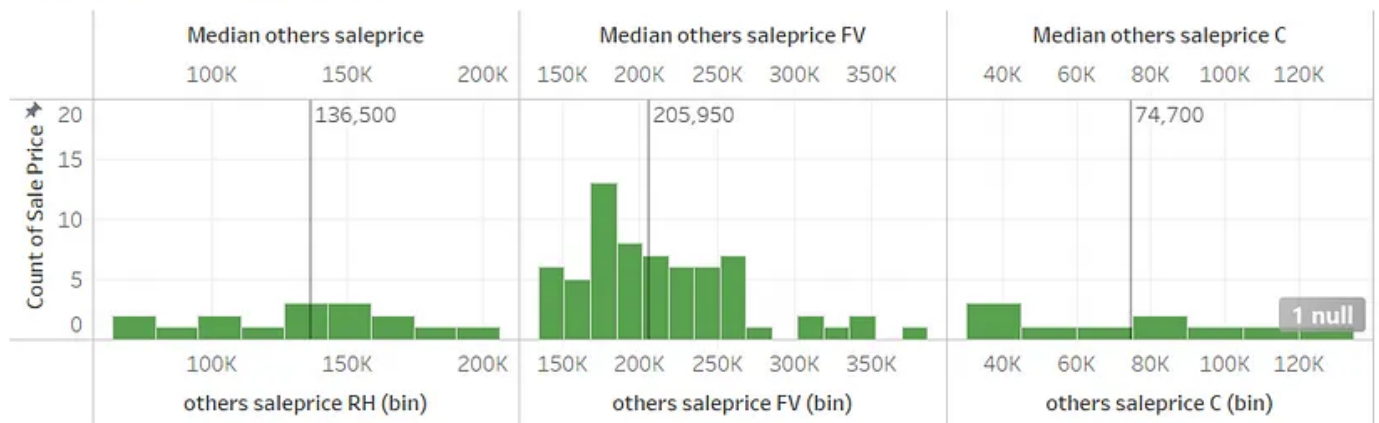
Distribution and central tendency of LR zone

from the skewed distribution chart shows that **estimated price of LR zone is \$174000**. The highest price at \$755000 and the cheapest at \$39300

and I also made the same thing for other zones.



and for the others lowest zone shows RH zone at \$136500, FV zone at \$205950 and C zone at \$74700

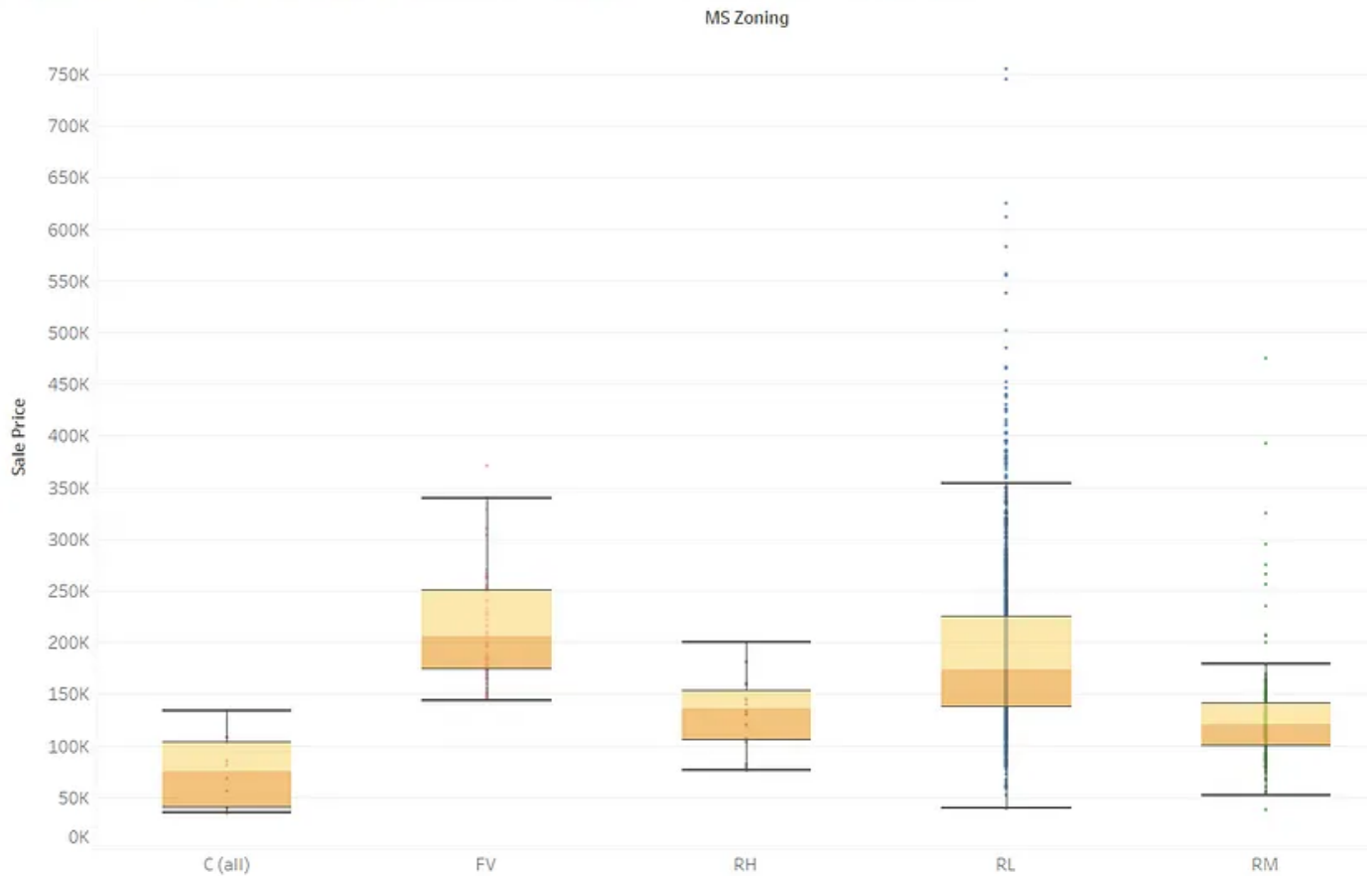


Distribution and central tendency of another zone.

from the others zone distribution chart surprisingly the FV Zone floating resident have the expensive estimated price with \$205950.

then, I want to compare the central tendency and estimated price in each zone using Boxplot.

In general, estimated price of all houses in all zones at \$75000 - \$120000.



Boxplot of dispersion and estimated price in each zone.

Like I said before, from boxplot also shows the most expensive estimated price is FV Floating Village zone like \$150000–\$350000. and the cheapest is C Commercial Zone with the highest price only below \$150000.



Floating Village in Netherlands

considering the difficulties in building construction, we can understand that why FV zone has the most expensive price than the others. The extremely growth of population then reducing of habitable land and considering that water zone have a lot of sources of life so some people still choose these exotic unique housing residential to live in.



Commercial Residential Zone

People always want to have safest house to live and rest. The requirements like quite neighborhood, clean air, less risk of criminal makes the Commercial Zone the cheapest estimated price residential. But of course its different if some people want to purchase a shophouse.



Low Density Residential

So, this is why the Low Density Residential must be favorite place for living. We can see the size of LR house mostly vast and expensive. Right choice for property investment. We can see from the chart that some houses in LR zone have a price tag up to \$750000.

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