

Orange County Housing Market

Web scraping Project

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What drives housing prices?



Orange County Home Values

ZILLOW HOME VALUE INDEX [?](#)

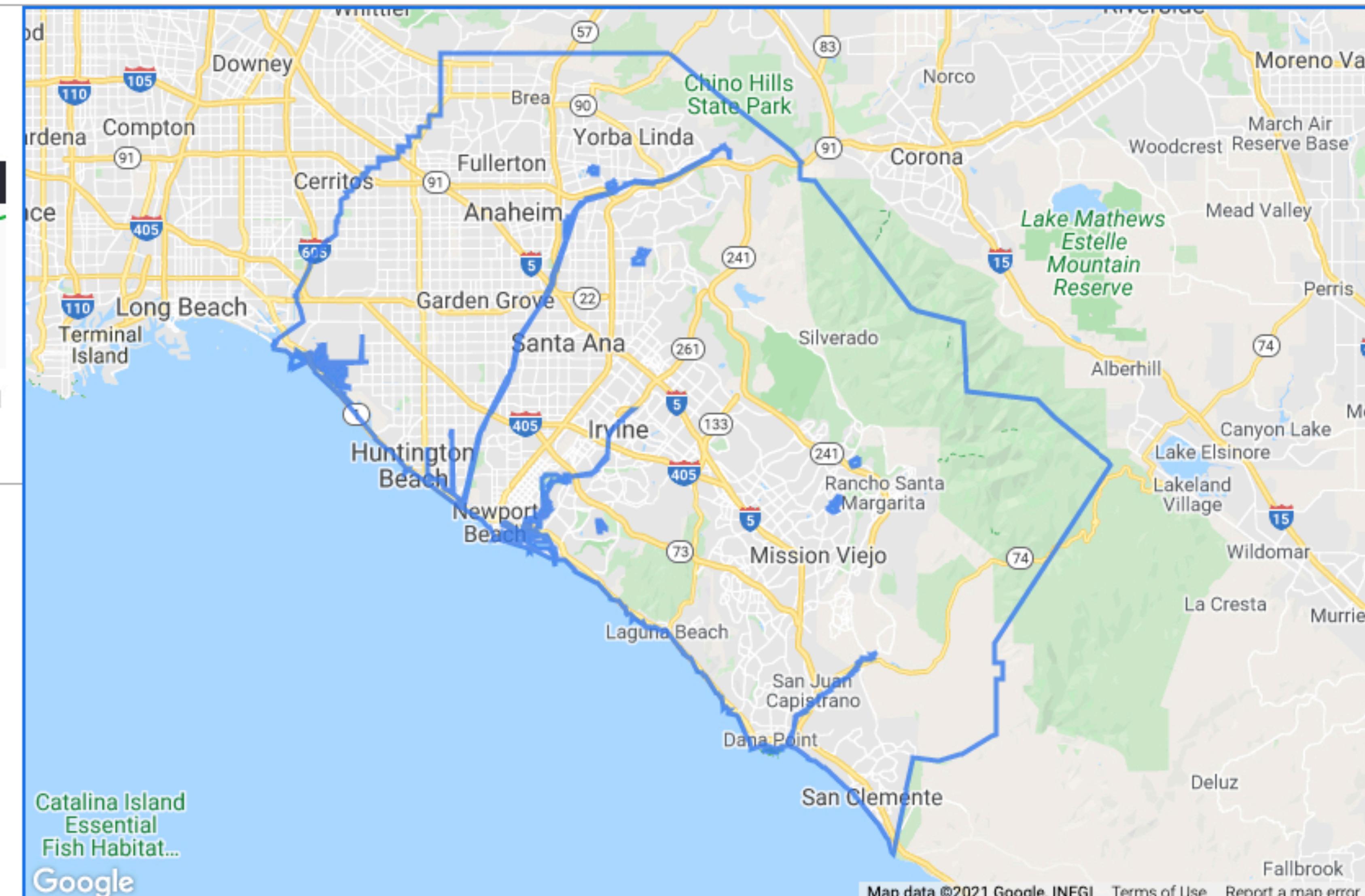
\$841,137

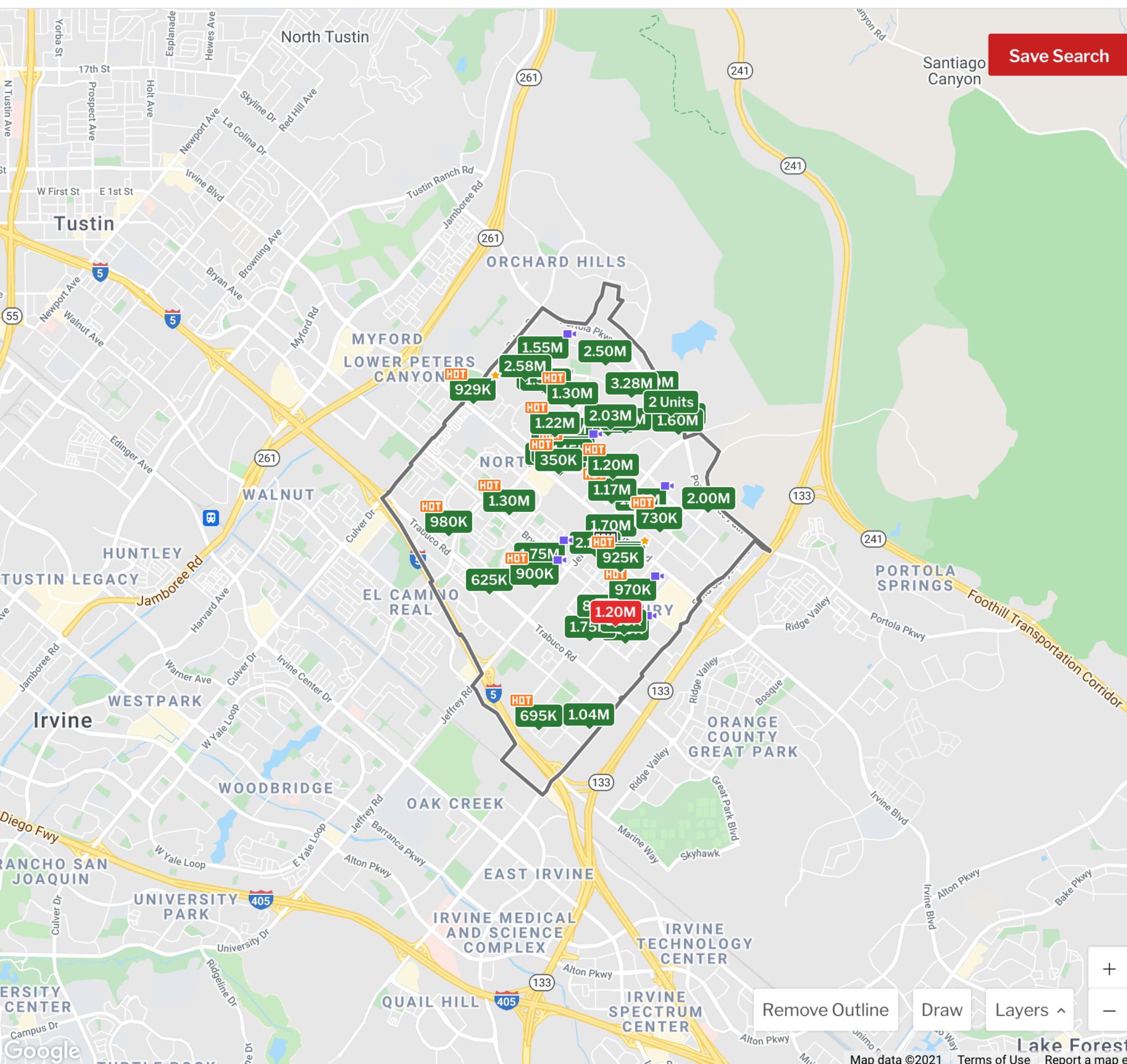
9.1% 1-year change

Mar 2020

Mar 2021

The typical home value of homes in Orange County is \$841,137. This value is seasonally adjusted and