

EDA-PROJECT

...

Tom

Customer - Thomas Hansen - Buyer

- 5 kids
- no money
- wants nice (social) neighborhood
- Timing?
- Location?

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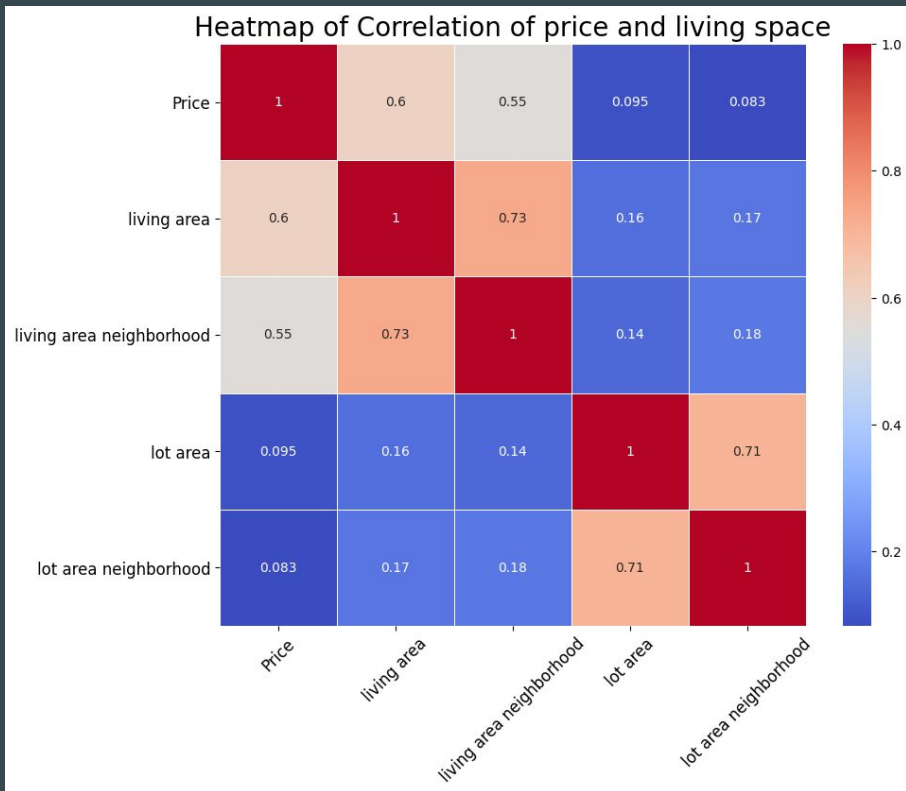
Customer - Thomas Hansen - Buyer

- 5 kids
 - no money
 - wants nice (social) neighborhood
 - Timing?
 - Location?
- 3 - 6 rooms?
 - minimal prices
 - no commercial or airports
 - when to buy?
 - where to buy?

Customer - Thomas Hansen - Buyer - Hypotheses

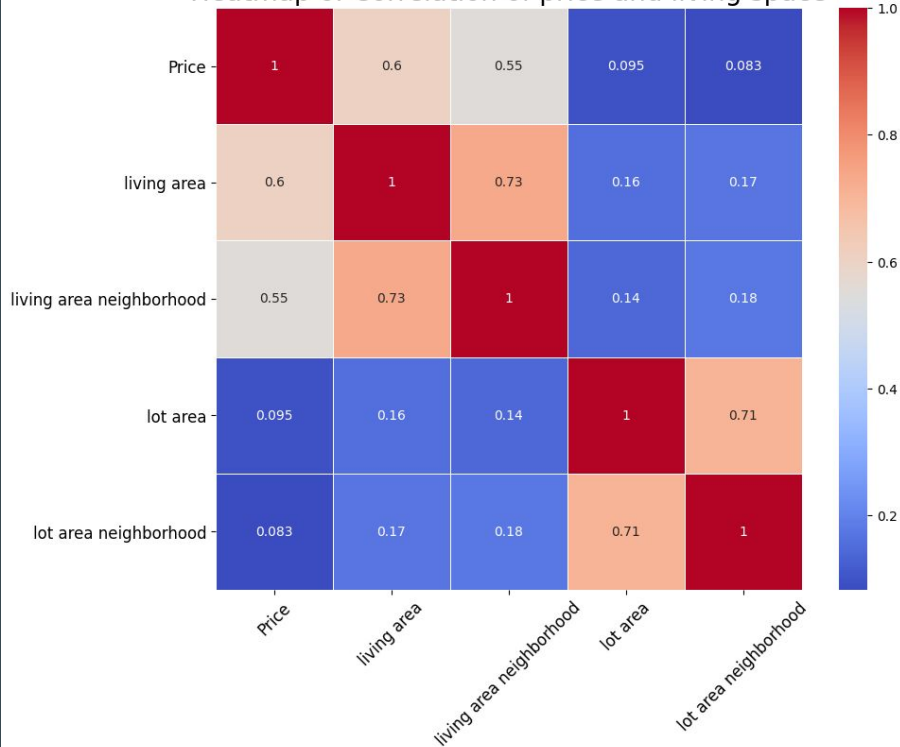
- 3 - 6 rooms?
 - minimal prices
 - no commercial or airports
 - when to buy?
 - where to buy?
1. with number of rooms price increases
 2. near the center prices are high
 3. are schools and sport-places around?
 4. At some time in year/week prices are low
 5. a customized area has different relations as the whole place

