TABLEAU PROJECT

JUSTIN TUNG
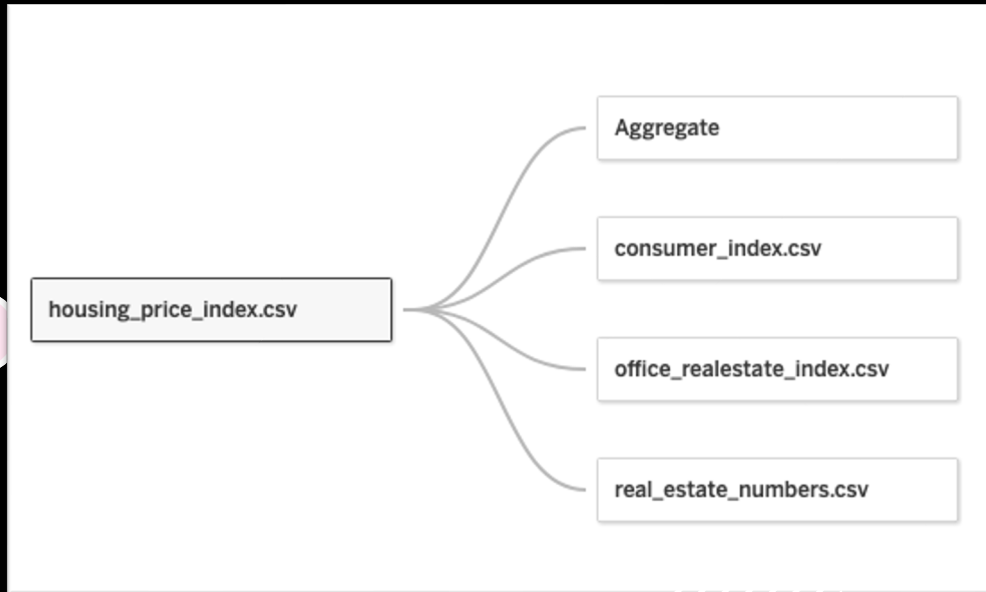
Project Process

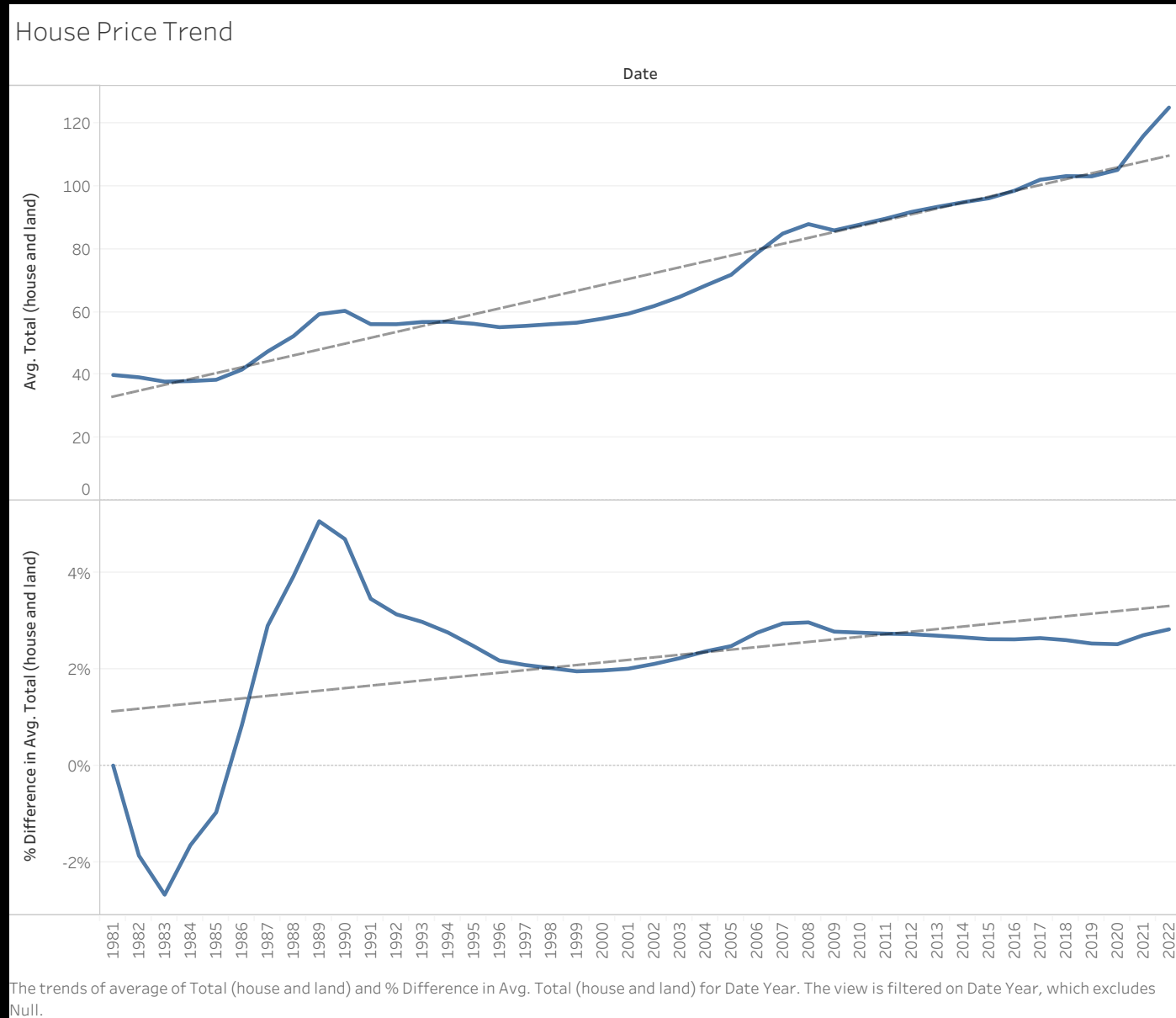| EDA	Data Visualization	Data Interpretation
Explore what each dataset contains and what connects them	Visualize dataset to fit the questions (provided)	Interpret the results

