



DSO 510: Business Analytics
Elmer, Issac, Wayne





Topic:

Project 2 Analysis

1

Executive Summary (WIP)

2

Goal & Variable Definition

3

Data Organization & Visualization

4

Analysis of Dependent Variable (WIP)

5

Interpretation, Action, Adoption,
Automation (WIP)

Data Organization and Metadata

- Downloaded data to a github repo [here](#)
- Data came in tabular format (no additional preprocessing required)
- Loaded data into a windows sql server and sqlite file
 - Parcel Data Table (N = 7,247,834)
 - Census Data Table Zip Code Level (N = 311)
 - LA County Zip Code GeoJSON (N = 311)

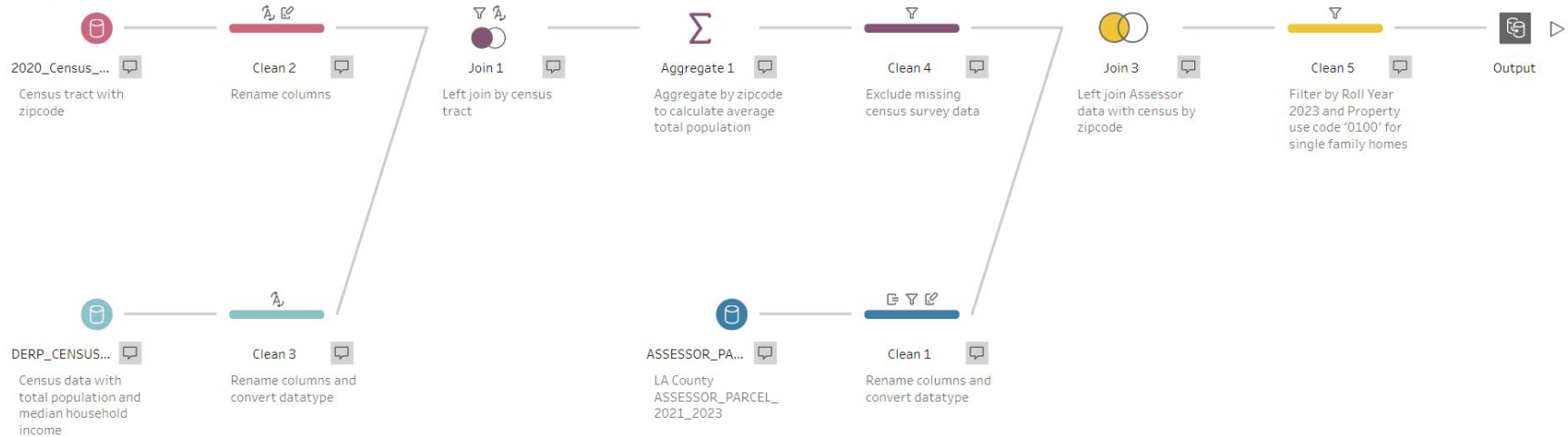


Analysis Variables at a Glance

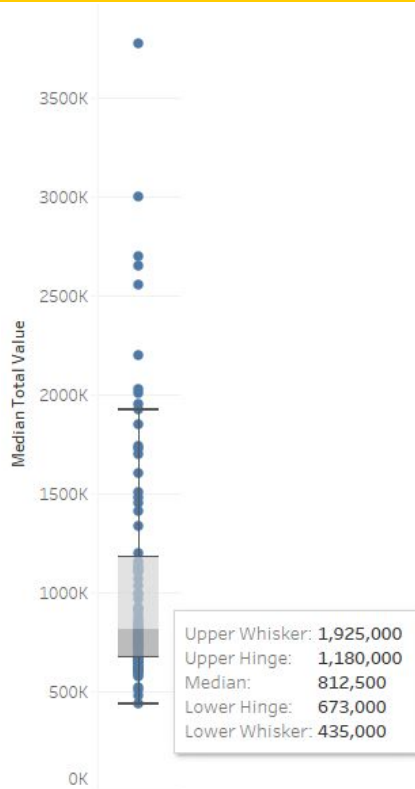
- Independent Variable
 - Total Value of Single Value Homes in 2023 (Filtered to 1.13M)
- Dependent Variables
 - Population Density (Calculated by Pop / Sq Mile of Zip Code)
 - Year Built
 - Number of Bedrooms
 - Number of Bathrooms
 - Property SqFt
 - Zip Code