General overview: house price correlations

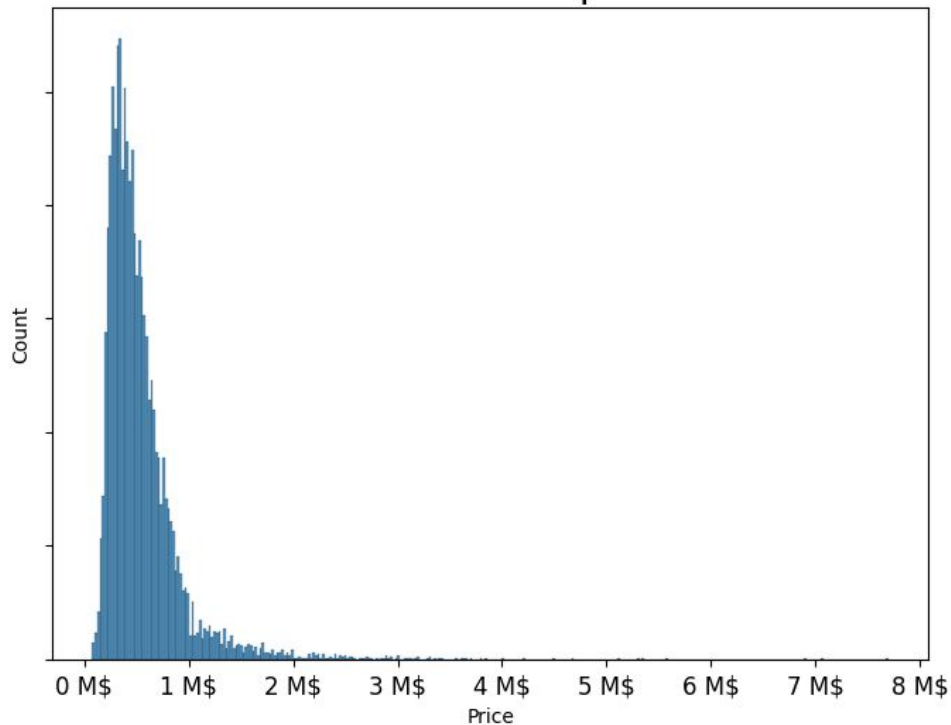


General overview: house price correlations

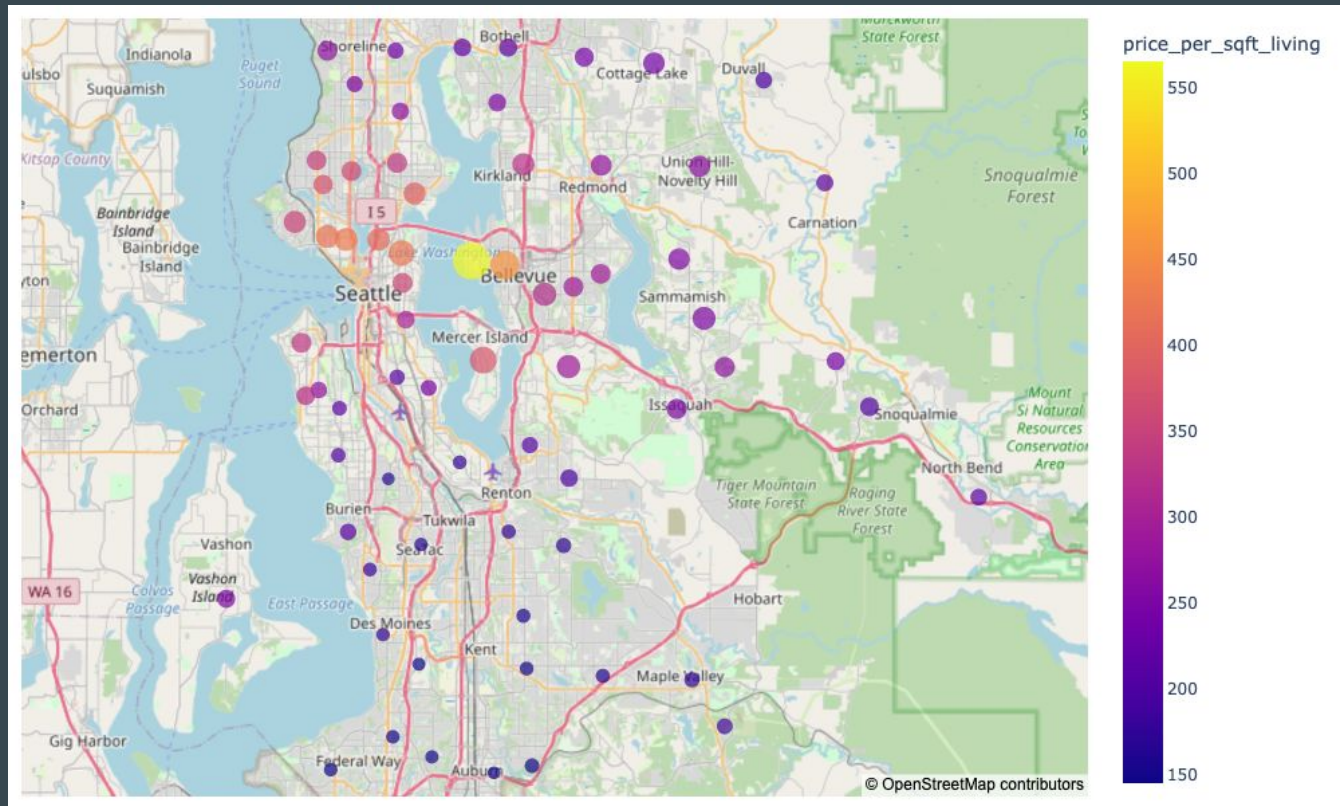
Heatmap of Correlation of price and living space



