



Washington DC Housing Market Analysis

Reconfiguring and Grouping of Regions Based on Housing Characteristics



Nate Lu

Objective

Goals of This Study

- Reconfigure and group the Washington DC regions
- Region group characteristics will be similar
- Re-price the regions with more accurate pricing

Objective

Background

Results

What's Next

Key Terminology

Key Variables Used in This Study

Median Sale Price

Homes Sold MoM (Month over Month)

Inventory MoM (Month over Month)

[Data Source: Redfin.com](https://www.redfin.com)

Objective

Background

Results

What's Next

Background

Understanding the Data

Housing
Characteristics



[Data Source: Redfin.com](https://www.redfin.com)

Objective

Background

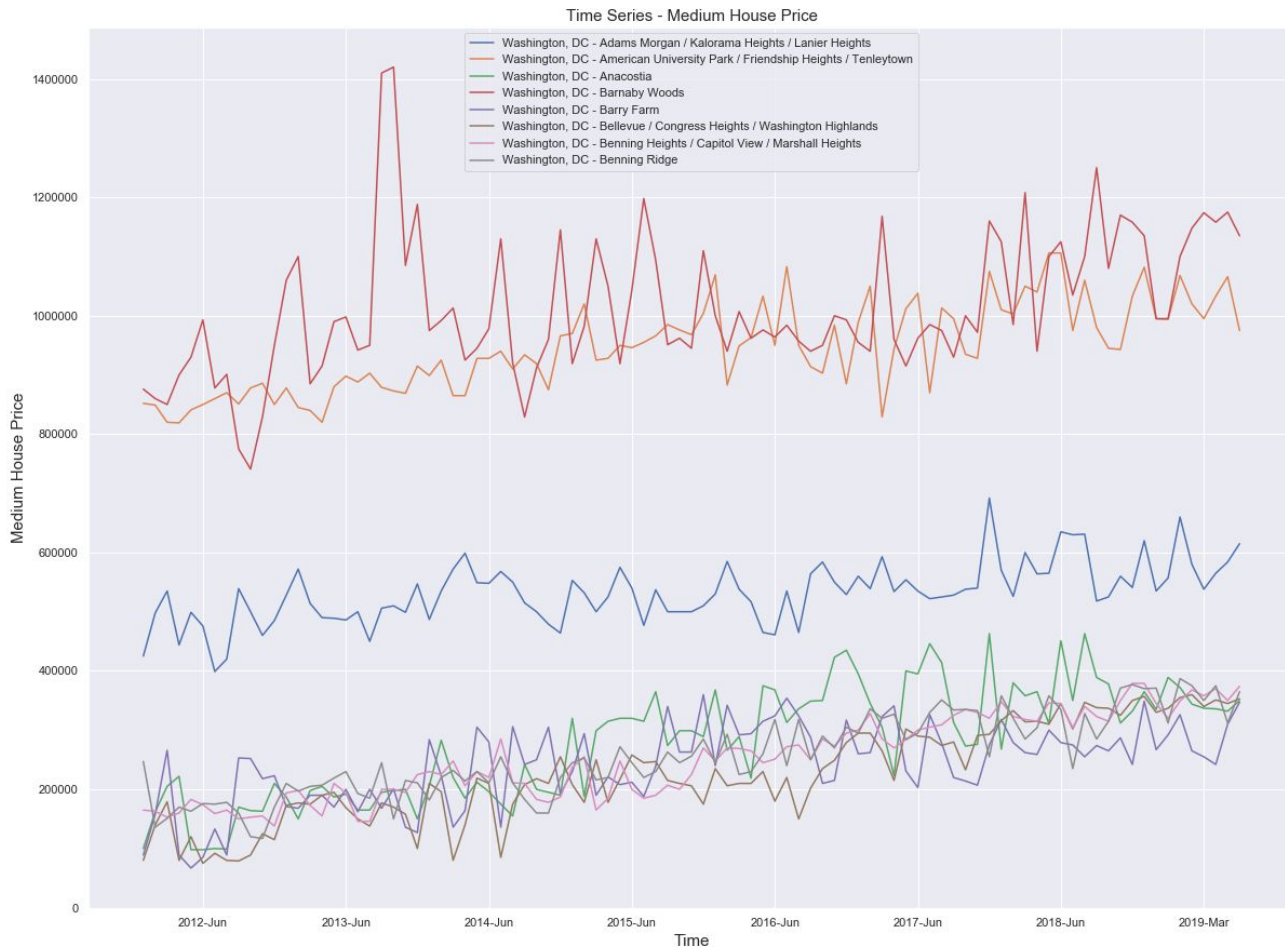
Results

What's Next

Results

Statistical Analysis

Median House Price



[Data Source: Redfin.com](https://www.redfin.com/)

