A collage of three images: a wooden cabin with a snow-covered roof in a forest; a modern building with large windows and lights on at night; and a city skyline with numerous skyscrapers.

Looking for a Vacation Home?

Team Members

Truth

Harshad

Pranay



Criteria for homes

What are you looking for?

- Scenery (hilly / beach / etc)
- Amenities (Pools / Outdoor kitchens / patios / spas etc)
- Location itself
- Year Built - Newer / older?
- Price (one of the limiters for sure)

Data Sets

Credit: Guenter Roehrich

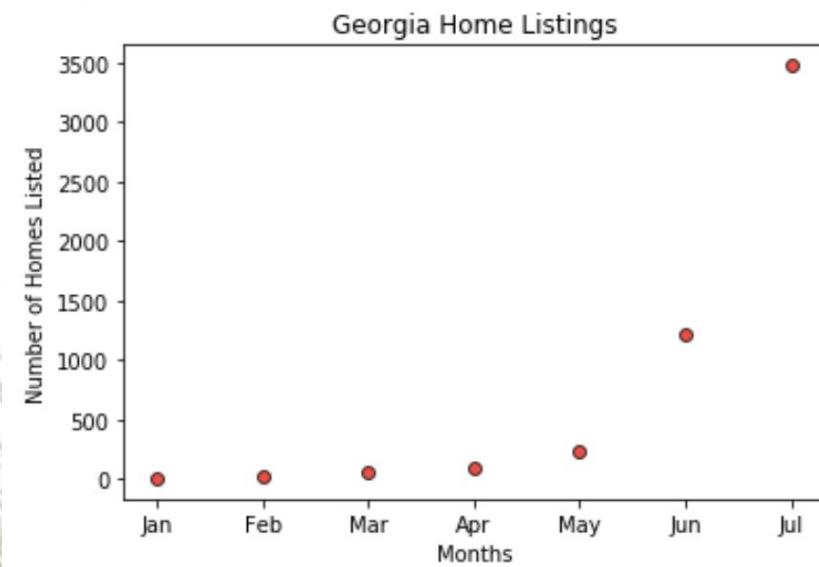
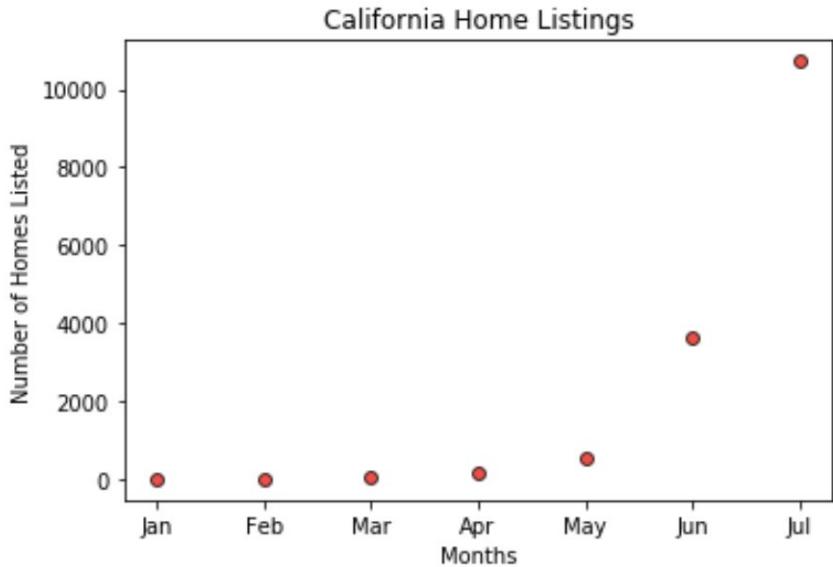
Key Points:

- Both datasets were scraped from publicly available data.
- Public real estate listings for Jan 2021 to July 2021.