Project Option

- Option number 1 was selected

- Explore the relationship between tables and use "date" as the common set of column

- Five tables are linked together for the final data frame

House Price Trend

- Price trend from 1981-2022
- Generally trending upwards
- Percentage of growth has been positive after 1986

House Price Trend

The trends of average of Total (house and land) and % Difference in Avg. Total (house and land) for Date Year. The view is filtered on Date Year, which excludes Null.

House Price VS Office Price

- Both trending upwards
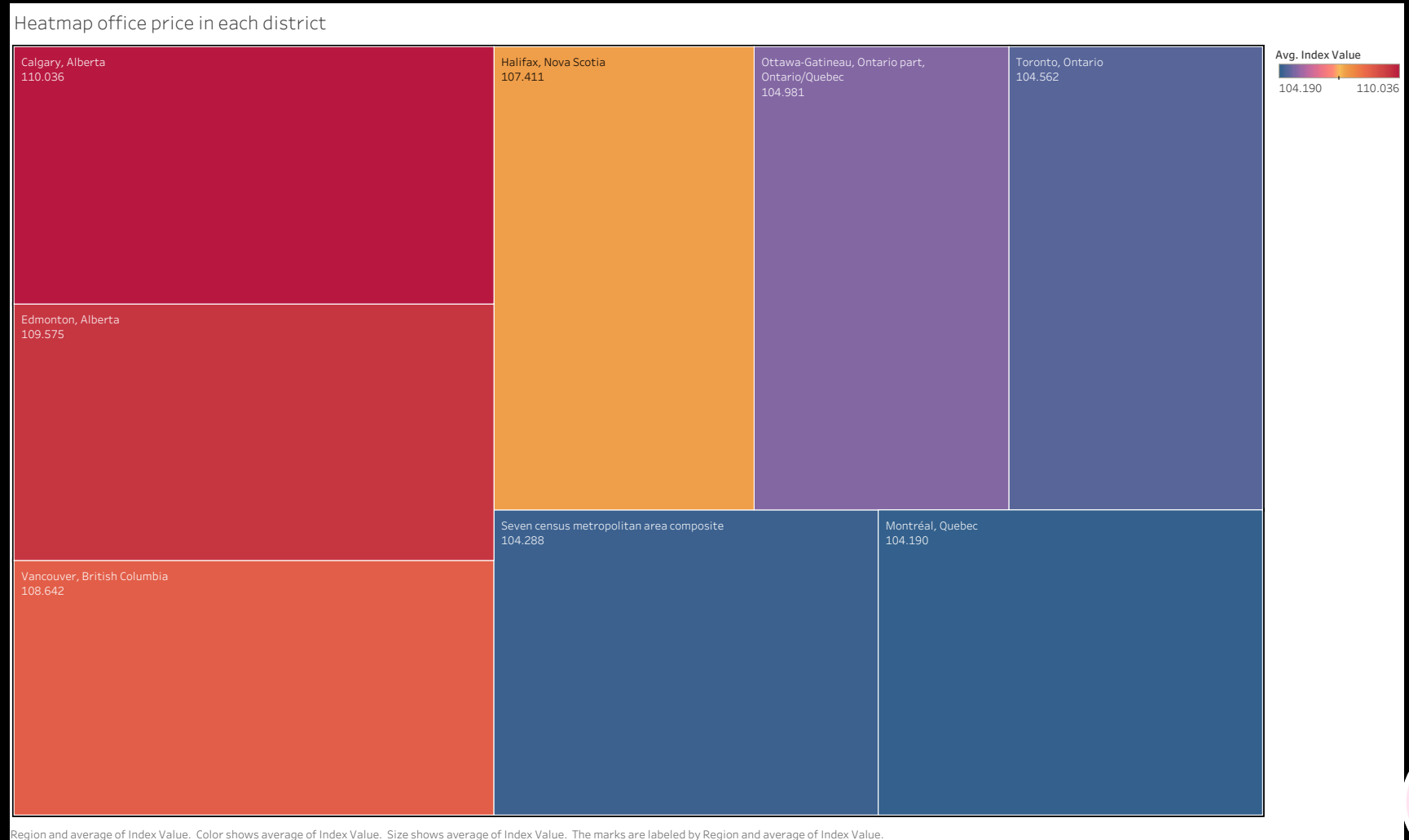- Office price rise quicker than house price