Objective

Background

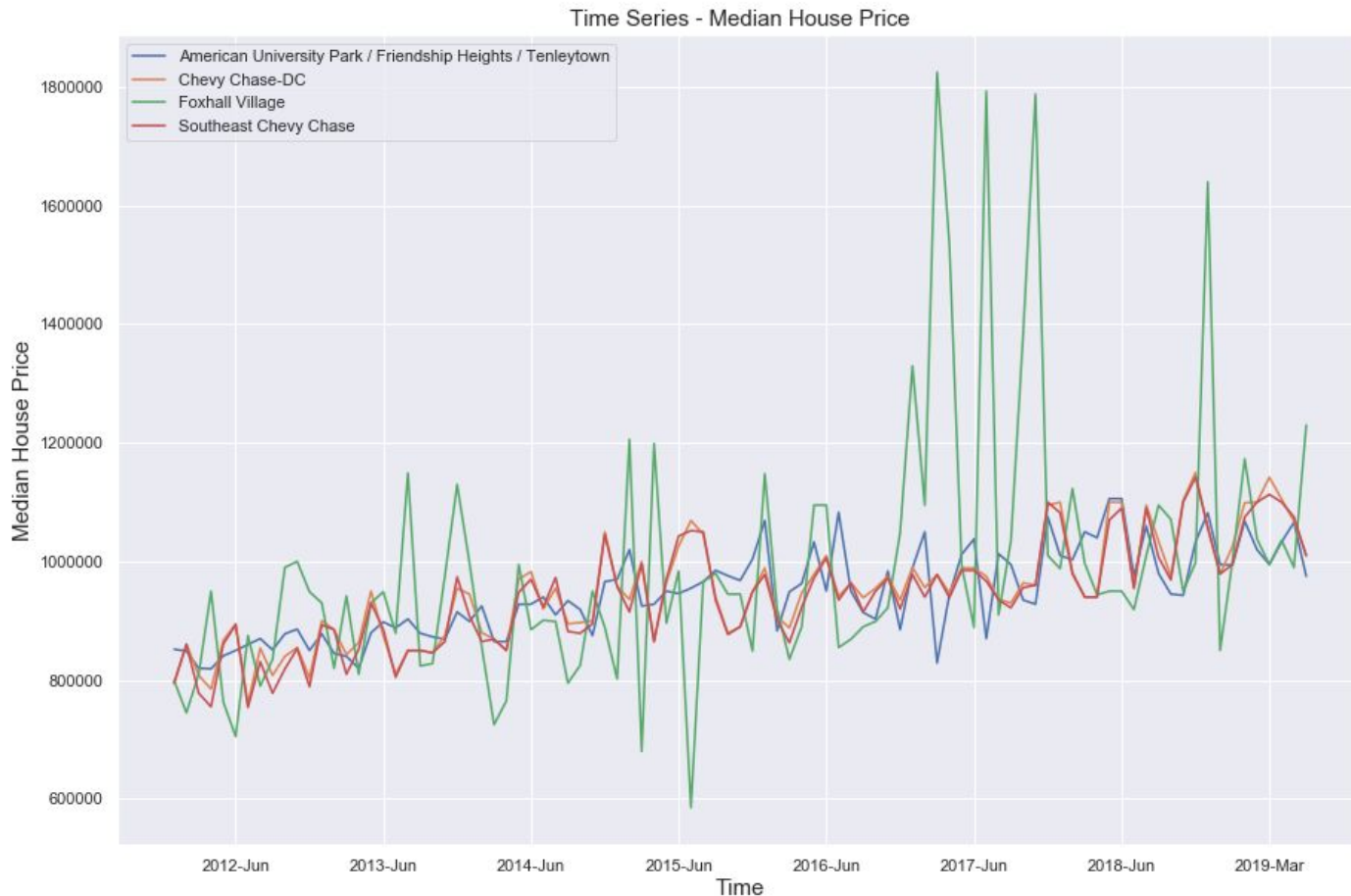
Results

What's Next

Results

Statistical Analysis

Median House Price Group



[Data Source: Redfin.com](#)

Objective

Background

Results

What's Next

What's Next

- Use Case -

We can use these initial tests and findings for further analysis in which we can predict future Washington DC housing market statistics and also see what influences Washington DC housing market characteristics over time.

