



HOMEVALUE ANALYTICS

Analysing House Prices
for Smarter
Pricing Decisions

Analysis by;
Paul Gideon WABWIRE

Presentation Outline

01

Price Predictor Analysis

Brief analysis on what influences the price of a house

02

Pricing and Impact

Overview of all house price predictors and implications

03

Recommendations

Key take away from the housing data analysis



Distribution of House Prices

Frequency

100

50

0

0

300000

600000

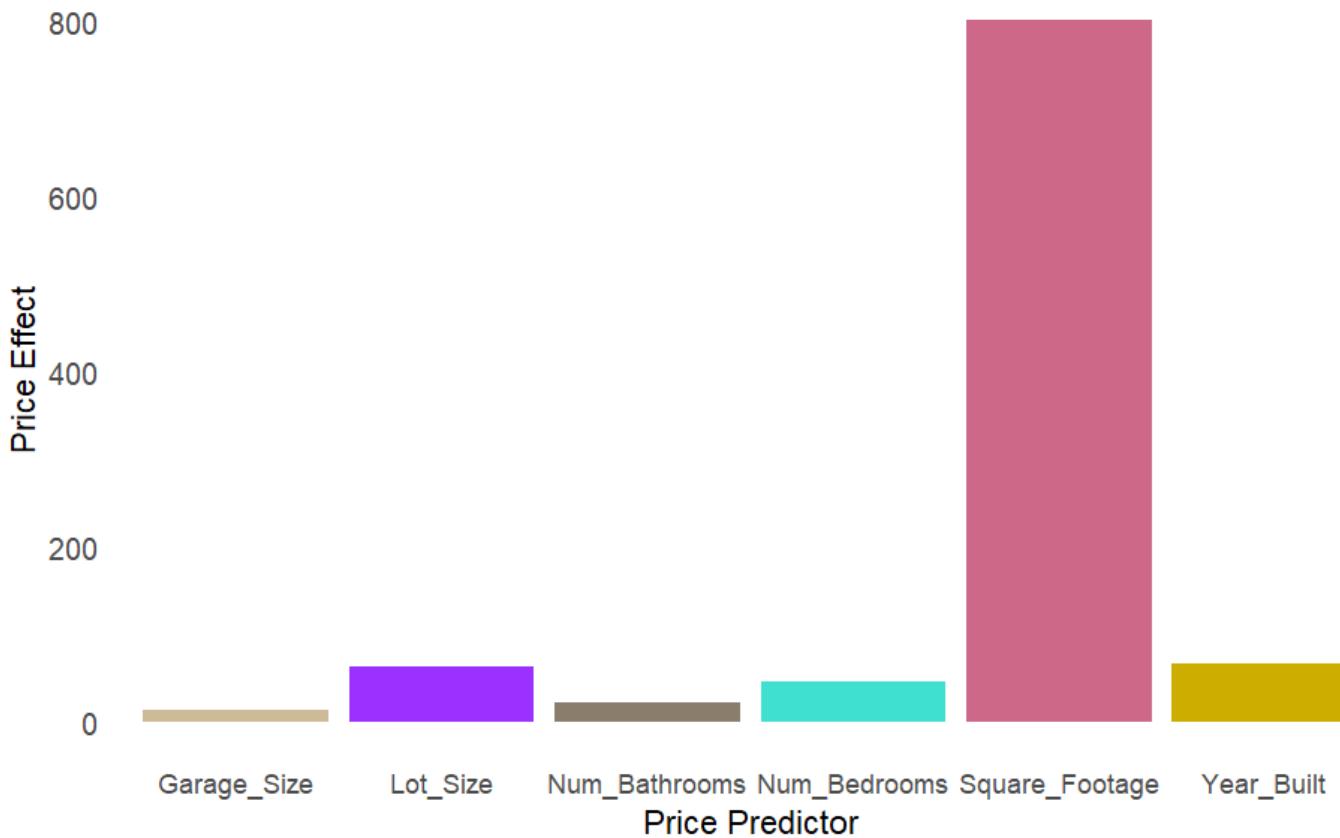
900000

12000

House Price



Level of Importance of Price Predictors



House Prices and Square Footage

House Price

900000
600000
300000

1000 2000 3000 4000 5000

Square Footage



Predictor's Monetary Impact