House Price Trend vs Office Price Trend
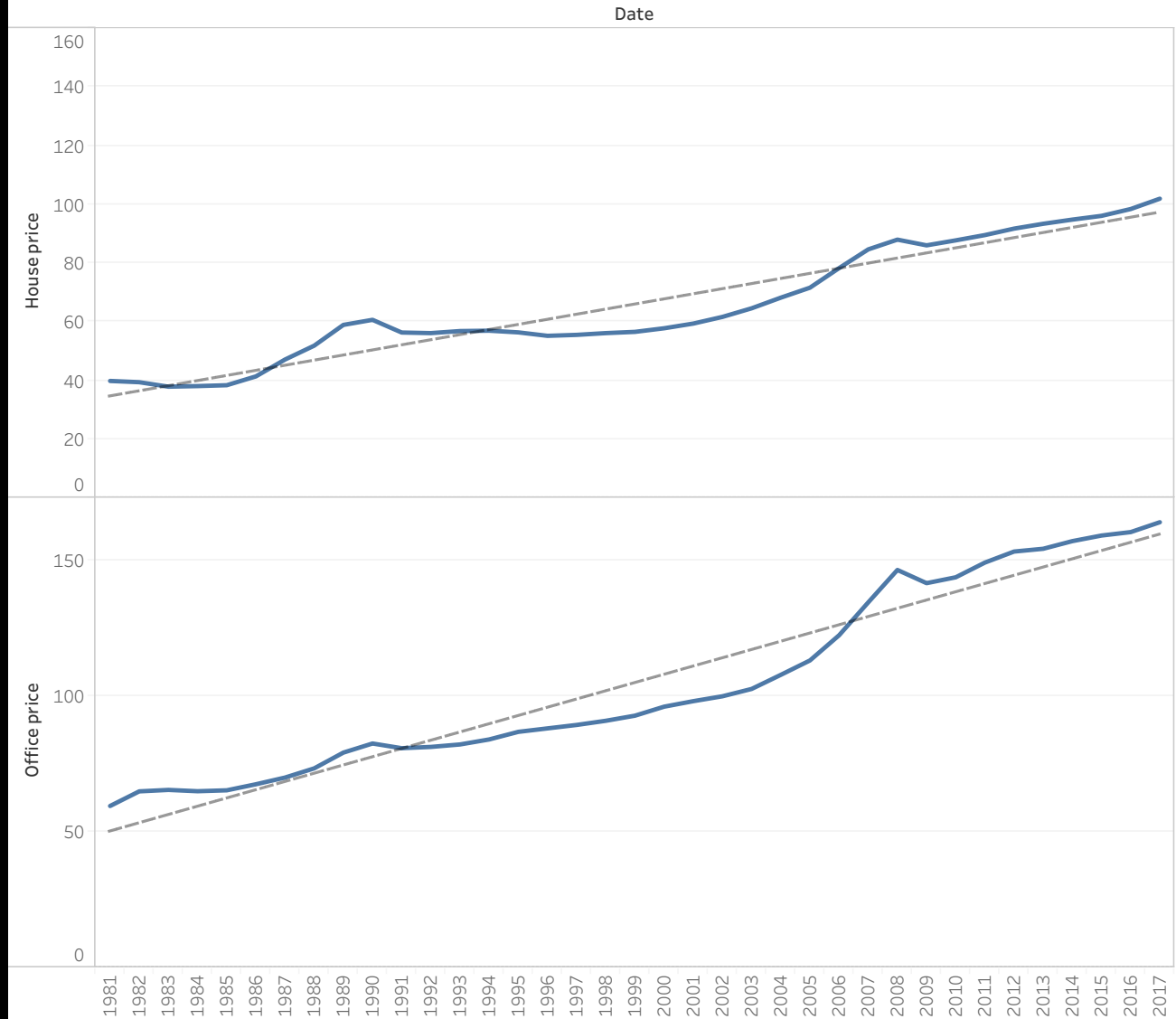
The trends of average of Total (house and land) and average of Index Value for Date Year. The data is filtered on Property Type, which keeps Office. The view is filtered