

Orange County Housing Market

Web scraping Project

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What drives housing prices?



Orange County Home Values

ZILLOW HOME VALUE INDEX [?](#)

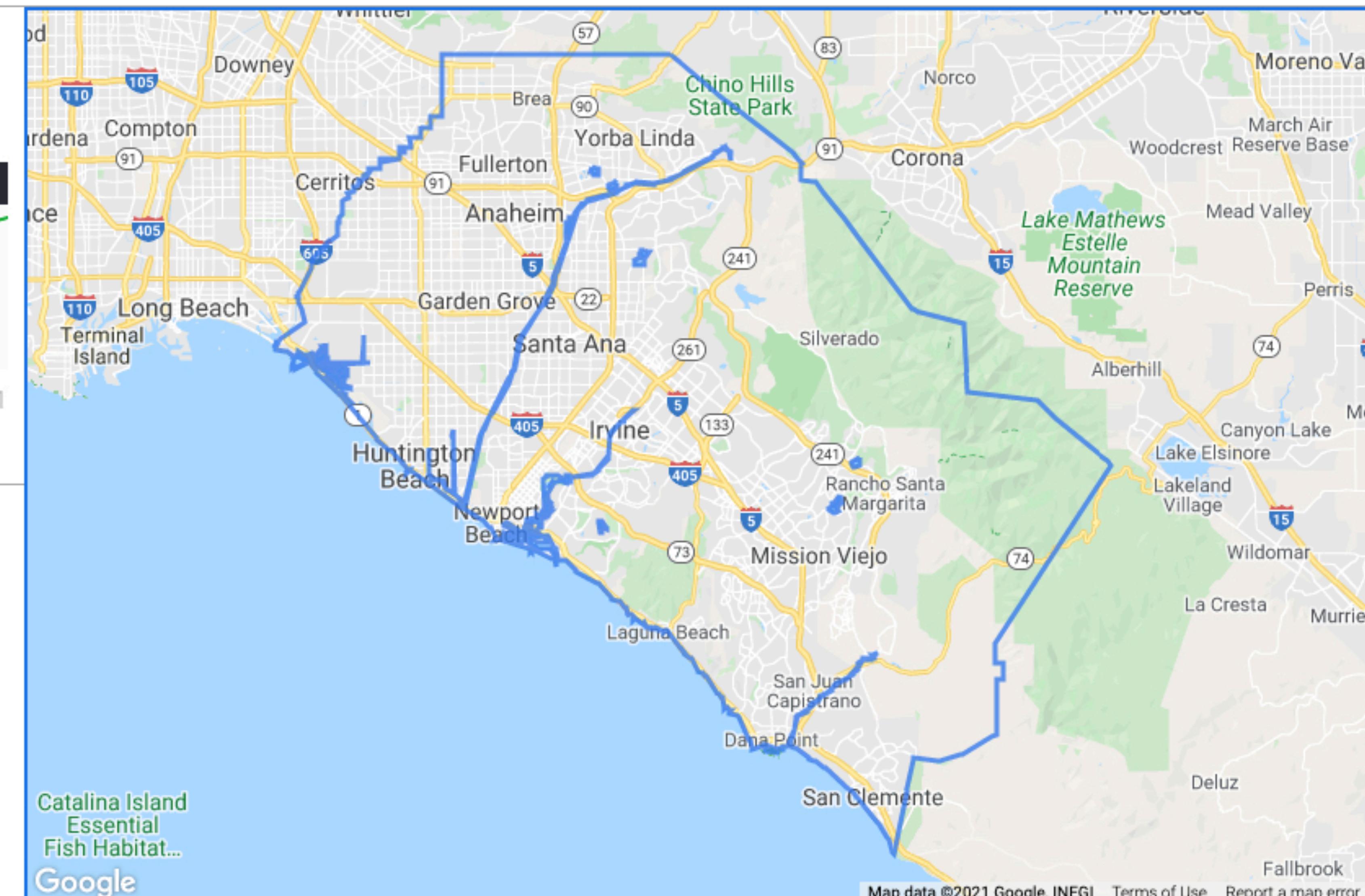
\$841,137

