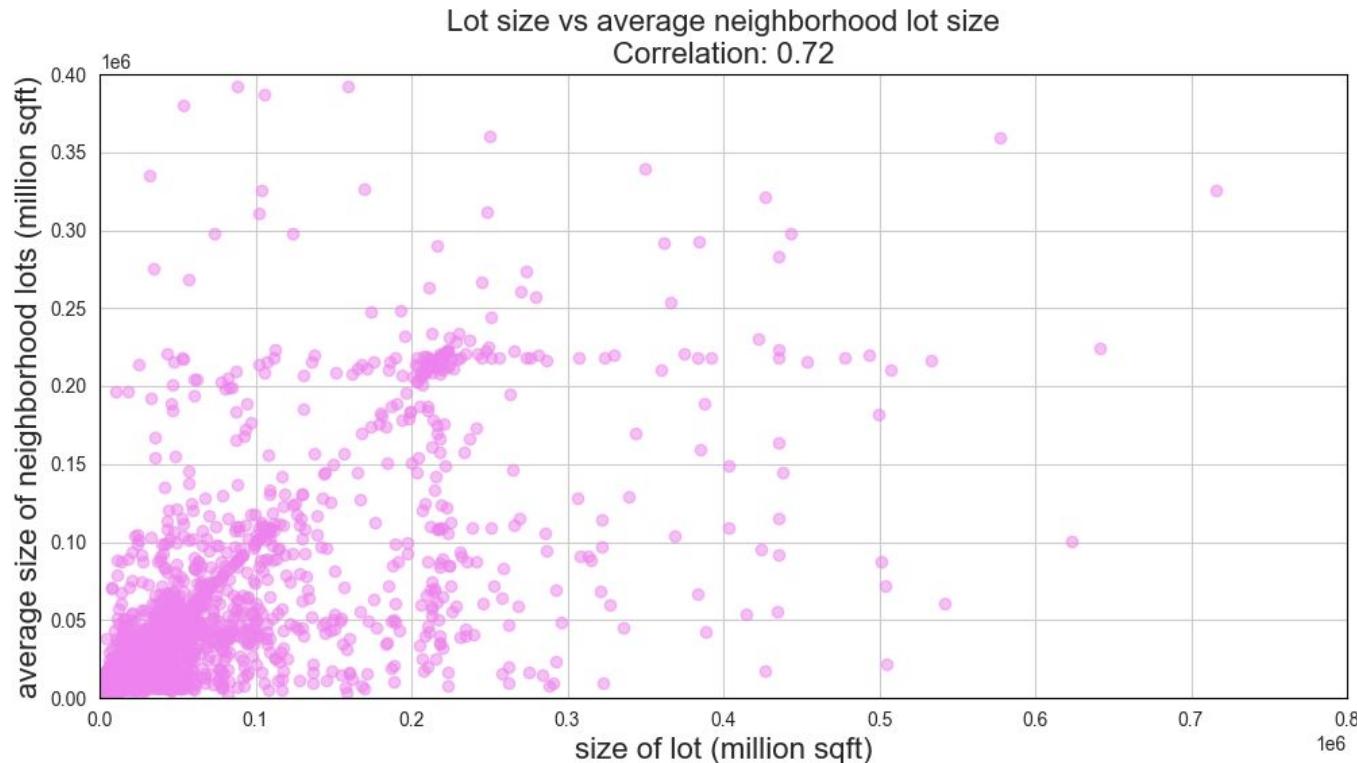


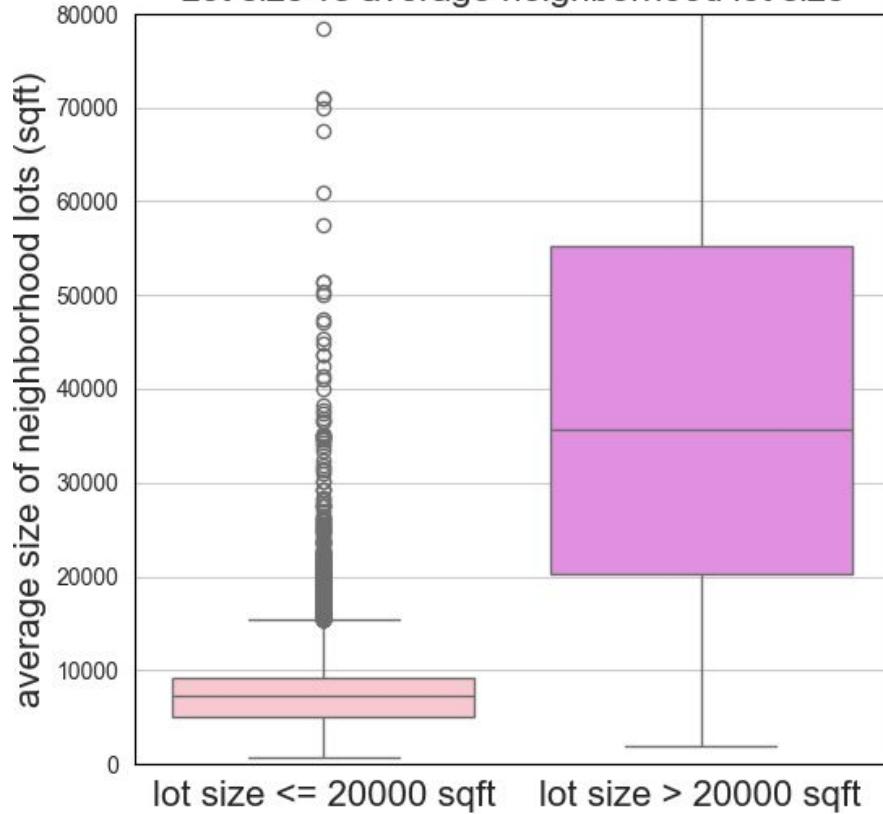
EDA Project

Sara Shankar

Hypothesis 1: Lot sizes