



EXPLORING VENUES IN TORONTO CANADA AND THE CORRELATION WITH APARTMENT RENTAL PRICE

Iris Yeung

PROBLEM

- ❖ **WHAT** factors is affecting rental price in Toronto?
- ❖ **WHAT** should tenant know about when they trying to rent an apartment in Toronto?
- ❖ **HOW** much should owner set the rental price for their apartment?
- ❖ **WHAT** is in Toronto?



DATA SOURCES

- ❖ **Foursquare API (<http://developer.foursquare.com/api>)**

- Name: The name of the venue
- Location: The latitude and longitude of the venue
- Category: The category type of the venue

- ❖ **Toronto Apartment Rental Price' data set (<https://www.kaggle.com/rajacsp/toronto-apartment-price>)**

- Address: Full address of the apartment
- Bedroom number: The number of bedroom/bedrooms the apartment has
- Bathroom number: The number of bathroom/bathrooms the apartment has
- Location: The latitude and longitude of the apartment
- Rental Price: The rental price for the apartment per month in CAD

APARTMENT

As we can see, the apartment for rental is mostly located in the Downtown area of Toronto, therefore, in the following part, the researcher decided to retrieved venues around this area.



VENUES

Venues close to Downtown Toronto has retrieved and categorized by two main categories, Business and Tourist. The blue icons are representing business venues, and the green icons are representing tourist venues.

RENTAL PRICE

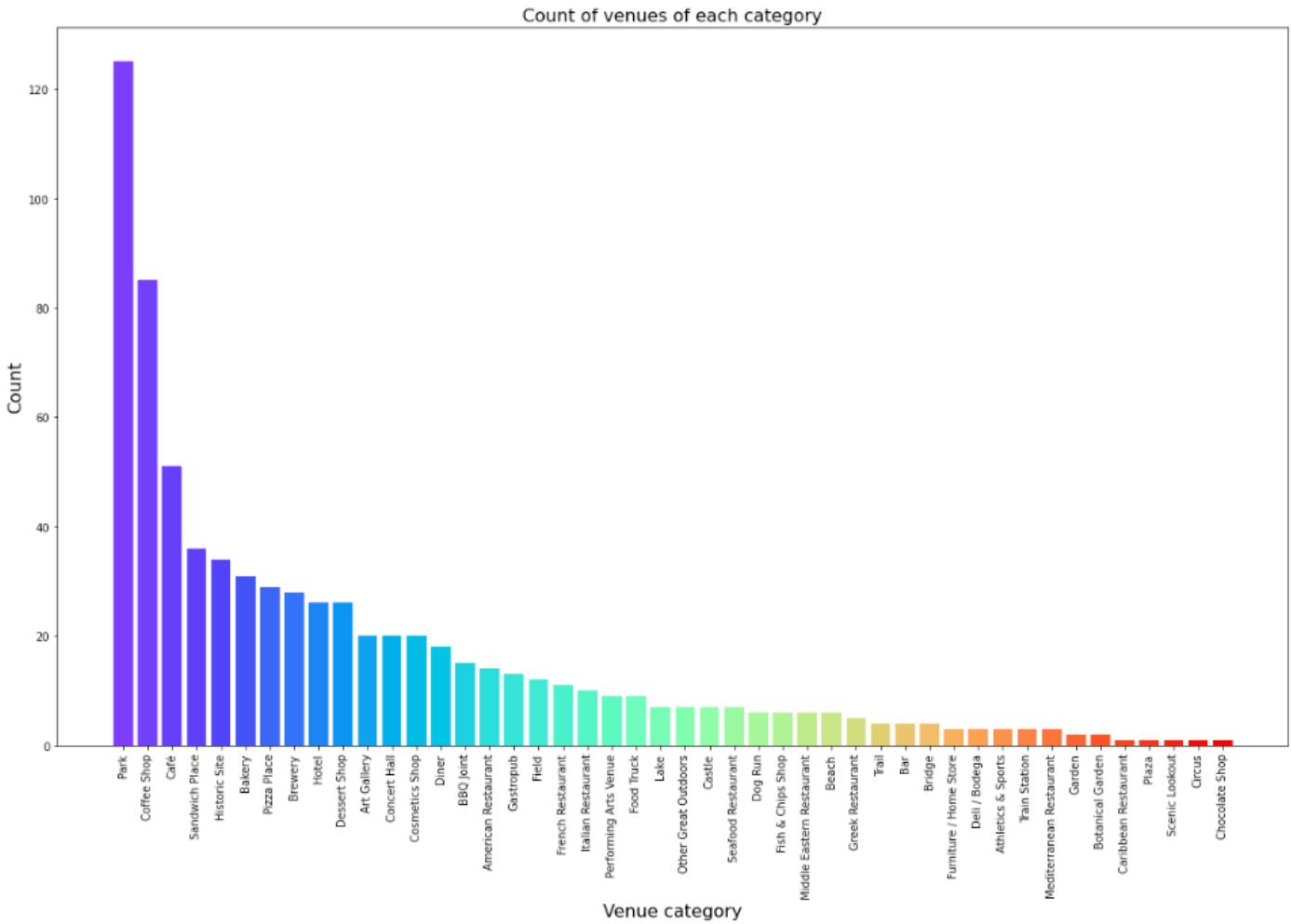
Most rental prices are around 2,000 CAD. The range is from 550 - 4,900 CAD. The mean of the rental price is 2,236.39 CAD, with standard deviation in 661.51 CAD.



