**Project Title: Real Estate price variation – are we facing a new bubble?**

**Name of Group**: Insane Data Prophets

**Team Members**: Dan Dragone, Billy Martinez, Pavana Srinivasa, Roma Patel

**Project Description/Outline**:

Our group is looking to analyze the real estate market variation over time, analyze the increase/decrease in comparison with the inflation rates and a closer analysis comparing the years before the last crisis (subprime crisis 2007-2008) and the market price variation since then. Ideally, we will have the ability to answer if we are facing a new bubble.

**Data Sources**:

Real estate data sources (3):

https://www.usabledatabases.com/#contact-us

https://www.realtor.com/research/data

https://www.zillow.com/research/ztrax/

Inflation rate sources:

http: …

Federal Reserve Interest rates:

http:…

(TBD) – Loan rates / mortgage

http://...

**Research Questions to Ask**:

**scope**:  
- We will evaluate the Real Estate market variation by zip code.  
- our analysis is going back to 2000 or maybe 1996 (12 years before the subprime crisis 2008)

**Goals**:

- Determine the cities/zip codes with greatest and lowest market price variation. After and before subprime crisis

- Predict the real estate market prices for 2 specific zip code - up to 2 years from now.

- Answer the question: “Are we facing another “bubble”?

**Charts we plan to use**:  
- (bar chart) top 10 zip codes with greatest market price variation  
- (bar chart) top 10 zip codes with lowest market price variation  
- line chart (over time)  real estate market price vs inflation rate vs fed interest rates

- Line chart (over time) 11-12 years before subprime crisis

- Line chart (over time) 11-12 years after subprime crisis

- Google maps plot for the top 10 (or 5) zip codes with greatest and lowest market variation

- regression to define the market price of the top 5 greatest variation zip codes (up to 2 years from now)

**Milestones and Activities**