and average neighboring lot sizes are similar



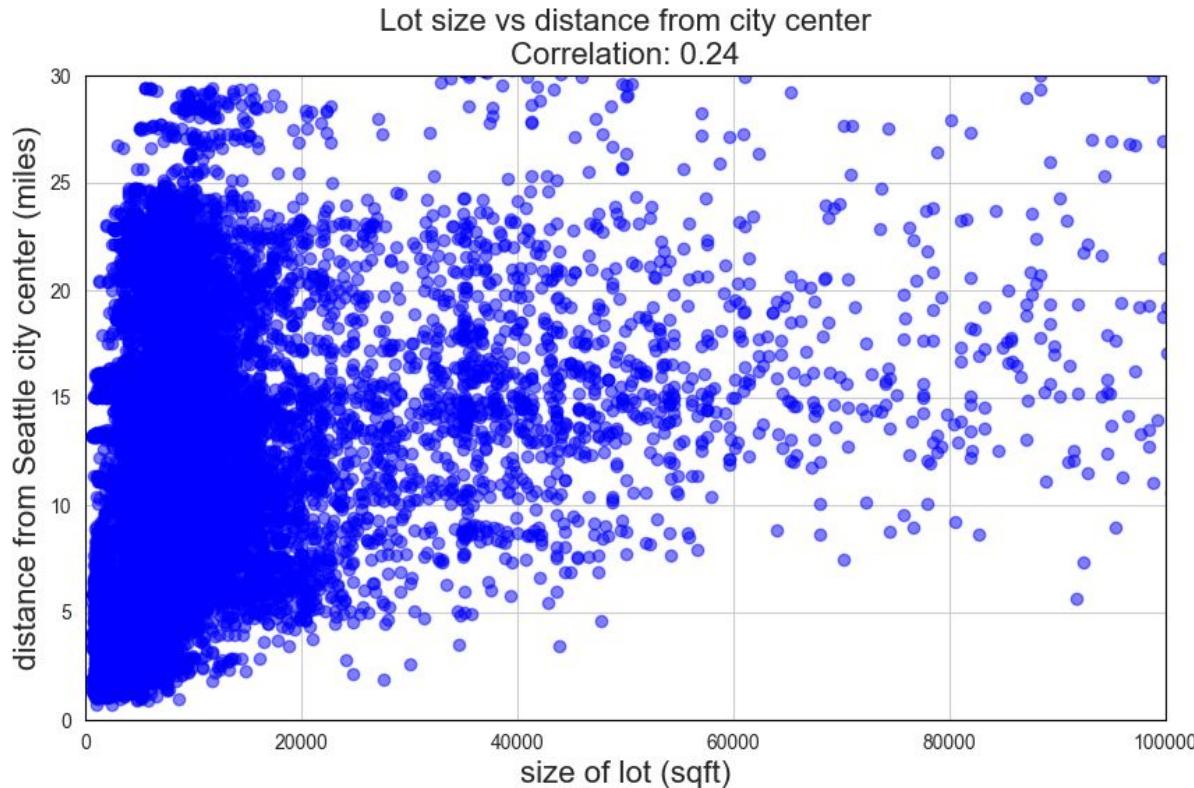
Lot size vs average neighborhood lot size



