

The Battle of Neighborhoods

Introduction

- This project provides suggestions to people who are interested to move into city of Vienna.
- Since it is a diverse and most populated city in Austria, data analysis would be a good idea to select a preferred apartment.

Points to accomplish would be:

- Which district has cheaper rent
- Choose to live in residential or commercial areas and can see for example which residential districts is best Or

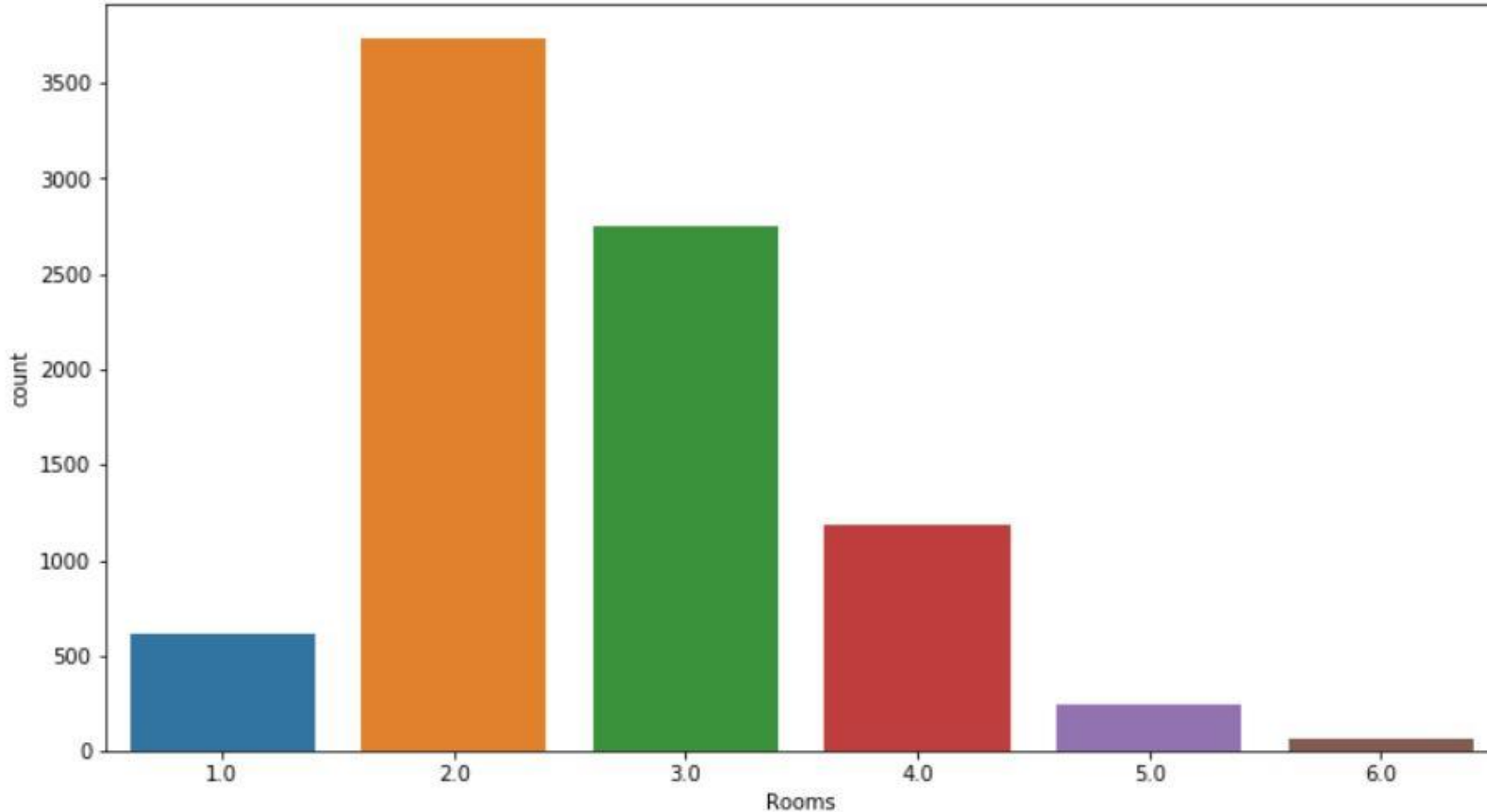
If they already live in one of the 23 districts in Vienna, they will be able to see:

- If they are paying more than the average price for their apartment
- If there are similar districts to theirs with lower rents

Data

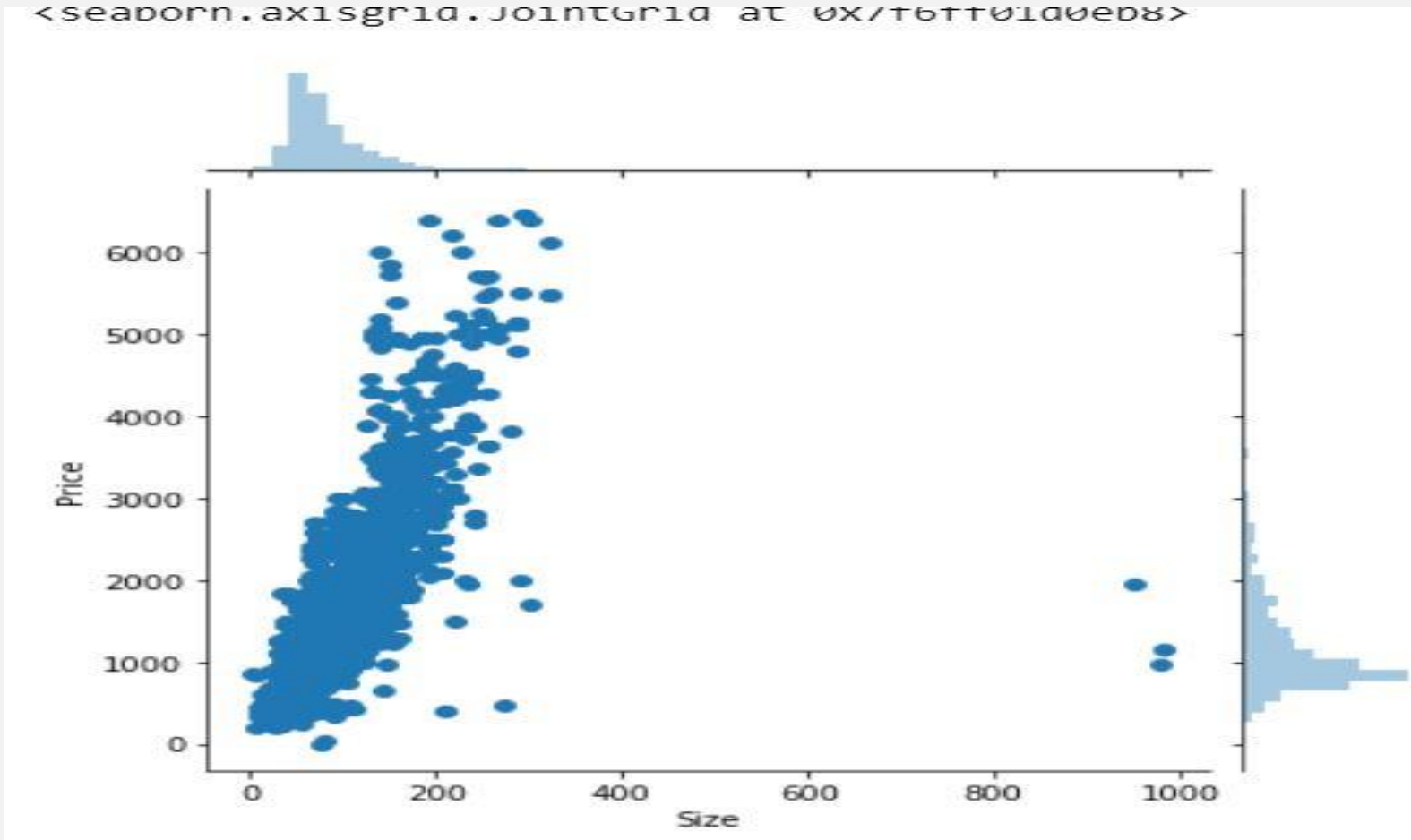
- Sources :
 - willhaben.at website
 - Foursquare
- Use geopy coordinates for each district obtained
- Foursquare data to collect top 10 venues for each district