Overview over prices



General overview: house prices across Seattle



dot: refers to a zipcode

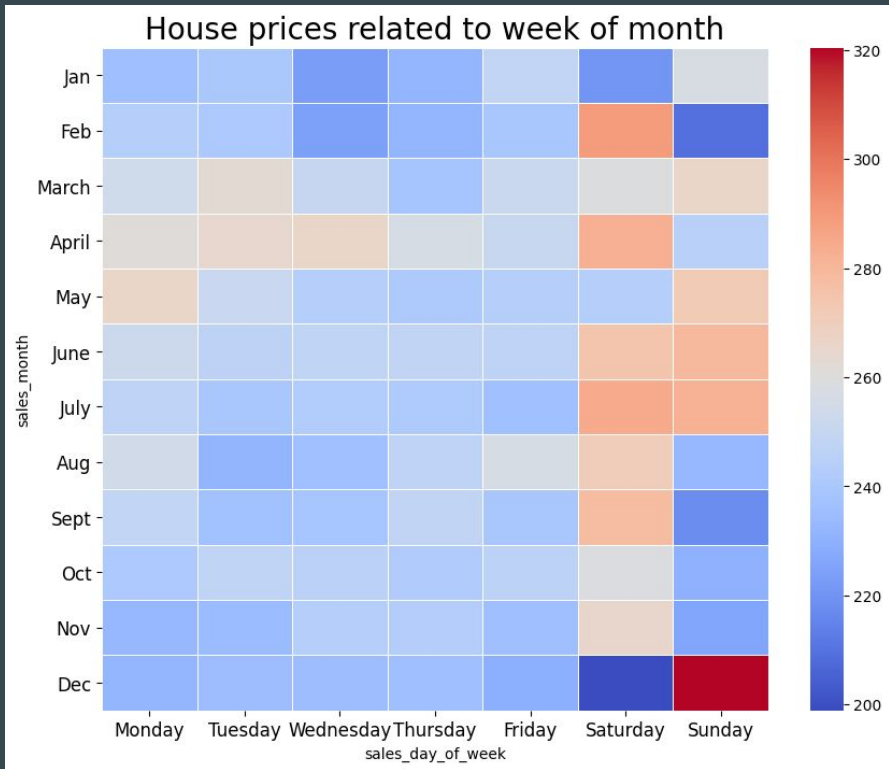
colorcode: average of price per living area