only includes the middle price tier of homes. Orange County home values have gone up 9.1% over the past year.





92620 Homes for Sale

[See Market Insights](#)Price to [Fewer Filters ^](#)

Beds

 to

Baths

 Property Type New

House	Townhouse	Condo	Land
Multi-family	Manufactured	Co-op	Other

Listing Status

For Sale



Status

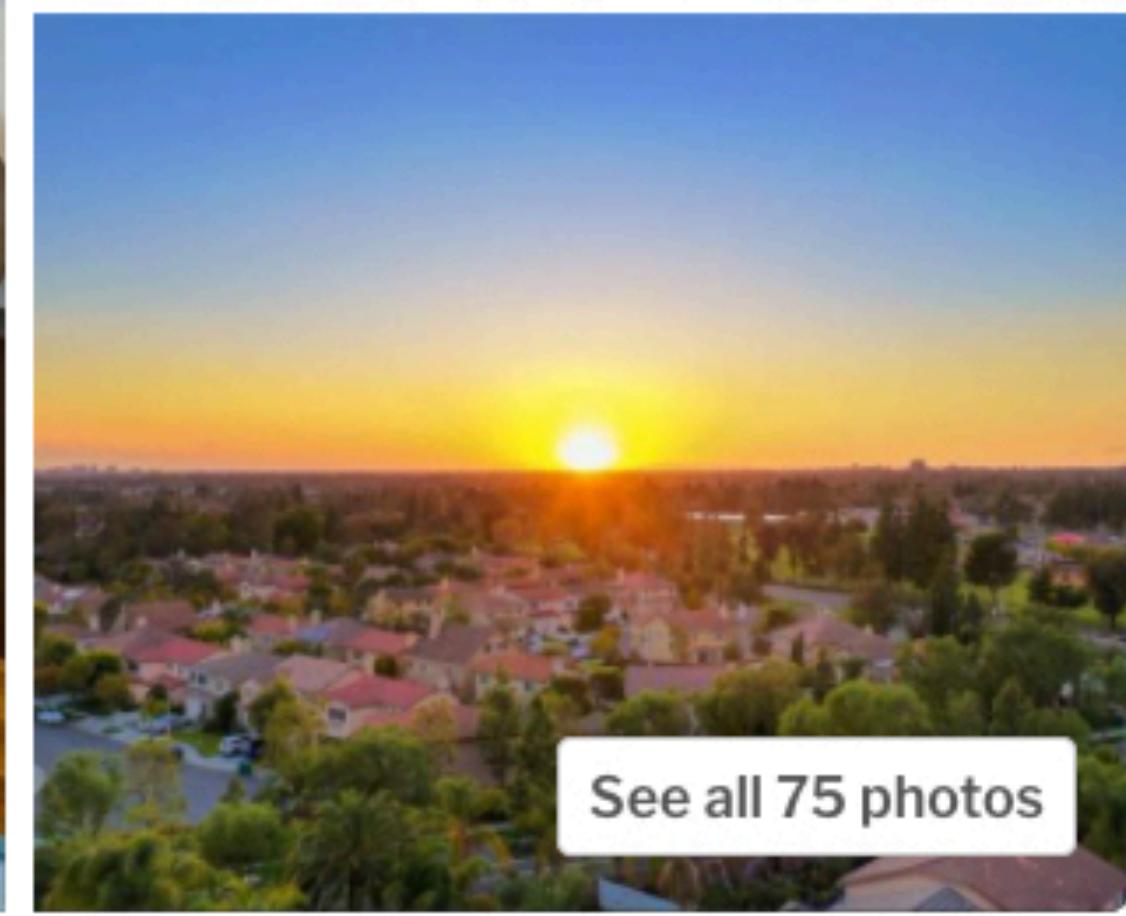
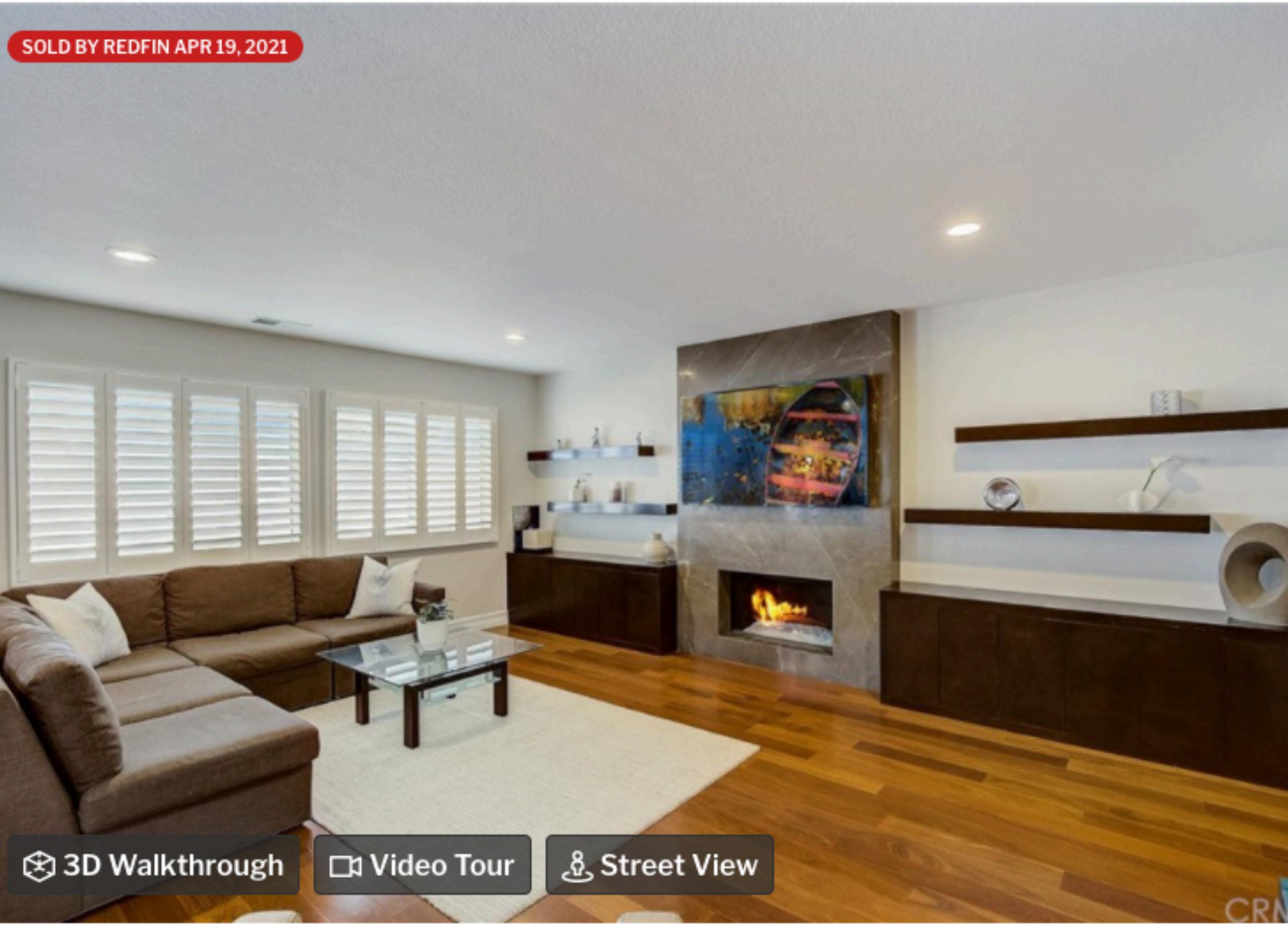
Time on Redfin