Methodology



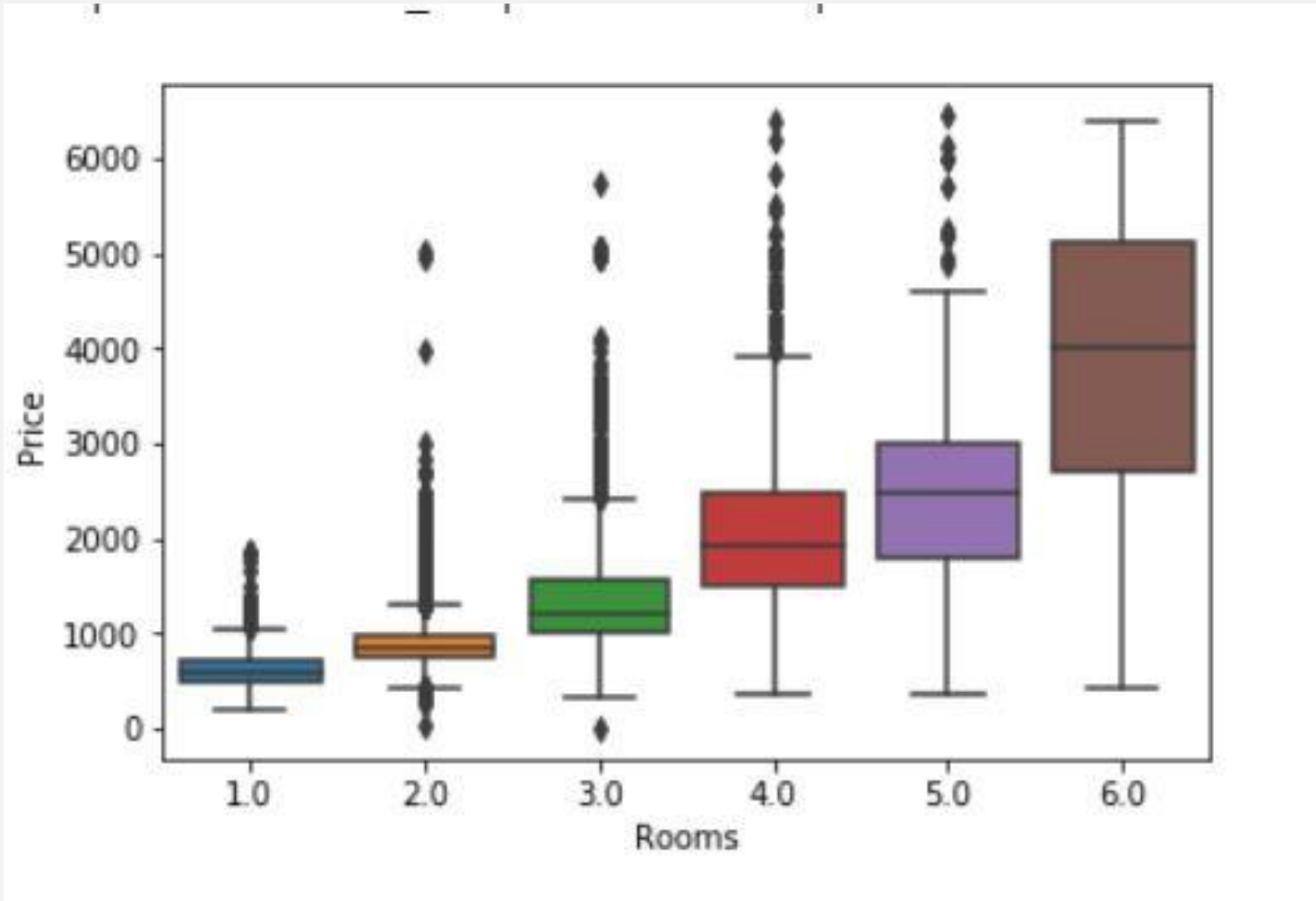
From the figure we see that 2 and 3 room apartments are the most common.