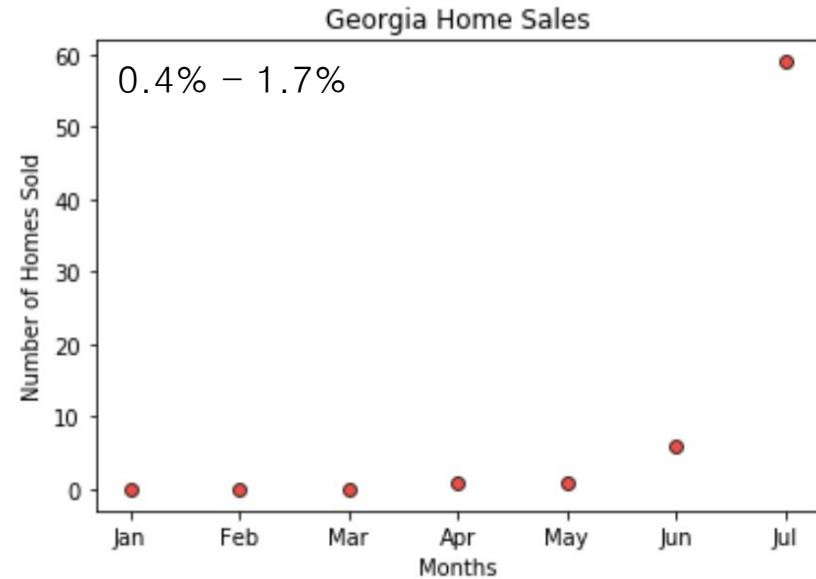
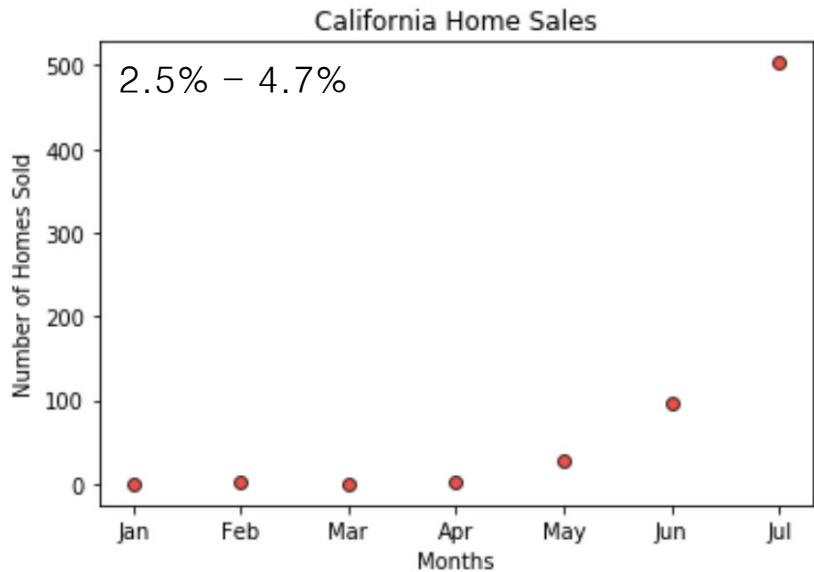
<https://www.kaggle.com/datasets/yellowjacket/real-estate-california>

<https://www.kaggle.com/datasets/yellowjacket/real-estate-georgia>

Timeline of Listings



Timeline of Sales



Summary Statistics

Notable difference in:

- Number of Houses
- Average House Price
- Most Frequent Build Year

	California	Georgia
Number of Houses	15206	5144
Average House Price	\$1,253,013.29	\$456,613.81
Median House Price	\$789,000.00	\$339,900.00
Average Price per SqFt	\$572.63	\$180.80
Median Price per SqFt	\$475.00	\$155.00
Number of Old Homes	15014	4844
Number of New Homes	192	300
Oldest Home	1850	1790
Newest Home	2022	2022
Most Frequent Build Year	1979	2021

Prices per State

▲ - Average House Price

— - Median House Price

California

The median of price is: \$789,000.00

Values **above \$2,300,150.00** could be outliers.

There are **1,393 outliers in California.**

Georgia

The median of price is: \$339,900.00

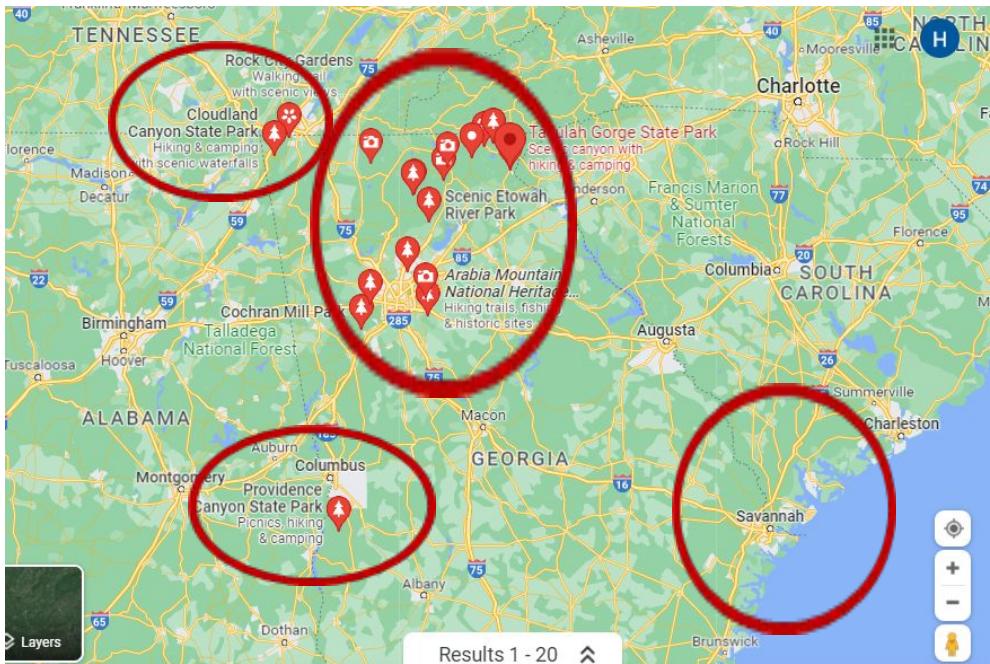
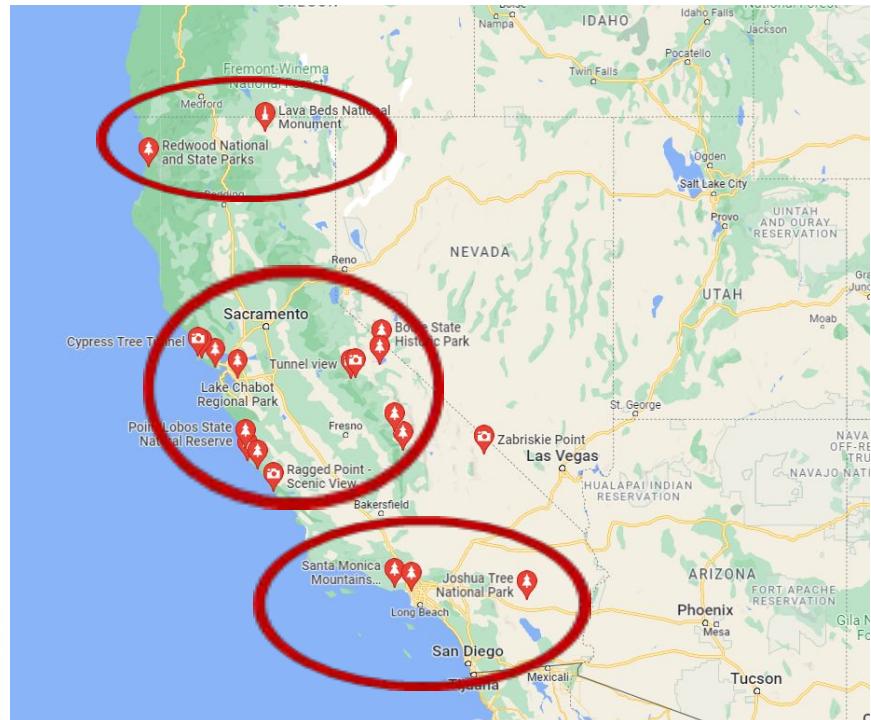
Values **above \$887,650.00** could be outliers.