Hypothesis testing results:

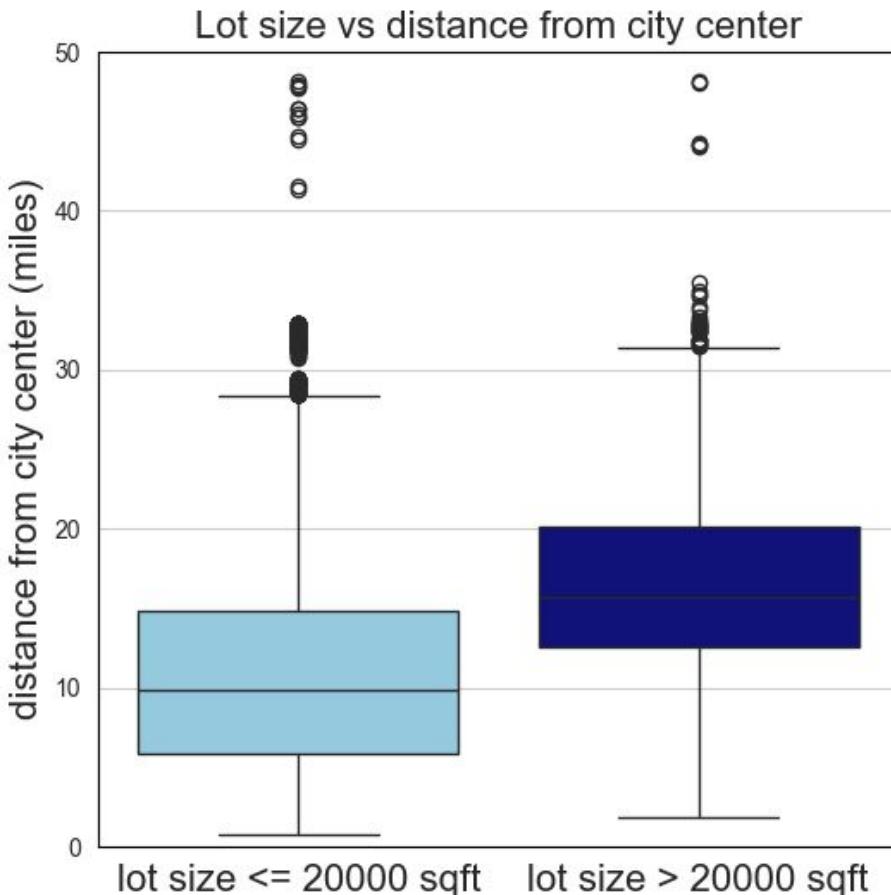
- **pearsonr test:** there is a linear correlation between lot size and average neighborhood lot size
- **levene test:** variances of two distributions are significantly different
- **ttest_ind:** means of two distributions are significantly different