Price vs size



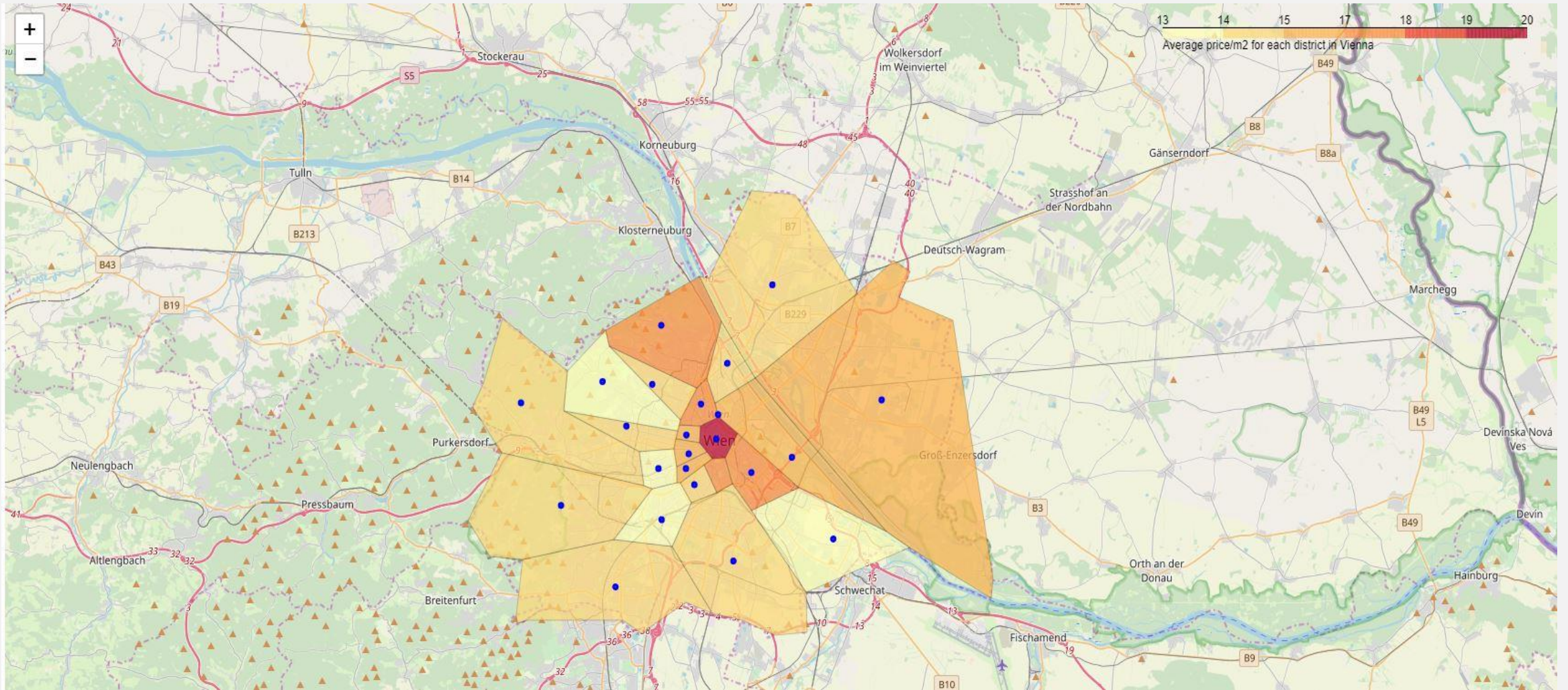
- Correlation between the price and apartment size.
- Larger the apartment size, higher the price