dot-size: average of house price

→ center is much more expensive than outskirts

→ take care of airports for southern Seattle

General overview: house prices related to date

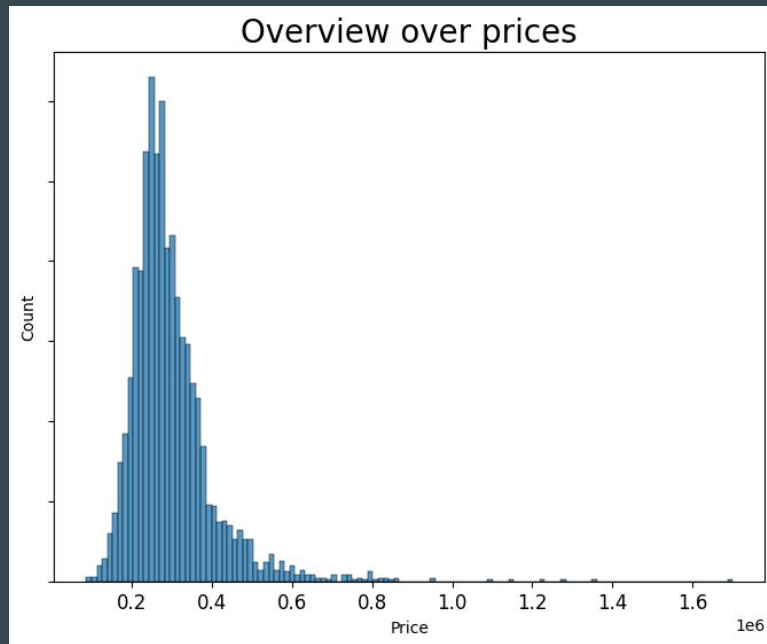
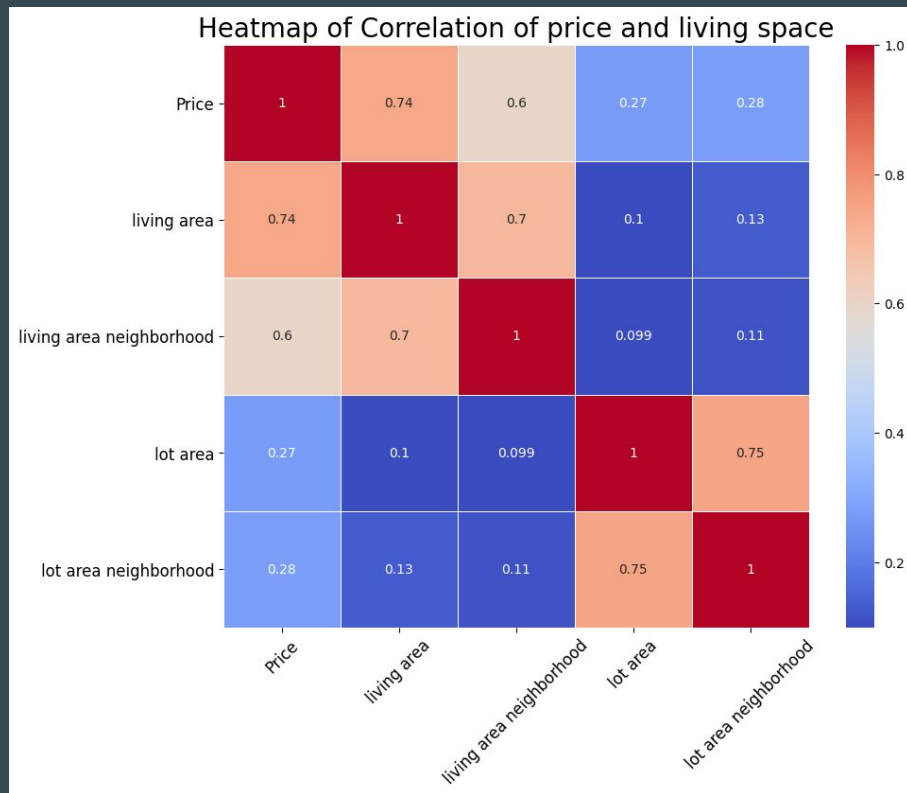


