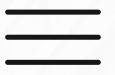




PARIS HOUSING PROJECT



INTRODUCTION



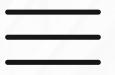
Paris, a city renowned for its rich cultural heritage, is currently grappling with a multitude of housing issues. These include concerns such as affordability, supply and demand imbalances, escalating rent prices, and regulatory challenges. To tackle these issues head-on, a distinguished **SAKURA** group of investors is initiating the establishment of a real estate firm in Paris with a primary focus on addressing the critical matter of affordable housing.



GOAL

The primary goal of the project is to analyze existing data, draw meaningful insights, and guide strategic decisions that will lead to the provision of affordable housing solutions.

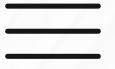




PROJECT OVERVIEW

- Explore Paris_Housing datasets. Provide actionable insights for the **SAKURA group** company.

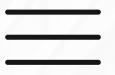
DATA UNDERSTANDING



- The Paris Housing.csv datasets provided contains information on 10,000 properties, with features like: “square Meters”, “number Of Rooms”, “has Yard”, “has Pool”, “floors”, “city Code”, “city Part Range”, “num Previous Owners”, “made”, “is New Built”, “has Storm Protector”, “basement”, “attic”, “garage”, “has Storage Room”, “has Guest Room”, “price”.
- The data has ten thousand rows and 17 columns



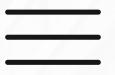
EXPLORATORY ANALYSIS



The analysis indicates properties suited for affordable housing - smaller, older buildings with fewer rooms. Targeting these types of properties can help address housing supply shortages for middle and lower income resident amidst rising prices.



KEY FINDINGS



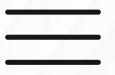
1. PRICE DISTRIBUTION

- The average price is 4.99 million, with prices ranging from 103K to 100 million
- 50% of properties are between 2.5 million and 7.5 million
- this indicates a skew, with more affordable prices but some extremely expensive properties



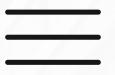
2. NUMBER OF ROOMS

- Average of 50 rooms, ranging from 1 to 100
- More rooms generally indicates larger, more expensive properties



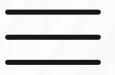
SQUARE METERS

- Larger square per meter sizes are likely to have higher prices
- Sizes range from 89 to 99,999 square meters
- 50% of properties are 25,098 to 74,610 square meter
-



FINDINGS SUMMARY

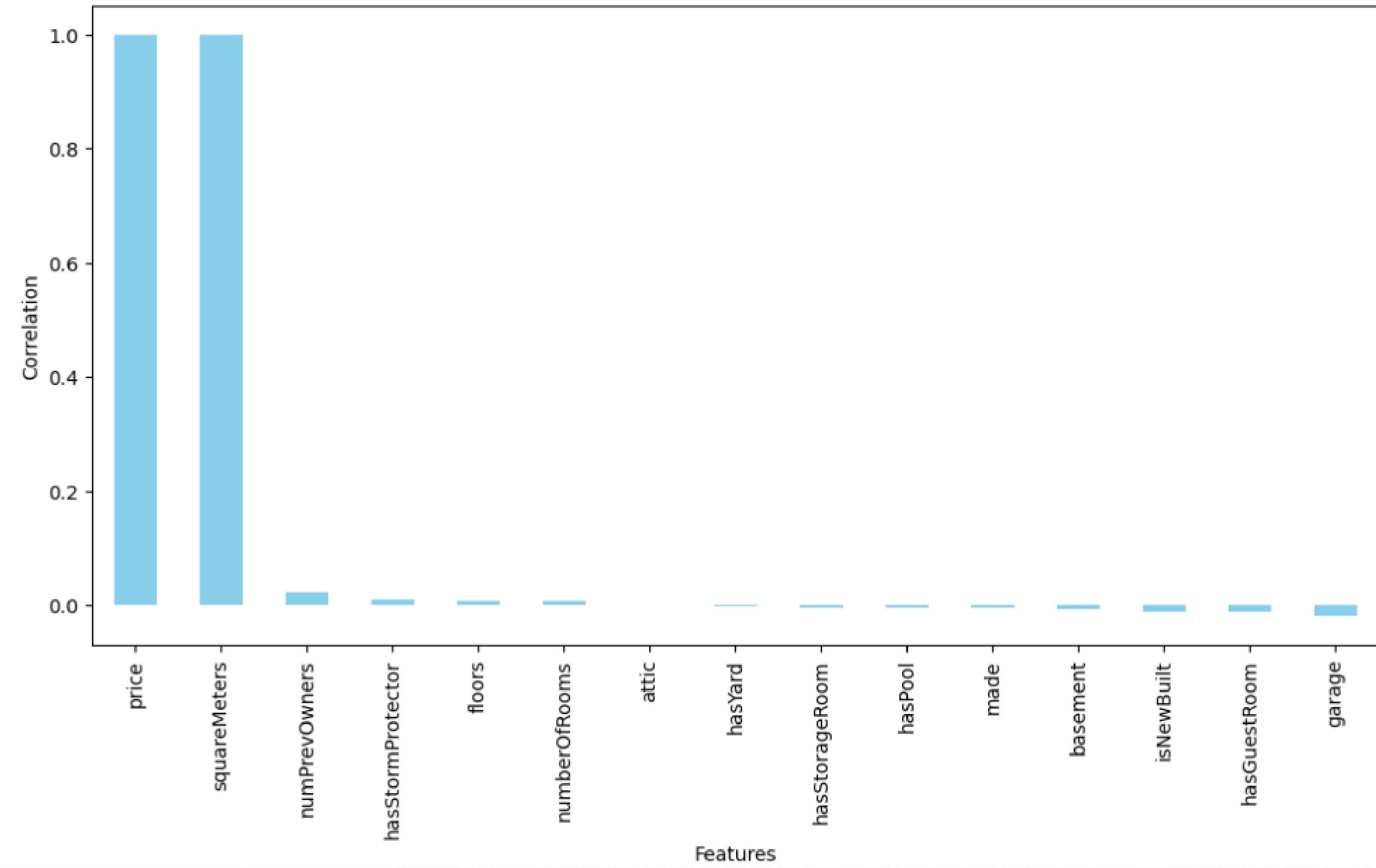
- There is a wide range in property sizes, prices and number of rooms
- Newer, larger properties with more rooms tend to be more expensive
- There appears to be an opportunity to provide smaller, more affordable housing options