Price vs size: Box plot



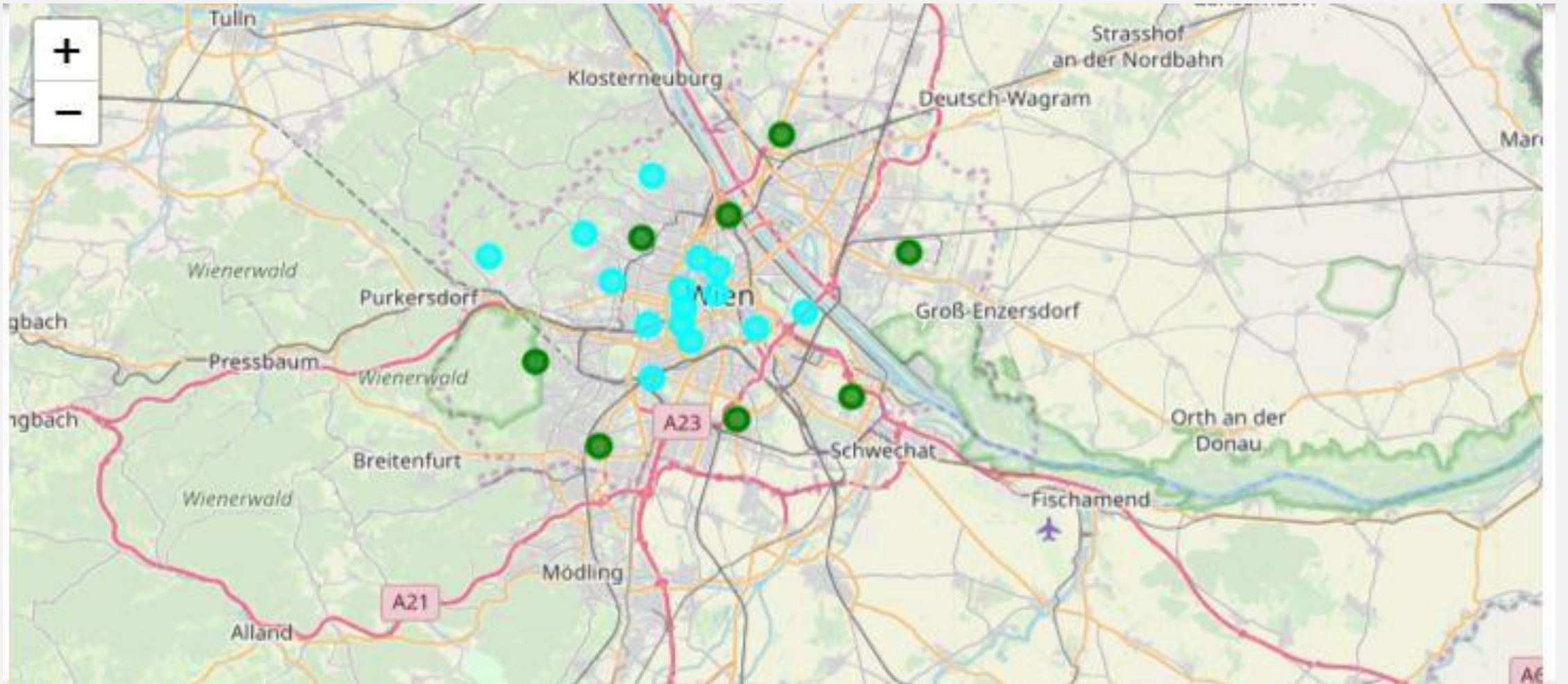
- Generally, the price of a property goes up as the number of rooms increases. In Contrary to what we might expect 1 and 2 room apartments are competing in the similar price range as seen in boxplot.

