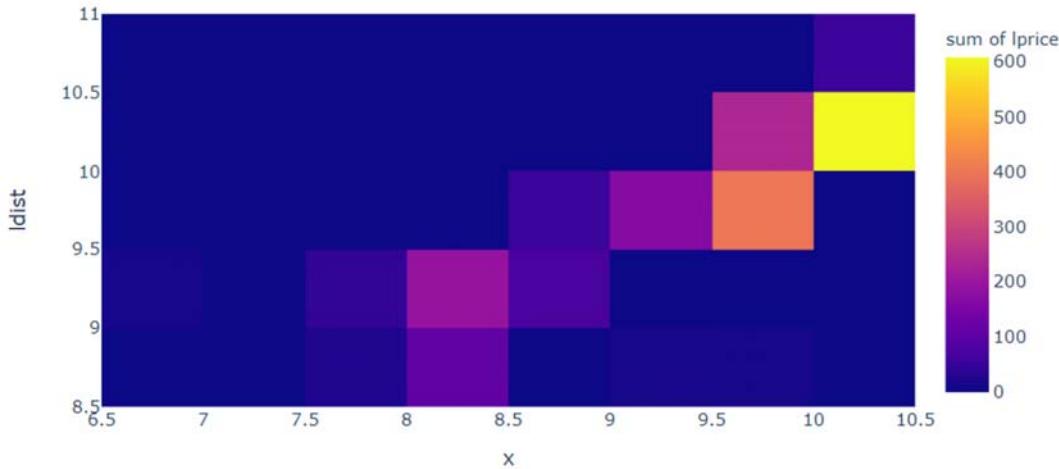


[1] what is the effect of incinerator distance to the house prices for both years?

Solution:

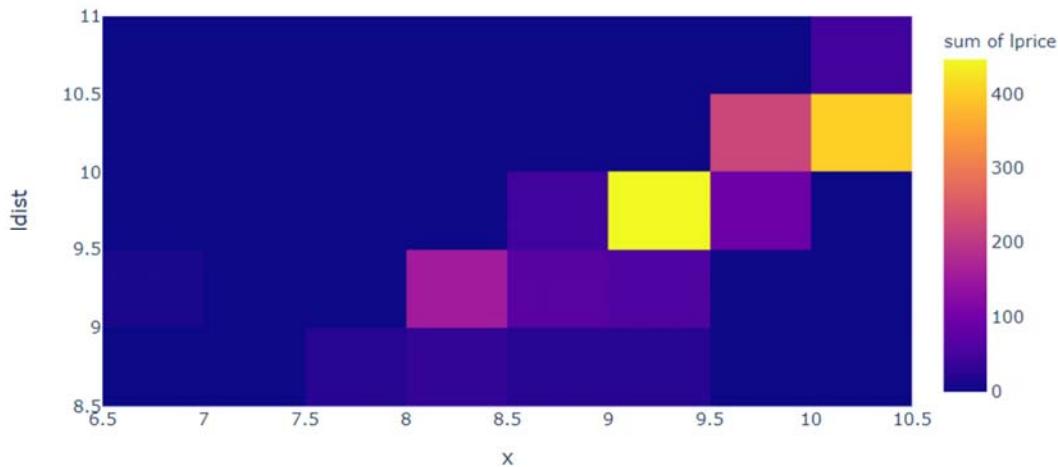
Below is the correlation matrix shows that on y axis ldist means log of distance and on x axis lprice means price factor of the house. The log parameter is used for minimize the loss function in the statistics visualization.

In the year 1978, Here we can see, as distance between incinerator increases the house price is also increases. Here sum of house price is used for cumulative purpose. It shows bigger picture. The prices of houses gradually increases where effect of incinerator is less.so people want to live away form the incinerator.