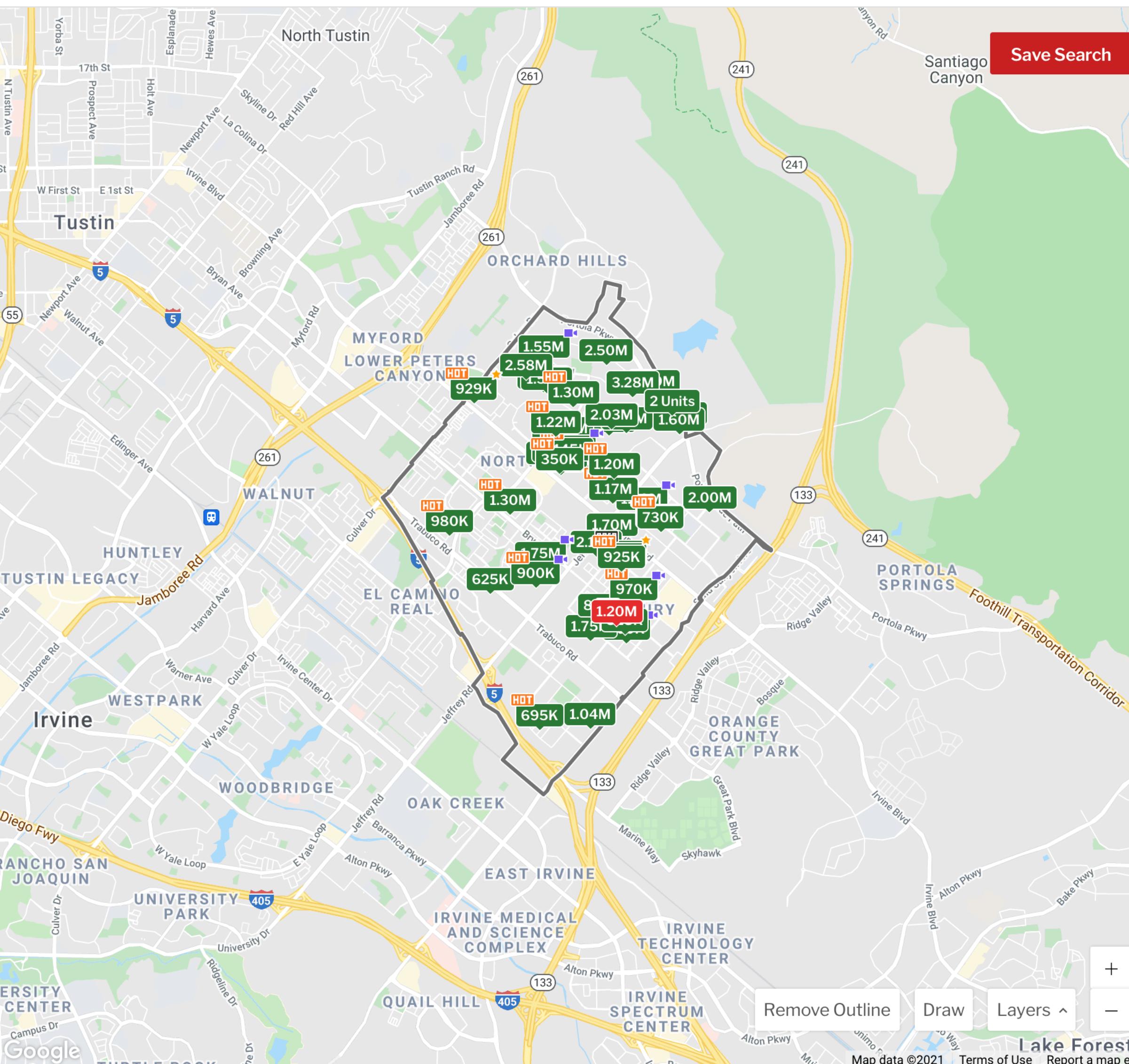
9.1% 1-year change

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

Fixer-Uppers Only

Self Tour Only i

Exclude Short Sales i

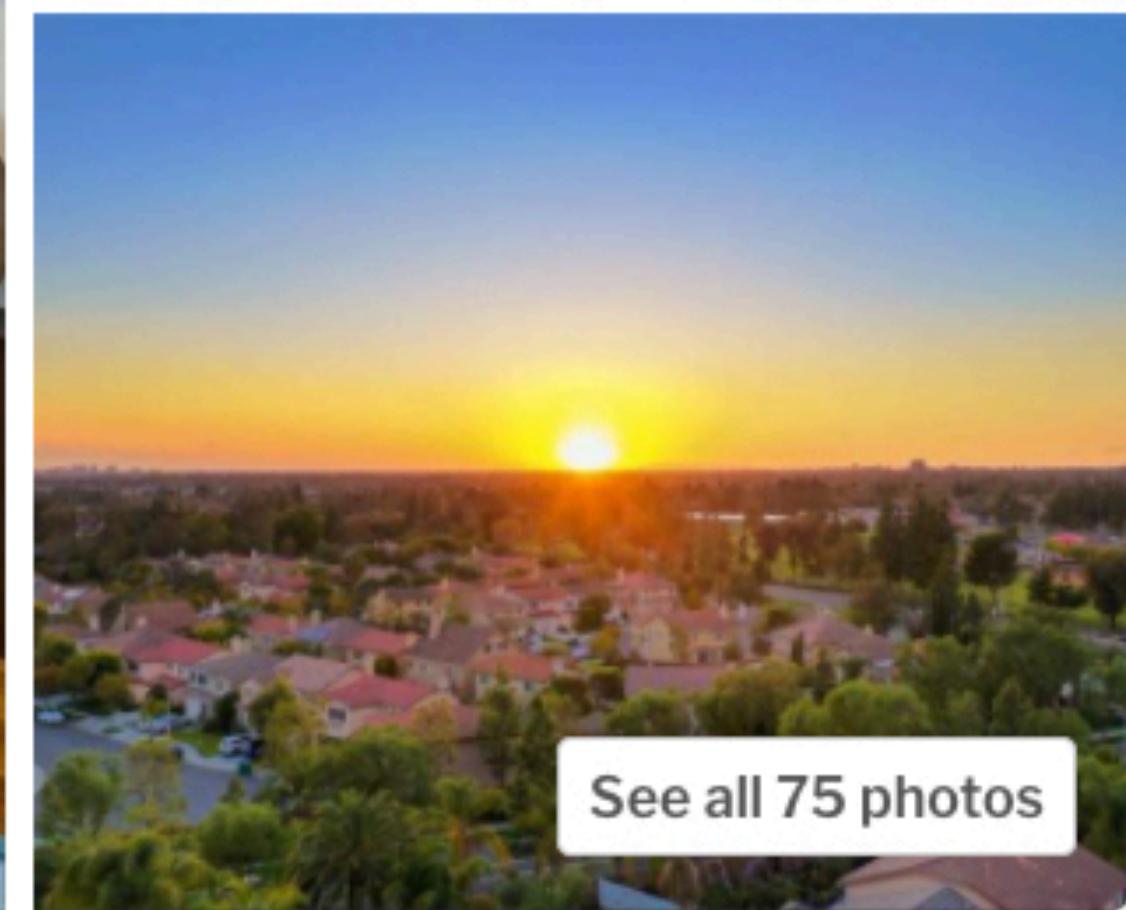
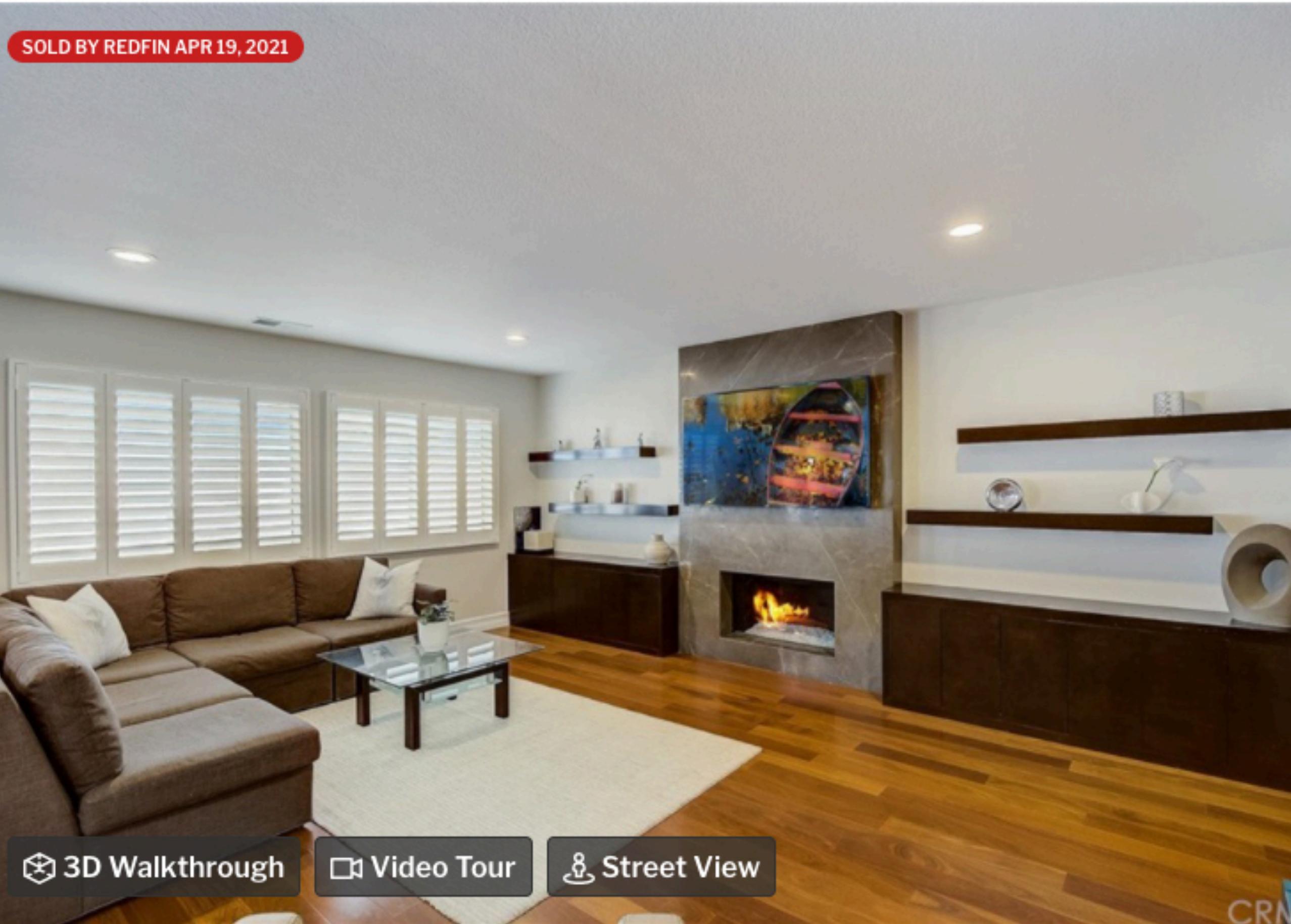
3D Walkthrough & Video Tour