 Open Houses Self Tour Only i 3D Walkthrough & Video Tour Fixer-Uppers Only Exclude Short Sales i Exclude Land Leases i New

Reset

54 Homes

[Apply Filters](#)



See all 75 photos

11 Pollena, Irvine, CA 92602

\$1,250,000

Sold Price

4

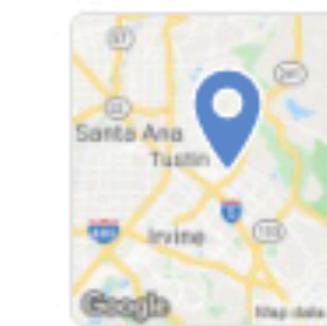
Beds

2.5

Baths

2,478

Sq Ft



Is this your home?

Claim this home to track its value
and nearby sales activity

Recently Sold

This home sold a week ago.

I'm the owner



Exterior Details

Parking / Garage Information

- Uncovered Spaces: 2
- Attached Garage
- # of Garage Spaces: 2
- Driveway, Garage, Garage - Two Door, Garage Door Opener
- Has Parking
- # of Parking Spaces: 4

Exterior Information

- House
- Roof: Concrete, Tile
- Fencing: Vinyl
- Has Fence
- Construction Materials: Stucco

Foundation Information

- Foundation Details: Concrete Slab

Exterior Features

- Rain Gutters
- Patio And Porch Features: Concrete, Patio, Porch - Front
- Has Patio
- Pool Features: Community Pool
- Has Sprinklers

Lot Information

- Elevation Units: Feet
- Lot Size Source: Assessor's Data
- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard, Lawn, Sprinkler System, Sprinklers In Front, Yard

Property Information

- Total # of Units: 1
- Accessibility Features: None
- Common Walls: No Common Walls
- Parcel Number: 53076111
- Property Condition: Turnkey, Updated/Remodeled
- Year Built Source: Assessor



Neighborhood / Community

Homeowners Association

- Is Part of Association
- Association Name: West Irvine Pointe Maintenance Association
- Monthly
- Association Fee: \$65
- Association Amenities: Pool, Spa, Barbecue, Outdoor Cooking Area, Playground, Tennis, Biking Trails, Hiking Trails, Maintenance Grounds

Neighborhood Information

- Biking, Curbs, Hiking, Horse Trails, Park

School Information

- Elementary School: Myford
- Middle Or Junior School: Pioneer
- High School: Beckman
- High School District: Tustin Unified
- Elementary School 2: MYFORD
- Middle Or Junior School 2: PIONEE
- High School 2: BECKMA

Utilities Information

- Electric: Standard
- Sewer: Public Sewer, Sewer Paid
- Electricity Available, Natural Gas Available, Sewer Available, Water Available
- Water Source: District/Public

Assessments Information

- Assessments: Special Assessments

Key Features

- Sqft
- # Beds
- # Baths
- Lot Size
- Property type
- Year built

Interior Features

- Fireplace
- Levels
- Kitchen island
- # Main level bedrooms
- # Main level bathrooms
- Central air