There are **400 outliers in Georgia.**



**Outliers are included but not shown

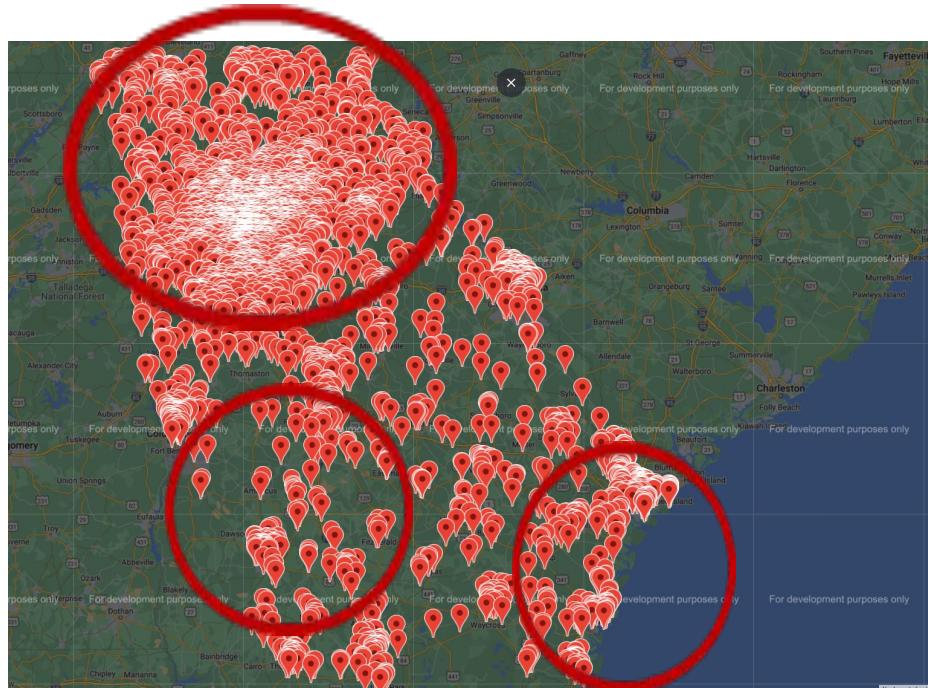
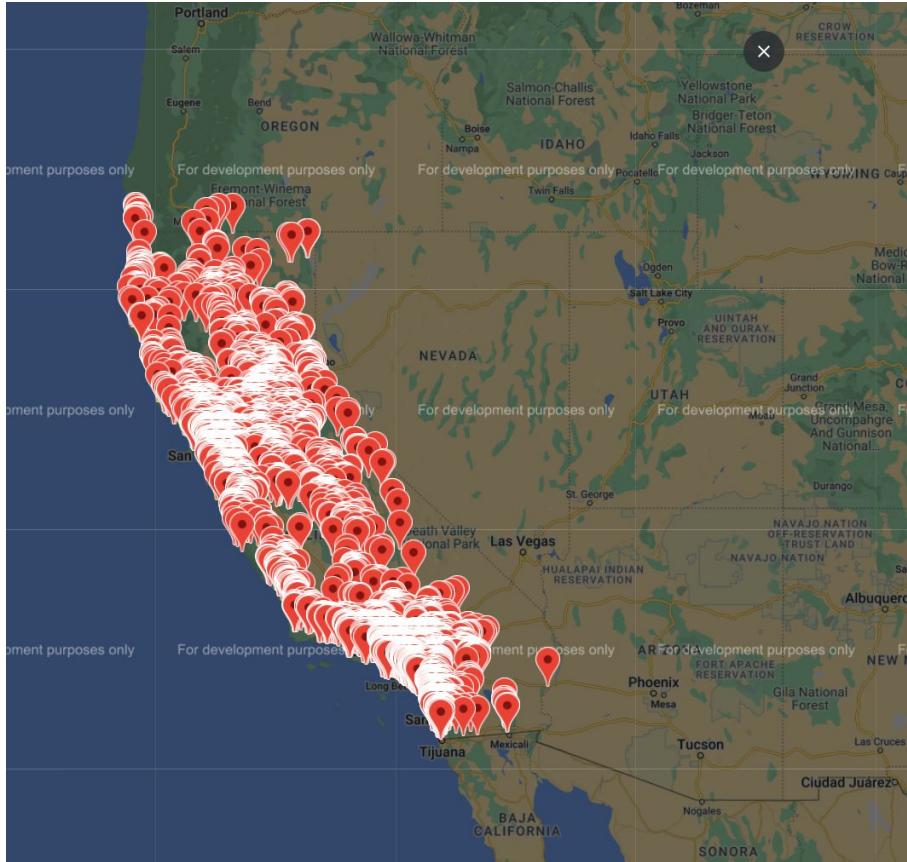
Google Search on most Scenic areas



