
Herbs and Houses

— Nate Kelley —

Do marijuana dispensaries affect home prices?

Do marijuana dispensaries affect home prices?

Find out:

- What houses are for sale in Denver?

Do marijuana dispensaries affect home prices?

Find out:

- What houses are for sale in Denver?
- How far is the closest dispensary?

Do marijuana dispensaries affect home prices?

Find out:

- What houses are for sale in Denver?
- How far is the closest dispensary?
- Is distance related to price?

Sources

- Houses
- Dispensaries
- Coordinates

REDFIN



Google Maps



Colorado Pot Guide

Target

Target

HOUSE PRICES!

Factors

- Distance to Dispensary
- Bedrooms
- Bathrooms
- Size of House
- Size of Lot
- Year Built
- Type of Garage
- Number of Nearby Bus Lines
- Average Price of the Nearest 5, 10, 15, and 20 Houses

Factors

- Distance to Dispensary
- Bedrooms
- Bathrooms
- Size of House
- Size of Lot
- Year Built
- Type of Garage
- Number of Nearby Bus Lines
- Average Price of the Nearest 5, 10, 15, and 20 Houses

Who didn't make it?

Who didn't make it?

Too expensive

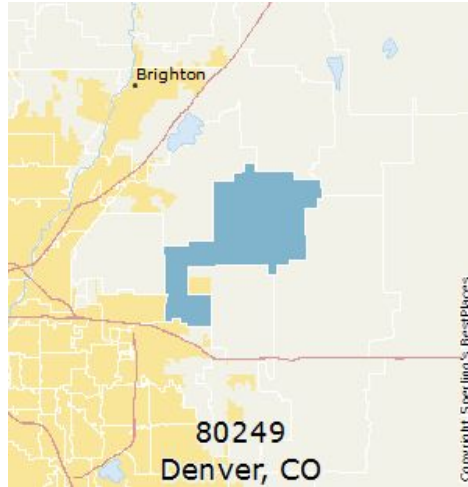


Who didn't make it?

Too expensive



Too far

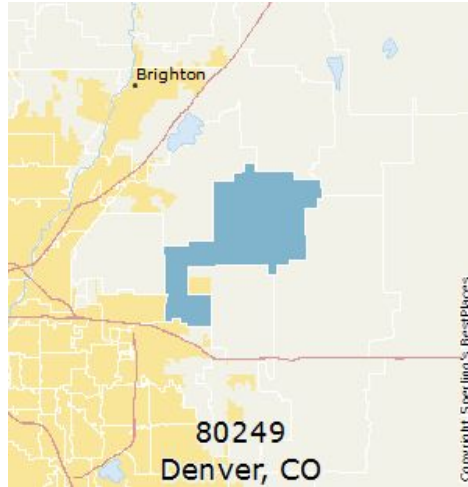


Who didn't make it?

Too expensive



Too far



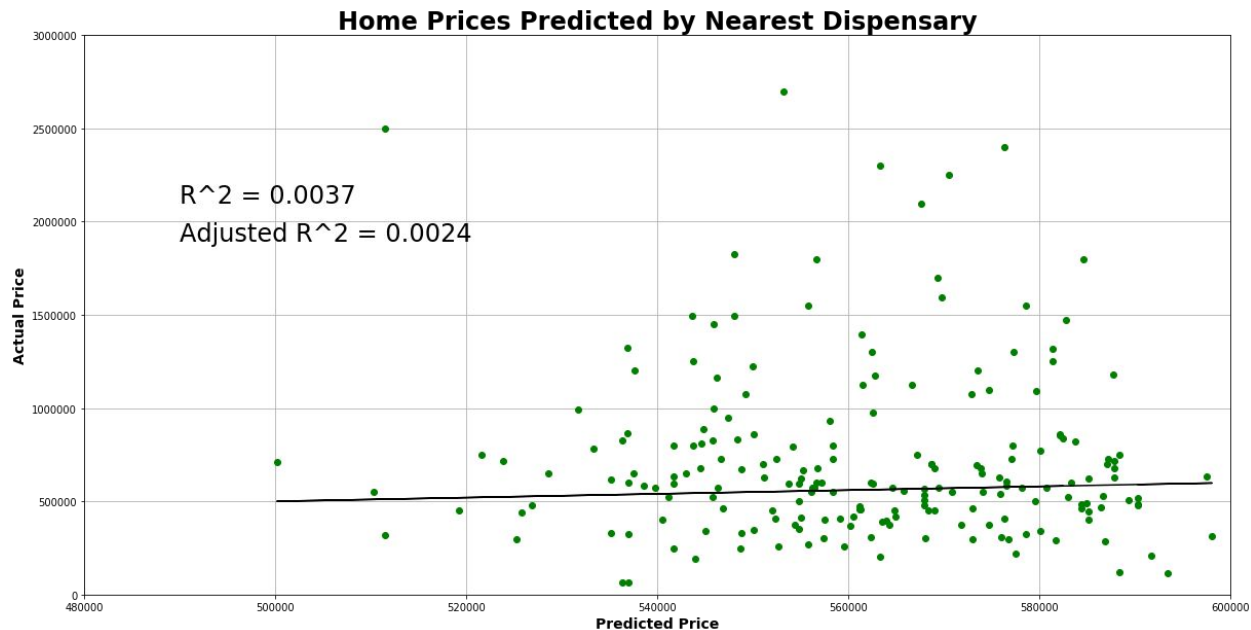
Not a house



Do marijuana dispensaries affect home prices?