Choropleth map



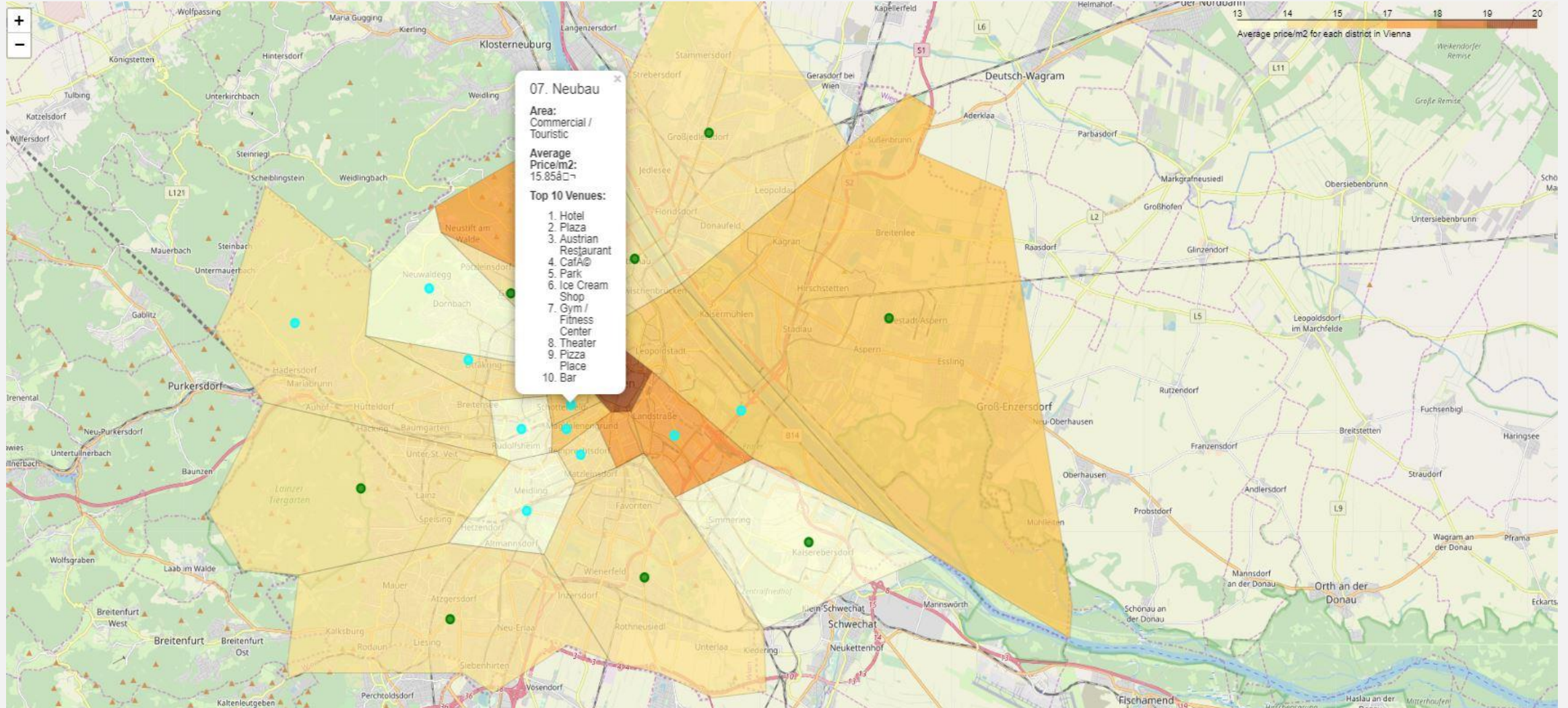
The average price/m2 for each district in Vienna

K means clustering:



K = 2, cluster 1: cyan, cluster 2 : green

Results



The average price/m2 for each district in Vienna with area types and top 10 venues per district

Results

Analyzing the clusters conclude that

cluster 1 is more residential since it contains lots of parks and supermarkets

cluster 2 is more commercial / touristic and contains many hotels and restaurants.

Conclusion

- In conclusion, analysis projected in the current project would definitely be beneficial to those who is looking for apartment recommendations with type of neighborhood they are wishing for be it commercial or residential or apartment within a particular price range and so on.
- This project is also beneficial to realtors, landlords and apartment listing websites to gain understanding on the current scenarios in the rental preferences