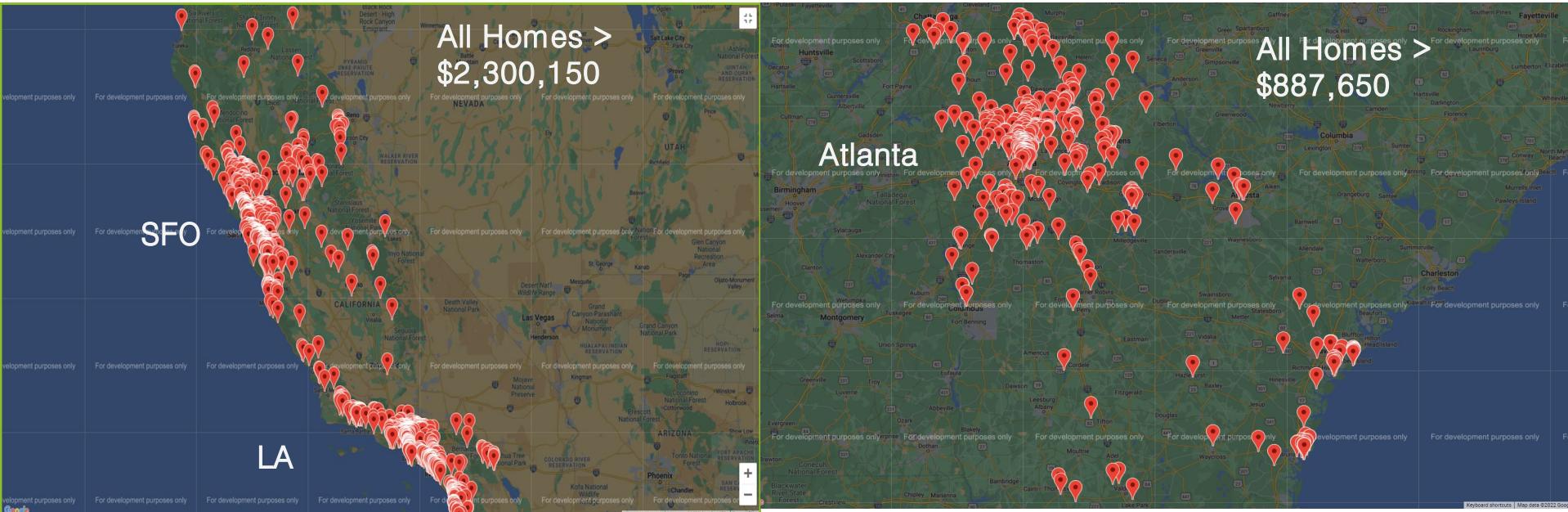
> Layers

Results 1 - 20

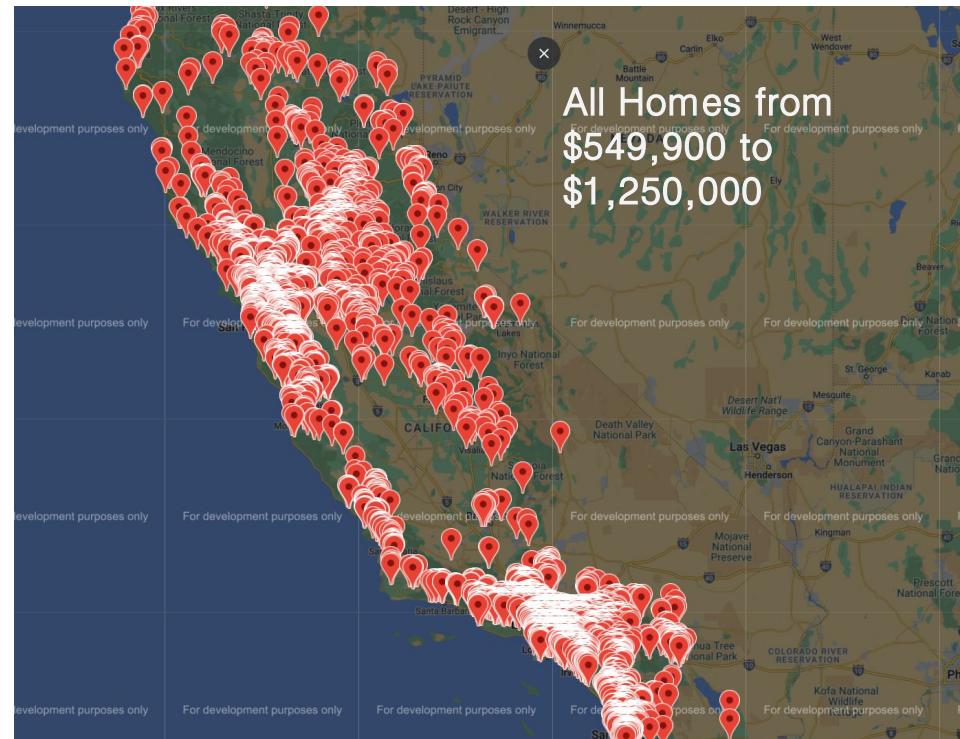
California all Homes Vs. Georgia all Homes



