

Impact of Proximity to Public Services on Real Estate Prices

Problem Statement:

This analysis investigates how the distance to essential public services like schools, hospitals, and parks affects real estate prices in São Paulo.

Data Presentation:

Data was sourced from São Paulo's open data resources and includes real estate listings and locations of public services (schools, hospitals, parks). Spatial joins and distance calculations were applied to establish relationships between real estate prices and service proximity.

Geospatial Analysis:

Geocoding was performed to acquire latitude and longitude coordinates for real estate listings. Using geospatial libraries, distances between each property and nearby services were calculated. These distances were then used to correlate with property prices.

Conclusions:

The final analysis demonstrated a relationship between proximity to certain services and price trends. Key findings indicate whether closer proximity increases or decreases property values in São Paulo.