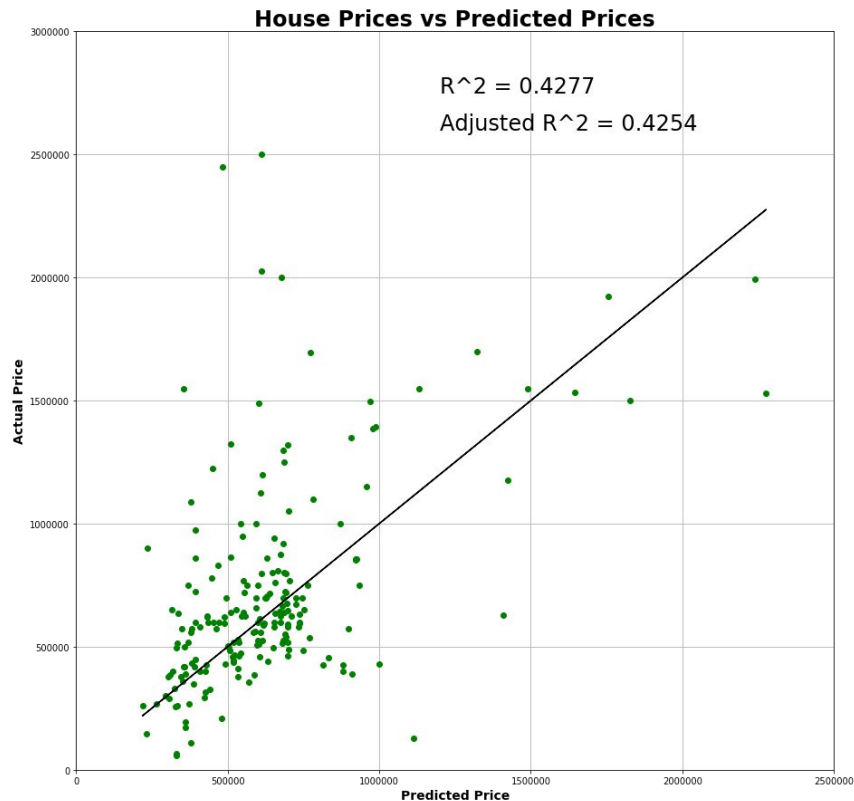
Do marijuana dispensaries affect home prices?

No... but wait
there's more

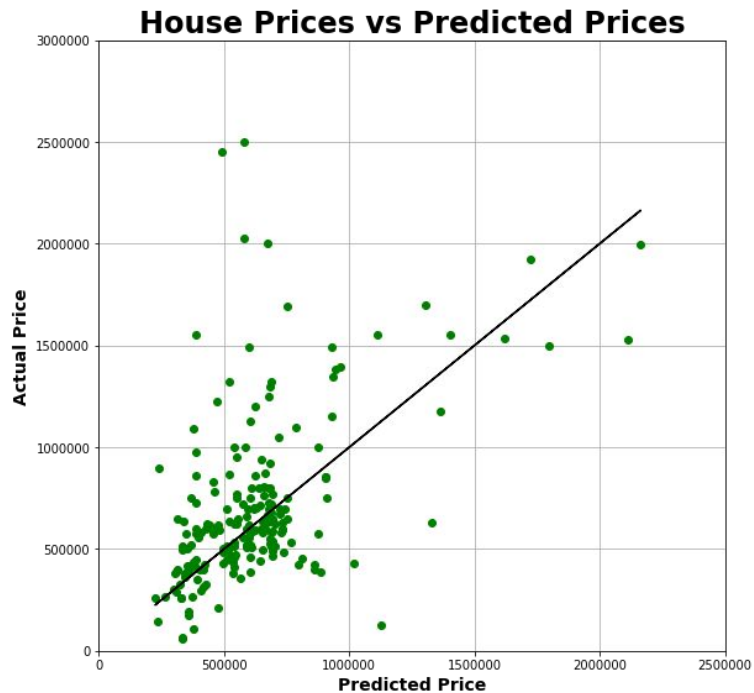
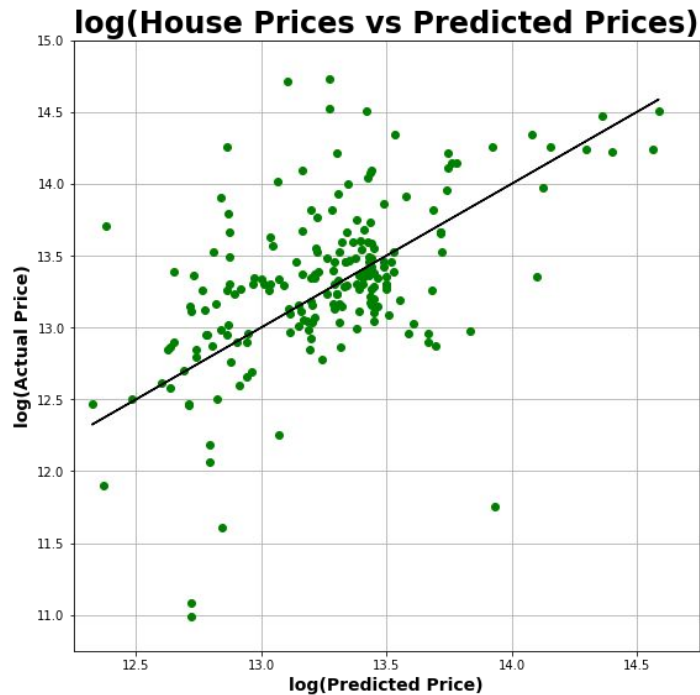