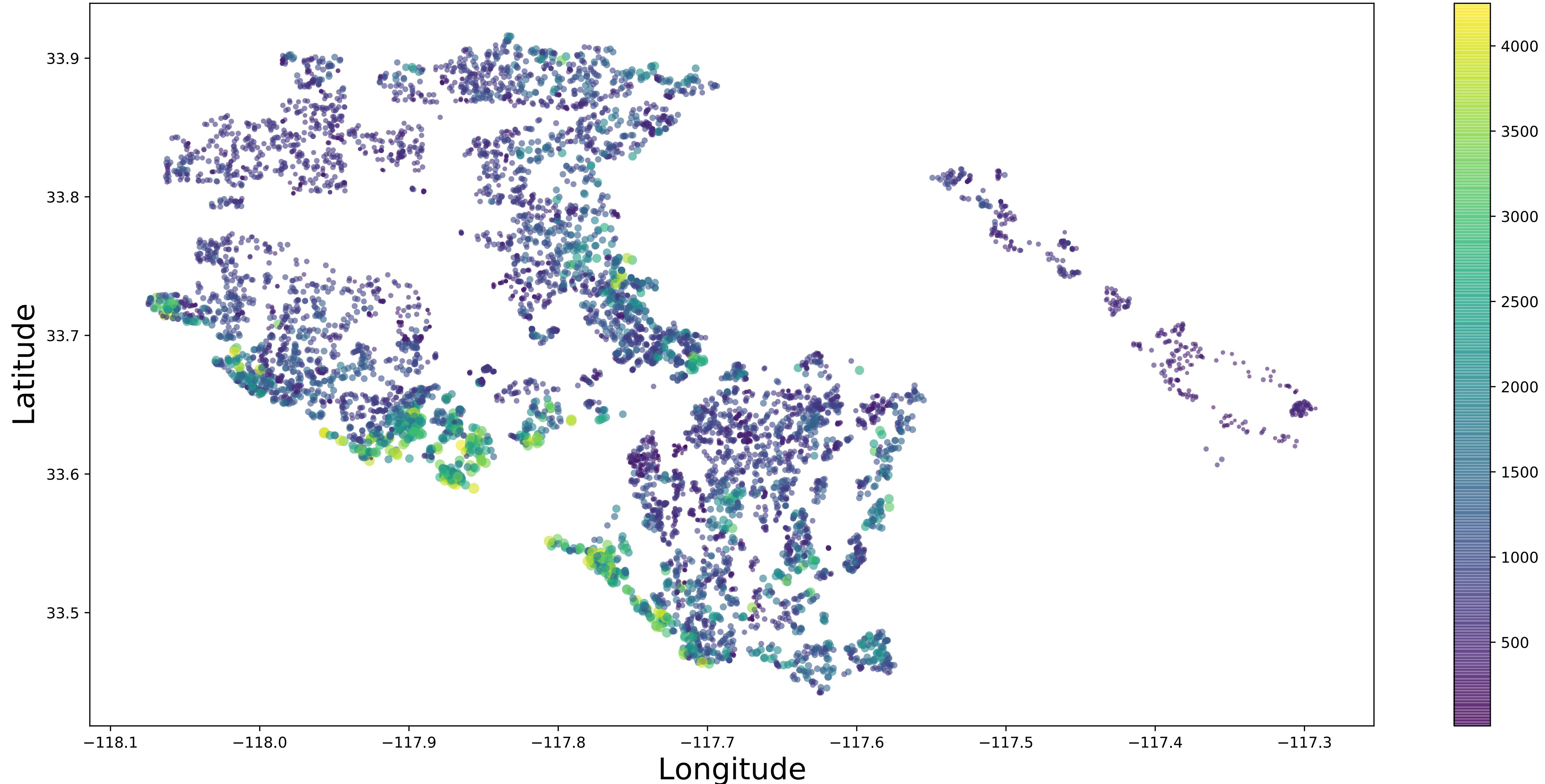
Exterior Features

- Common walls
- # Garage spaces
- # Parking spaces
- Private pool
- Private spa
- Patio

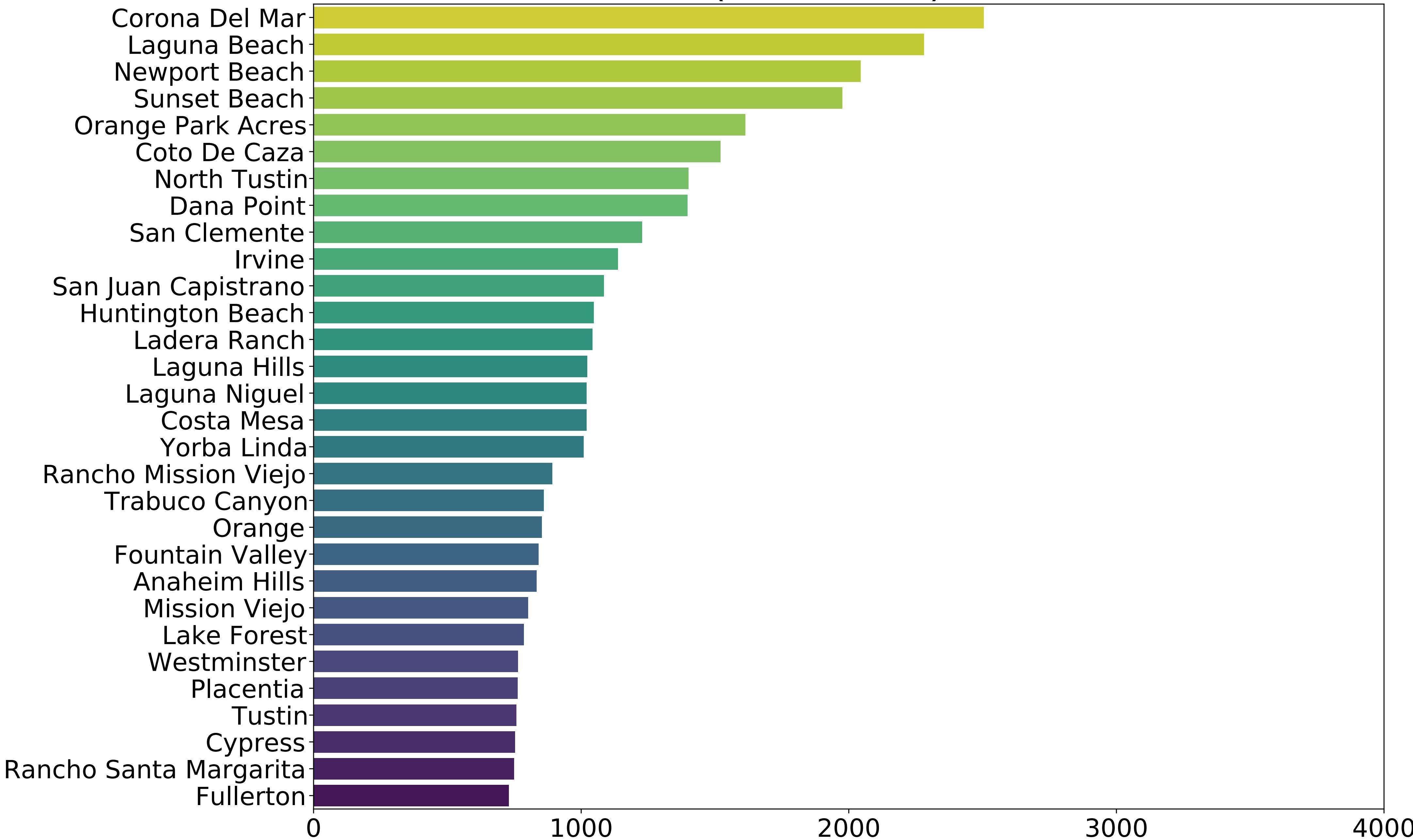
Are these two homes comparable?