on Date Year and average of Index Value. The Date Year filter excludes Null. The average of Index Value filter keeps non-Null values only.
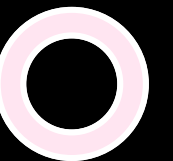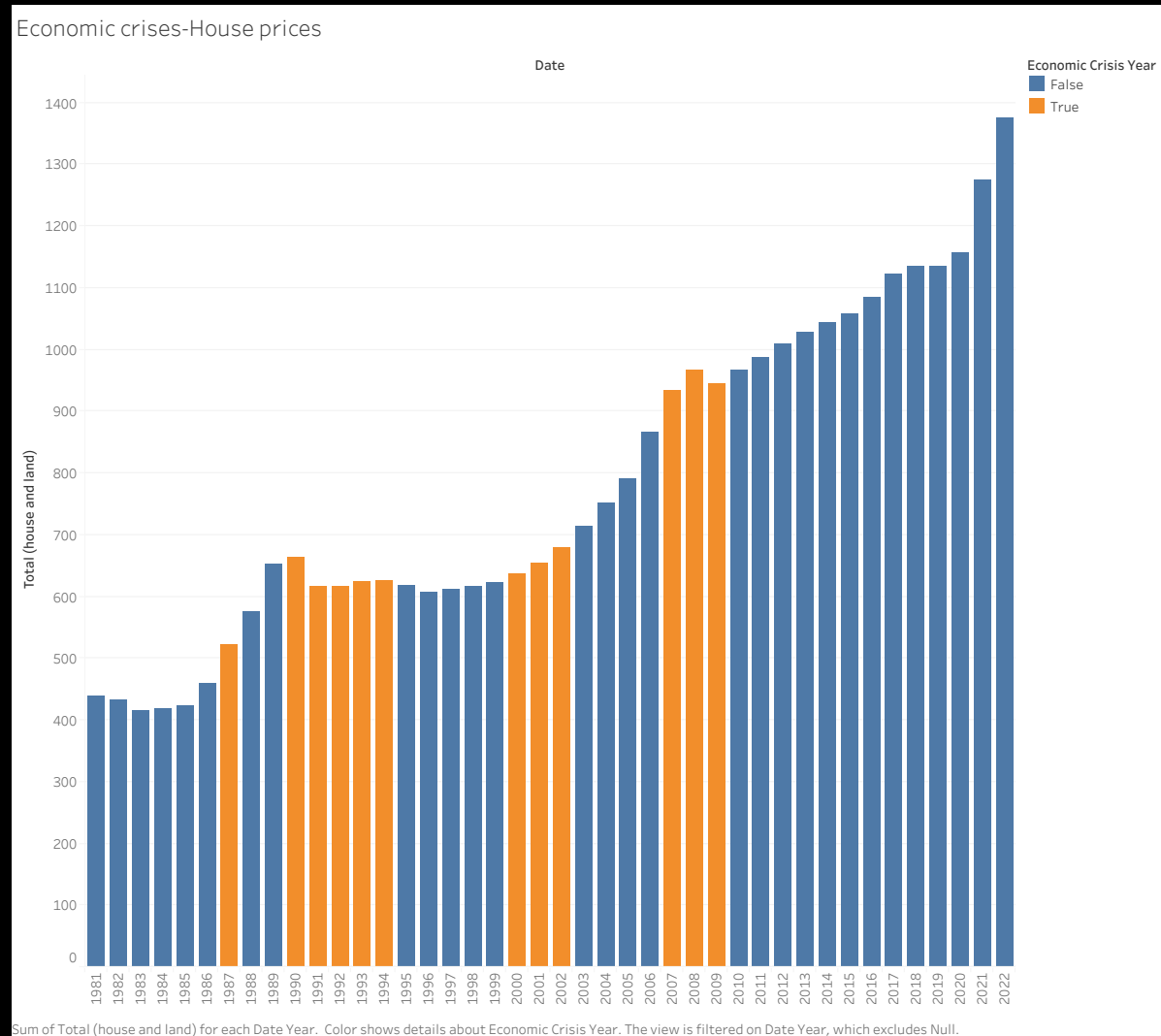
Office Price In Districts