Exclude Land Leases i New

Reset

54 Homes

Apply Filters



11 Pollena, Irvine, CA 92602

\$1,250,000

Sold Price

4

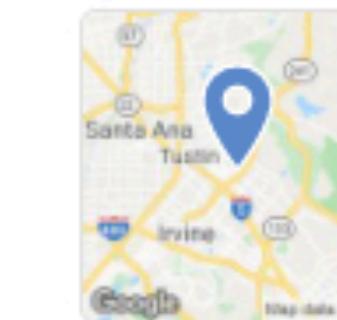
Beds

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

Assesments Information

- Assessments: Special Assessments

Property Features

Key details

Sqft
Beds
Baths
Lot Size
Property type
Year built

Interior

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

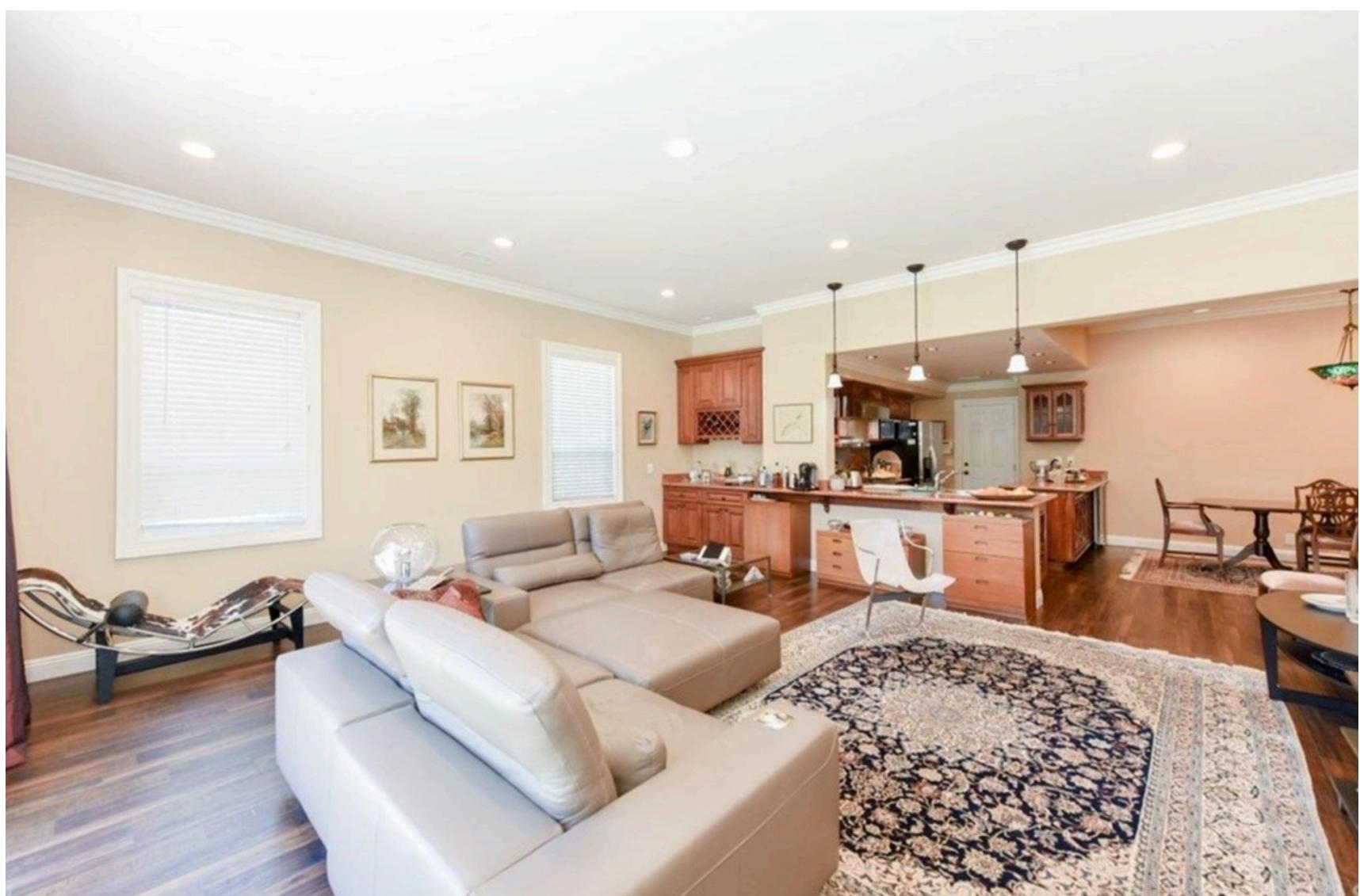
Exterior

Common walls
Garage spaces
Parking spaces
Private pool
Private spa
Patio

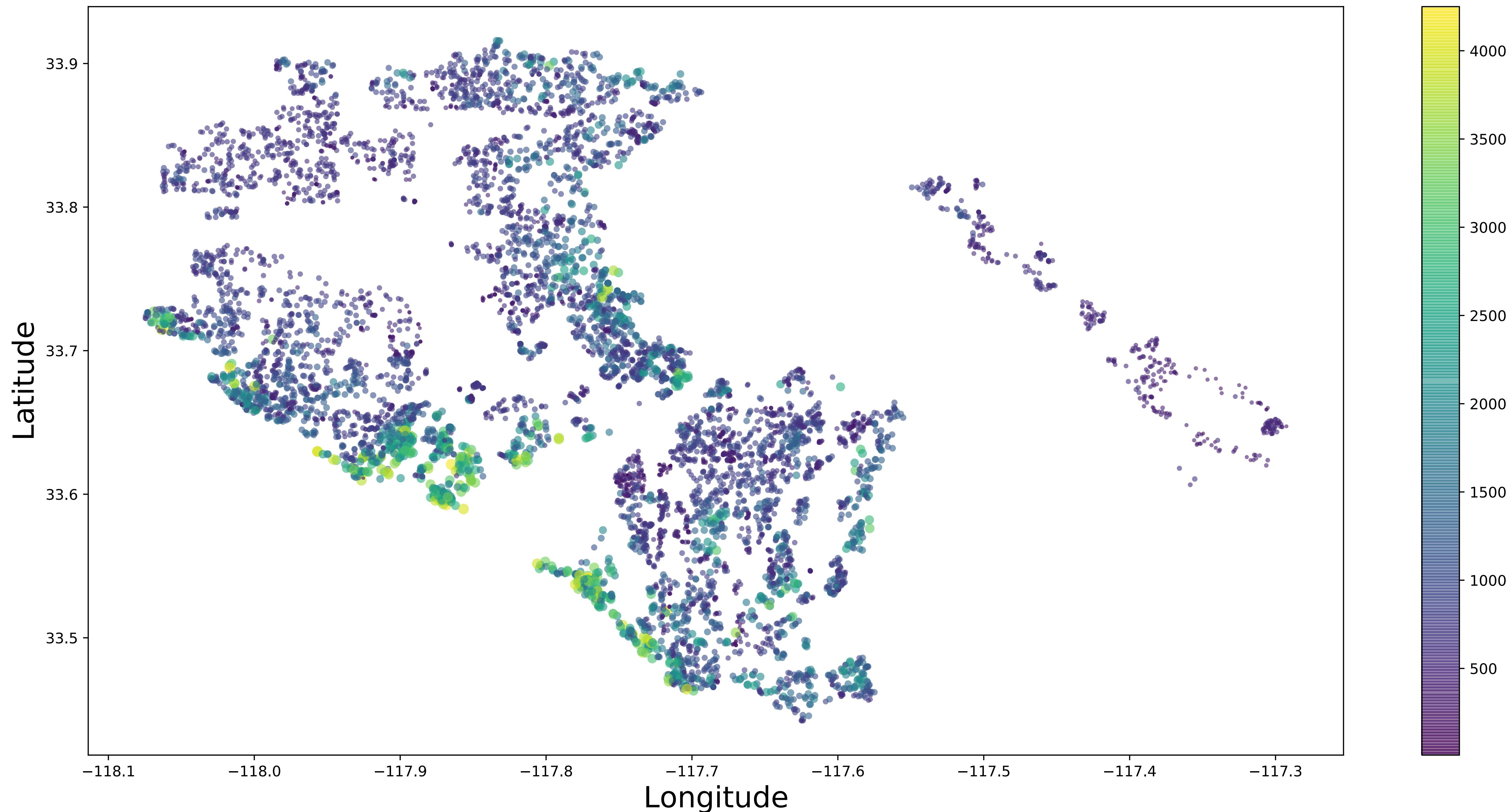
Neighborhood

High school
Zip

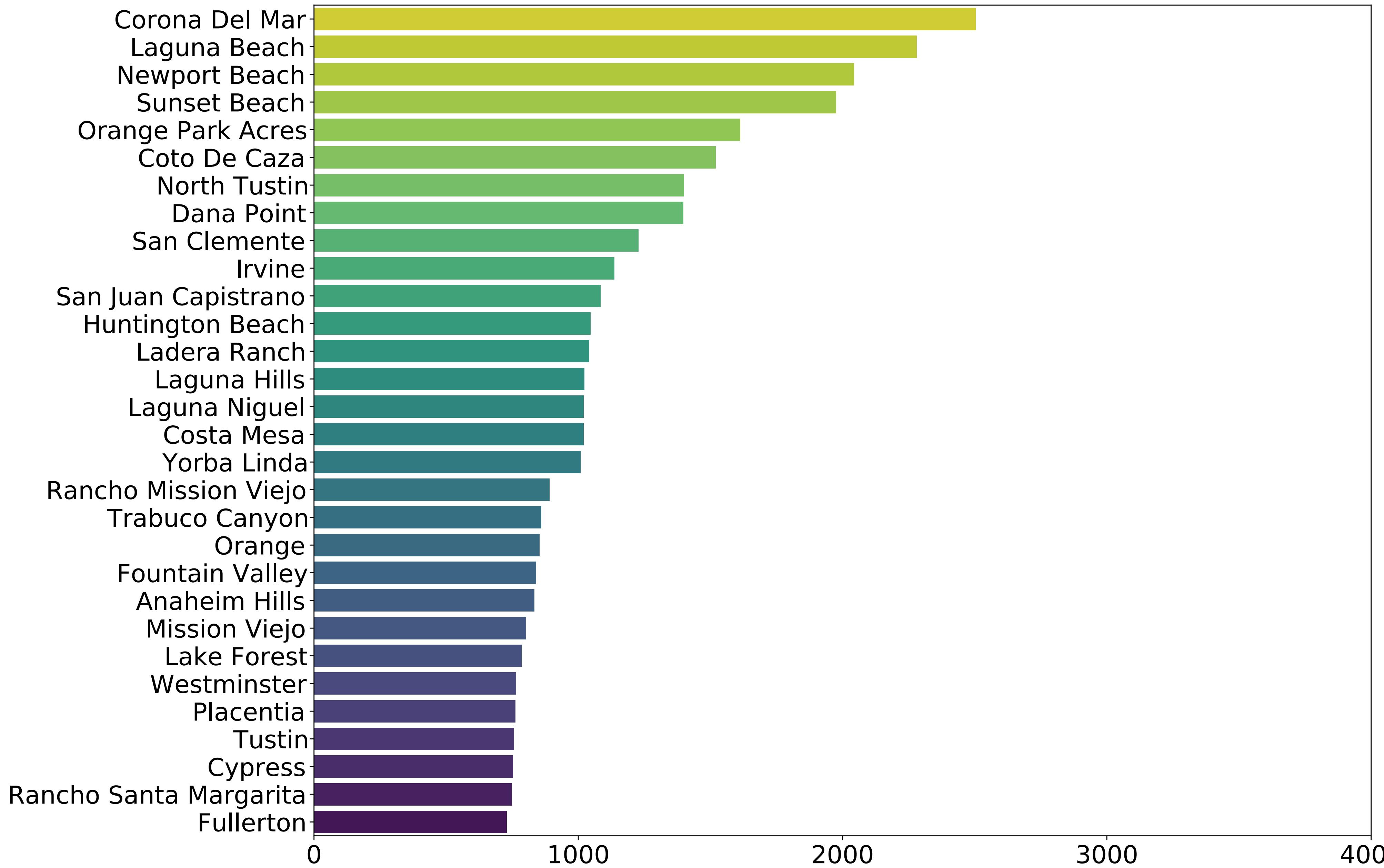
What is the target population?