Hypothesis 2: Larger lot sizes are further away from the city center



KDE Plot for distance from city center

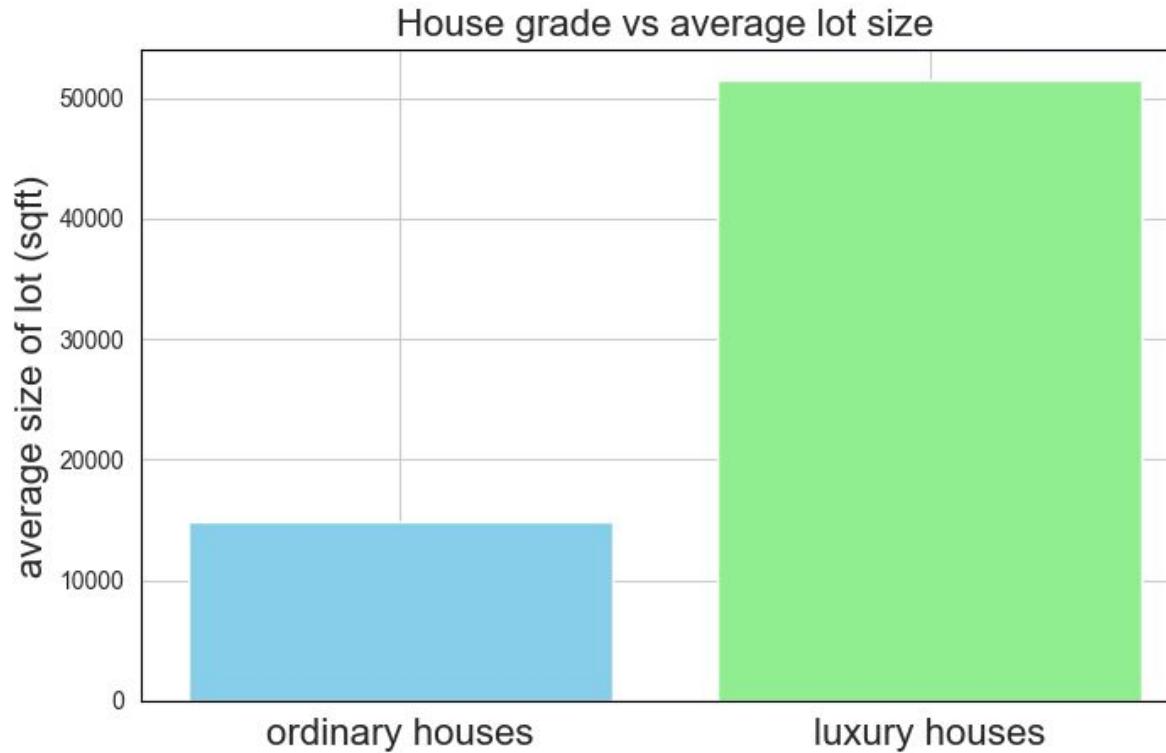




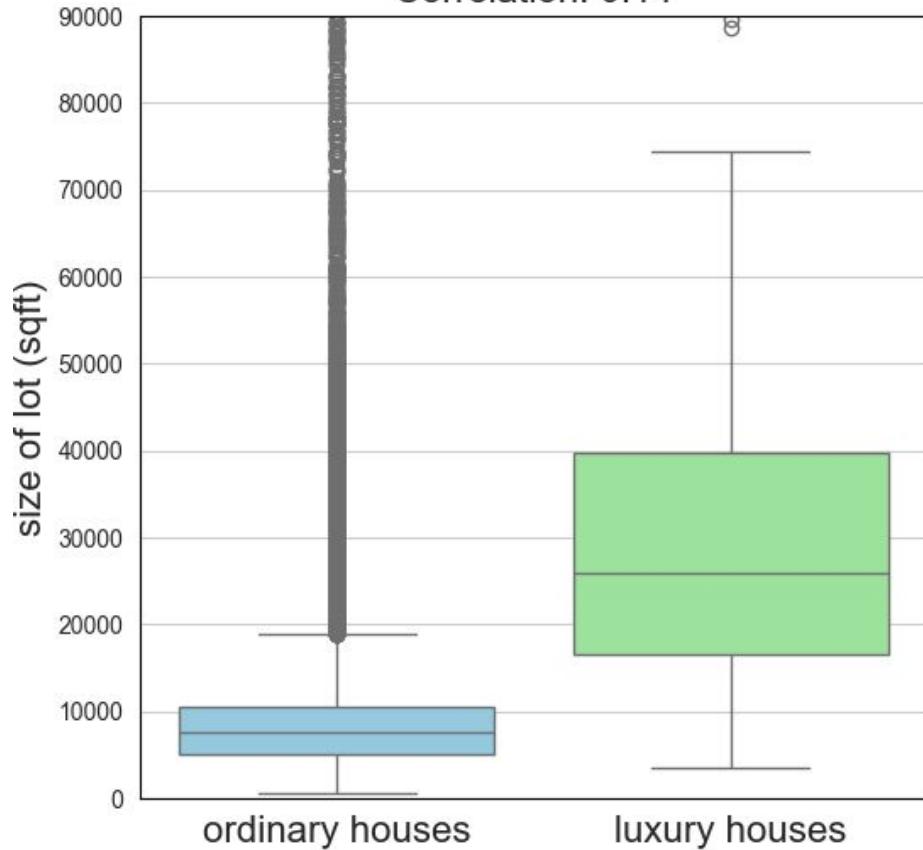
Hypothesis testing results:

- **pearsonr test**: there is a linear correlation between lot size and distance from the city center
- **levene test**: variances of two distributions are significantly different