Transformations and Joins



Total Value



House sold in 2023

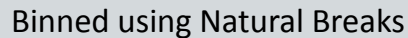
Median: \$812,500

First quartile: \$673,000

Third quartile: \$1,180,000

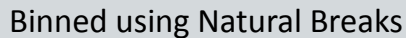
In LA county majority single family house sold in 2023 are range from \$673,000 to \$1,180,000





Average home value is largest to the west

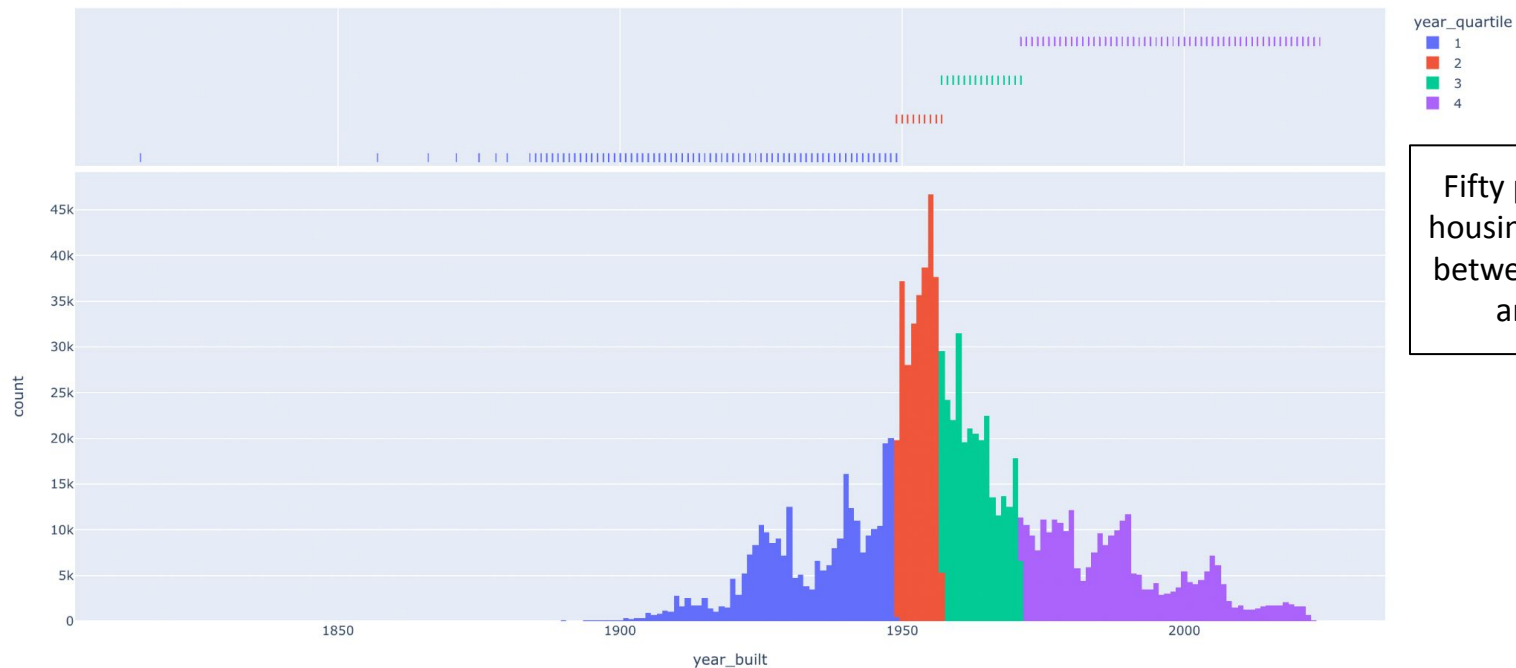




Population is densest around the city of LA