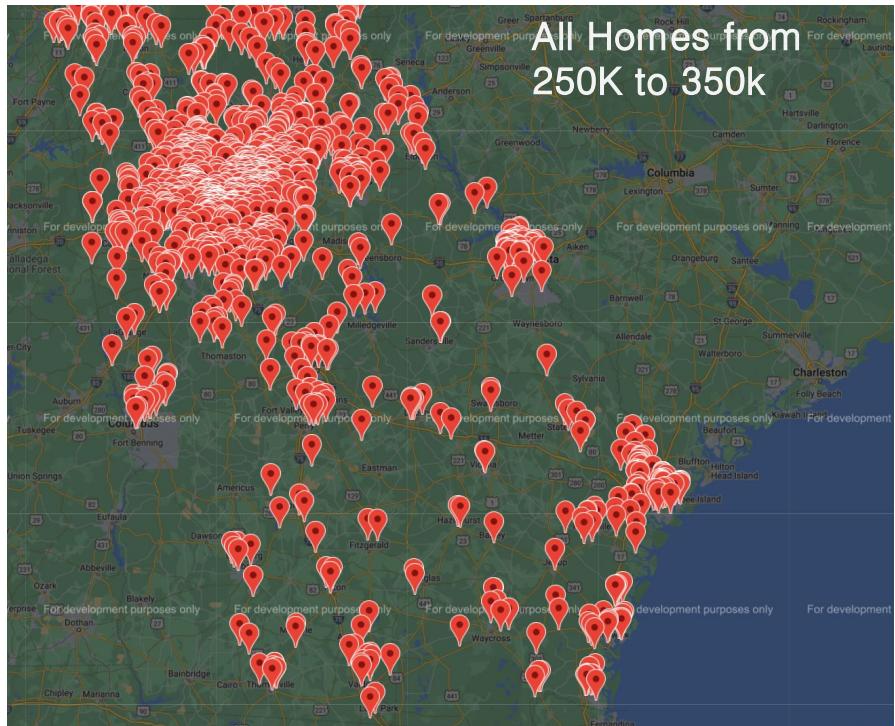
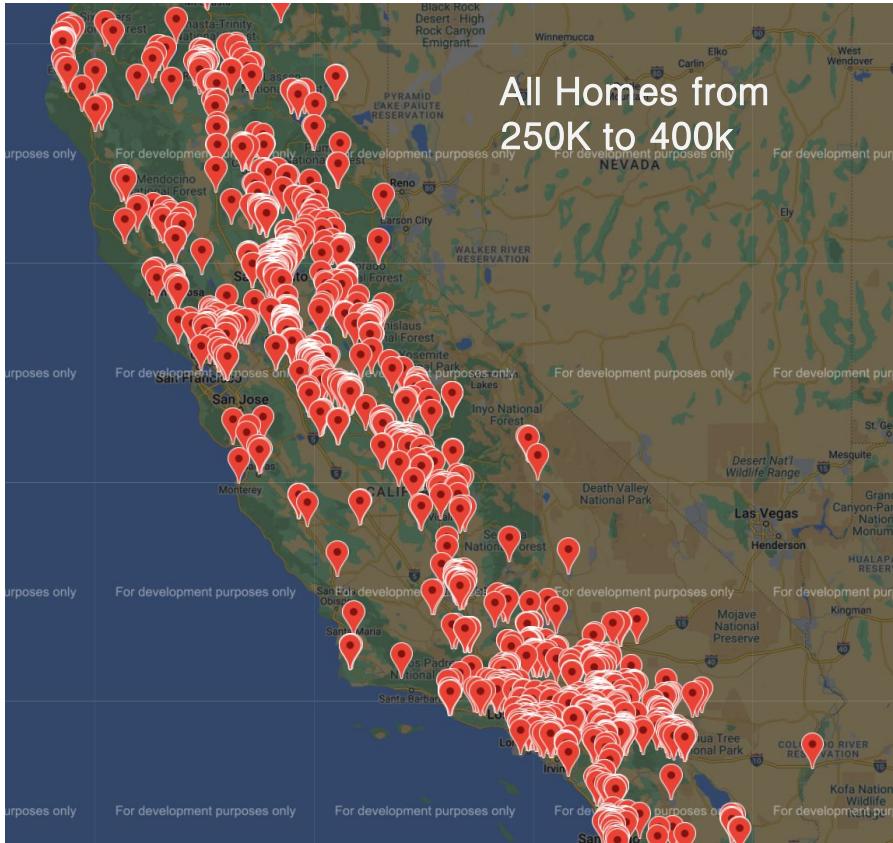
Heat Map of California vs. Georgia Outliers



