**Questions/Ideas for the project**

1. **Affordability by year based in interest rate**
2. **Where could I live (city,sate), based on affordability?**
3. **What has caused housing costs to appreciate over the last 10 years?**
4. **What will be the prediction, like in the next couple of years?**
5. **How do interest rates affect the housing market?**

* We have 15 yr and 30 yr rates in our data
* Higher interest rates mean higher monthly payments for mortgages, which make it harder for people to buy a home
* Local factors impact housing prices – Fortune 500 companies. Other factors like school district, weather and proximity to things, amenities in the area, etc.,

1. **What effect does Median Taxes have on housing?**
2. **Show a correlation between housing prices and interest rates?**

Machine learning??

1. **Will housing affordability become an issue? Show affordability for existing single family homes for cities/metropolitan areas over time?**

* Is there a way to show that first time homes buyers or families with modest incomes can afford?

1. **Renting vs. owning – Monthly costs**
2. **Race and median income of households**
3. **Years to save for downpayment**

**Additional stories we would have liked to tell (if we had more time)**:

* We have gathered lot of interesting data, but due to lack of time, we were not able to get into these analyses
* Given the tight supply of homes, builders have incentivized to build larger homes where their profit margins are larger, driving down affordability
* What the affordability trend is for different households – age, gender, married, married with children, families, non families, etc., based on income?
* Comparing rental costs to the median income data and determining how difficult it would be to save to purchase their first home
* Income – breakdown