VENUES CATEGORY

Most venues in Downtown Toronto are Park. Followed by Coffee shops.

Which shows that there are lots of green spaces in the area, as well as resting places for a cup of coffee.



CORRELATION

To create a better model, the correlation between price and features includes the number of bedrooms, the number of bathrooms, having den or not, the number of nearby business venues and number of nearby tourist venues are calculated.

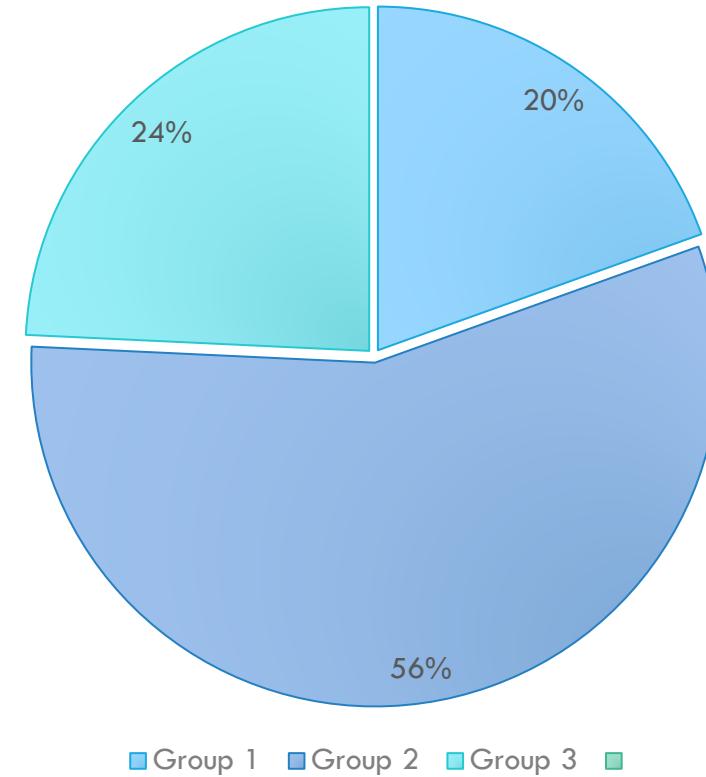


FINDINGS

For tenant and apartment owner, by the results, we can see most of the apartment for rent in Downtown Toronto priced around 2,200 CAD, and most of them have 1 bedroom and 1 bathroom, with near 12 nearby business venues and 55 nearby tourist venues.

If a tenant in Toronto wants a lower rental price apartment, he/she is expected to have less nearby venues but can have a rental price close to 1,449 CAD, while remaining the same 1 bedroom and 1 bathroom configuration.

In the same case, if the tenant wants a 2 bedroom and 2-bathroom apartment, the rental price is expected to rise to around 3,299 CAD, and still having lots of nearby facility in Downtown Toronto.



	Count	Bedroom	Bathroom	Business	Tourist	Price
Group 1	177	2	2	14	55	3299
Group 2	510	1	1	12	55	2231
Group 3	220	1	1	7	27	1449

THANK YOU

