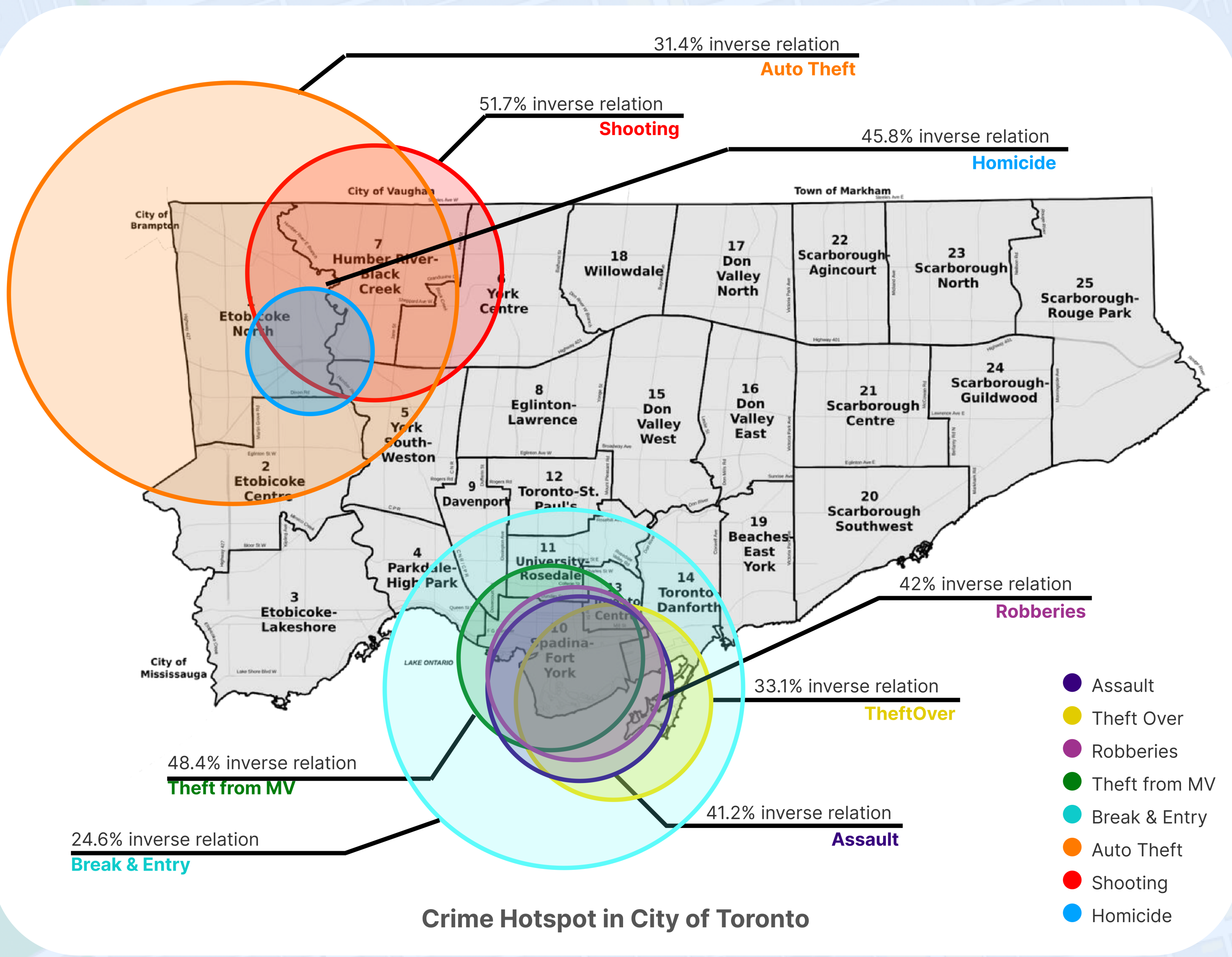
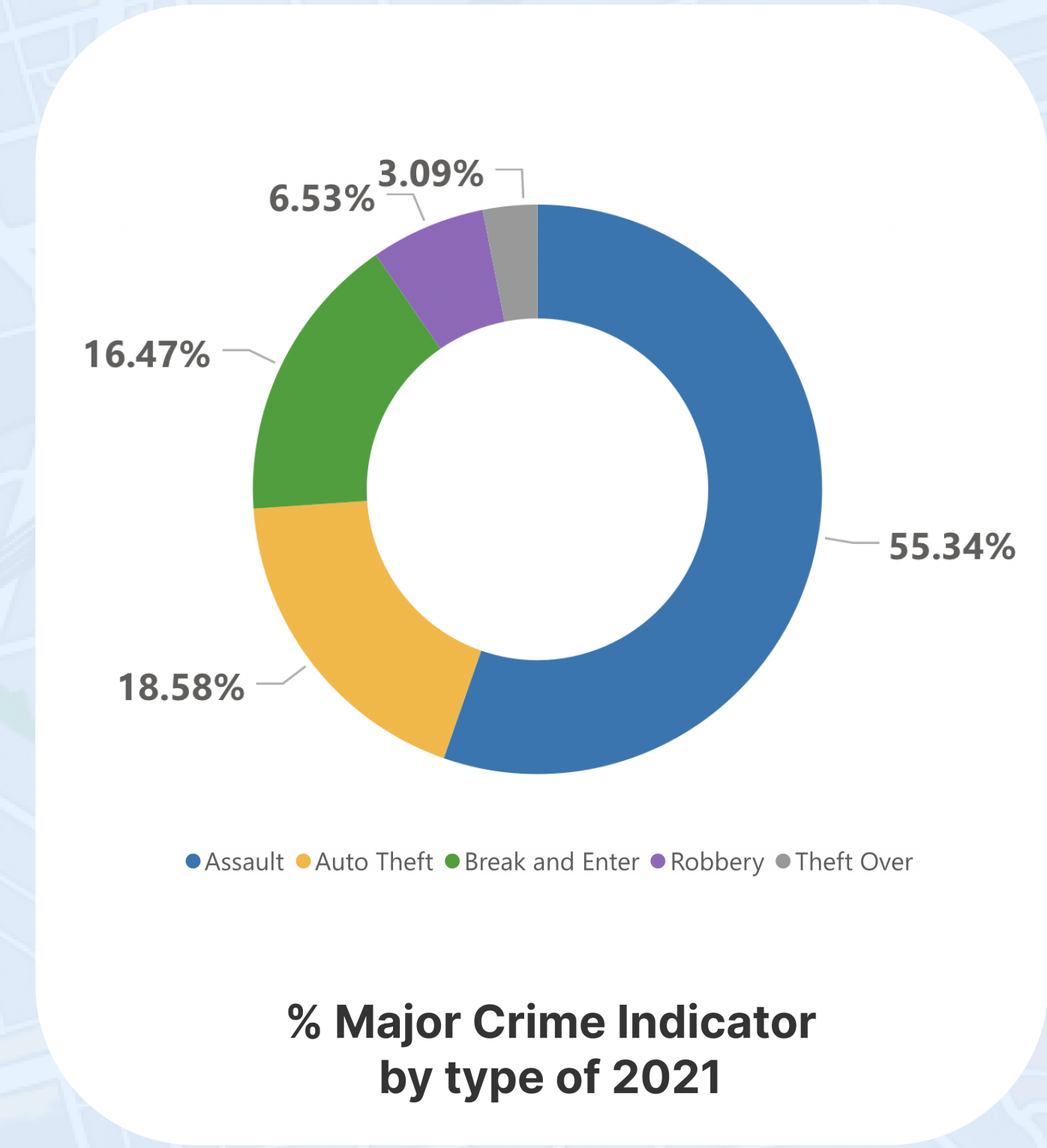