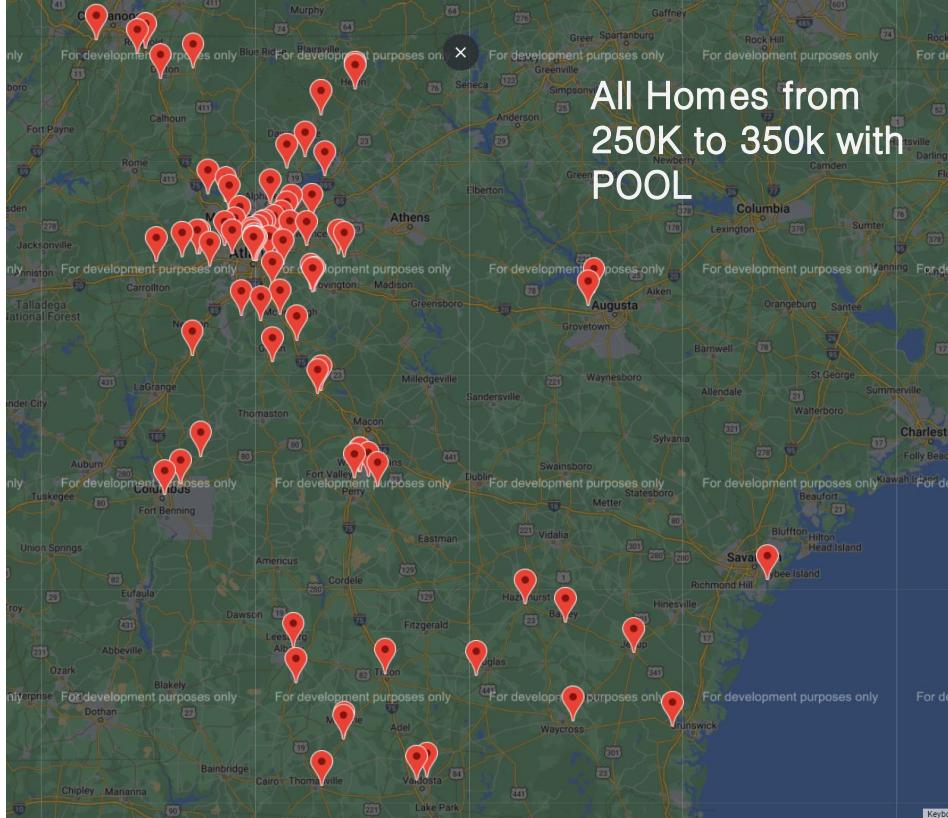
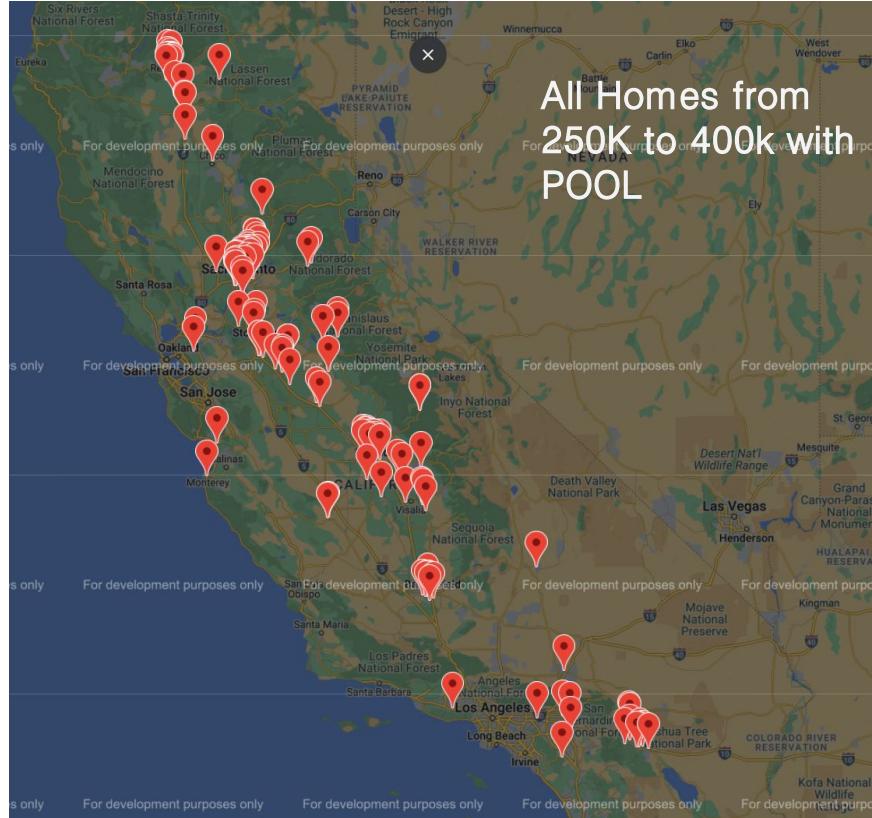
California Vs Georgia Interquartile Range