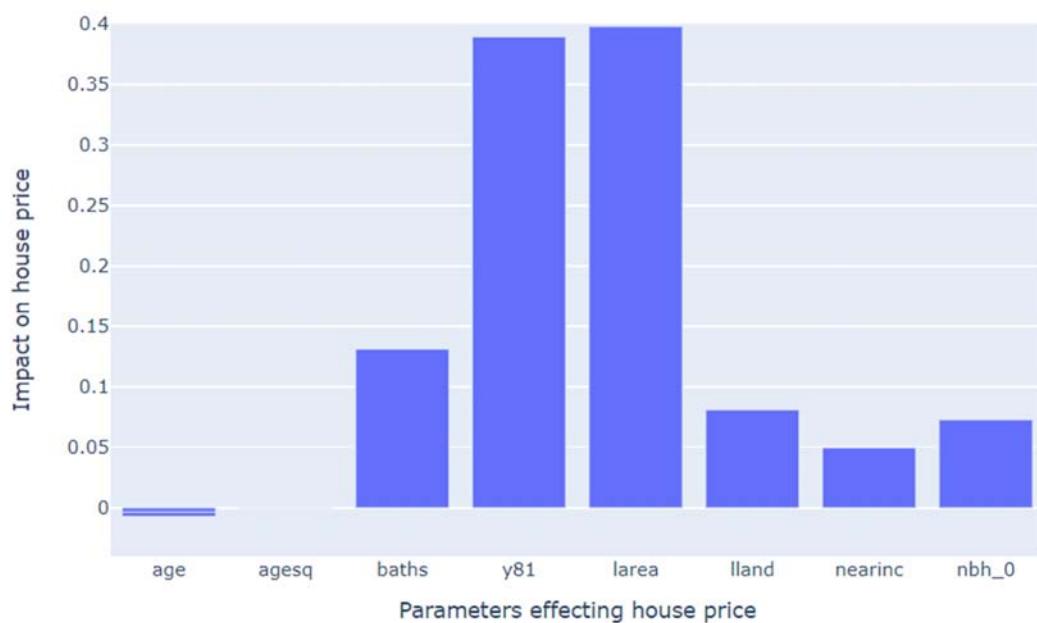
But in the year 1981, the prices of the houses and the distance between incinerator shows slightly different picture. Prices of the house slightly near are having high prices may be because of new bus centers and newly formed city centers in the town. Also, the main reason would be the less effect of incinerator due to newly formed technology to manage incinerator.

After that at extreme distance between incinerator and house has slightly less price as compared to it. Because the less availability of the bus station and city centers in the town.



[2] What is the comparison dependency of house prices on different parameters?

Solution:

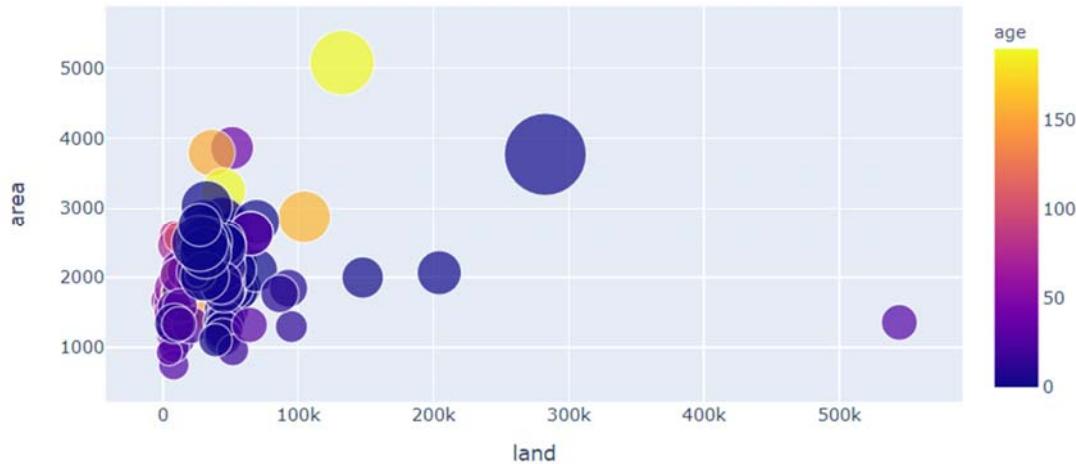


The above graph or statistics is the comparison between parameter effecting house prices on impact on house prices. Y81 means year 1981 and larea log of area are the highly effecting parameters that changes housing price. The peoples are intending to live larger space in year 1981 may be because of standard of living increases. Also, most of the houses has more than one bathroom in their house.