Sale Price (Thousands) in Six Months



Mean Sale Price (Thousands) in Last Six Months



Sandy Beaches and Mountains

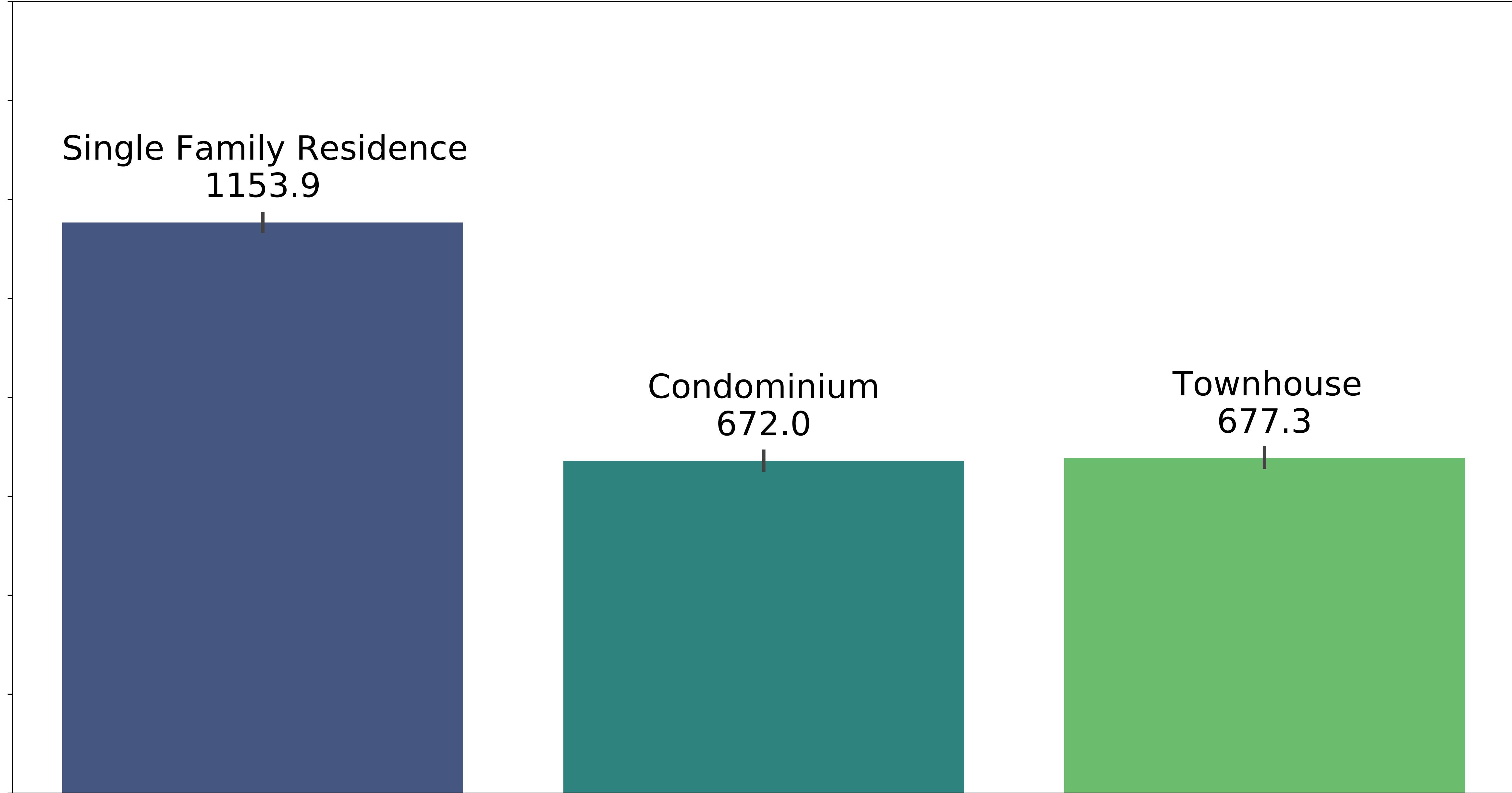