- overall house prices seem to drop in winter time
- buy house during the week is always a good idea

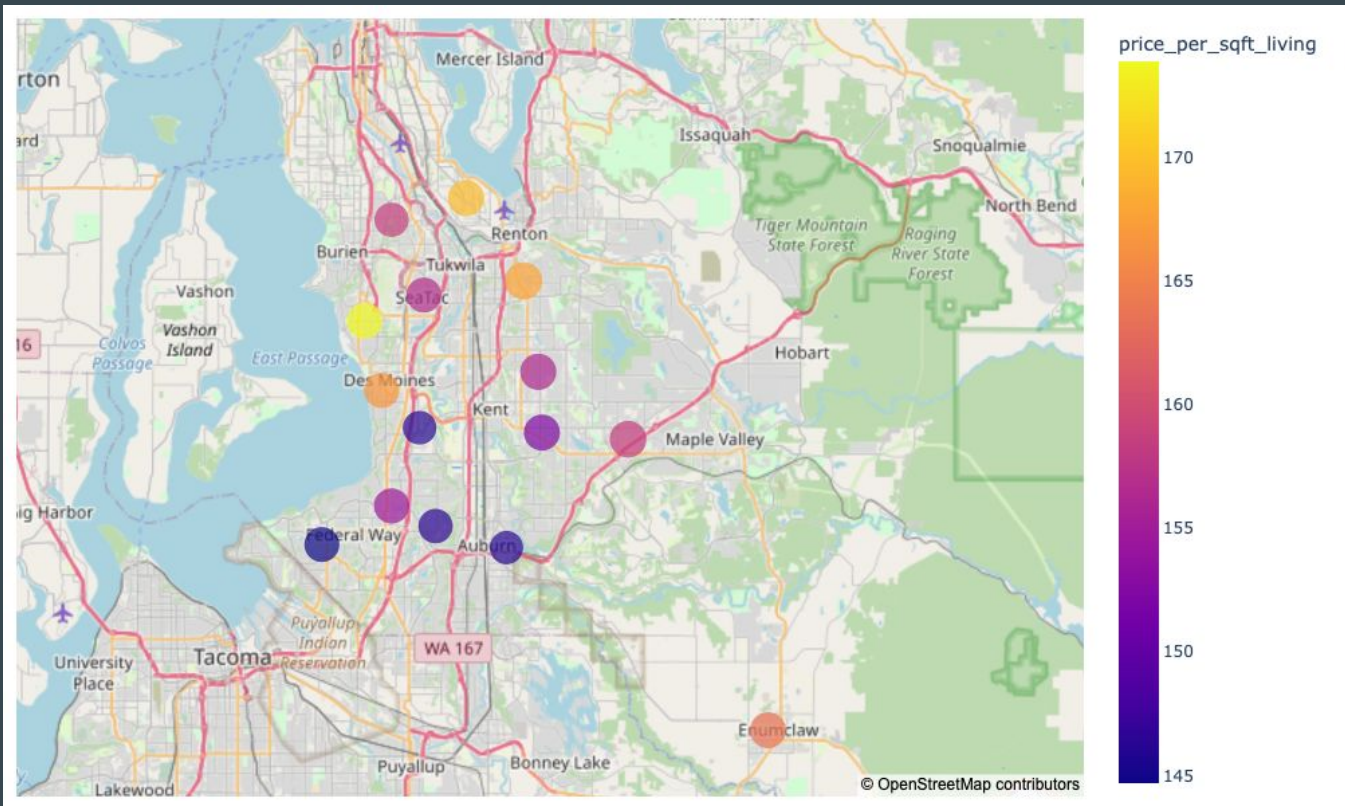
Sort data according to customer

- only houses below 1.000.000\$
- 3-10 bedrooms
- take only zipcodes with an average below 300.000\$

