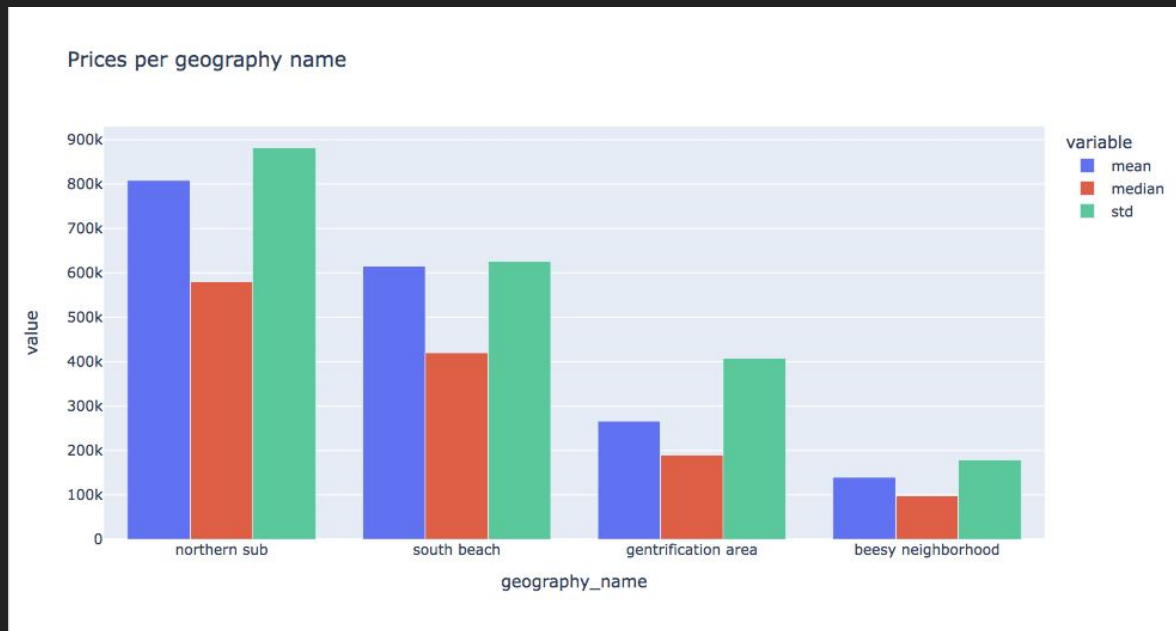


House price analysis for Athens

Listing prices per area

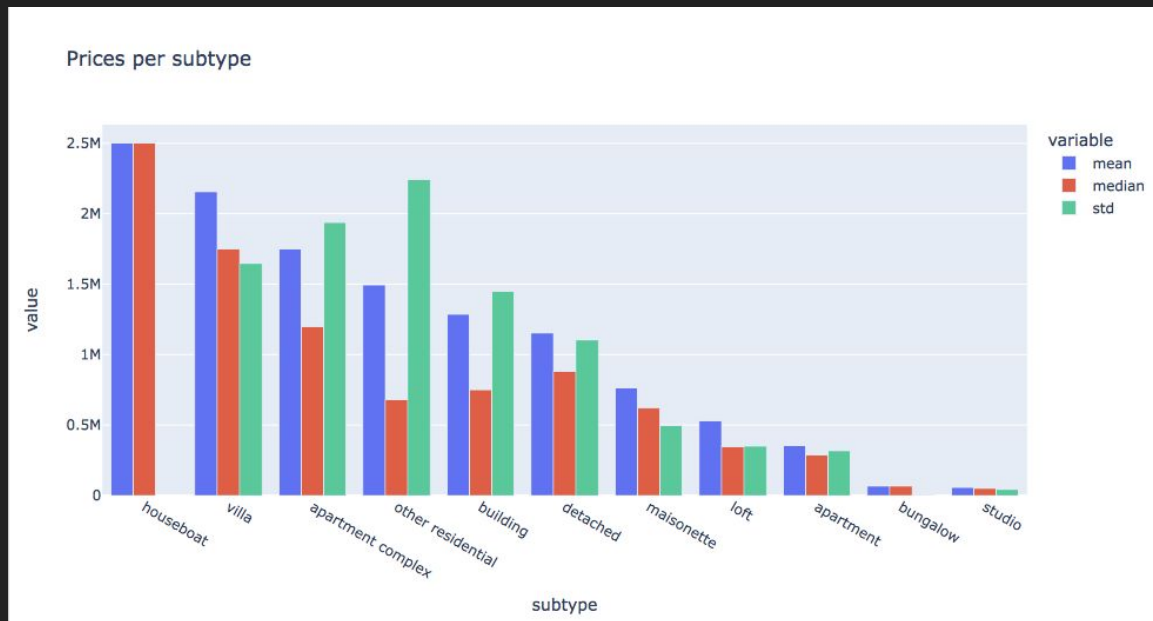
Northern suburbs tend to have the highest listing prices followed by south beach. As expected listings in beesy neighborhoods have the lowest.