Laguna Beach

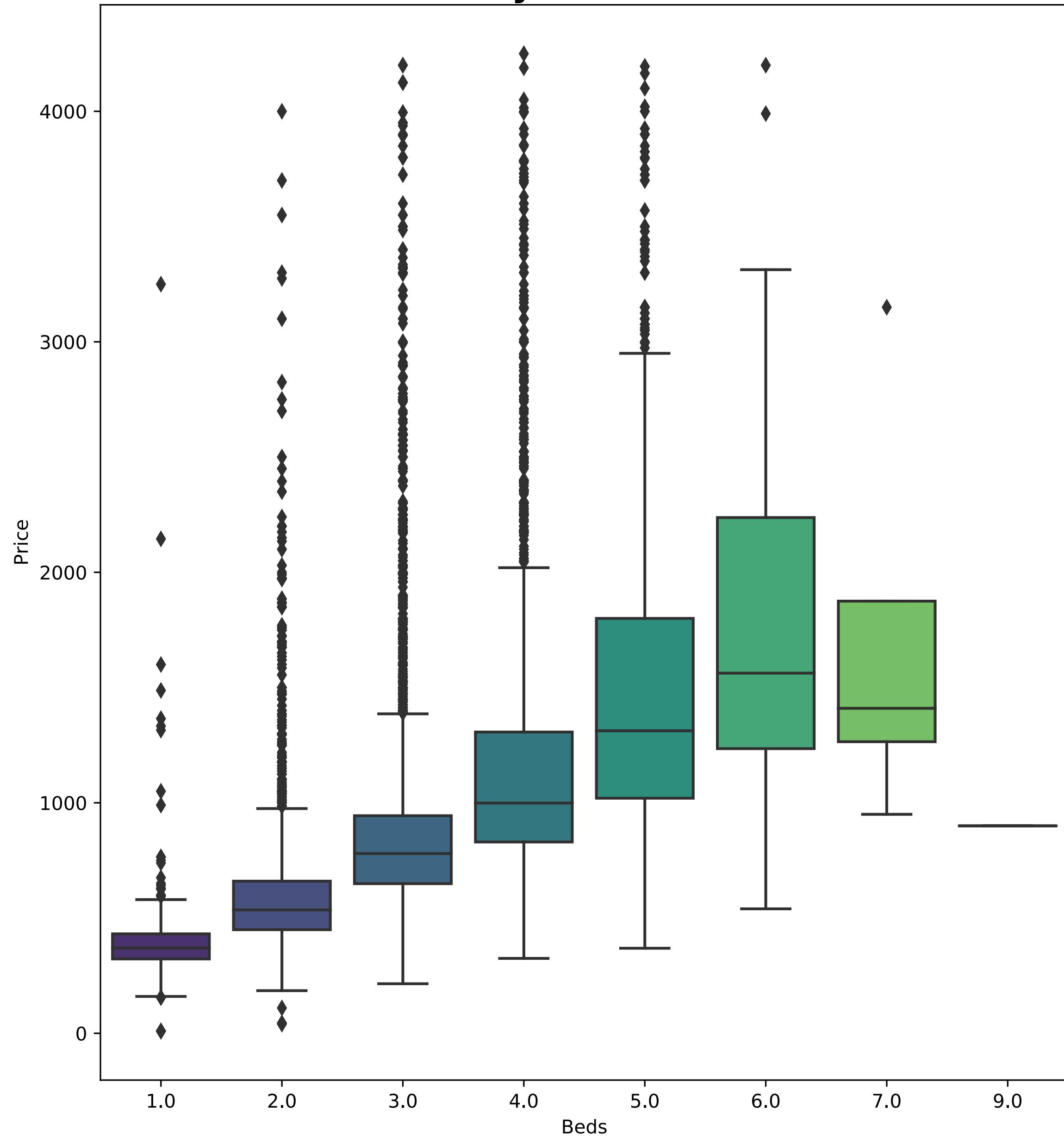


Coto De Caza

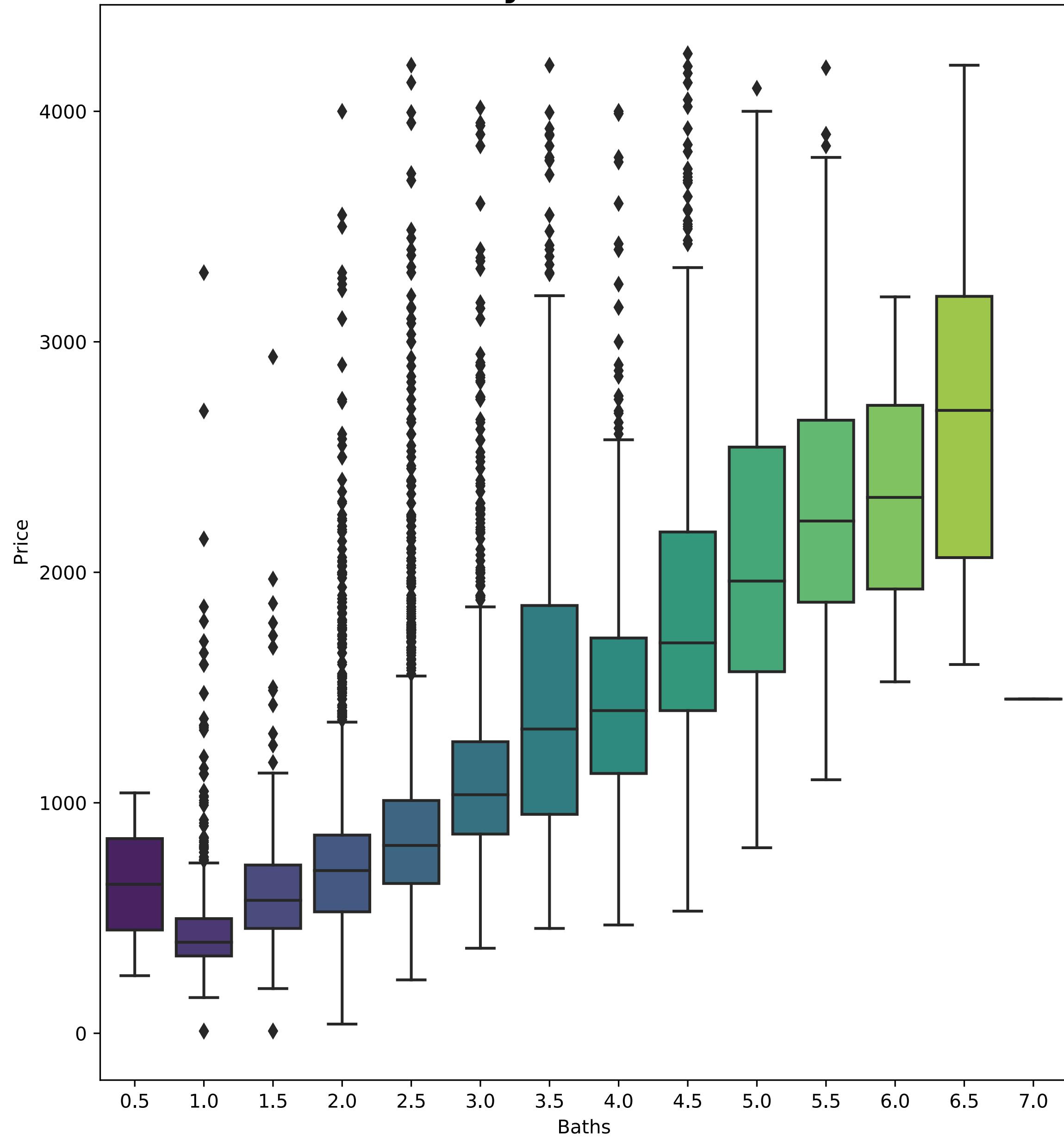
Mean Sale Price (Thousands) in Last Six Months