Customer needs: house price correlations



Customer overview: house prices across southern Seattle



dot: refers to a zipcode

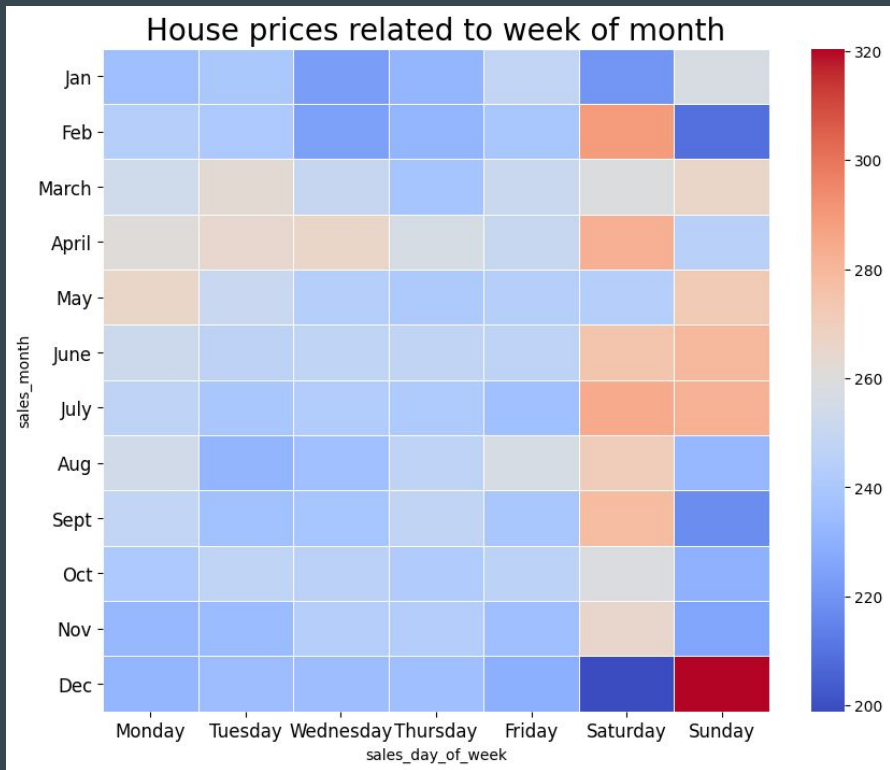
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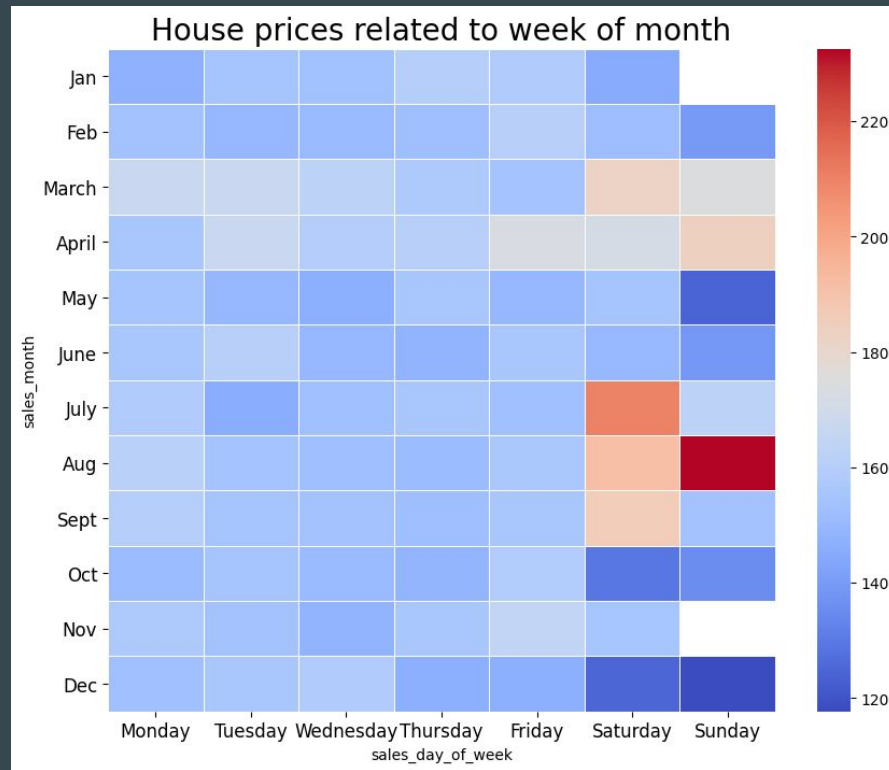
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Customer overview: house prices related to date



