

FORECASTING HIGH-VALUE ZIP CODES BY UTILIZING TIME SERIES ANALYSIS

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PHASE IV PROJECT

GROUP MEMBERS

Beryl Saoke

Janet Atunga

John Nkakuyia

Faith Gitau

Alice Nyamongo

BUSINESS PROBLEM

- Our client is looking to move to Miami Dade county.
- His budget is \$300K dollars and he is looking to base his decision off of which zip code will produce the greatest return on investment over the next three years as he will be looking sell the property.

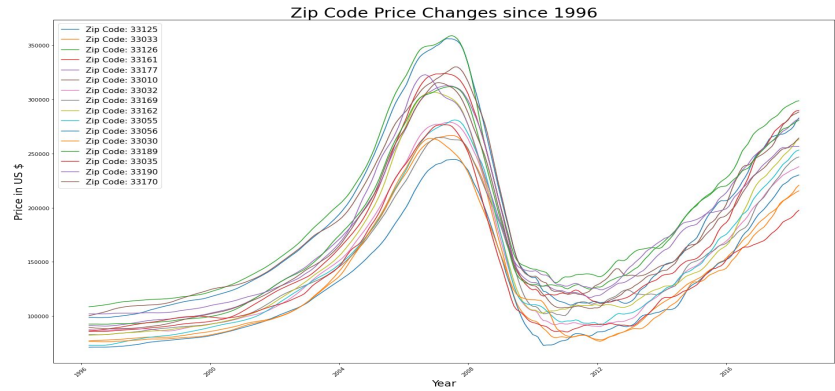
OBJECTIVES

Identify properties in Miami-Dade County with the potential for high ROI within a 3-year timeframe.

Analyze historical data, market trends, and economic indicators to forecast future property values and ROI accurately.

Provide actionable recommendations to the client based on the analysis to maximize investment returns and minimize risks

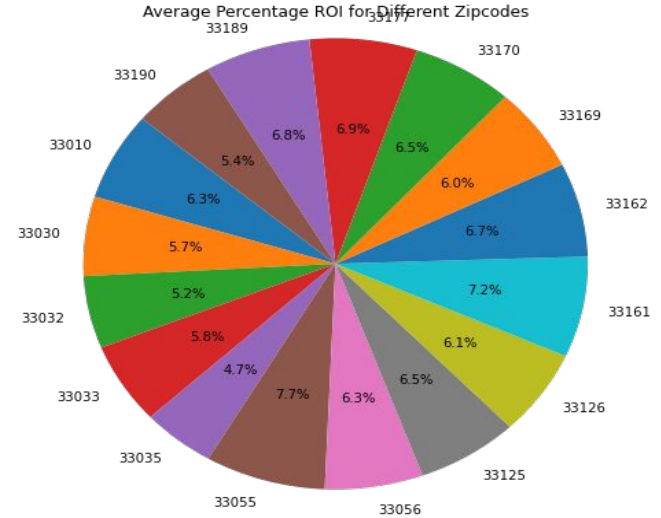
MARKET AT A GLANCE



House prices have varied over the years, mainly as a result of the housing crisis that hit in 2007. Since then, though, house prices have been on a steady increase.

