



Effect of venues on housing prices

Coursera Capstone Project Presentation

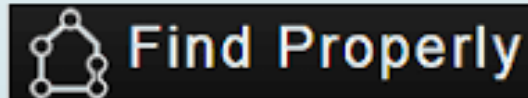


Home owners, buyers and renters want to know if venues affect their prices

- This enables them to object or support planning permission for new venues in their neighbourhood.
- It helps them differentiate whether a price is fair or not, bearing in mind the surrounding venues.
- It will help them make more informed decisions on the area to rent or purchase in.

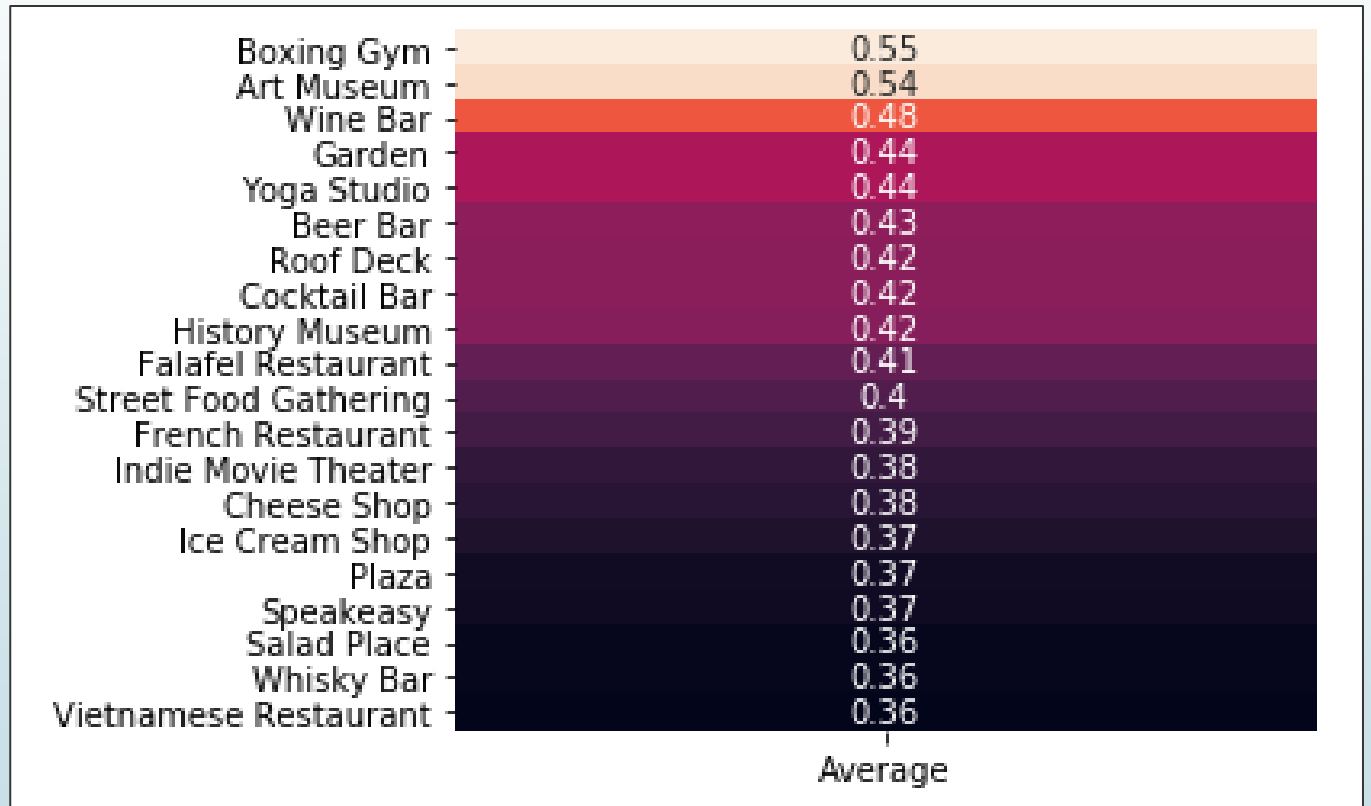
We identified the correlations between venues and housing prices in London

- Foursquare API data, property price data and geographical data was combined, and correlations extracted.