Listing prices per type

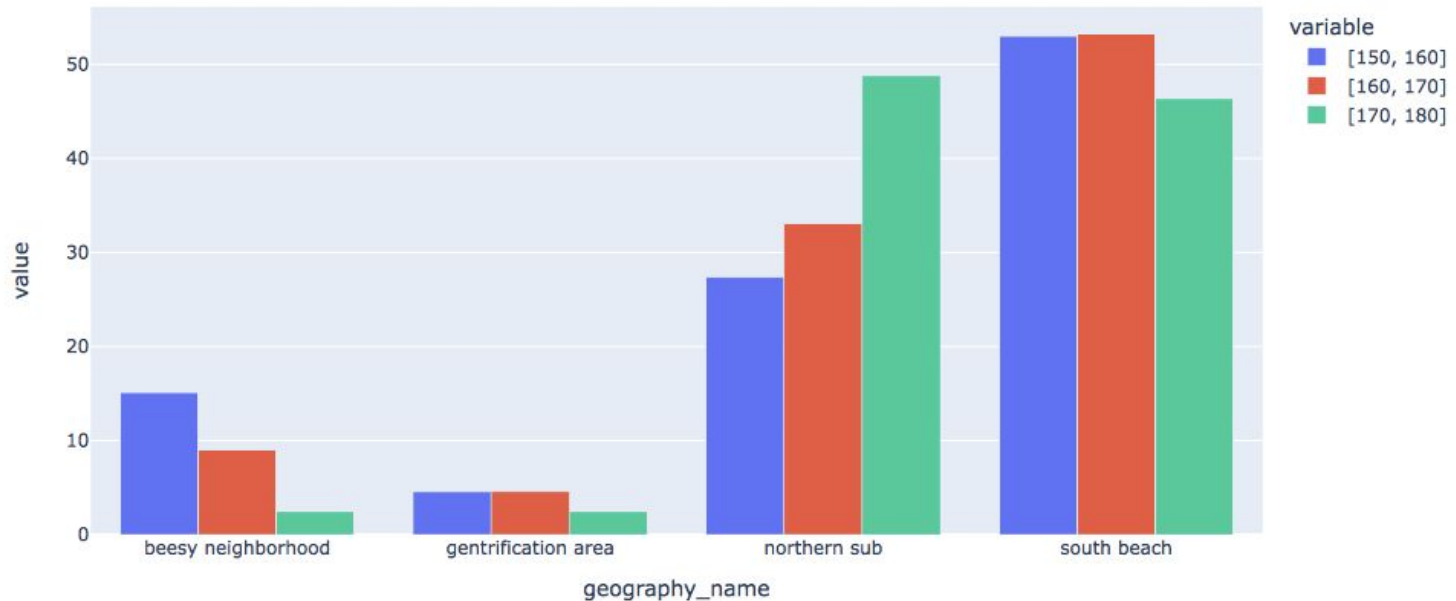
Villas and apartment complexes have the highest prices while studios the lowest