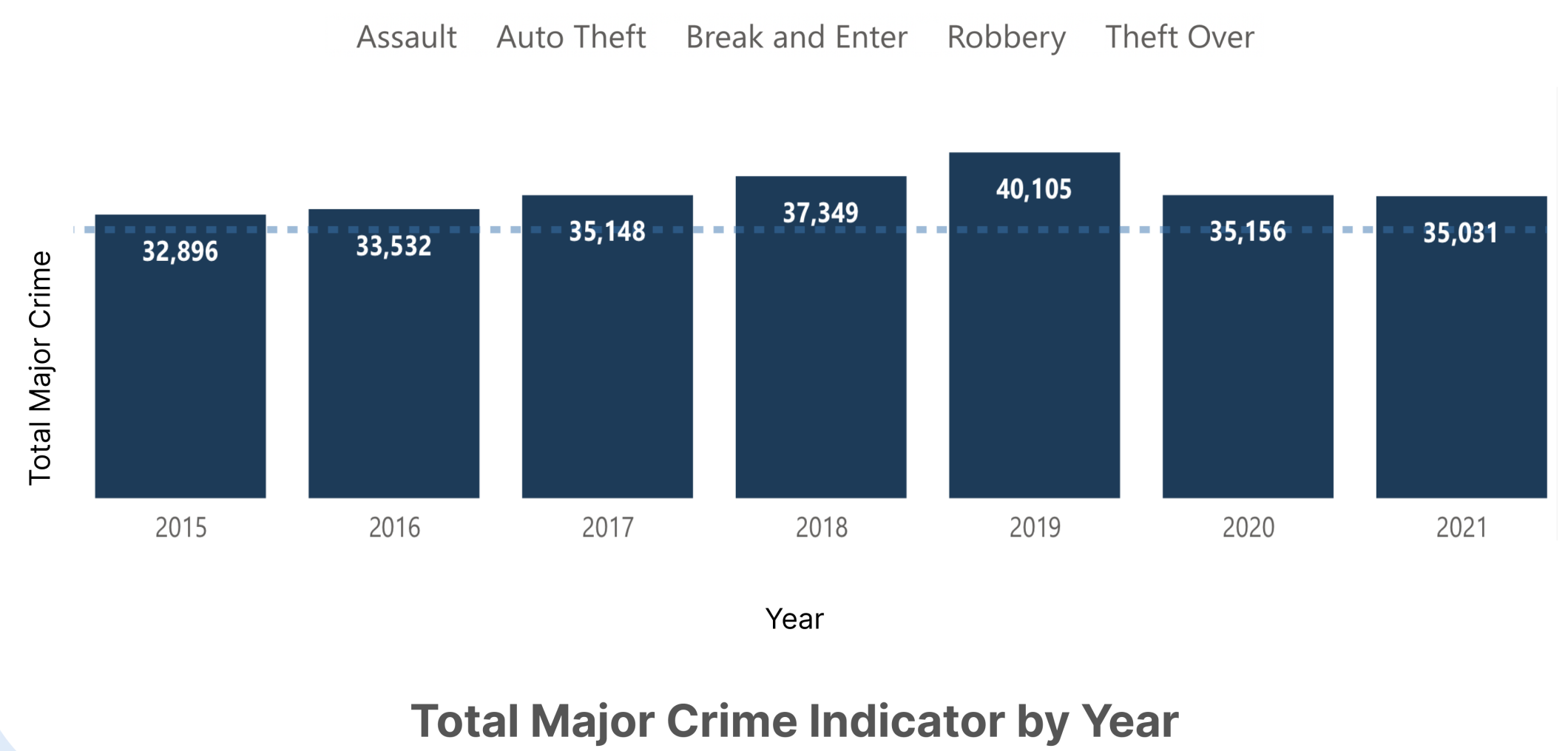
Impact of crime on housing prices of Toronto