Square Footage



Year Built



Lot Size



Bedroom



Bathroom



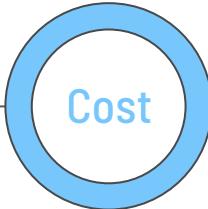
Garage





Mid-Market Strategy

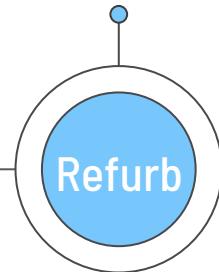
5 bedrooms
1 bathroom



Cost

£376,388

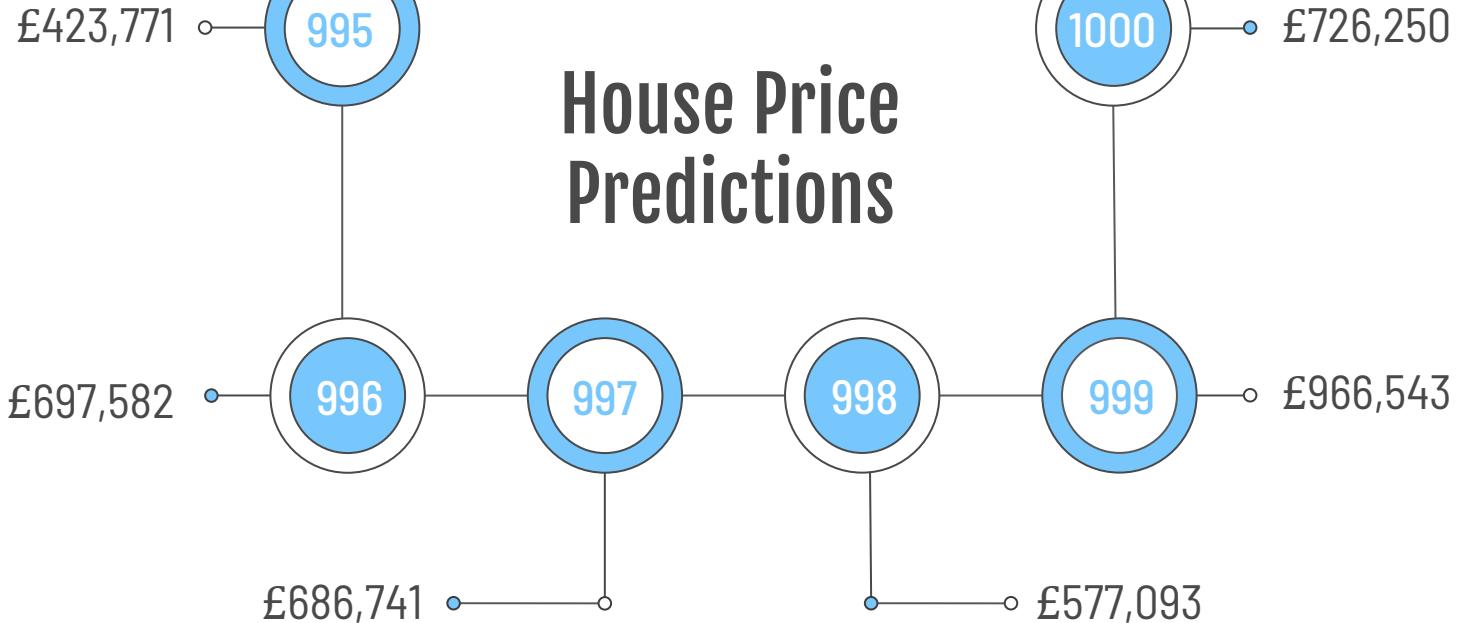
Add 4 bathrooms



New Price

£409,511

House Price Predictions





Other Findings

House 726
500sqft
5 bedrooms
3 bathrooms

Over 60 houses
with 3
bathrooms and
only 1 bedroom

5 bedroom
houses with
one bathroom
are common in
old houses

Key Take Aways

Larger homes sell
for significantly more

Segment the Market

Re-evaluate
Neighbourhood Data

Target Families and
Upsell Bathroom Upgrades





It's...

Coffee Time