Sale Price by Number of Beds

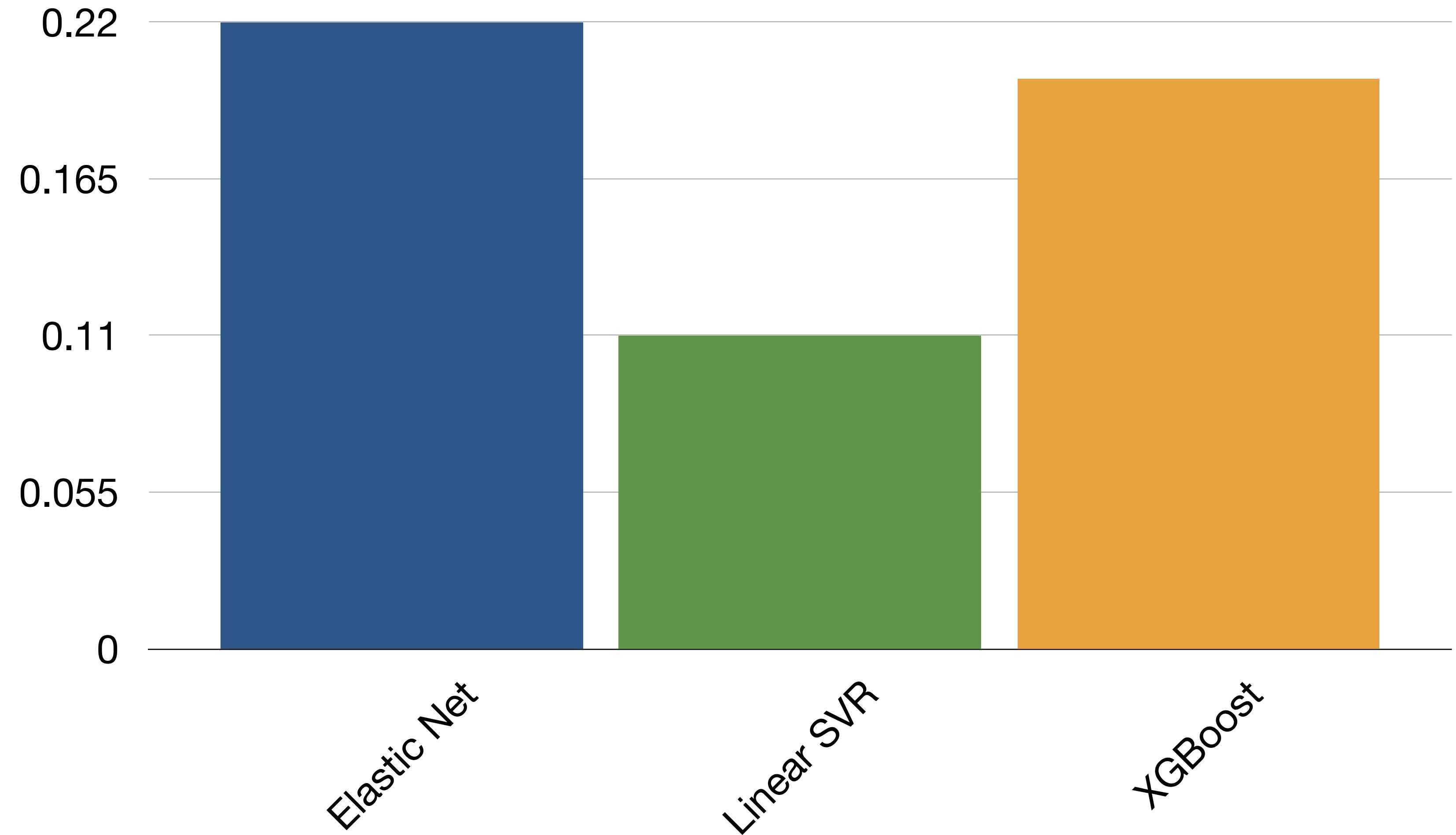


Sale Price by Number of Baths



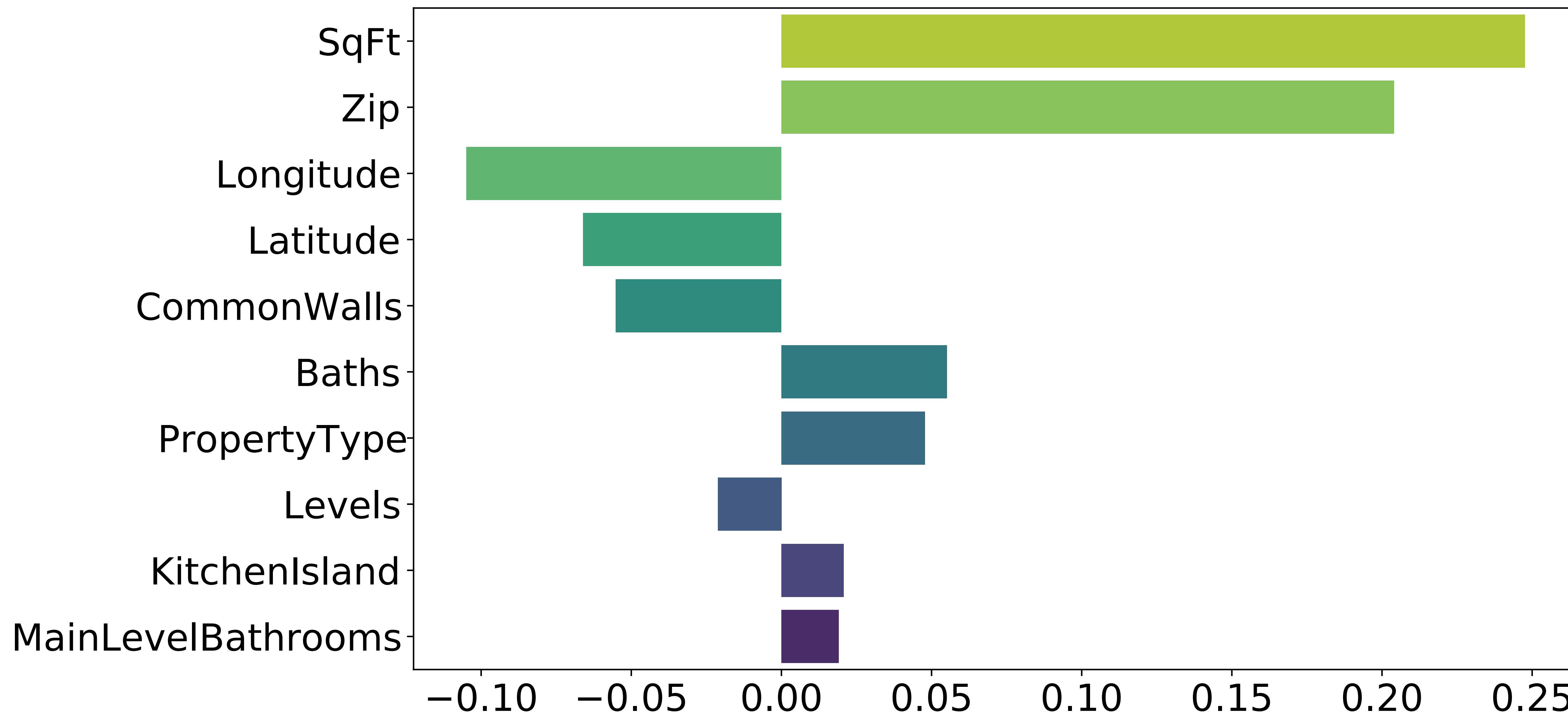
Machine Learning Models

- Discover most important features through machine learning
- Minimize RMSE (log sale price)