- Red represents higher price and blue being lower
- Calgary is highest and Montreal is lowest

Heatmap office price in each district

Calgary, Alberta 110.036	Halifax, Nova Scotia 107.411	Ottawa-Gatineau, Ontario part, Ontario/Quebec 104.981	Toronto, Ontario 104.562
Edmonton, Alberta 109.575			
Vancouver, British Columbia 108.642	Seven census metropolitan area composite 104.288	Montréal, Quebec 104.190	

Avg. Index Value
104.190   110.036

Region and average of Index Value. Color shows average of Index Value. Size shows average of Index Value. The marks are labeled by Region and average of Index Value.
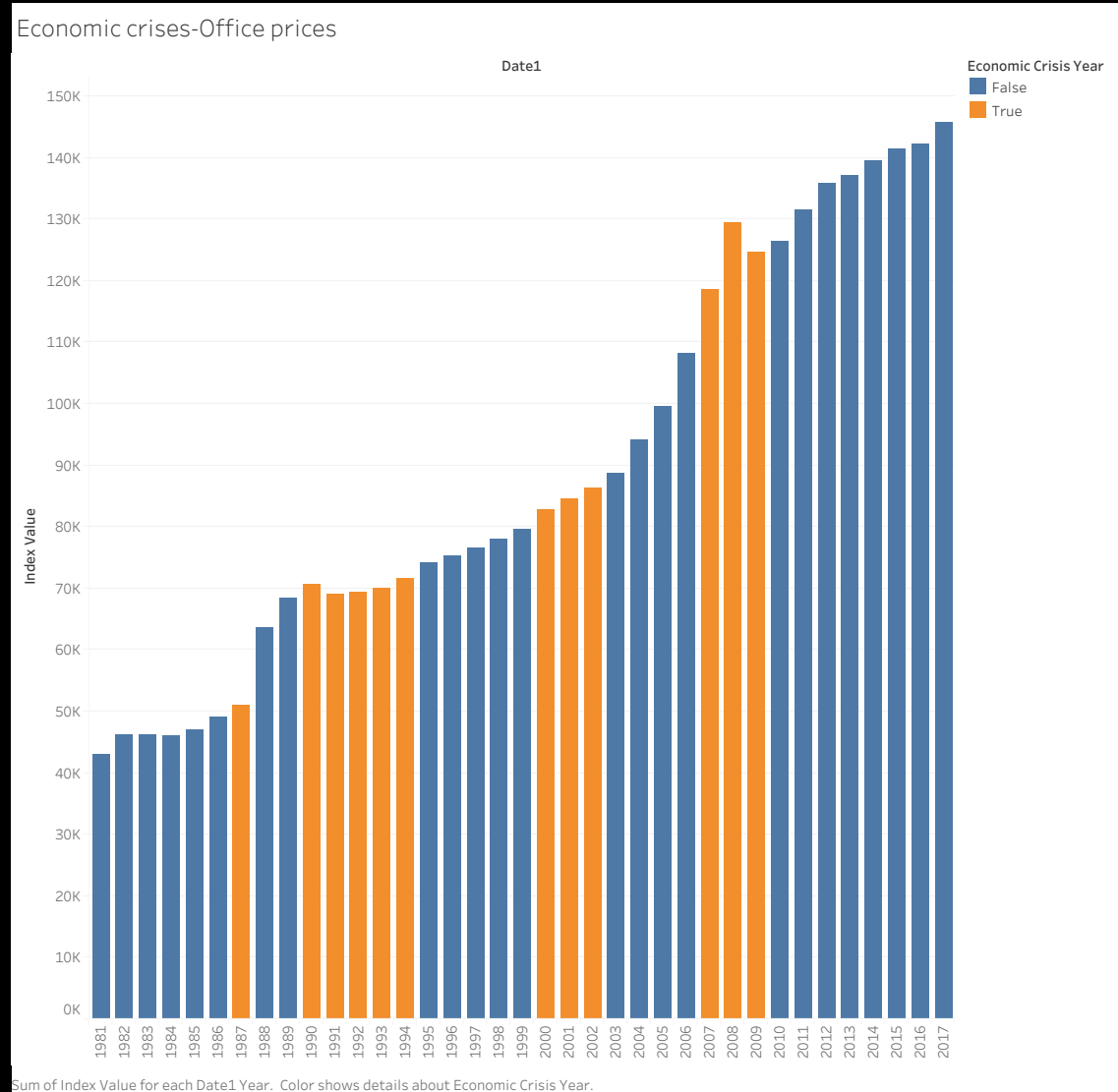
Economic Crises- House Prices