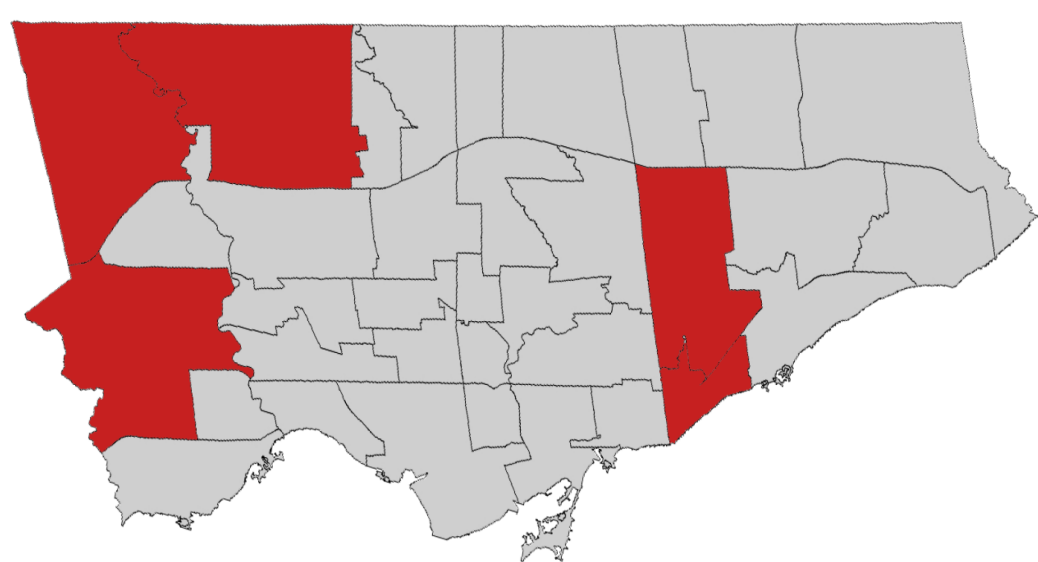
Reason ?
Crime rate per 100K population is higher in North-west and South side of Toronto



