# 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.

Boxing Gym -	0.55
	0.54
Art Museum -	
Wine Bar -	0.48
Garden -	0.44
Yoga Studio -	0.44
Beer Bar -	0.43
Roof Deck -	0.42
Cocktail Bar -	0.42
History Museum -	0.42
Falafel Kestaurant -	0.41
Street Food Gathering -	0.4
French Restaurant -	0.39
Indie Movie Theater -	0.38
Cheese Shop	0.38
Ice Cream Shop -	0.37
Plaza -	0.37
Speakeasy -	0.37
Speakeasy - Salad Place -	0.36
Whisky Bar -	0.36
Vietnamese Restaurant 🖥	0.36
	Nuorana
	Average

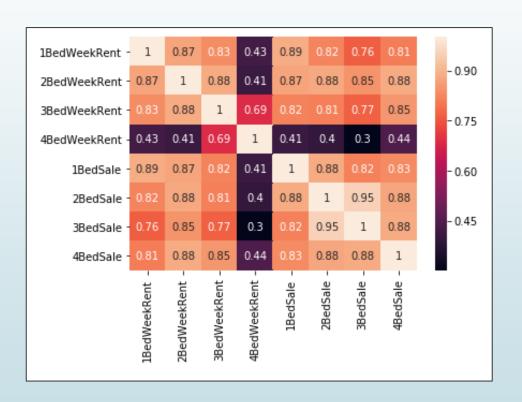
#### Venues correlating with lower property prices

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

Fish C China Chan	-0.12
Fish & Chips Shop -	
American Restaurant -	
Hardware Store -	
Auto Garage -	-0.13
Video Game Store -	
Platform -	
Bus Stop -	
Clothing Store -	
Pub -	
Electronics Store -	
Discount Store -	
Gas Station -	
Furniture / Home Store -	-0.17
Warehouse Store -	
Sandwich Place -	-0.2
Train Station -	-0.23
Pharmacy -	-0.24
Supermarket -	-0.3
Fast Food Restaurant -	
Grocery Store -	
Glocely Stole	7.50
	Average

#### 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.