- **ttest_ind**: means of two distributions are significantly different

Hypothesis 3: Luxury houses (grade 12 and 13) have larger lot sizes



House grade vs lot size
Correlation: 0.14



Hypothesis testing results:

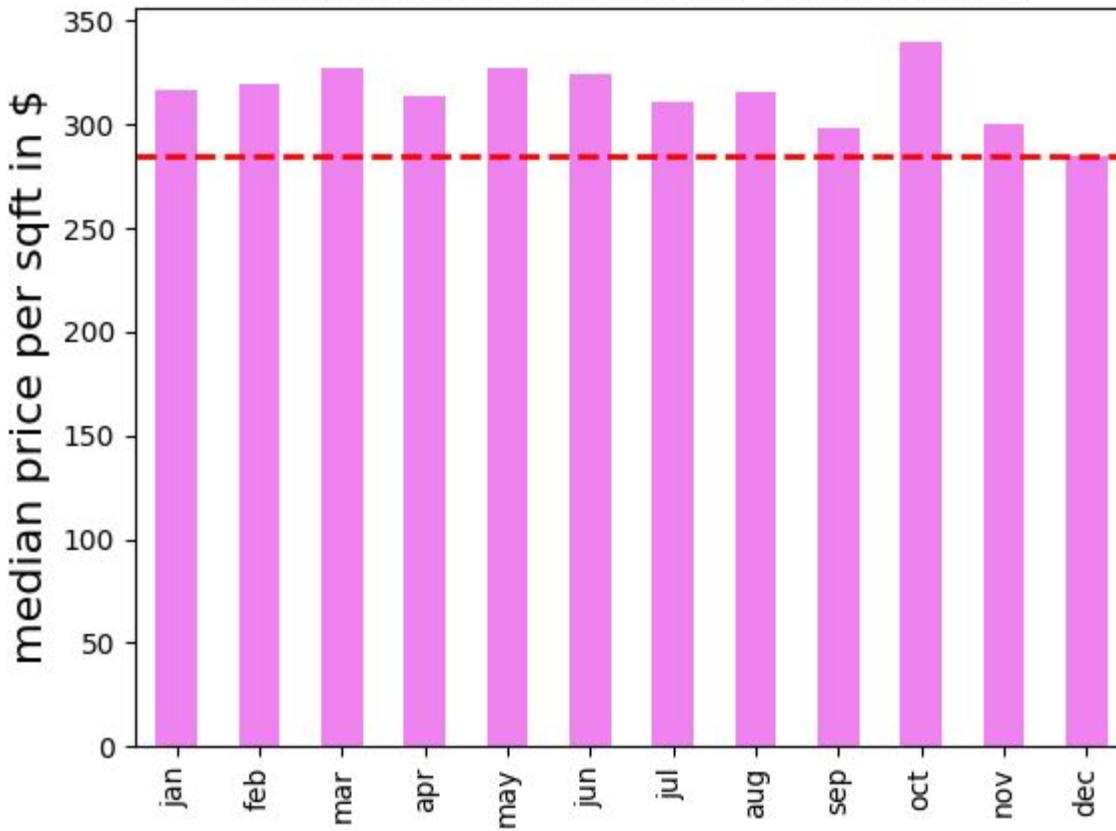
- **levene test**: variances of two distributions are significantly different
- **ttest_ind**: means of two distributions are significantly different