- Does not show significant impact on the economic crisis
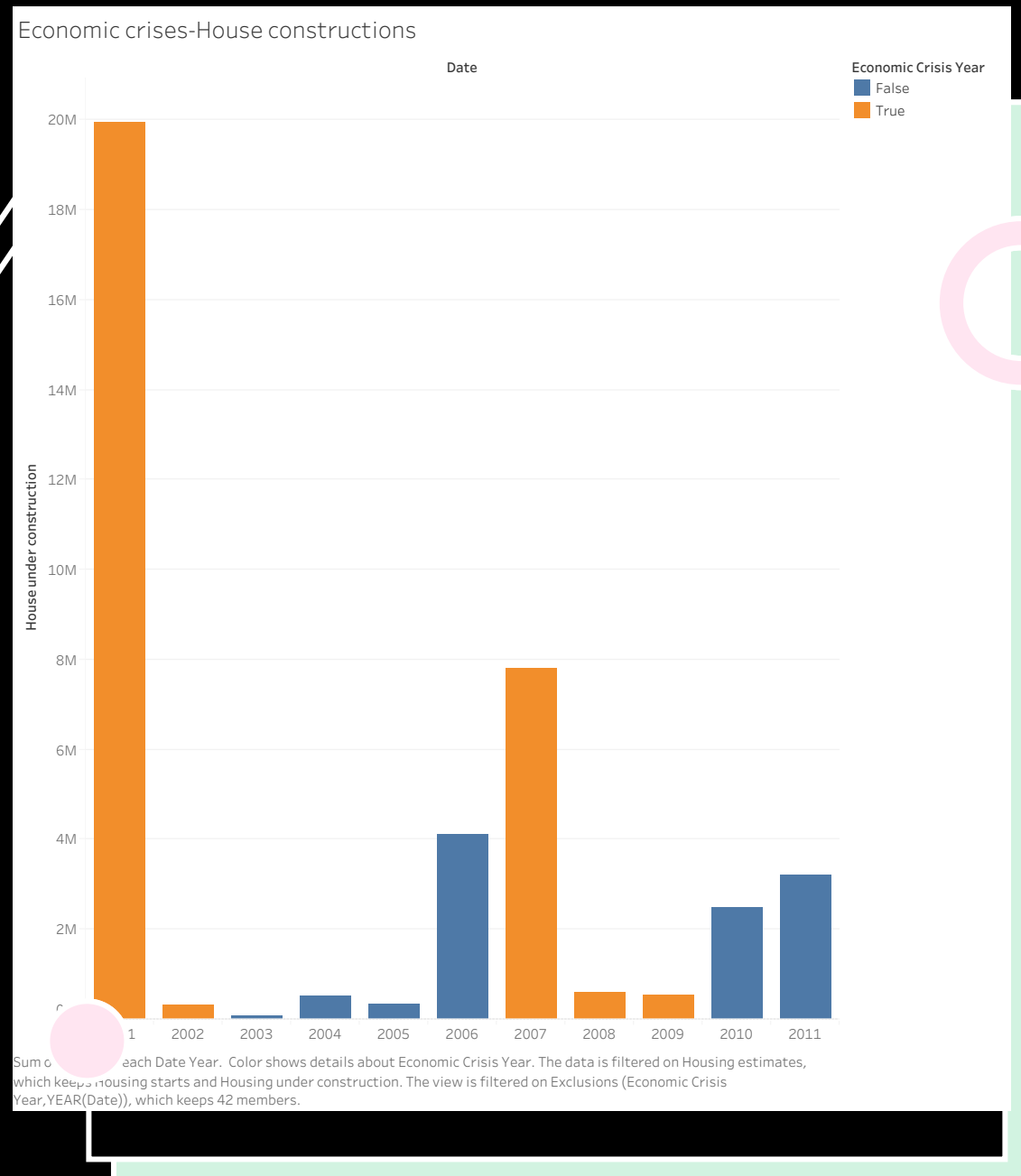- Slowed down only a bit but overall still trending upwards

Economic crises-House prices

Sum of Total (house and land) for each Date Year. Color shows details about Economic Crisis Year. The view is filtered on Date Year, which excludes Null.

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Economic Crises- Office Prices

- Similar to house price no significant impact on economic crisis


Economic crises-Office prices

Sum of Index Value for each Date1 Year. Color shows details about Economic Crisis Year.

ECONOMIC CRISES- HOUSE CONSTRUCTIONS

- Total house construction impacted negatively by the economic prices

Economic crises-House constructions

Date

Economic Crisis Year
- False
- True

Sum of [...] each Date Year. Color shows details about Economic Crisis Year. The data is filtered on Housing estimates, which keeps Housing starts and Housing under construction. The view is filtered on Exclusions (Economic Crisis Year,YEAR(Date)), which keeps 42 members.