Mean Sale Price (Thousands) in Last Six Months



Mean Sale Price (Thousands) in Last Six Months



People love sandy beaches and mountains



Laguna Beach

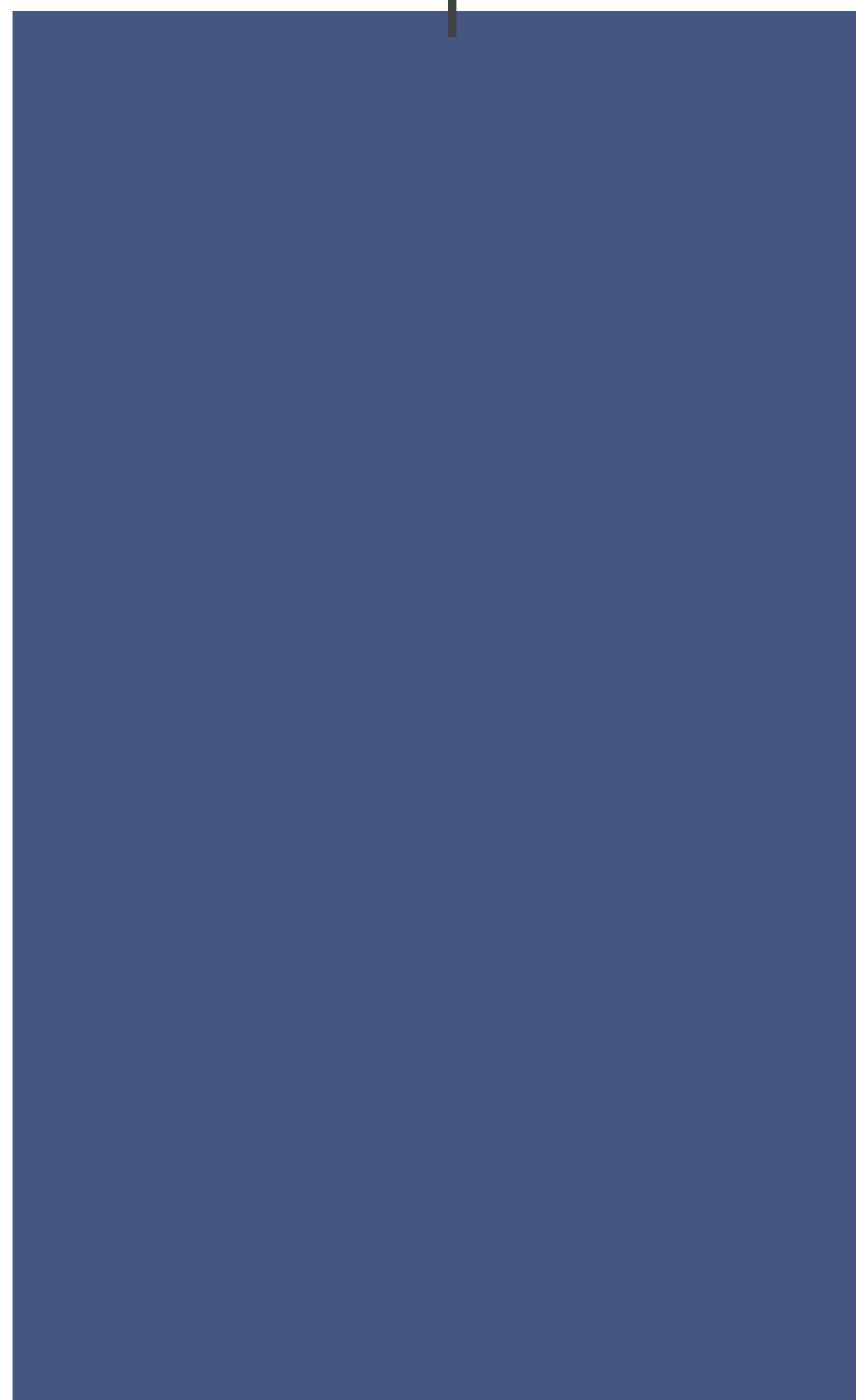


Coto De Caza

Mean Sale Price (Thousands) in Last Six Months