What almost works

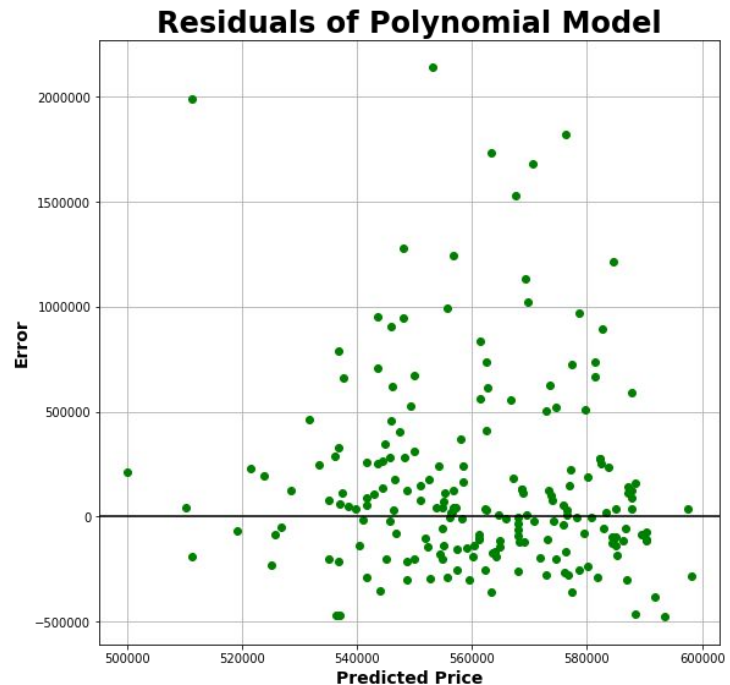
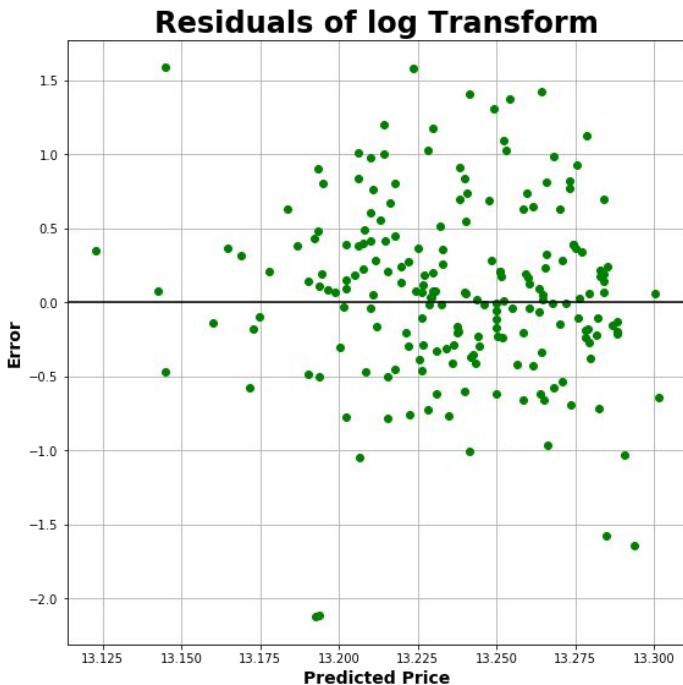
- 3rd-degree polynomial model
- Mean price of 5 nearest neighbors, year built, and nearest dispensary



What almost works



What almost works



Dispensaries appear to have no impact

Dispensaries appear to have no impact

- Who cares?

Dispensaries appear to have no impact

- Who cares?
- Is the model good?

Dispensaries appear to have no impact

- Who cares?
- Is the model good?
- Was the process effective?

Dispensaries appear to have no impact

- Who cares?
- Is the model good?
- Was the process effective?
- What could be done better?

Houses (Blue) and Dispensaries (Green)

