

# **Housing Sales Prices & Venues Data Analysis of Mexico City**

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## **1. Introduction**

### **1.1 Background and Problem**

Mexico City's gastronomy is renowned worldwide. The sheer amount of choices, from fine dining to street carts lead to a highly competitive market. Mixed with other factors such as overpopulation (21 million and counting!), traffic, geography and real estate prices pose a challenge for investors. Is a lower priced borough preferable over high venue density or backwards? Considering these factors, we can create a map and information chart where the real estate index is placed on the city and each borough is clustered according to the venue density.

### **1.2 Data Sources**

Data sources are the following:

- Real estate price estimates per borough for a commercial property (price per m2) found at <https://www.metroscubicos.com/precios/distrito-federal/>
- Foursquare API used to find most common venues per borough in Mexico City
- Google maps used to find the coordinates per borough in the city.

As a database, I prepared a csv file containing each Mexico City borough and its average price per square meter as specified on metroscubicos.com. On the website, the average as well as max and minimum prices are listed for different types of real estate: apartments, houses and commercial terrains. Only commercial terrains was imported as it was the most relevant to our case study. Latitude and longitude were also added to use with Foursquare API in determining most commonly used venues.