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ECONOMIC CRISES- CONSUMER INDEX

- Can not determine if consumer index was affected by the economic prices since it fluctuates even during normal years
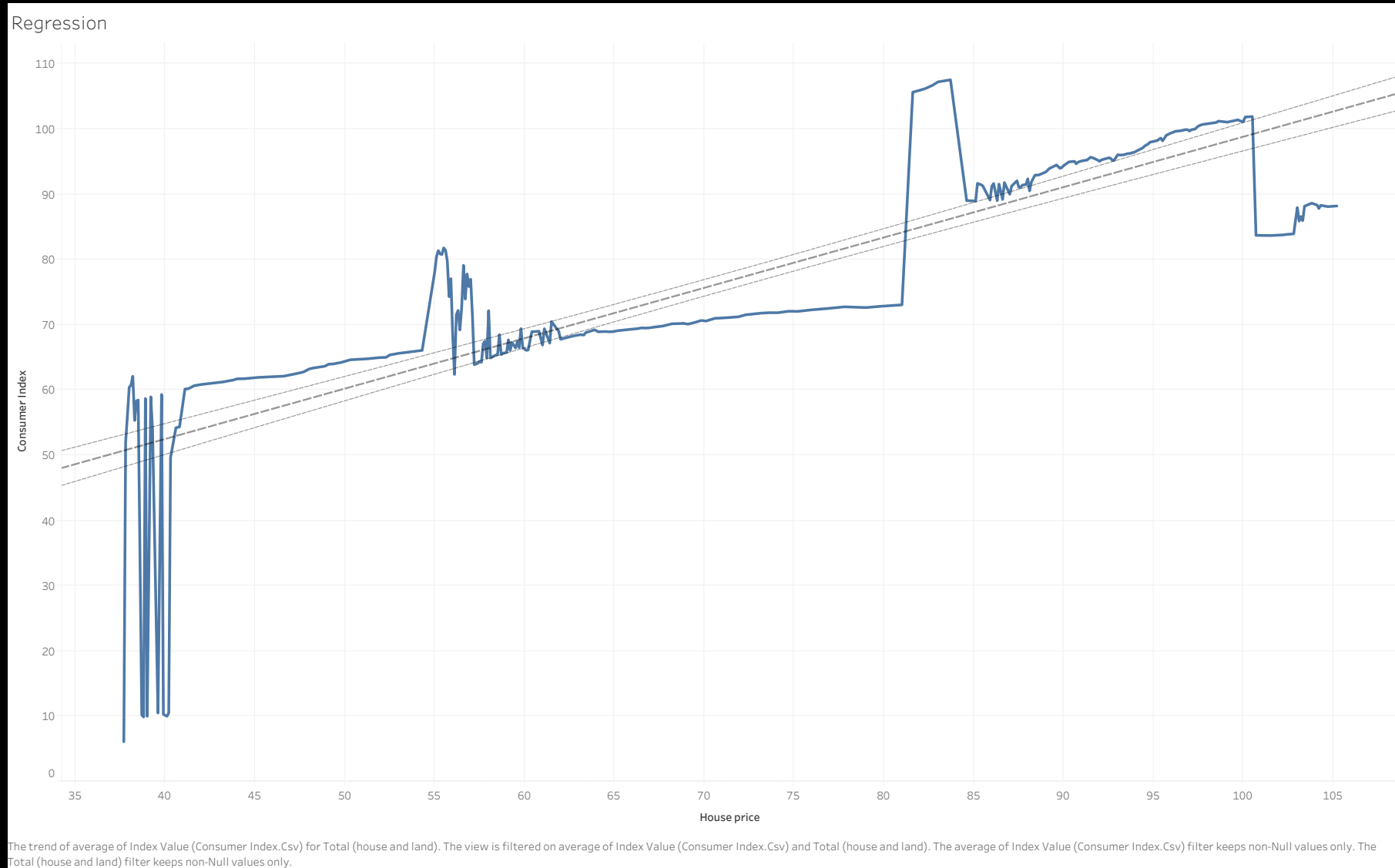