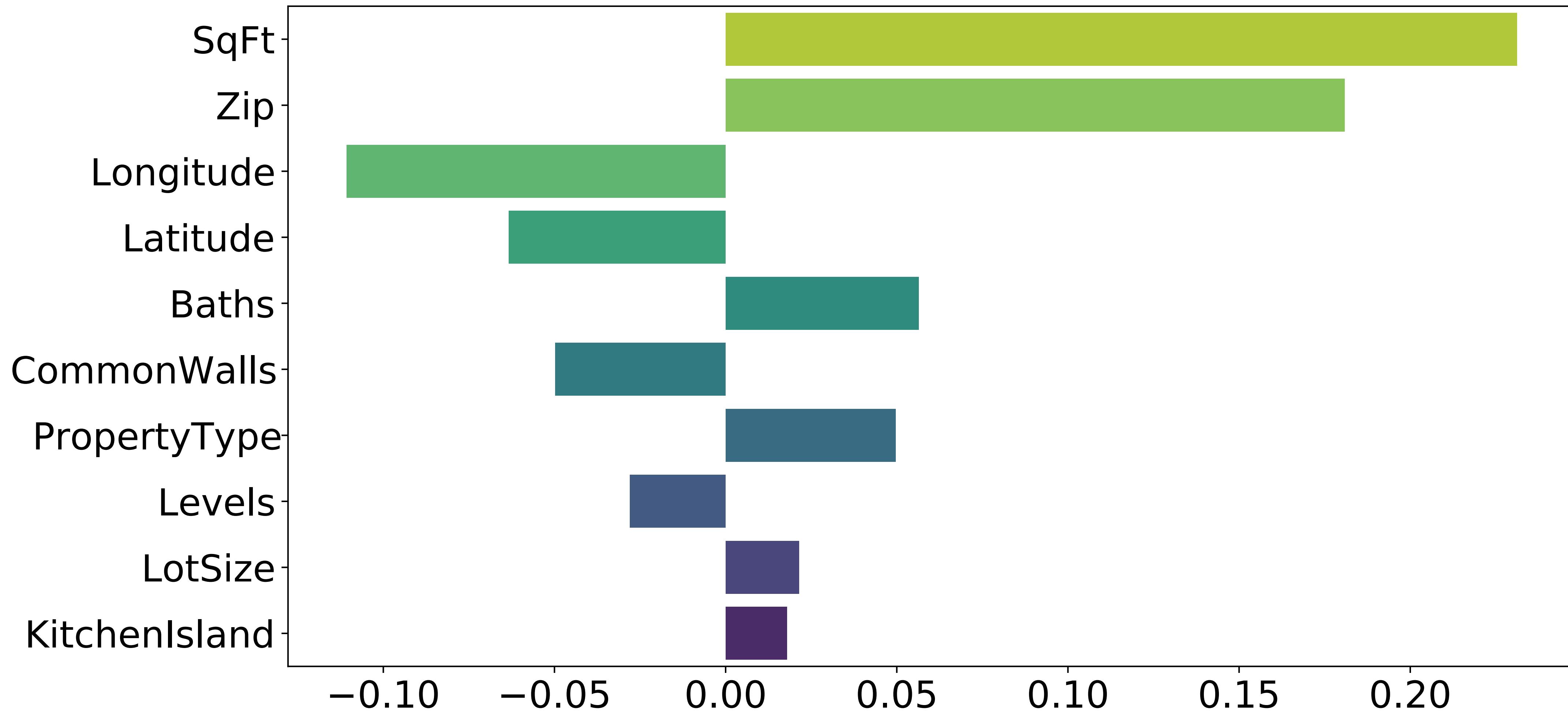
Elastic Net Regressor

Elastic Net Feature Coefficients

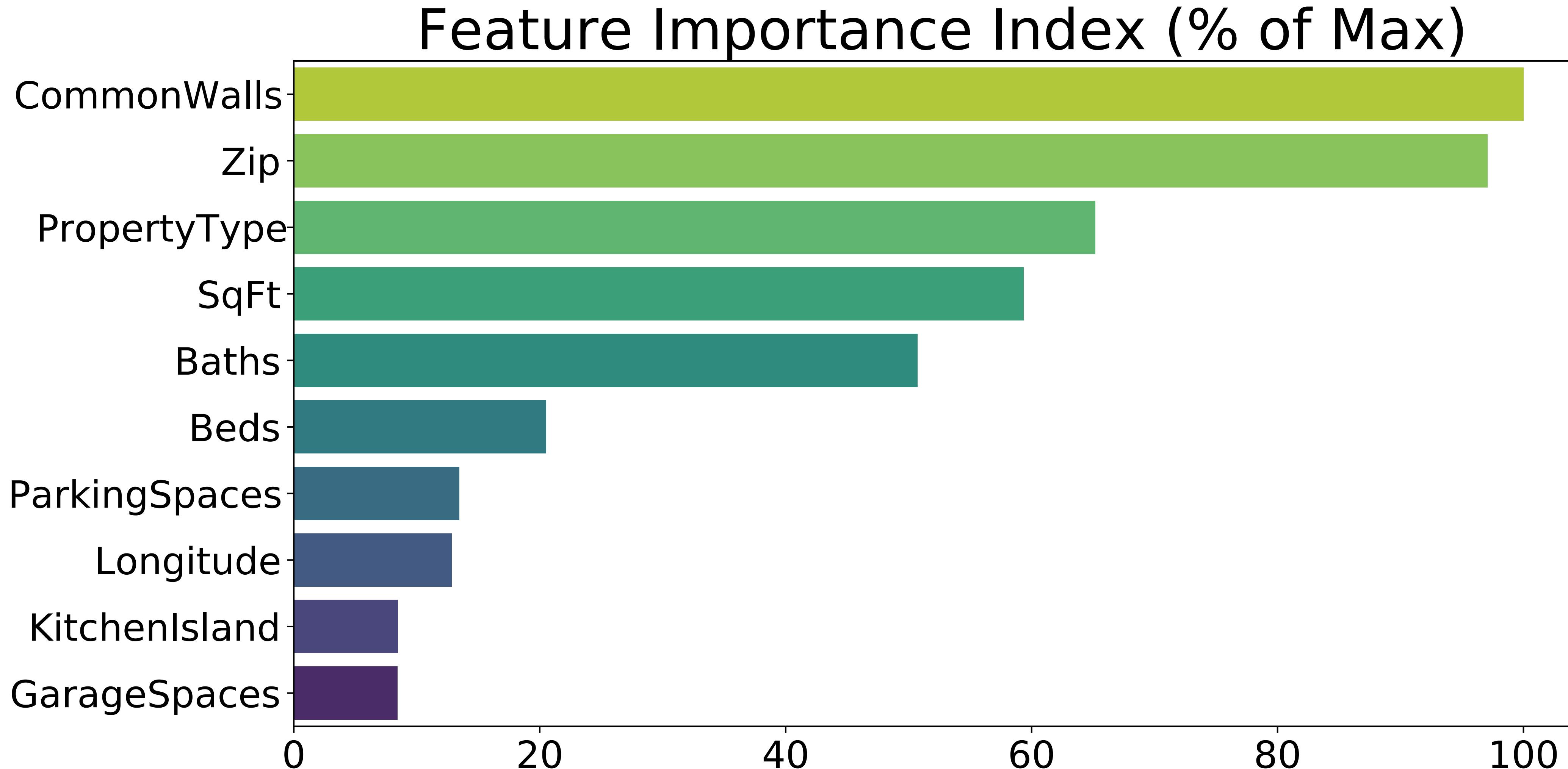


Linear SVR

Linear SVR Feature Coefficients



XGBoost Regressor



Location, location, location!

Future Work

- Use NLP to translate non-standardized data into an index
- Use computer vision to evaluate housing aesthetics
- Use computer vision to evaluate neighborhood attributes (e.g., streets)