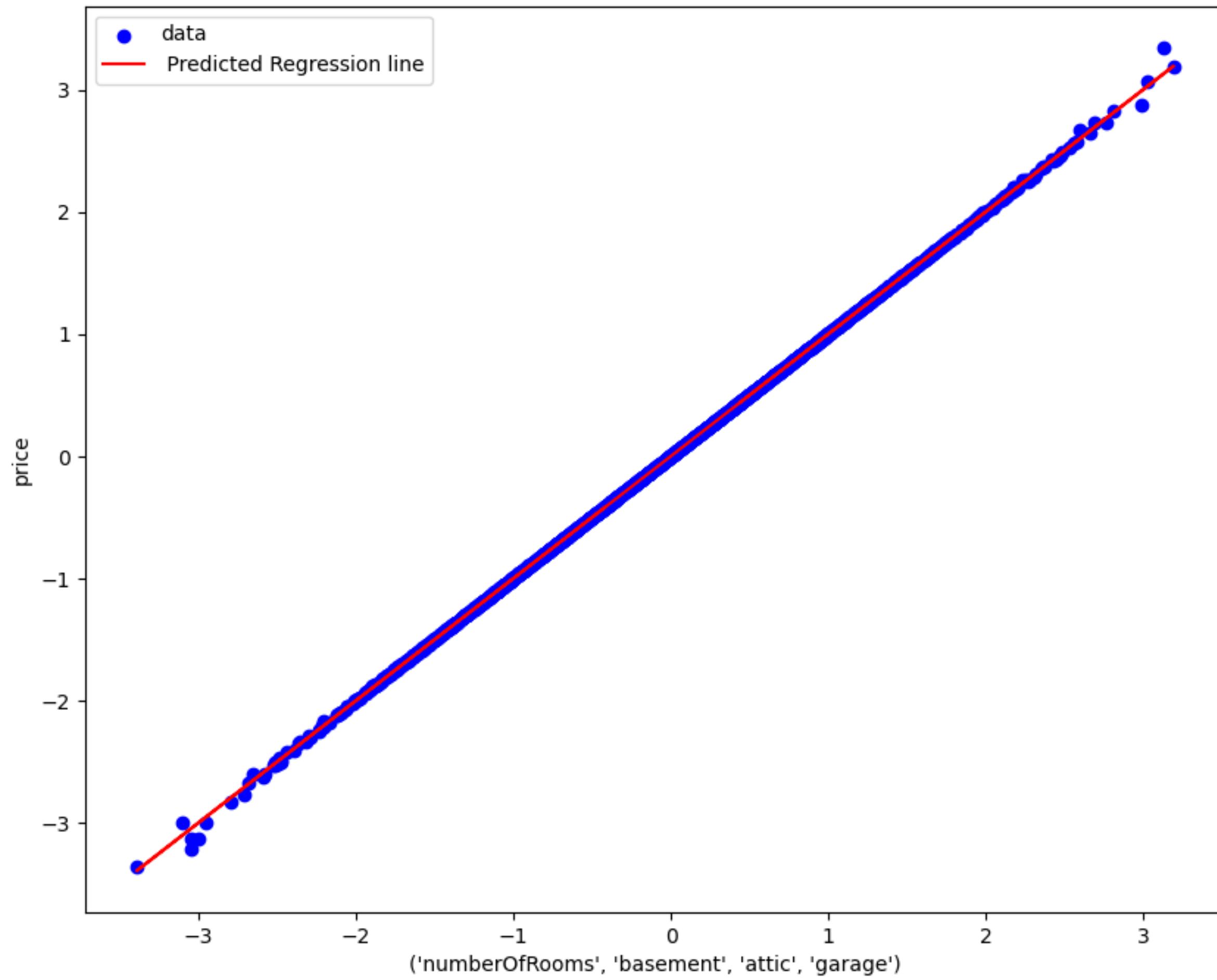


VISUALIZATIONS

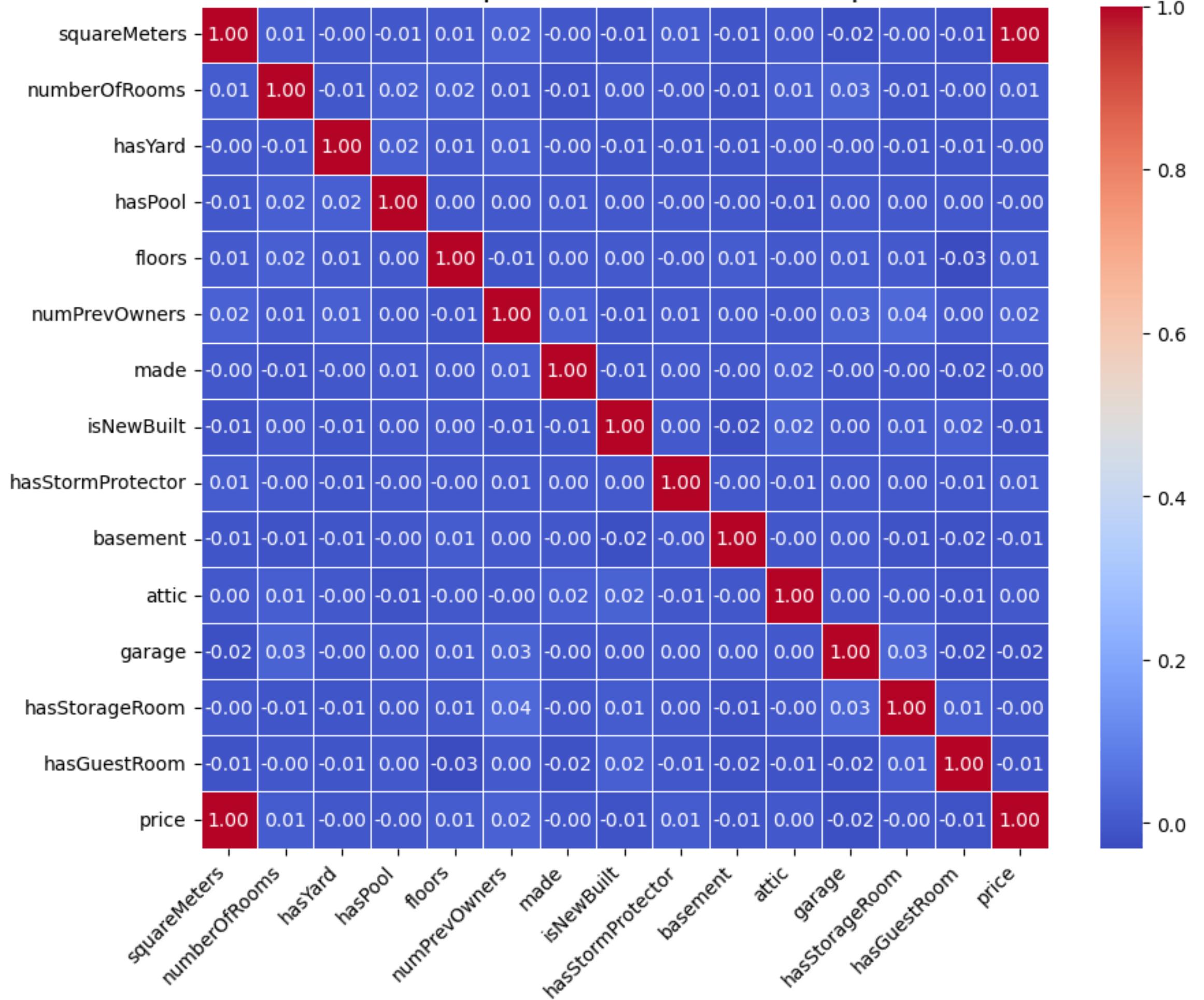


Correlation with Price





Heatmap of Variable Relationships



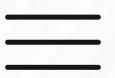
CONCLUSION AND RECOMMENDATIONS



CONCLUSION SUMMARY

- The exploratory data analysis on properties in Paris uncovered key insights to guide the real estate investment strategy towards affordable housing, amidst challenges like rising prices and shortages.

RECOMENDATION



Focus on smaller properties