** There is only one expensive houseboat in our data*



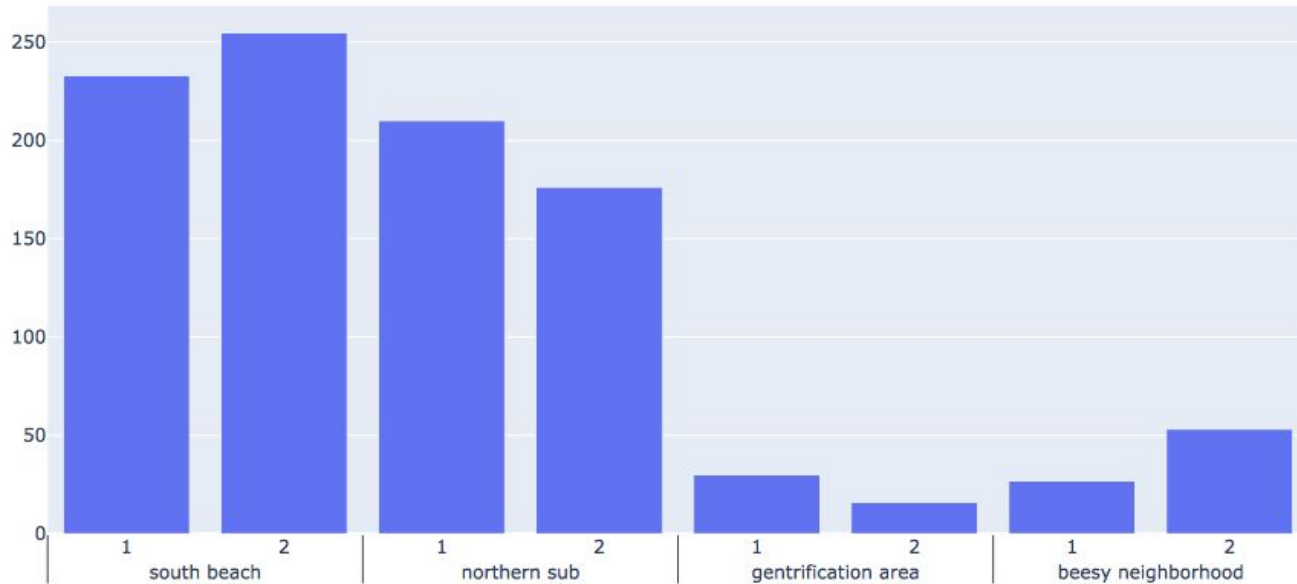
Competitiveness metrics

Listings distribution per area and ranking score



Competitiveness metrics

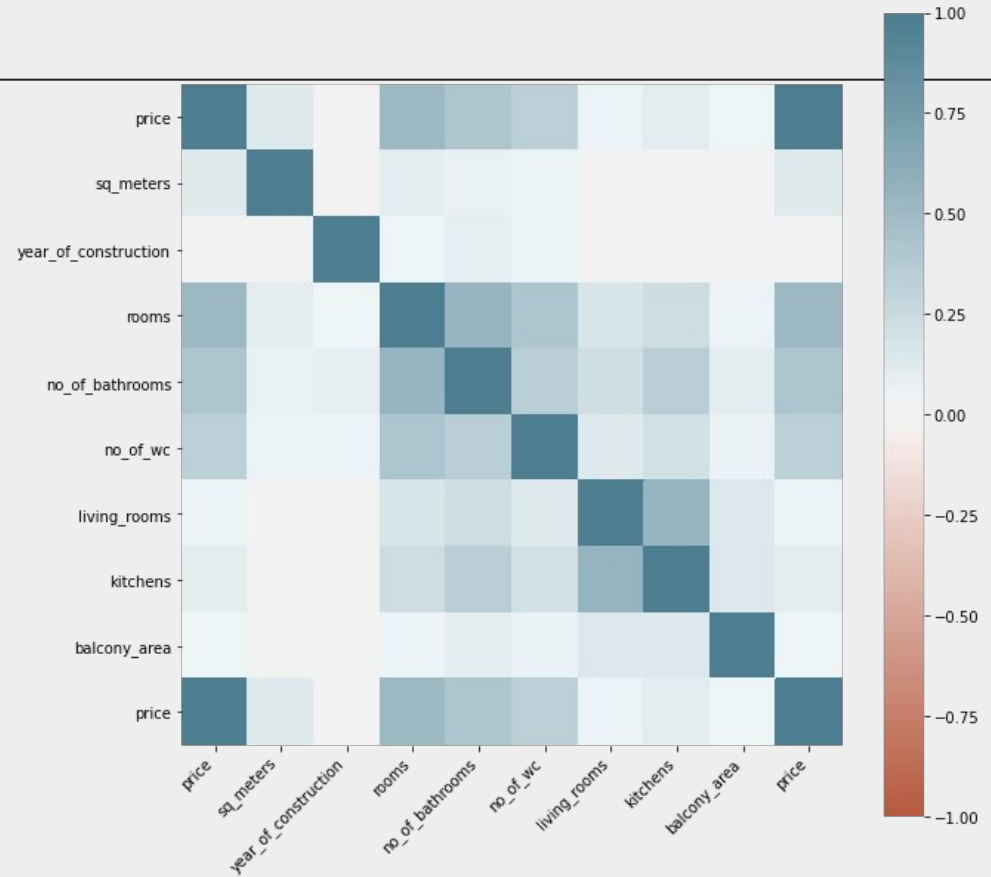
Listings distribution per area for every 500 of results order by ranking score