Client: Nicole Johnson

- Lively and central neighborhood
- Middle price range
- Wants to buy within a year
- Willing to renovate home if needed

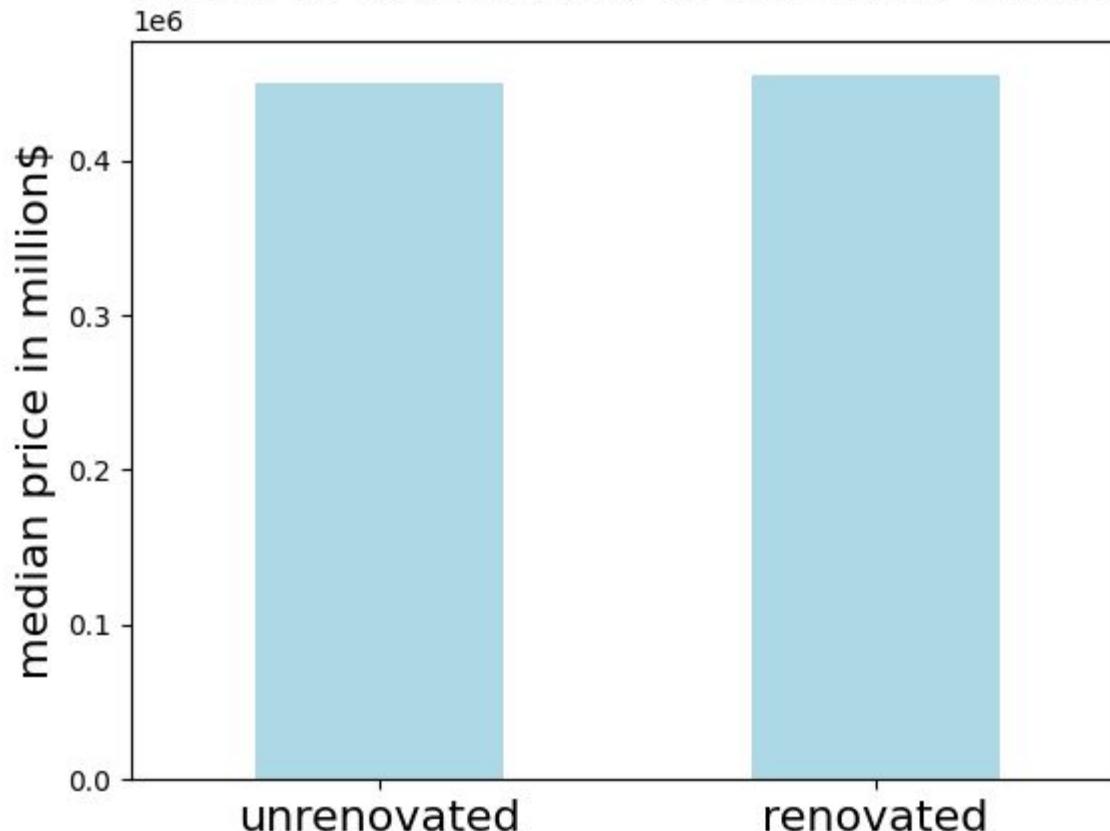


Median sales prices for each month



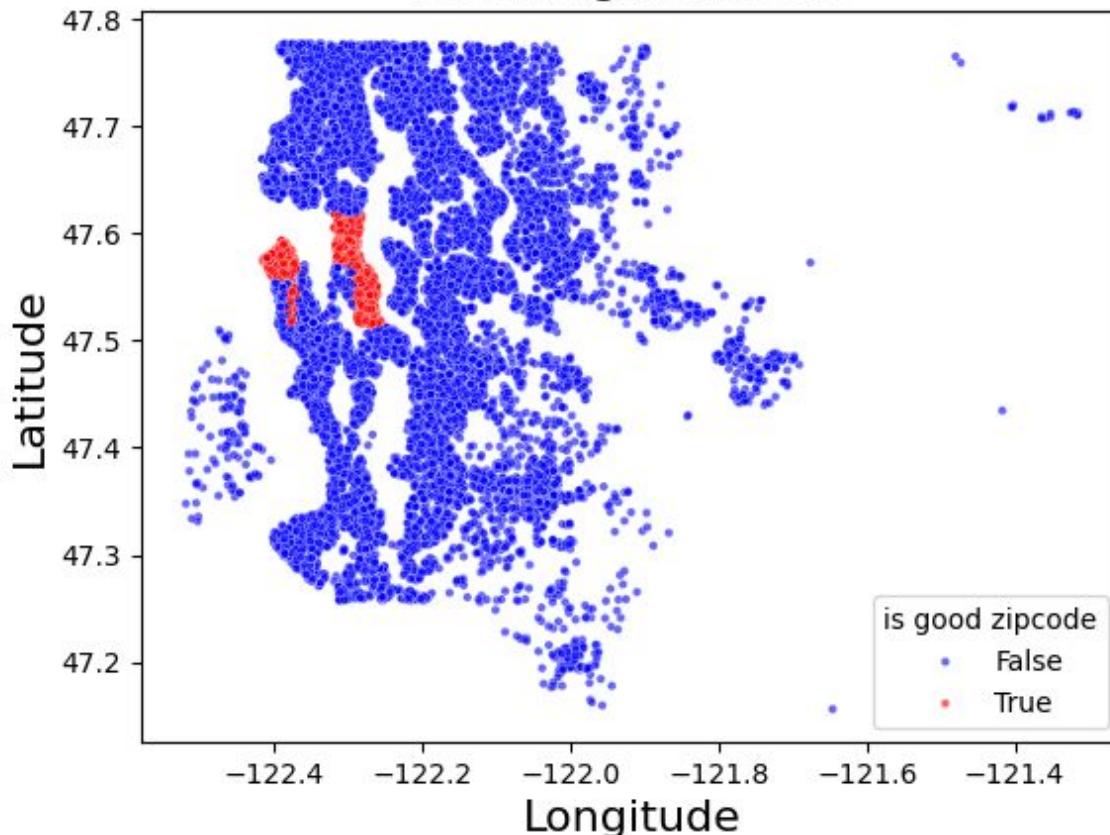
Recommend her to buy
the house during the
month of december

Prices for unrenovated vs renovated homes



Recommend her to purchase a renovated home, rather than renovating after purchasing.

Best neighborhoods



Recommended zipcodes to look:

98144

98118

98116

98122

98126