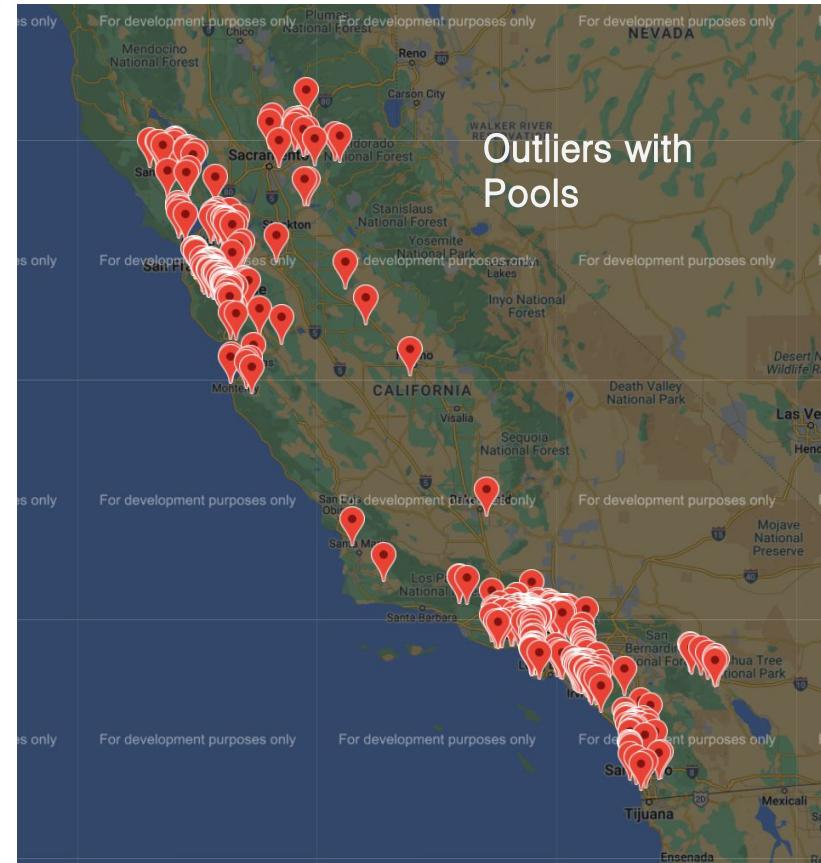
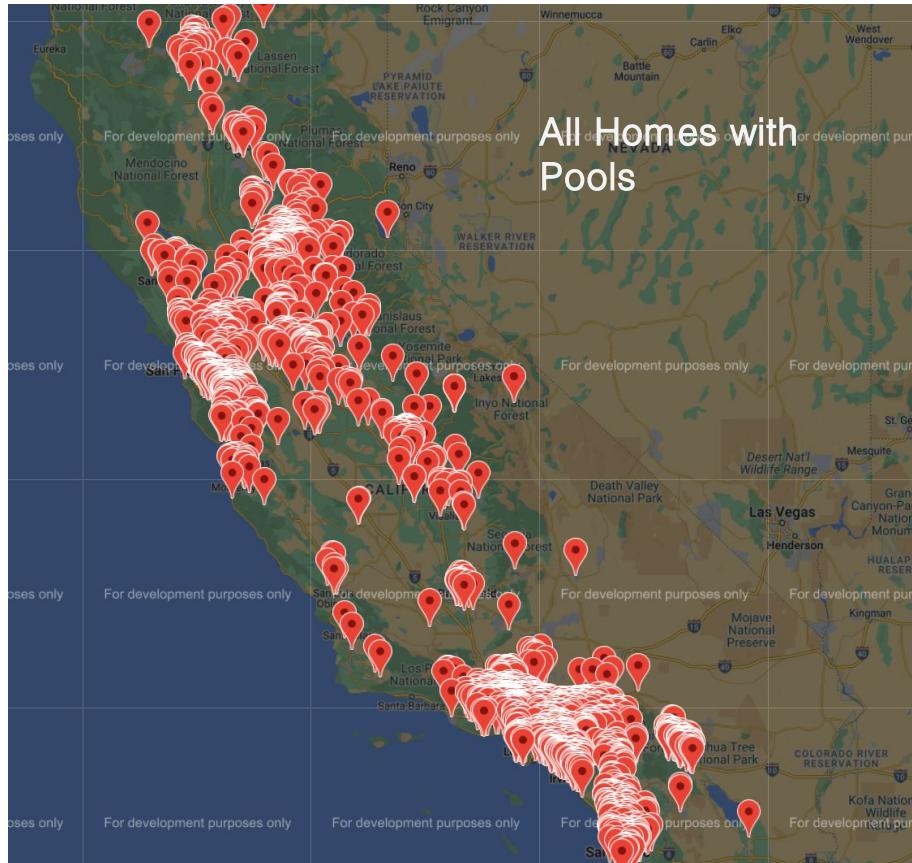
Markers for Specific Criteria (\$250K & 350K/400K)