In the year 1981, the incinerator effect does not affect the housing prices or peoples living this is because of new incinerator are far away from the town or outside the town area. These incinerators are less harmless than in year 1978. because in 1978 the incinerators are placed in the town near houses .so this affects peoples living and directly affects housing prices. All the new houses build near another prebuild house. Like this society formed and prices get high compared to far houses that having less groups.

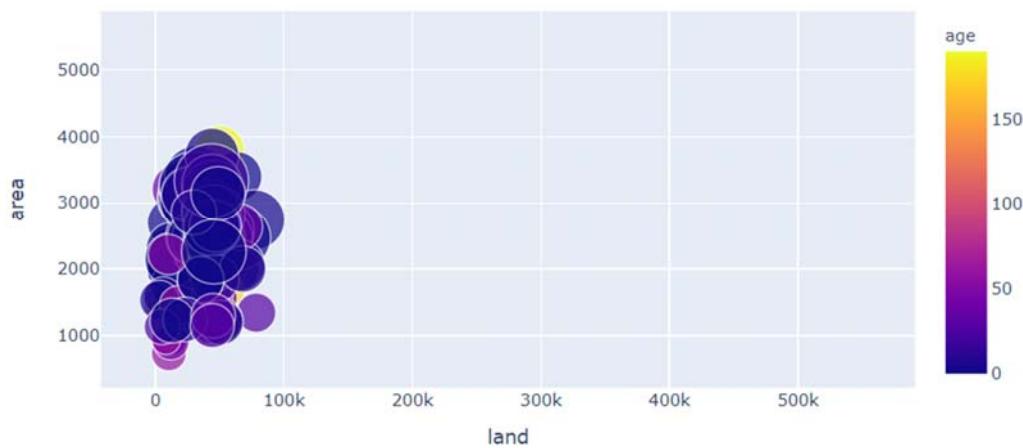
[3] what is the Effect of Land area & House area on house prices of each ages given in year 1978 & 1981?

Solution:



The above scatter point visualization shows the 1978 land area & house area on house prices. First, I find that the patterns are very accurate to people's way of living. As area and land is less the prices of houses are also less. But there are some outliers in the pattern.

The land area is slightly large compared to build up area. All houses have extra spaces. Very few houses are overpriced due to land location. These outliers are the very less in quantity. Mostly people can't afford these large lands for livelihood. So, they choose living together and prices are less compared to distant lands.