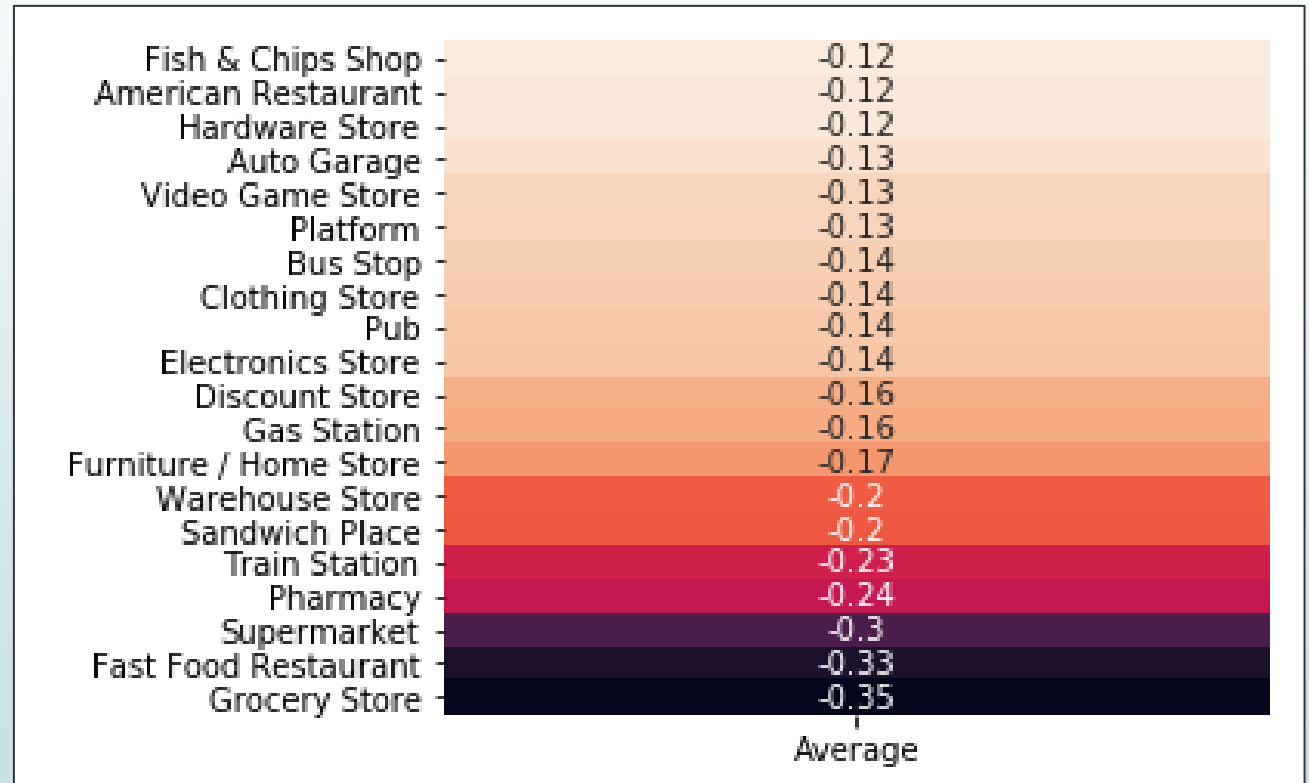
Venues correlating with higher property prices

- This shows the **top 20 venue types with the most positive correlation with housing prices**, excluding 4-bed rentals.



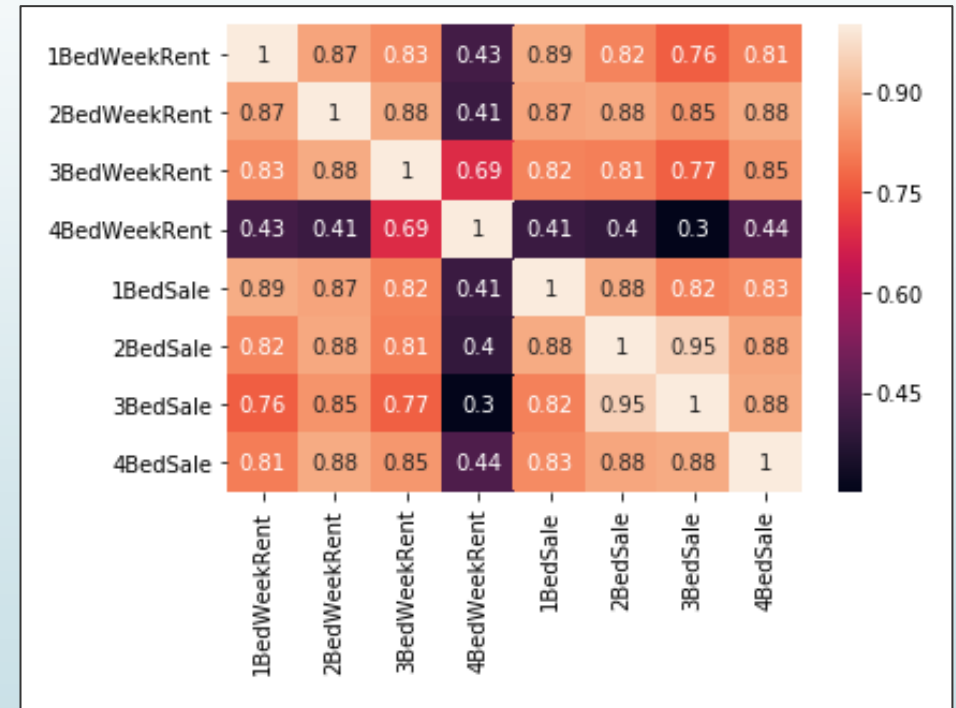
Venues correlating with lower property prices

- This shows the **20 venue types with the most negative correlation with housing prices**, excluding 4-bed rentals.



Venues have a weaker correlation with 4-bed rental prices

- The chart to the right shows **how property prices correlate with each other** across the neighbourhoods - 4-bed rentals are less strongly correlated with other property types.
- We found the same effect for venue correlations, with fast food restaurants having half as negative correlation for 4-bed rentals than other types.
- This is likely due to HMO status being common for 4-bed rentals.





Conclusion

- Homeowners need not panic if a boxing gym, falafel restaurant, street food market or whisky bar opens up close by – these are positively correlated with housing prices!
- Homeowners may wish to object to planning permissions for grocery stores, fast food restaurants, sandwich shops and discount stores opening up in their neighbourhood.
- Prospective renters or buyers could take advantage of lower prices near these ‘negatively viewed’ amenities, if they have no personal objection to these venue types.