The data shows a wide range in property sizes, with an average of 49,870 square meters. Target smaller properties under 50,000 or even 25,000 square meters to provide affordable housing options. Smaller sizes directly translate to lower prices.

Offer housing with fewer rooms

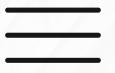
Similarly, properties with fewer rooms tend to be more affordable. Aim to provide housing with under 50 rooms, or even under 25 rooms. One-bedroom and studio units can offer lower-income residents cheaper rents.

Purchase older buildings for redevelopment

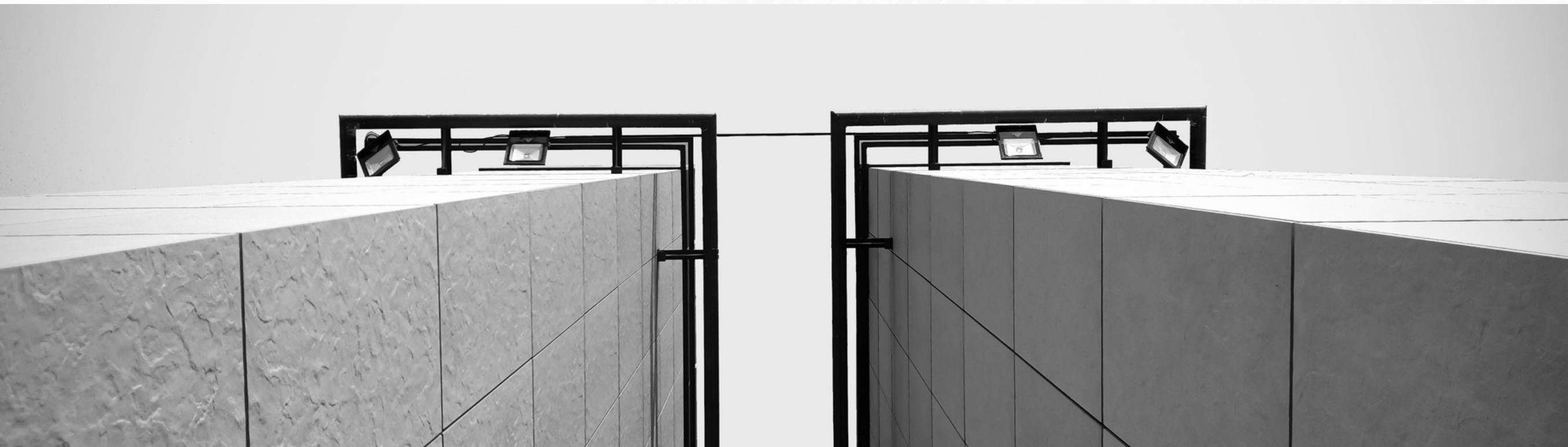
The data showed newer buildings built after 1990 appear more expensive. Purchasing older buildings built before 1990 and renovating them into affordable units can control costs. Can qualify for tax credits and subsidies for affordable housing redevelopment projects.

Set maximum price targets

Set a maximum target price of 3 million or less for affordable housing projects to control costs passed onto residents. Maintain affordable rents through limits on price paid per square meter.



Here is a Github link to the project file:
[click](#)





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