

Venues' relation to apartment prices in Helsinki, Finland

Introduction to problem

Housing investment is popular business amongst wide range of investors from small private investors to big capital funds. It is well understood that location has big impact on the apartment price. What is less clear, is the exact venue types that might affect to the apartment prices. In this project I will find what kind of venues there is to be found in higher valued living areas in Helsinki. This will be useful information for any real estate investor.

I will not make prediction about cause and effect relations: whether the venues themselves cause the value increase, or if the real cause is something else, like population density. I will simply look into the correlation between certain venue types and apartments' square meter price.

Introduction to Data usage

I have gotten the apartment prices for public sources supplies by city of Helsinki. This data comes with Postcode, apartment square meter price on that postcode and Borough name for that postcode. I combined this data with another source, that has all the streets in Finland, their location data, and their postcode. I calculated the average built area location of every postcode location of Helsinki.

Foursquare was used for getting the data about the venues. Amount of each venue type was grouped by postcodes and multiple linear regression model with backward elimination was applied.