Single Family Residence

1153.9



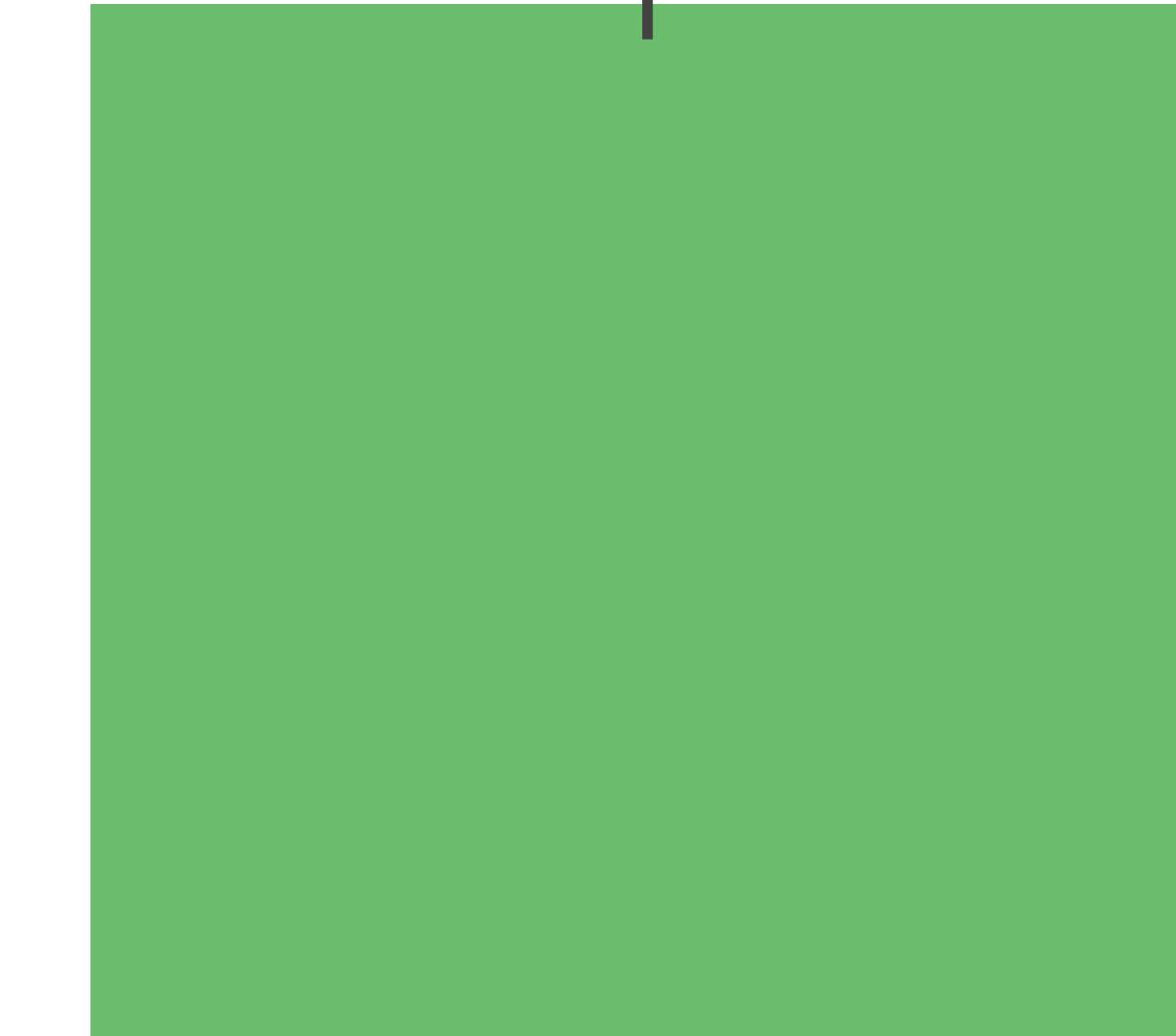
Condominium

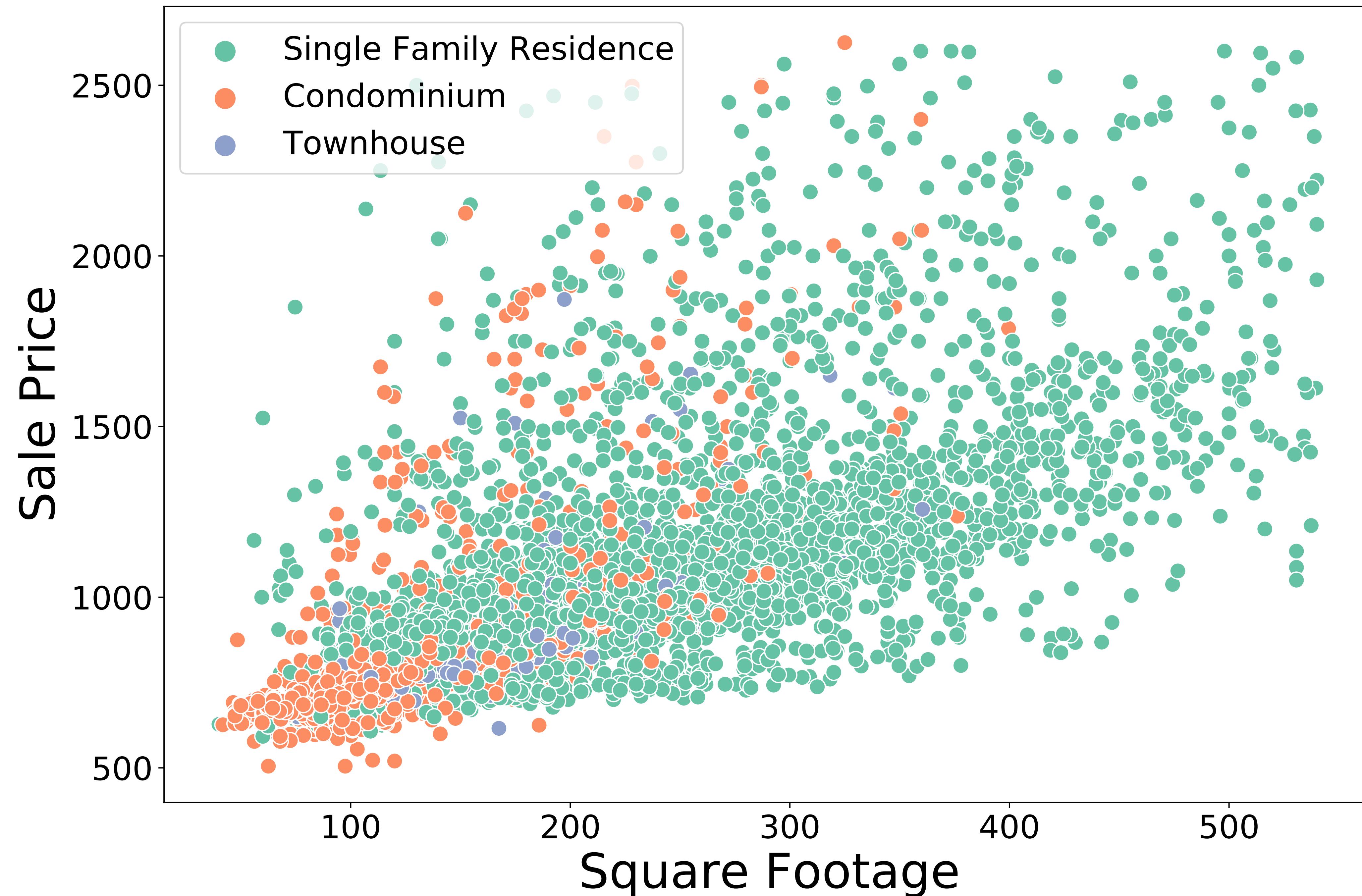
672.0



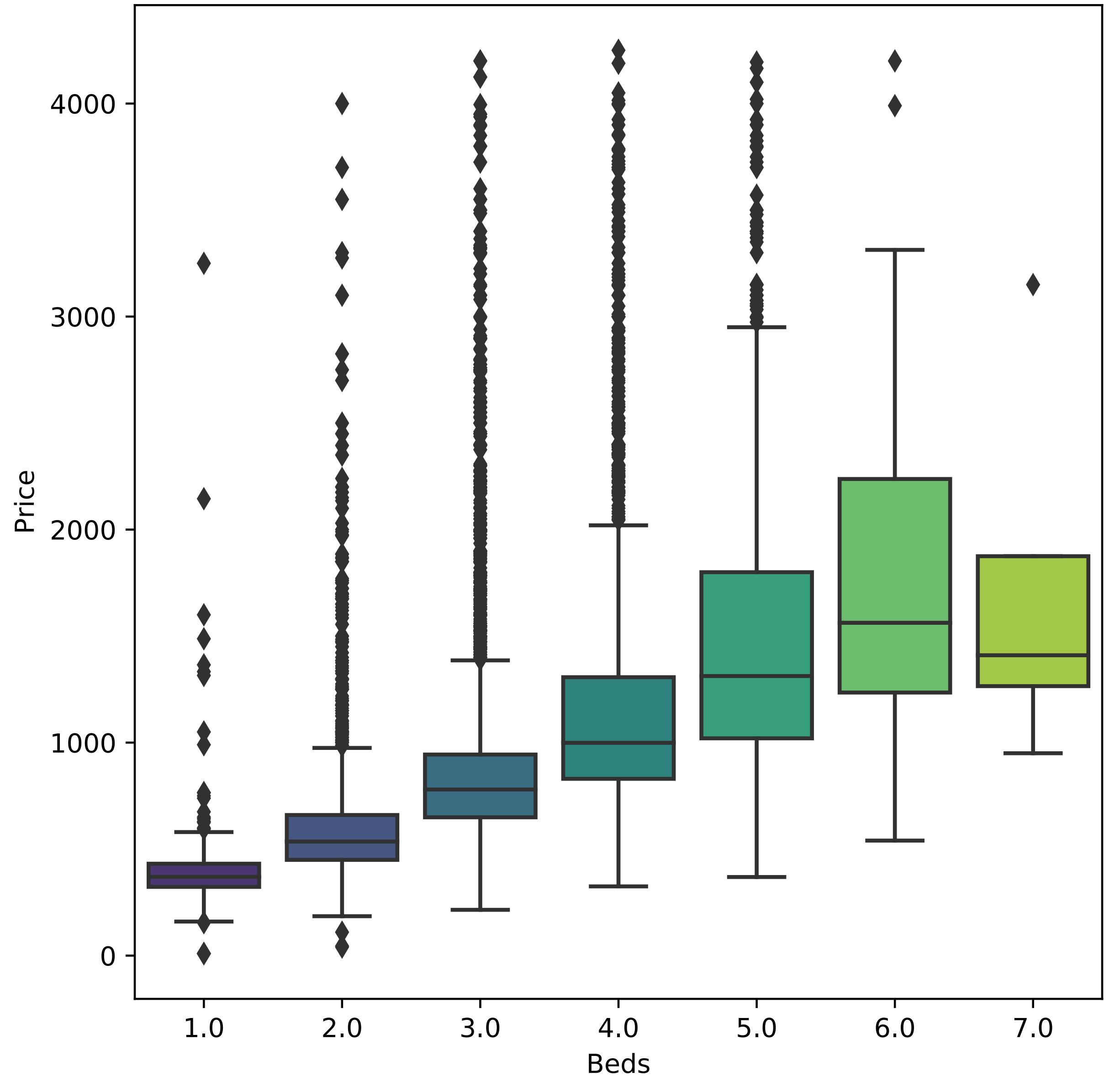
Townhouse

677.3

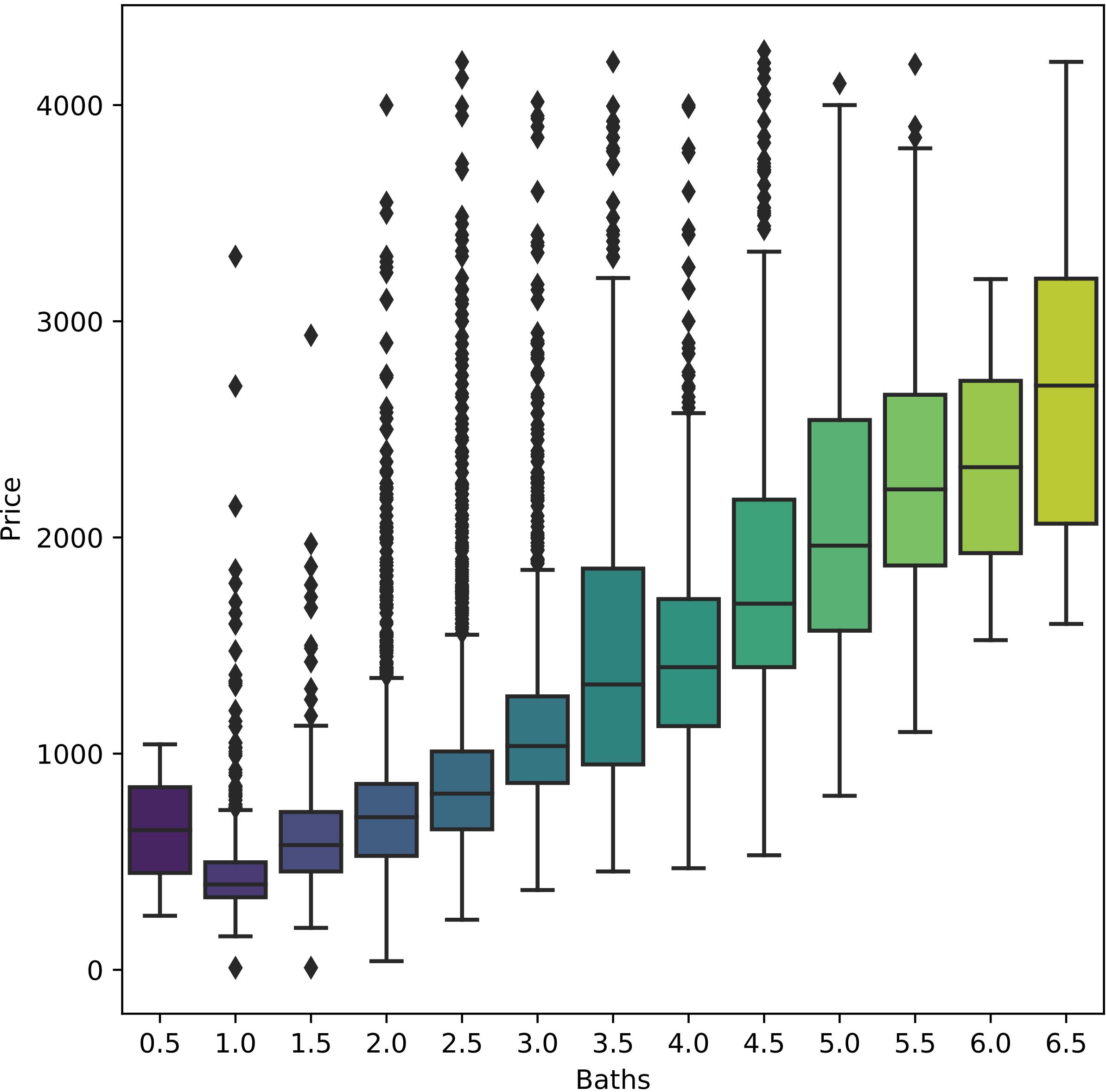




of Beds



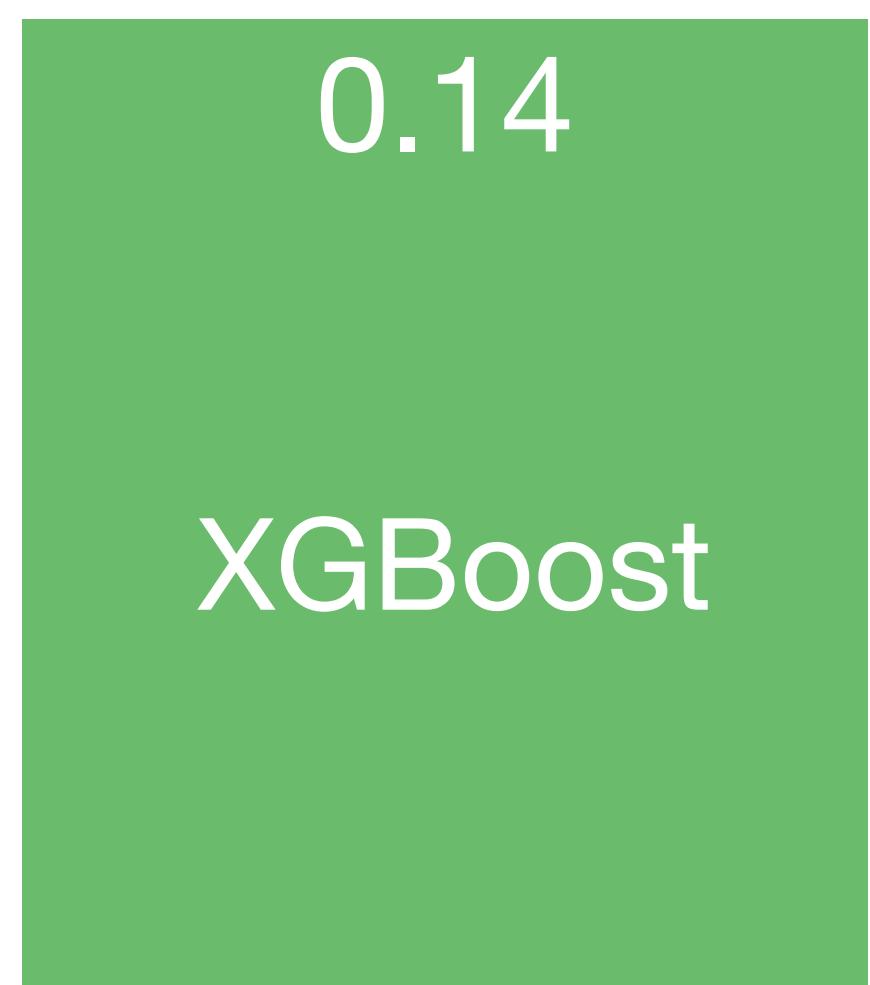