- Next Step -

We will use prior years' data to build a predictive model in which we can predict the future home sale prices of the Washington DC housing market, based on regions.

Objective

Background

Results

What's Next

Thank You!

GitHub: https://github.com/iuniorhsiung/mod3_project_DC_housing_price



Appendix

Appendix

- [Data Source: Redfin.com](#)
- [Results: Homes Sold MoM](#)
- [Results: Homes Sold MoM Group](#)
- [Results: Inventory MoM](#)
- [Results: Inventory MoM Group](#)

Data Source

Data Source: <https://www.redfin.com/blog/data-center/>

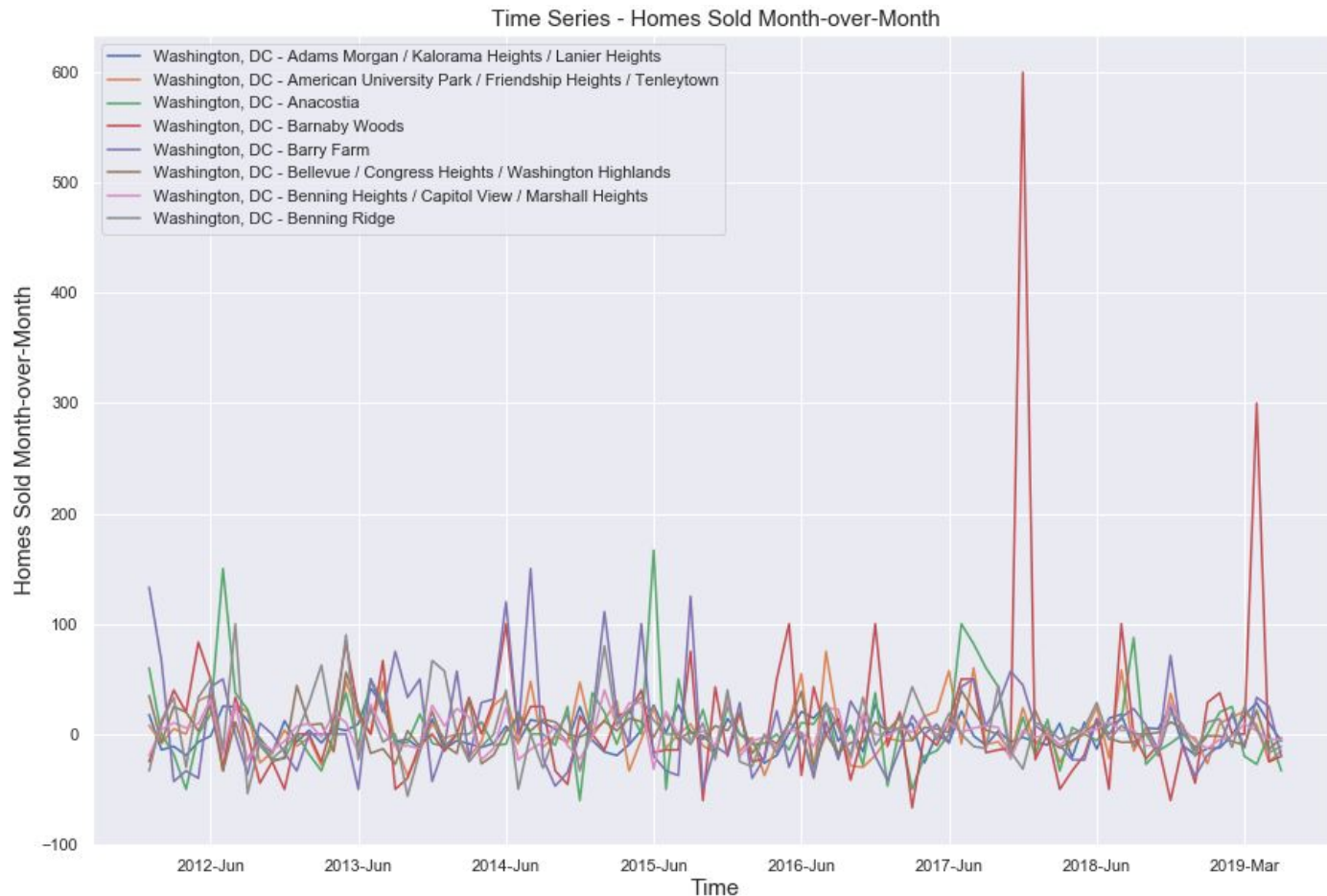
Redfin:

