**Project Title: Real State Analysis**

**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 xx number of years before the last crisis (subprime crisis 2007-2008) and the market price variation since then.

**Data Sources**:

Real State 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)

**Questions to answer**:

- what are the zip codes that had the best performance over inflation rates?  
- what are the zip codes that had the worst performance over inflation rates?  
- when the valleys happened (lowest prices in the historic series)? What happened during that time?

- How was the market price variation in the 10-12 year before the subprime crisis (compared to the inflation rates)?  
- How is the market price now 11-12 years after the subprime crisis?

- Are we facing another crisis?

**Few charts we can have**:  
- (bar chart) top 10 zip codes with most market price increase over inflation  
- (bar chart) top 10 zip codes with the worst market price increase over inflation  
- 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

- something else (TBD)

**If time allows**:

- predict the real state market prices for one specific zip code - up to 2 years from now.