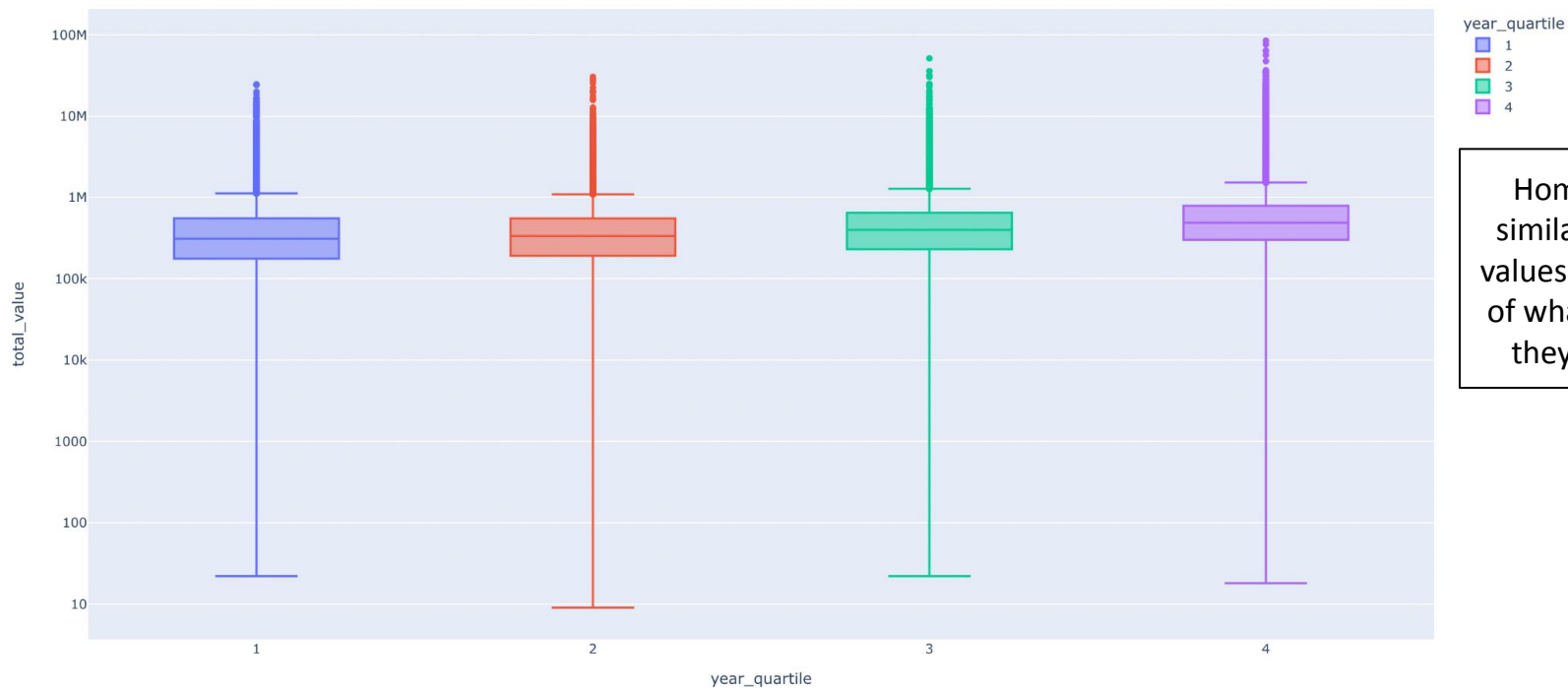
Histogram of Effective Year Built



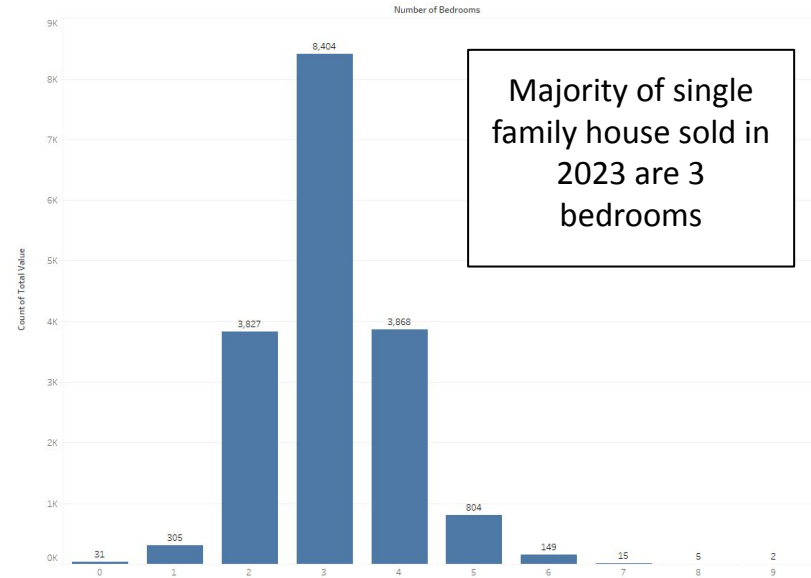
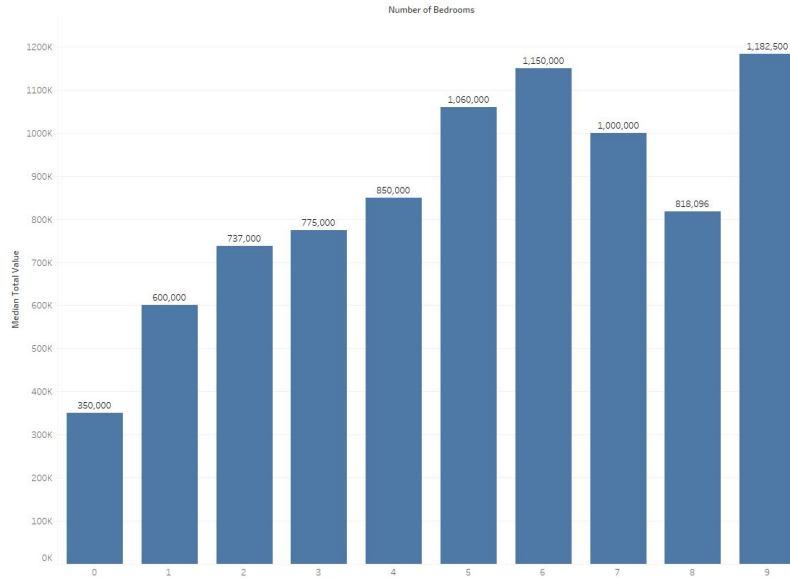
Fifty percent of housing was built between the 50s and 70s