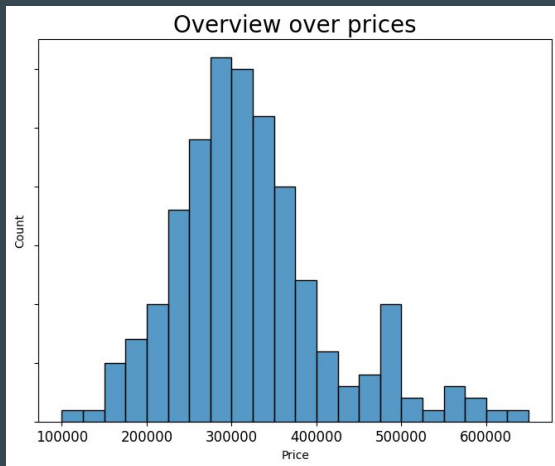
overall data



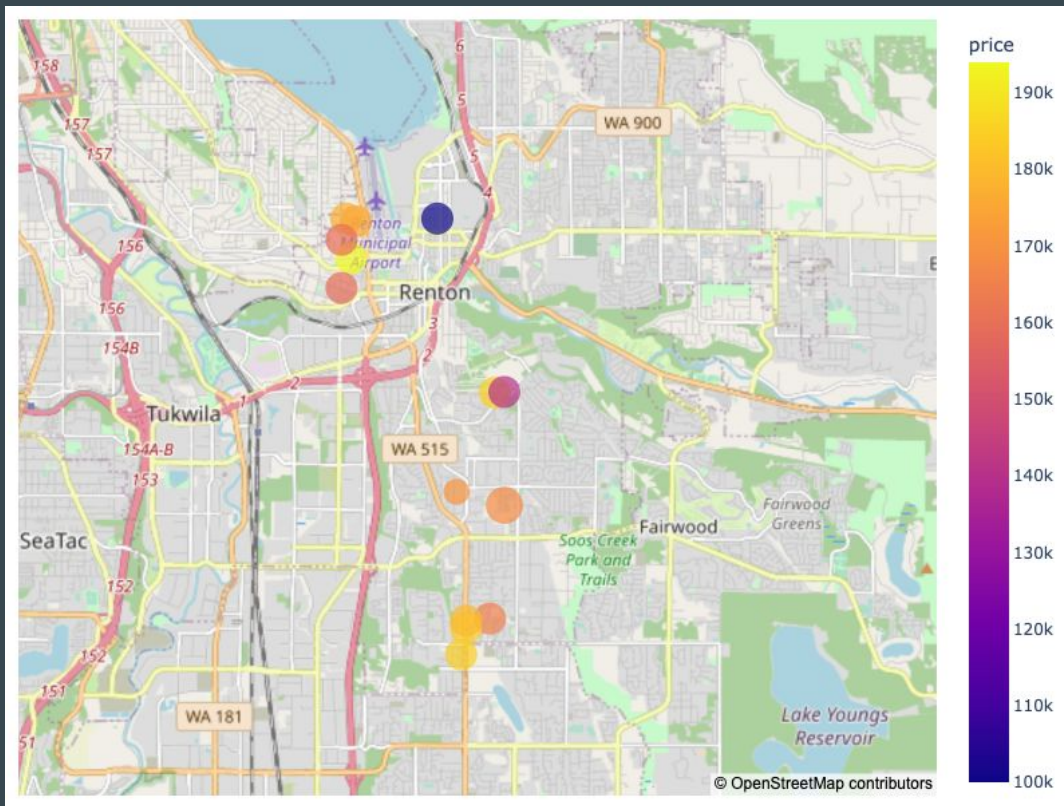
customer data

Recommendation for houses

- first ZIP code rank fulfilling your needs
- dot size: condition
- dot color: price



all houses



below 200.000\$

Customer overview: house prices across southern Seattle



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