*Fictional background:*

*Client K is interested in buy a residence in Los Angeles County. He has a wife and two kids. He is a surfing enthusiast who would like to live closer to the ocean, but he has a limited budget for purchasing the property. His budget is 1,000,000, and he does not want properties with square footage price higher than $1000. To avoid major maintenance in the future, K does not want properties built earlier than 1980. He would like to see some options with those things in consideration.*

Map

Description automatically generatedBelow is a map of the locations we currently have under listing:

The size of the circle represents the square footage of the property and the darker green means more expensive properties.

Chart, treemap chart

Description automatically generatedFirst, let’s take a look at the price of different types of properties.

Considering your family situation, the best type of property for you and your family would probably be either single-family residential or townhouse.

Chart, scatter chart

Description automatically generatedThe following scatter plot depicts the square footage price in relation to properties’ distance to the ocean.

Interestingly, the square footage price is usually very high near the ocean, and the price drops as distance increase, however, the price rises when the distance is greater than 7 miles. We use this information to locate some good properties that are reasonably close to the ocean and also remain affordable.

Chart, treemap chart

Description automatically generatedNow we will only consider properties that are 7 miles or less away from the ocean. We can use this following tree map to see the pricing for different cities.

For single family residential we will consider Culver City, Westchester, West Los Angeles, Marina Del Rey, Playa Del Rey, Playa Vista and Inglewood.

Chart, treemap chart

Description automatically generatedSimilarly for Townhouse, we will keep Venice, Playa Vista, Marina Del Rey, Playa Del Rey, Baldwin Hills, Inglewood, Culver City, El Segundo in consideration.

Chart

Description automatically generatedSince you are interested in new properties, we looked into the average price of properties and the year they are built.

For single-family residentials, the newer properties are generally more expensive.

Chart, line chart

Description automatically generatedHowever when it comes to townhouses, when the properties’ are built does not seem to have that much of an effect on the price.

Table

Description automatically generatedAfter carefully filtering the available listings, here is the list of properties that fits your requirements.

We chose single family residentials and townhouses that are less than $1,000,000, square footage price less than $1000, built in 1980 or later, and less than 7 miles away from the ocean.

Here are these properties on the map:

Map

Description automatically generatedSince you have 4 members in your family, we think it would be more comfortable for you and your family live in a bigger property. We looked at these properties and chose the ones with larger square footage, and not adjacent to LAX, which might be noisy. So after weighing various pros and cons we narrow the list down to these four properties:

Table

Description automatically generated

Graphical user interface, application

Description automatically generated

I hope this report has bring value to your! Please contact us if you want to learn more about these properties or if you want to schedule a tour!