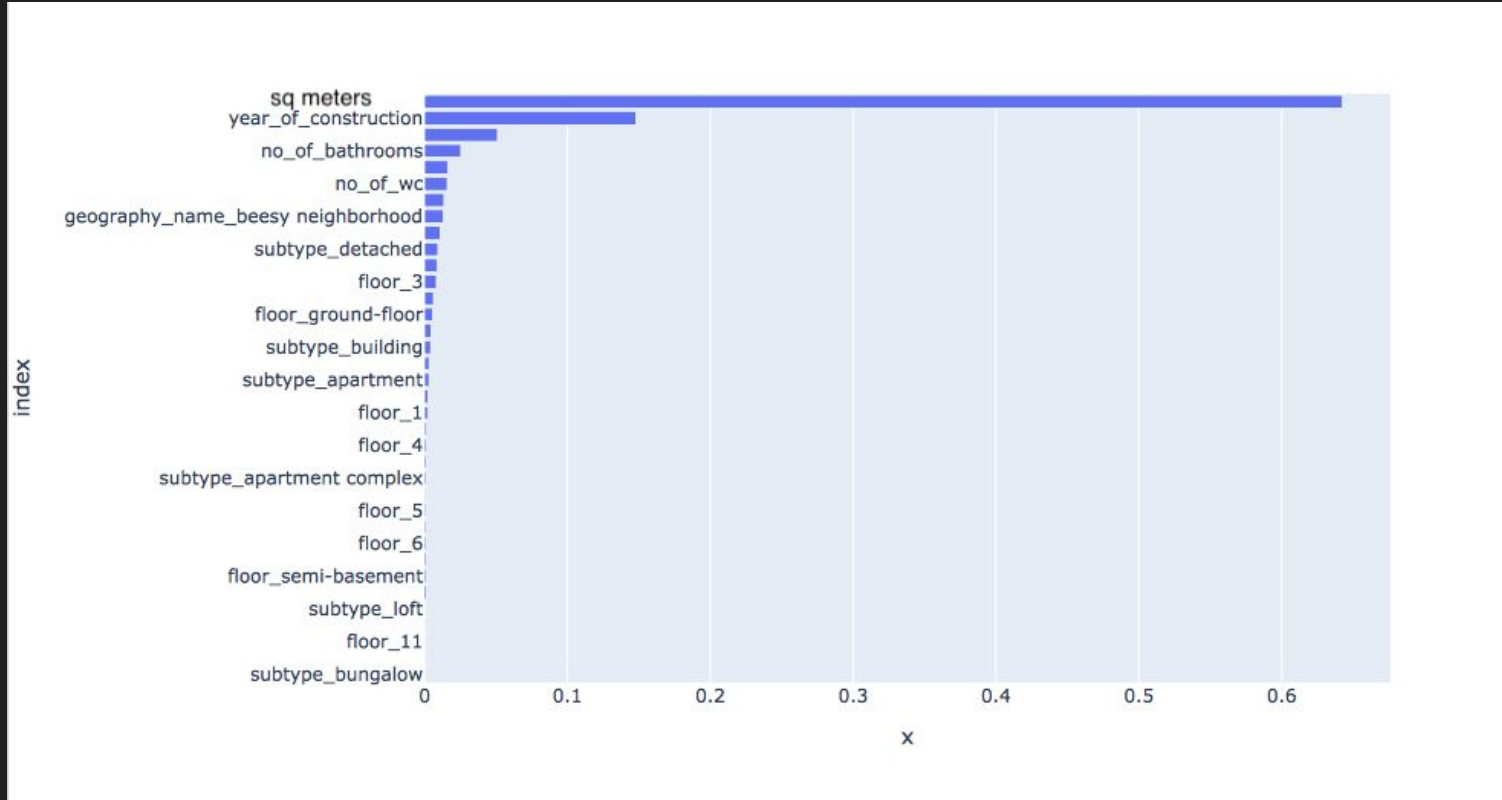
Feature importance

Correlation matrix

As we see from the correlation matrix the rooms, the number of bathrooms and the number of WCs have the higher correlation with price. The square meters of the listing seem to be less correlated.



Random forest regressor feature selection



Predictive models

XGBoost regressor