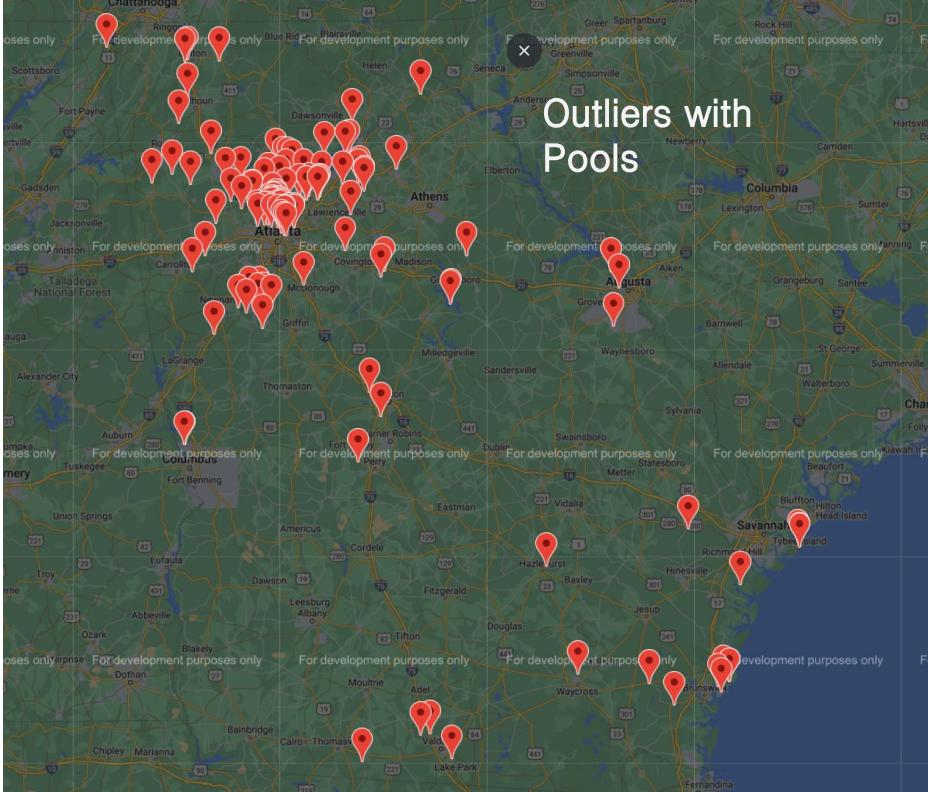
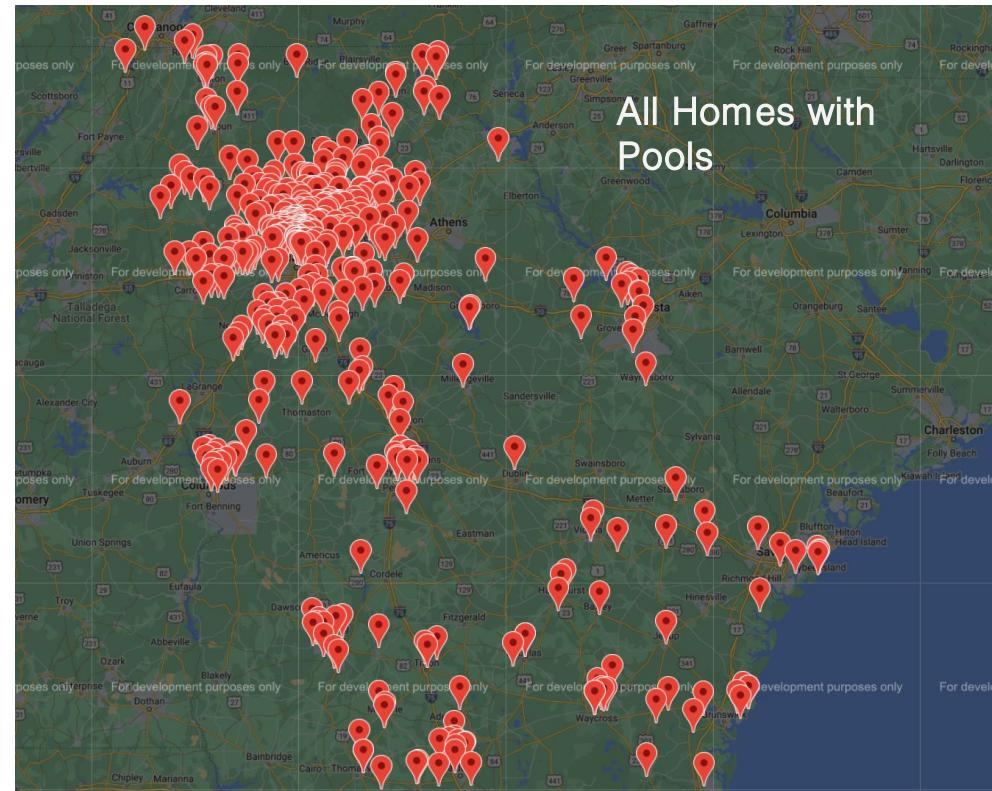
Markers for my Criteria (\$250K & 350K/400K) with Pools



Location Map for California Homes with Pools



Location Map for Georgia Homes with Pools



Conclusion

Limitations of the data:

- Data doesn't include factors such as:
 - Climate data
 - Most recent listings

Which state offers the best options for a vacation home?

- Georgia:
 - Reasonably priced and new construction
 - Reasonably priced homes with pools – near Atlanta and near northwest border
 - Relatively more expensive Home with Pools near Beach
- California:
 - Pool houses along coastline fall under OUTLIERS >\$2,300,150
 - Choices narrow down with pool houses in interquartile range (\$549,900 - \$ 1,250,000)
 - House choices increase north part of California which fall in the interquartile range

A photograph of a mountainous landscape under a clear blue sky. In the foreground, a traditional wooden cabin with a grey shingled roof is visible. A large, semi-transparent graphic element is overlaid on the image. This graphic consists of several overlapping triangles pointing upwards. The colors of these triangles transition from a bright yellow at the base to a soft pink at the top. Within this graphic area, the words "THANK YOU" are written in a large, white, sans-serif font.

THANK YOU