of Baths



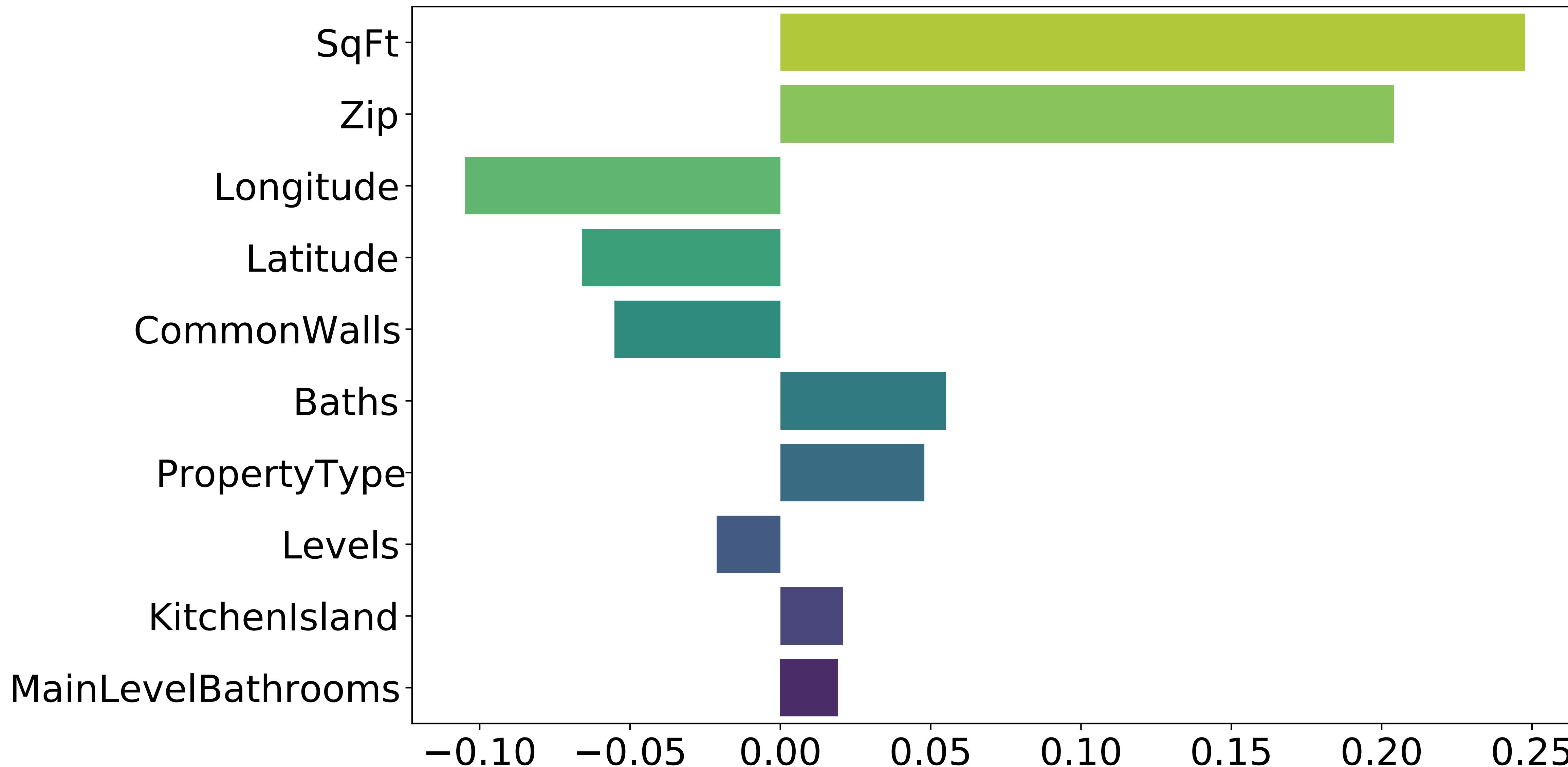
Machine Learning Models

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

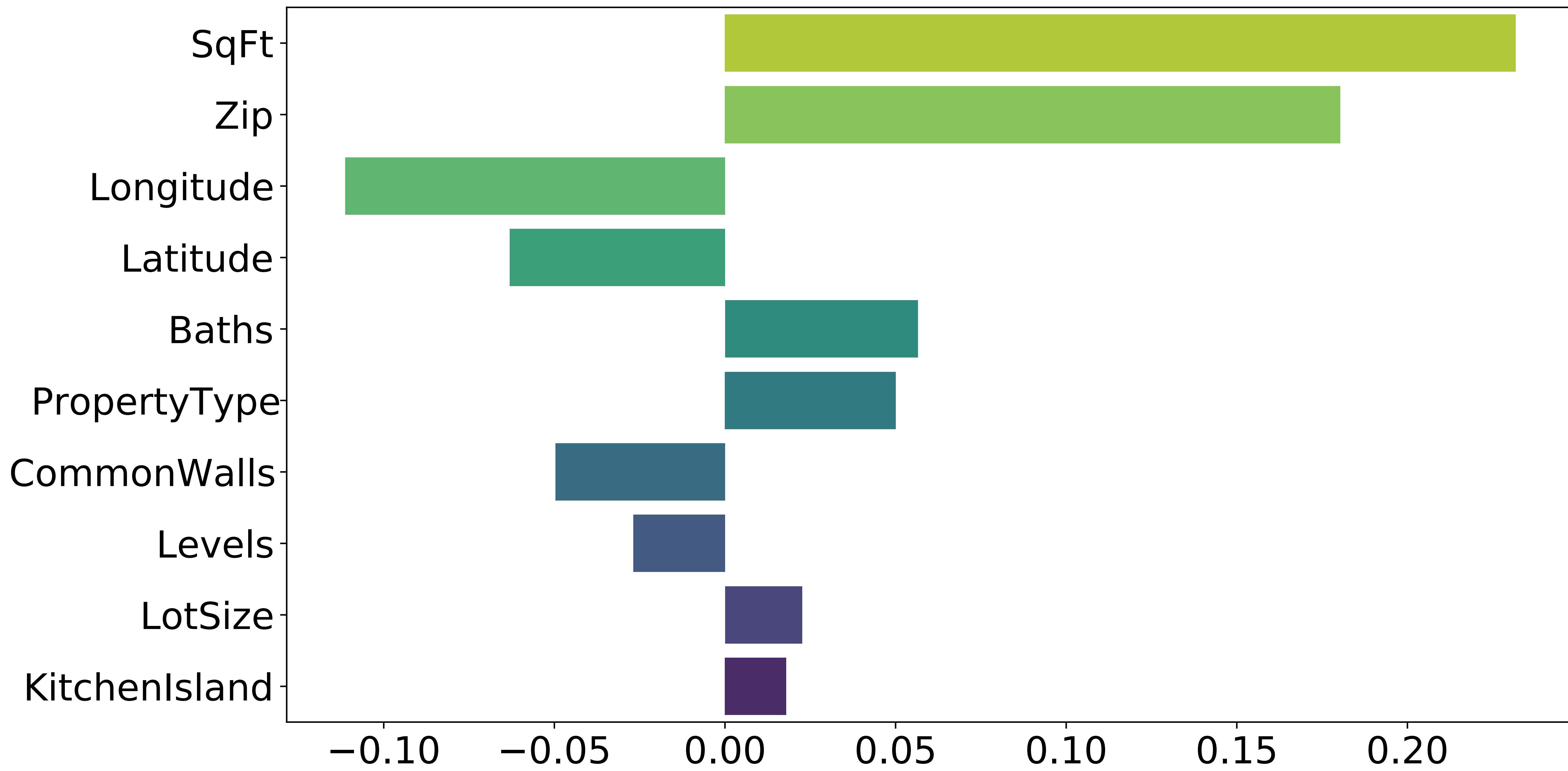
Model RMSE



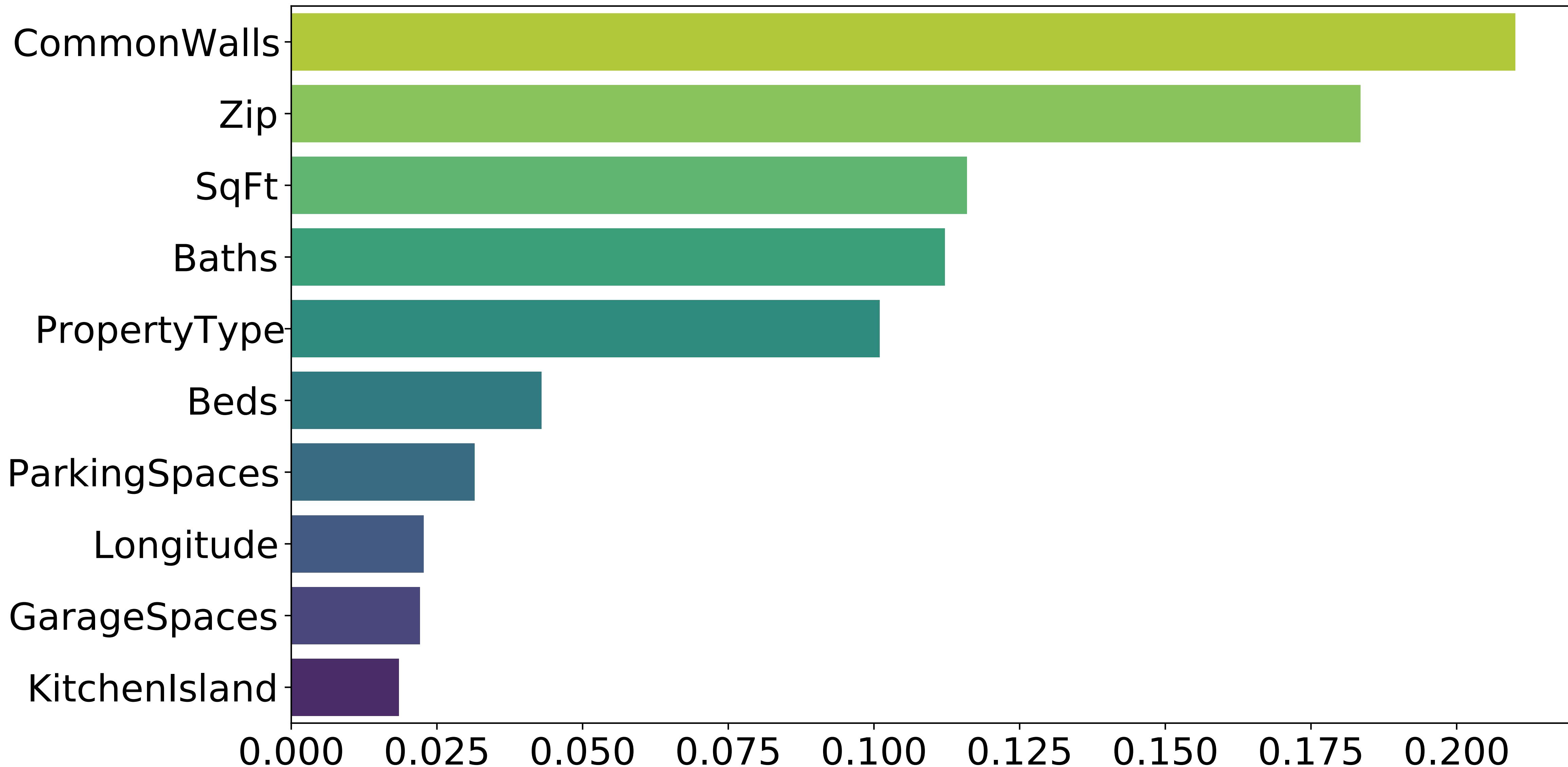
Elastic Net Coefficients



Linear SVR



XGBoost Feature Importance



Key Takeaways

- Size matters!
- Location, location, location!

Improving the Model

- Add housing and neighborhood (e.g., streets) aesthetics attributes
- Translate unstructured text data into property similarity indices

