

Exercise 14: Moving to Canada

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1 Summary of Information and Responses

Appropriate information related to the questions posed for information about Vancouver are found within the following sections, with appropriate titles and details.

The largest home in terms of GLA would be 4766 4th Ave, with 11,950 sqft and a bedroom count of 5, with a price of \$4,132,920. The home with the highest bedroom count would be 2177 30th Ave with a GLA of 3704 sqft, with a price of \$781,900.

The median home price of homes in West Vancouver is \$688,820, while in East Vancouver the median home price is \$633,604.

The table 'Homes that Meet Requirements' shows the homes that meet the criteria of having at least 6 bedrooms, 5 full baths, located in the West side of Vancouver, and priced under \$500,000. This is a rare find in Vancouver's housing market, as most homes with such features are typically priced much higher. This is shown fact that there only two homes meet this criteria; 141 41ST Ave, and 163 41ST Ave.

1.1 Homes that Meet Requirements

Address	Beds	Full Baths	Price
141 41ST AVE E VANCOUVER	7	6	444,922
163 41ST AVE E VANCOUVER	6	5	480,964

1.2 Median Price by West/East

Median Price	
East	633,604
West	688,820

1.3 Summary Statistics

Median Price	Mean Price	Standard Deviation	Median Beds	Median Baths	Median Sqft
663,029	905,050	749,079	2	1	1,146

1.4 Median Price by Number of Bedrooms

Number of Bedrooms	Median Price
0	303,884
1	385,714
2	609,328
3	910,422
4	1,114,766
5	1,056,380
6	1,080,939
7	1,134,884
8	1,031,932
9	1,092,421
10	973,199
11	1,364,566
12	880,895
13	781,900

1.5 Correlation Matrix

	Price	Beds	Full Bath	Area Sqft
Price	1.00	0.50	0.47	0.75
Beds	0.50	1.00	0.71	0.78
Full Bath	0.47	0.71	1.00	0.73
Area Sqft	0.75	0.78	0.73	1.00

1.6 Top 5 Largest Homes by Square Footage

Area Sqft	Address	Price	Beds
11,950	4766 4TH AVE W VANCOUVER	4,132,920	5
10,229	8450 ANGUS DR VANCOUVER	2,944,831	7
10,229	8450 ANGUS DR VANCOUVER	1,429,220	7
9,918	2238 MARINE DR SW VANCOUVER	1,802,400	10
9,918	2238 MARINE DR SW VANCOUVER	1,550,178	10

1.7 Top 5 Homes by Bedroom Count

Beds	Address	Price	Area Sqft
13	2177 30TH AVE E VANCOUVER	781,900	3,704
12	902 53RD AVE E VANCOUVER	1,537,596	5,137
12	2698 28TH AVE E VANCOUVER	722,559	3,757
12	2698 28TH AVE E VANCOUVER	877,690	3,757
12	2698 28TH AVE E VANCOUVER	1,746,763	3,757

2 Regression Analysis

2.1 Regression Interpretation

The following regressions estimate the average change in home price associated with adding bedrooms, bathrooms, and living on the west side of Vancouver: - **Beds Only**: Each additional bedroom is associated with an average increase of **\$215,637.70** in home price, without accounting for other features. - **Full Baths Only**: Each additional full bathroom increases average home price by approximately **\$310,628.30**, independent of other characteristics. - **Combined Model**: When controlling for both bedrooms, bathrooms, and location: - An additional bedroom adds **\$203,986.40** to home price on average. - An additional full bathroom adds **\$114,141.30**. - Living on the **west side** of Vancouver increases home price by approximately **\$594,856.80**, holding other features constant, all else held equal.

2.1.1 Price vs. Number of Bedrooms

	Estimate	Std. Error	t value	Pr(> t)
(Intercept)	312736.9	3921.940	79.740	0
Beds	215637.7	1207.132	178.636	0

2.1.2 Price vs. Number of Bathrooms

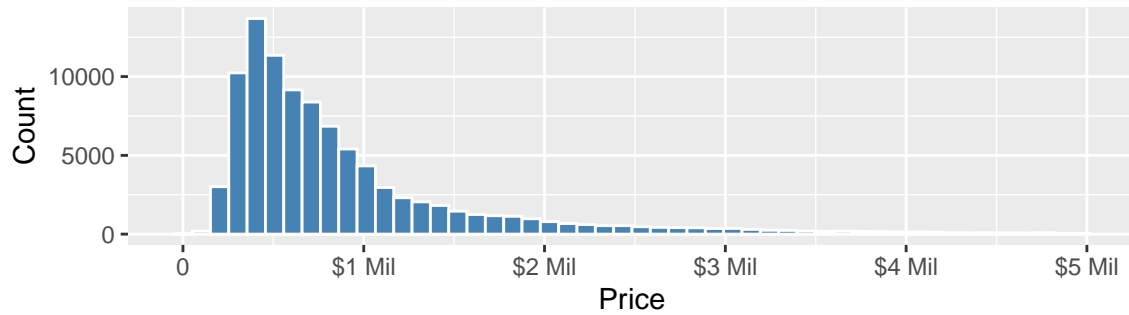
	Estimate	Std. Error	t value	Pr(> t)
(Intercept)	361629.8	3908.485	92.524	0
FullBath	310628.3	1872.659	165.876	0

2.1.3 Price vs. Bedrooms, Bathrooms, and West/East

	Estimate	Std. Error	t value	Pr(> t)
(Intercept)	-239995.5	4890.031	-49.079	0
Beds	203986.4	1575.245	129.495	0
FullBath	114413.4	2333.875	49.023	0
west	594856.8	4045.739	147.033	0

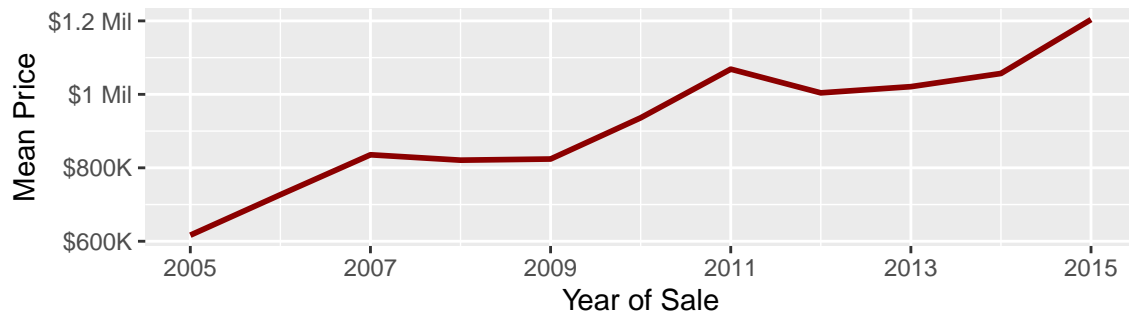
2.2

Distribution of House Prices in Vancouver



2.3

Change in Mean House Price Over Time



2.4

Median Home Price by Census Tract in Vancouver