- Redfin is a real estate brokerage that has direct access to data from multiple listing services, as well as insight from real estate agents across the country.
- Redfin provides housing market data for all metropolitan areas, cities, neighborhoods, and zip codes across the nation.
- Redfin's housing market data includes data for prices (median sale price, percentage of homes sold above list price, percentage of homes that had price drop, etc.), inventory (number of homes on market, new listings, months of supply, etc.), and sales (number of homes sold, median days on market, etc.).
- Redfin's housing market data can be filtered by area, property type, month-over-month change, year-over-year change, and the time period.

Results

Statistical Analysis

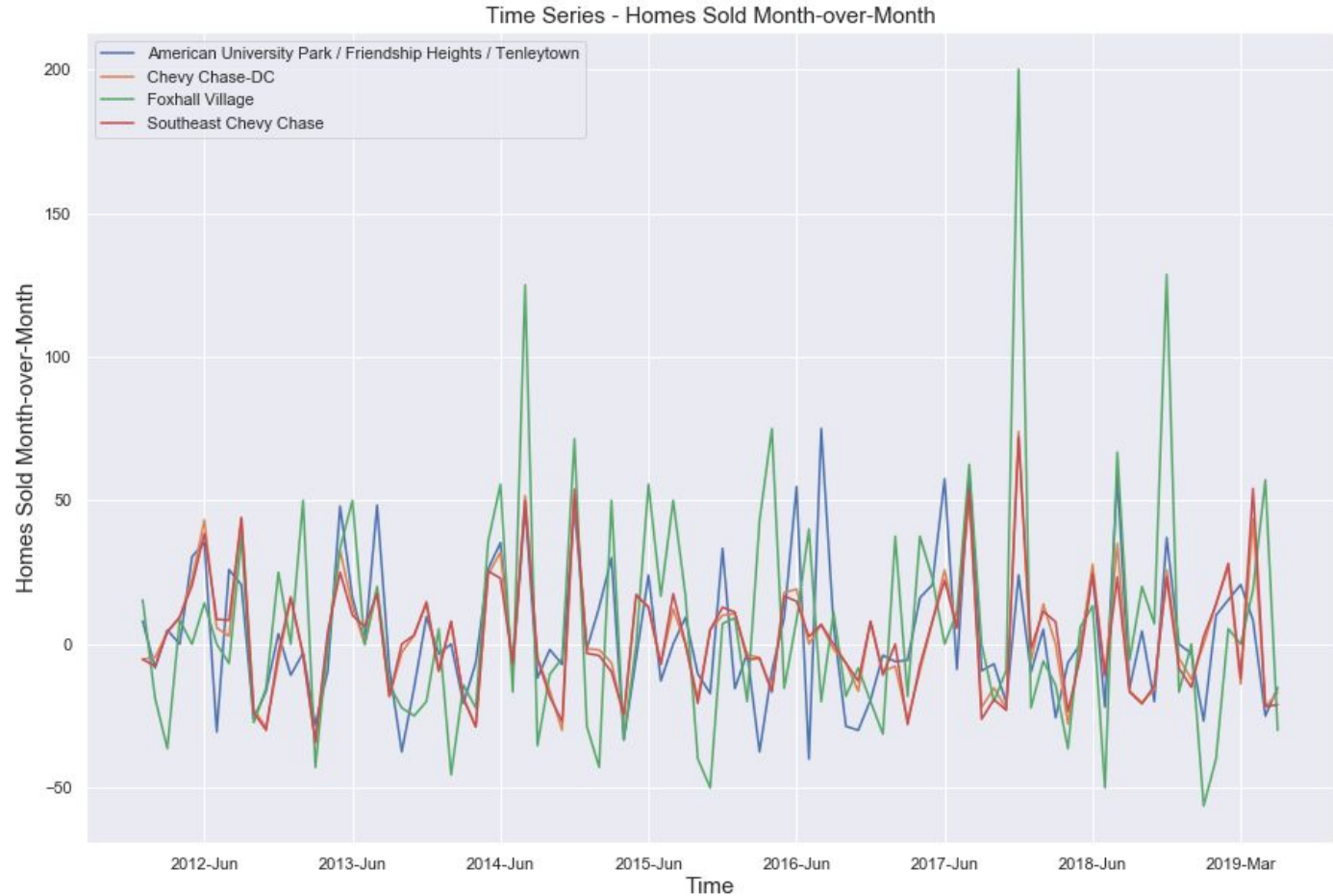
Homes Sold MoM



Results

Statistical Analysis

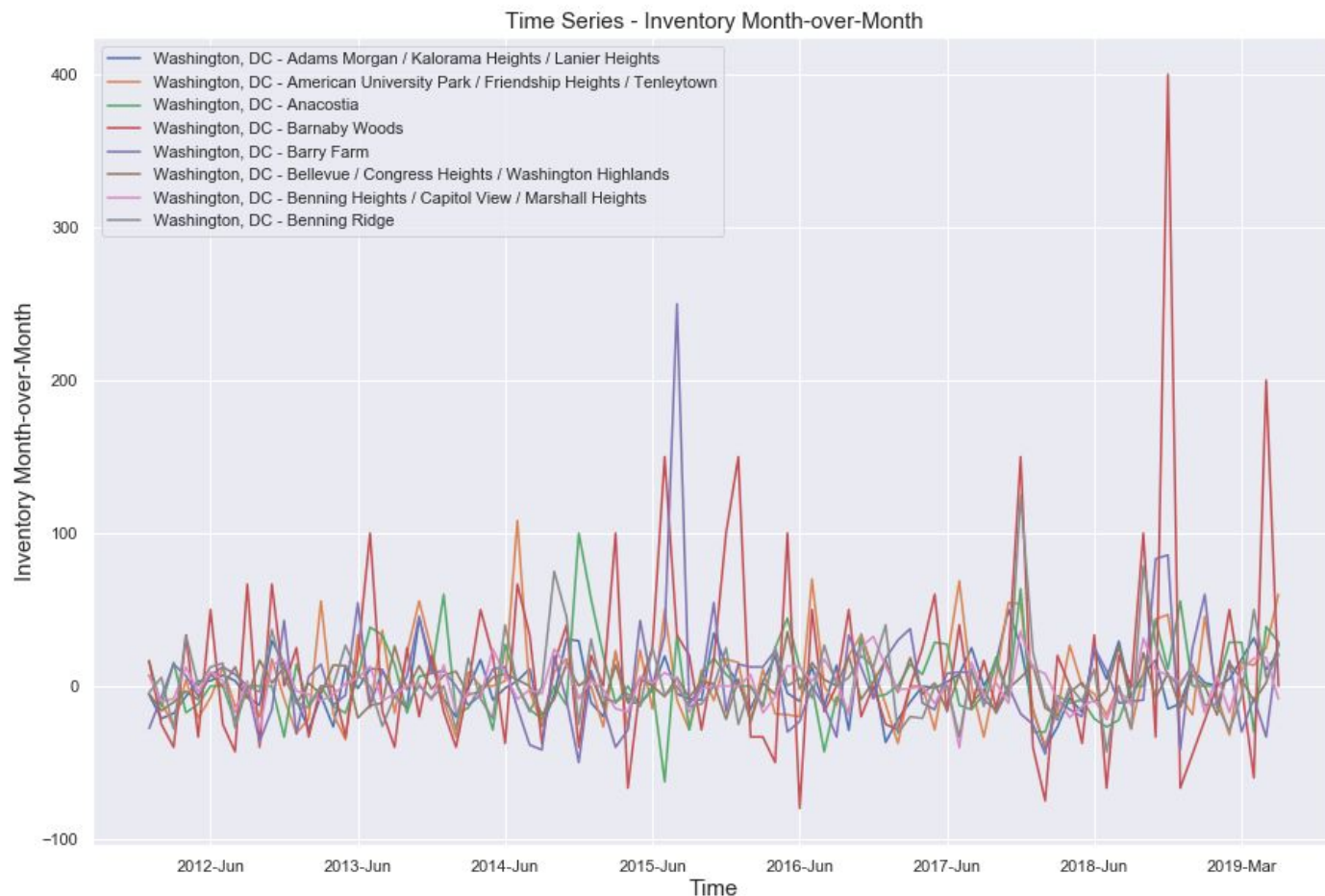
Homes Sold MoM
Group



Results

Statistical Analysis

Inventory MoM



Results

Statistical Analysis

Inventory MoM Group