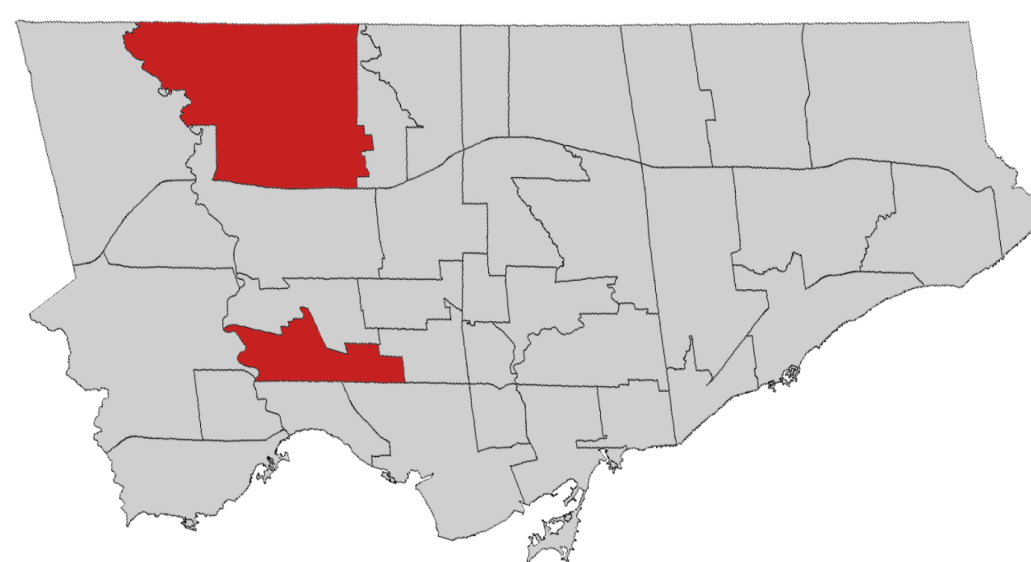
All crimes are inversely related to the housing price which means that housing prices will decrease with an increase in crime, with **Shooting** having the highest impact.



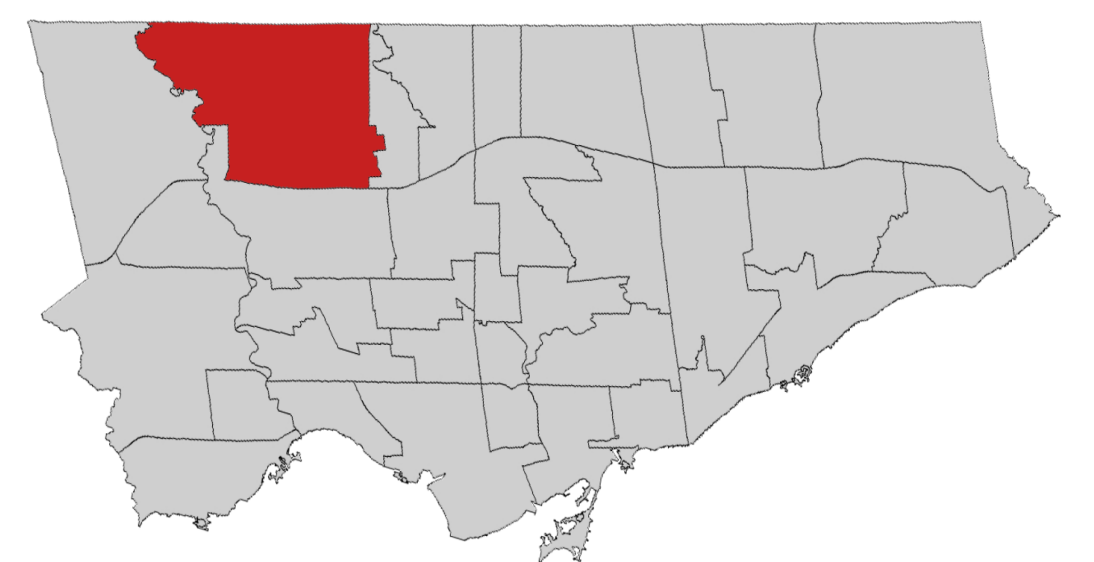
Red indicates the regions affected, determined by **Spatial Auto Correlation (LISA)** with a significance of **95%**



Housing price affected by Shooting 2015



Housing price affected by Robberies 2016



Housing price affected by Homicide 2020

Our Findings



Crimes are clustered together in some regions of Toronto.



Housing prices are inversely related & vary for every crime.

Pricing effect for Shooting 2015

8%

average change was observed in the hotspot areas

Wards(W05,W10,W08)

10%

average change was observed in the neighboring areas

Wards(W04,W09,W03)

References:
(Neighborhood Crime Rates (Boundary File) | Toronto Police Service Public Safety Data Portal, n.d.)
(TRREB - MLS Home Price Index Archive, n.d.)

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