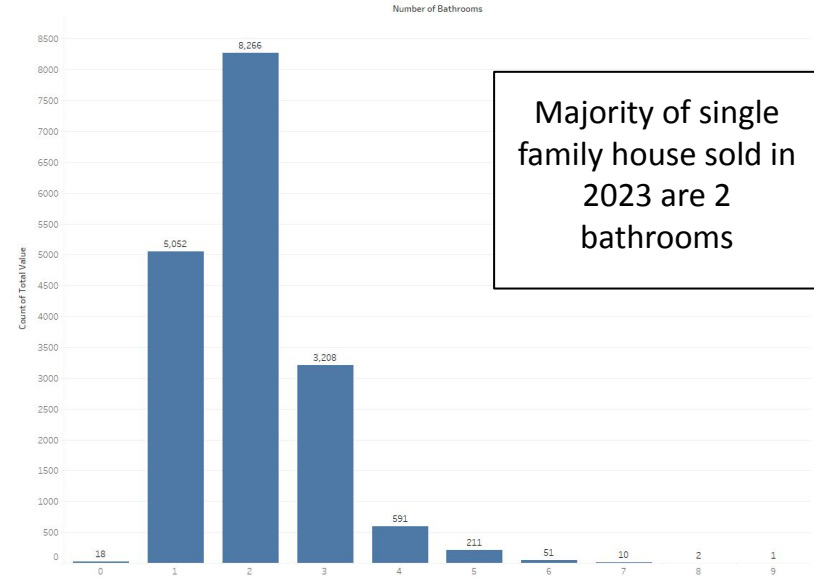
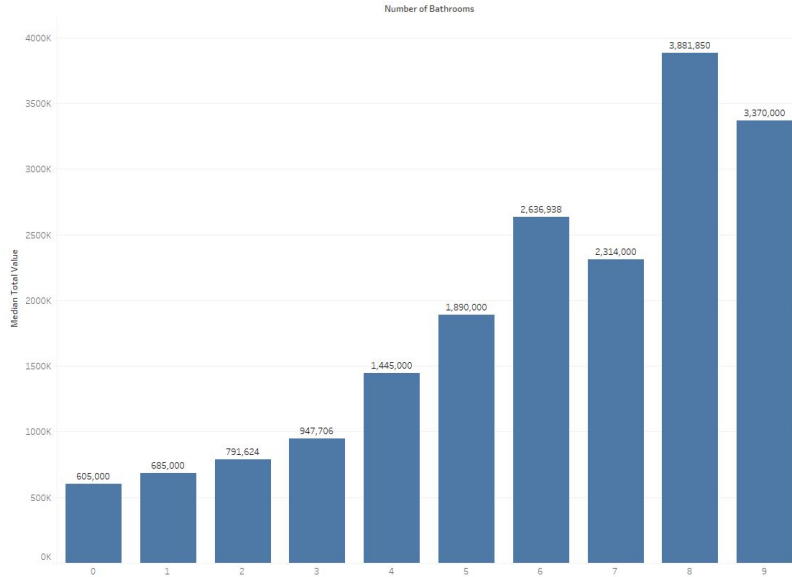
Box Plot of Total Value by Year Quartile