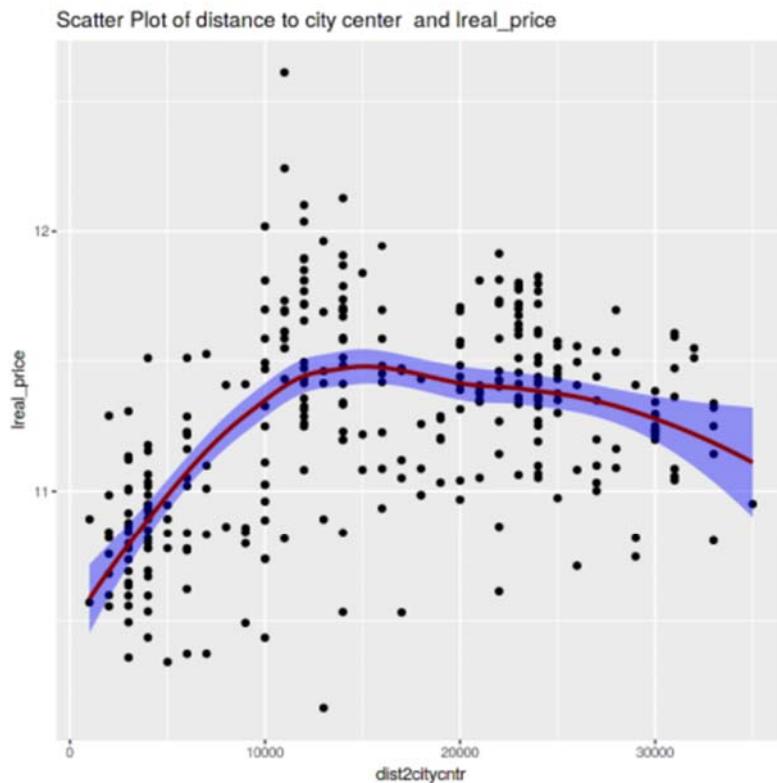


The above scatter point visualization shows the 1981 land area & house area on house prices. Here the picture is crystal clear about the house price compared to 1978. There is no outlier in the scatter point distribution visualization. All house prices are less than 100k. 1981 is the year where societies were

formed and prices are under higher authorities. People can afford land. The build up area and land are almost same. Incinerator are placed outside the town. And people in town with less incinerator sites.

[4] how is the city center affecting the price of the house?

Solution:

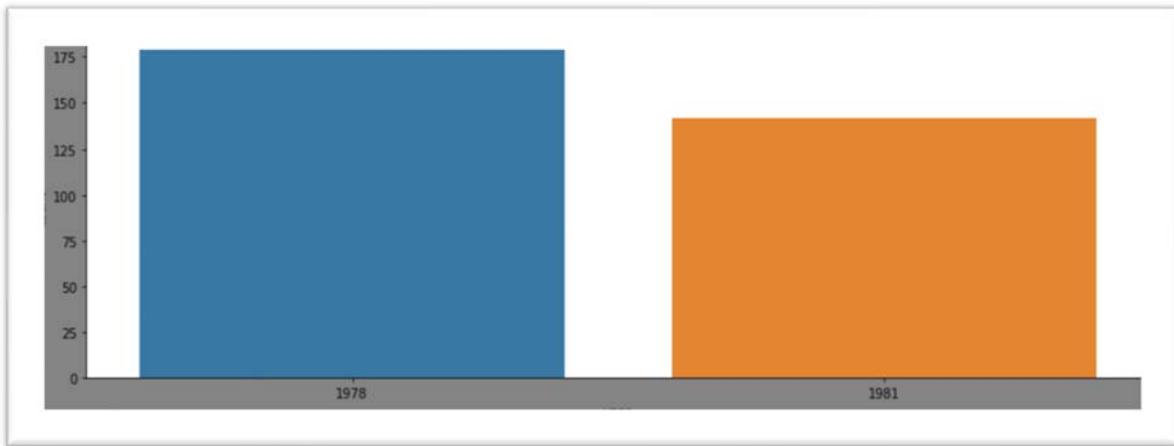


The above regression analysis shows the distance to land price to city center. The curve fitting regression shows less relation between land price and city center. But here I get basic visualization. There are very few houses that have slightly high prices which were near to city center. But mostly center is placed at the more preferable places which has best surroundings.

Incinerators are away from city center most probably so house prices are high near it. we can assume that in both the years 1978 & 1981 the prices increase where city center builds. as land prices increase it automatically increase its house values.

[5] which year is more affected by incinerator to the house price?

Solution:



The above bar graph shows that in 1978 incinerator affects more than 1981. this is because of in 1978 incinerator are placed in the town and in 1981 the incinerator is away from the town and city Centre. More houses are built in 1981 are near other houses so, prices are not that high. all houses are nearly bus station and city center. Very few are far from town.

1978 has more incinerator near houses that's why prices are less near it. as distance from incinerator increases the prices of land and houses are increases. also, the bathroom is more in that house. May be old types of incinerator had bad effect on population. but in 1981 the newer type of incinerator are build over time .so livelihood are more in town.