Economic crises-Consumer index
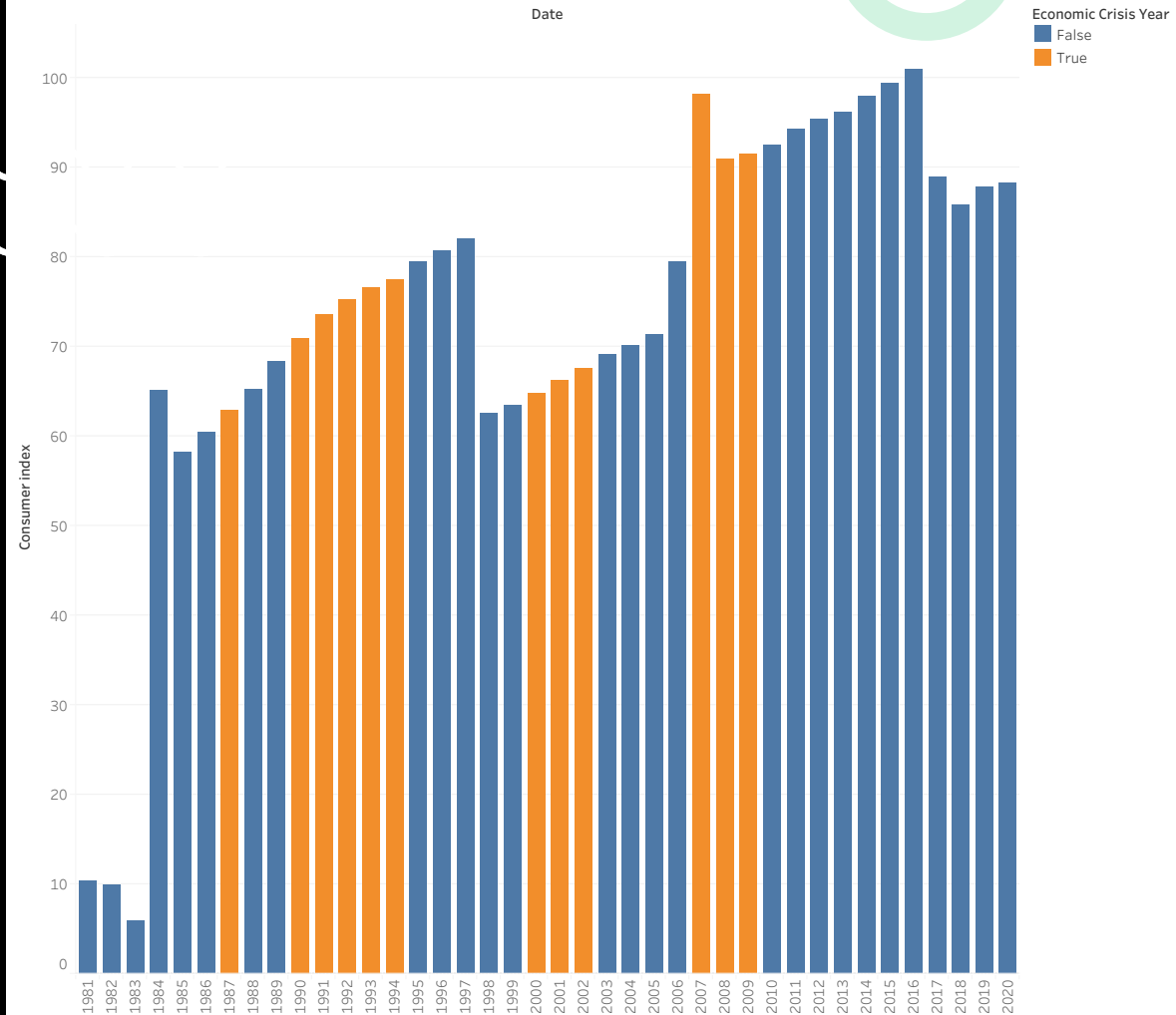
Average of Index Value (Consumer Index.Csv) for each Date Year. Color shows details about Economic Crisis Year. The view is filtered on Exclusions (Economic Crisis Year,YEAR(Date)) and average of Index Value (Consumer Index.Csv). The Exclusions (Economic Crisis Year,YEAR(Date)) filter keeps 42 members. The average of Index Value (Consumer Index.Csv) filter keeps non-Null values only.
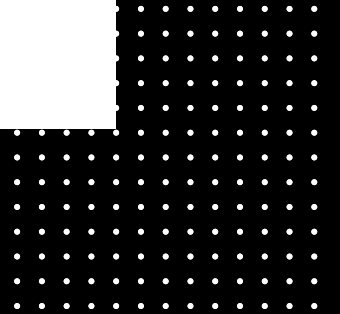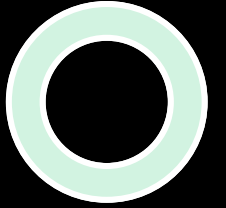
Consumer Index & Housing Index Regression

R squared = 0.69
P value < 0.0001

- Shows positive relationship and statically significant

Regression

The trend of average of Index Value (Consumer Index.Csv) for Total (house and land). The view is filtered on average of Index Value (Consumer Index.Csv) and Total (house and land). The average of Index Value (Consumer Index.Csv) filter keeps non-Null values only. The Total (house and land) filter keeps non-Null values only.

Summary

- Overall trend of real estate prices going upwards throughout the years

- Economic crises impact more so on the number of houses being built (reduce) than the house price and consumer index

- House price and consumer index shows a positive relationship and house price can be used to predict consumer index to an extend

THANK YOU

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