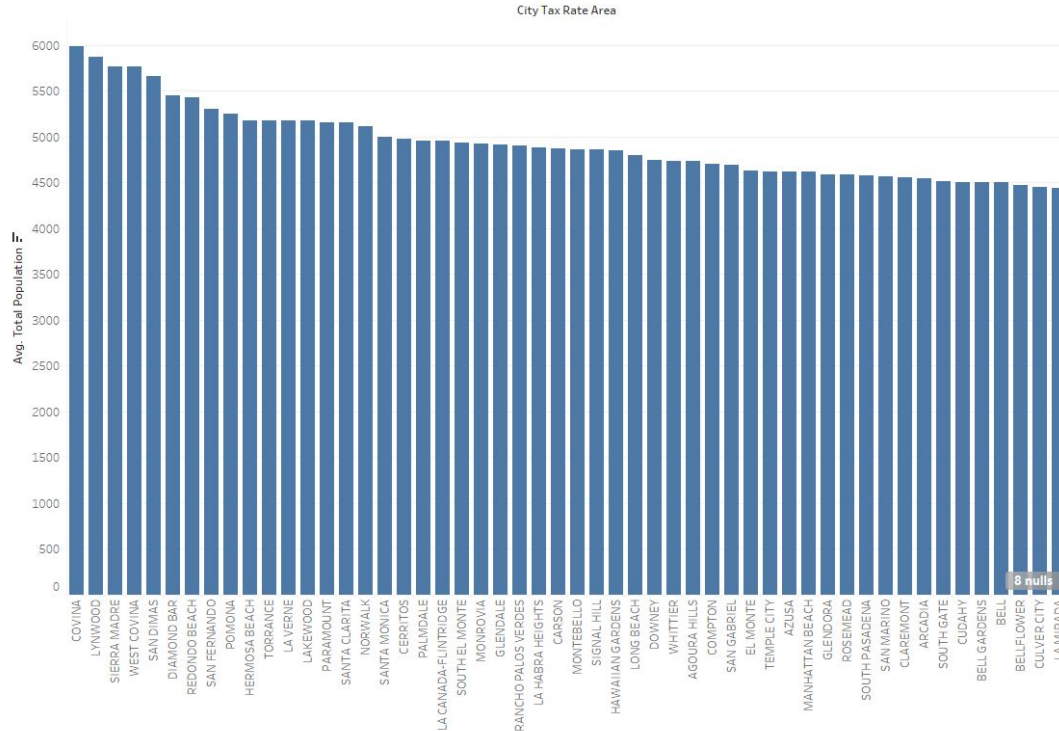
Number of Bedrooms vs. Total Value



Number of Bathrooms vs. Total Value



Population by Cities

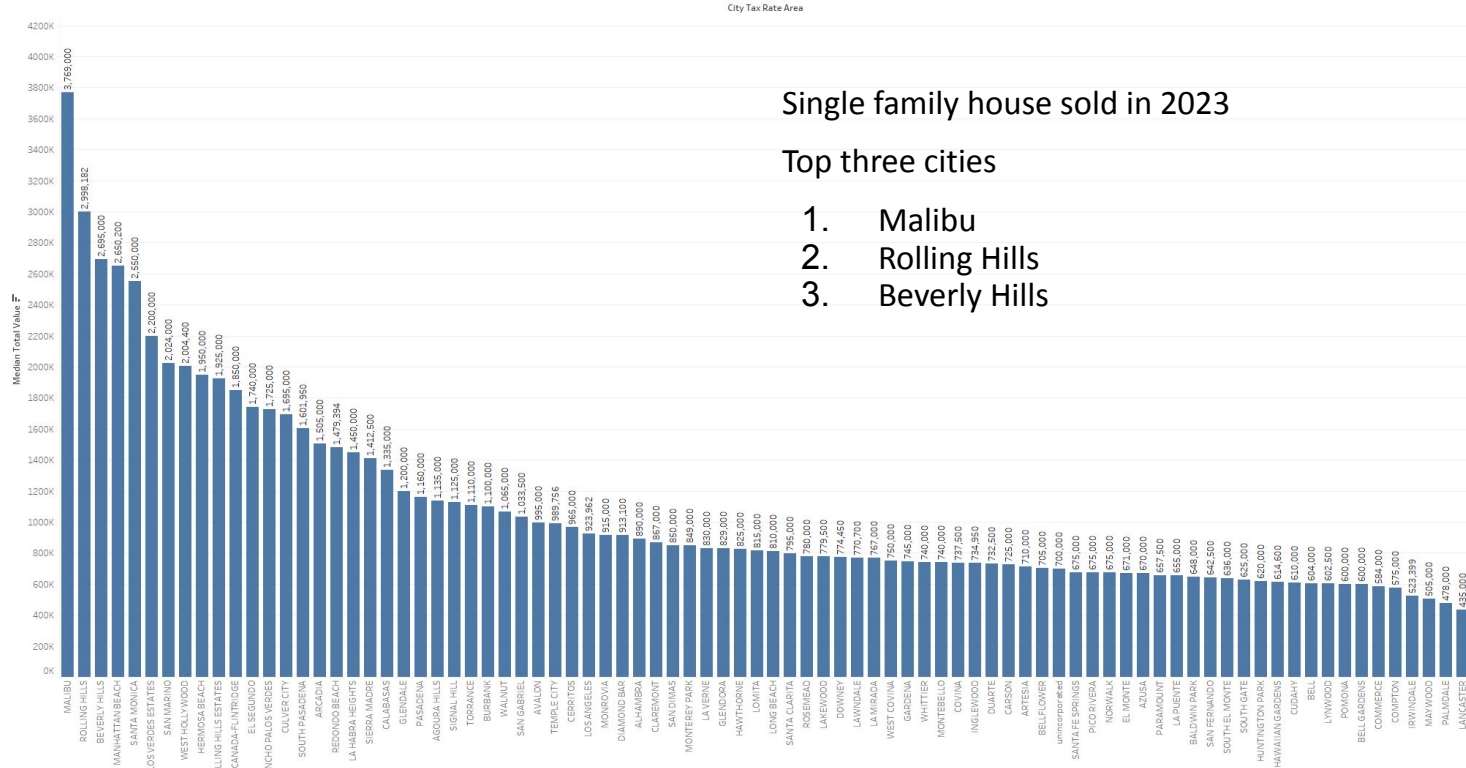


Top five cities with the highest population

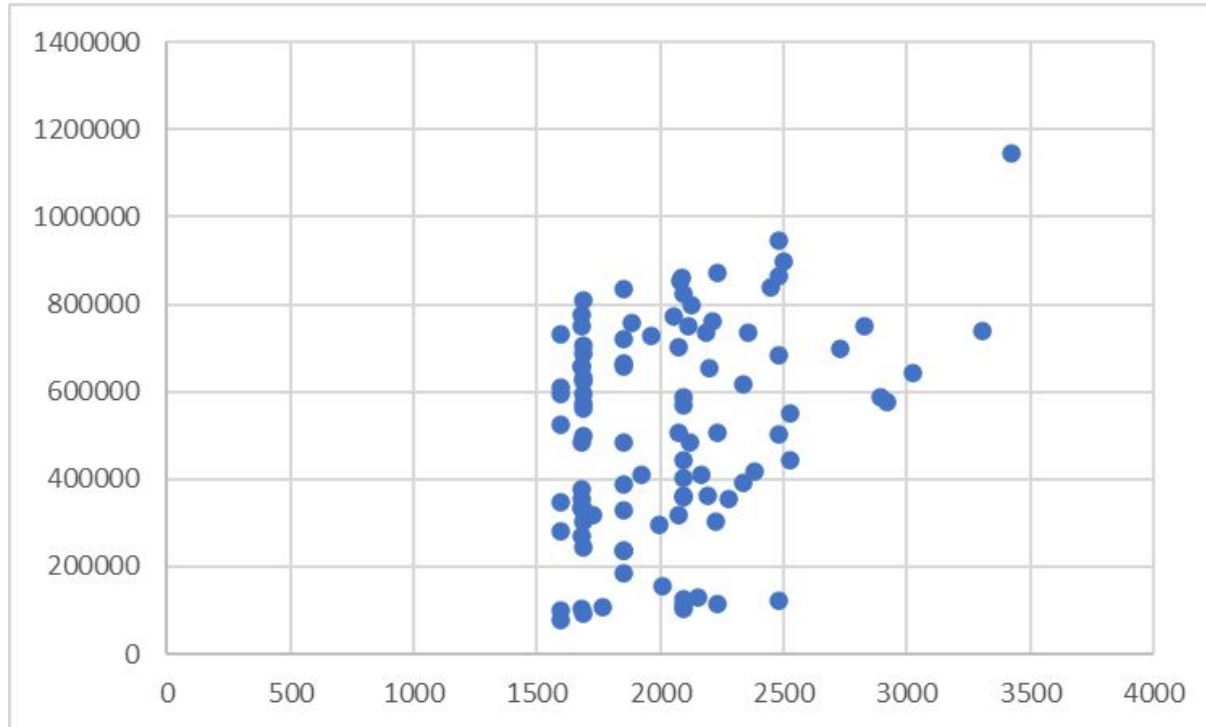
1. Covina
2. Lynwood
3. Sierra Madre
4. West Covina
5. San Dimas



Median Total Value by Cities



Square Footage vs Total Value



An Increase in
Square Footage is
correlated with an
increase in Total
Home Value



Q&A (QUESTIONS & ANSWERS)

Questions?





Thank you!