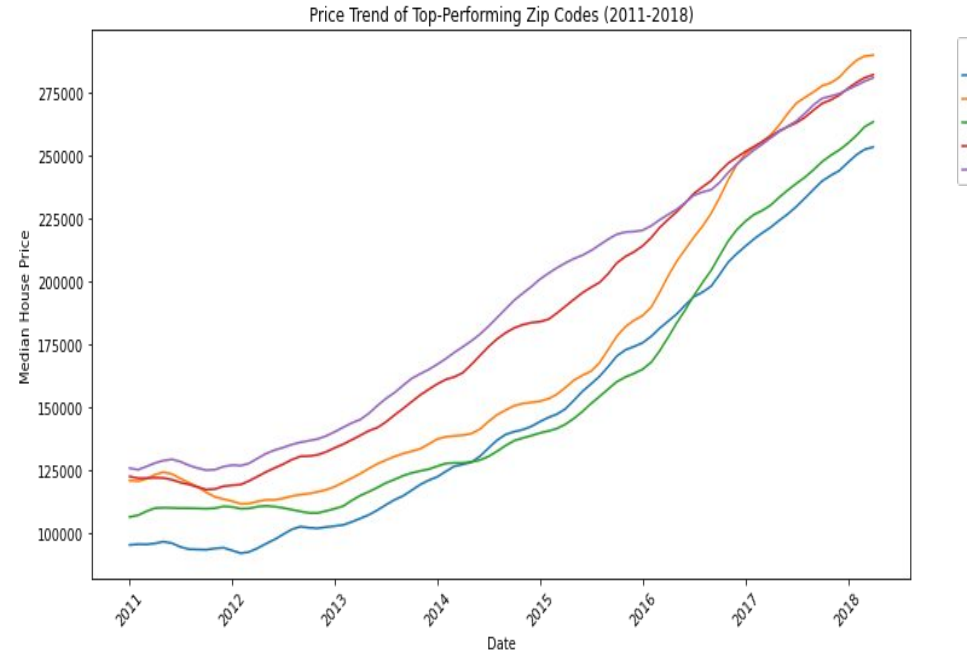
The dataset comprises property information spanning from April 1996 to April 2018, offering insights into long-term trends and market conditions.

MARKET AT A GLANCE



Strong growth regions defined as having positive ROI since the recovery of the housing market (2012-2018)

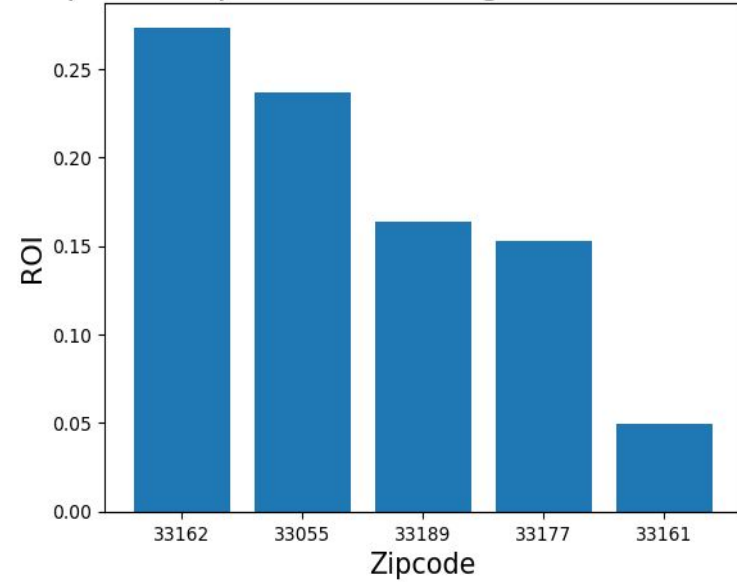
MARKET AT A GLANCE



A Consistent growth in the prices is noted post recession ,restoring market confidence and fostering sustained growth.

POTENTIAL RETURN

Top Five Zipcodes with Highest ROI Forecast



North Miami Beach, Miami Gardens, Cutler Bay, South Miami Heights and North Miami show great potential for lucrative real estate investments

RECOMMENDATIONS

1. We recommend that the client considers the top 5 Zip codes which are North Miami Beach, Miami Gardens, Cutler Bay, South Miami Heights and North Miami
2. Consider diversifying investments across the strong growth regions to mitigate risks associated with localized market fluctuations
3. Continuously monitor market dynamics, economic trends, and regulatory changes to adapt investment strategies accordingly

CAVEAT

Our analysis did not factor in other factors that could play into the potential for investing in these regions such as:

Potential for severe weather i.e storms

Age of homes

Crime rates

CONCLUSION

The scope of our project has been concluded and all objectives covered and therefore we leave the final investment decision on selecting one neighborhood to be made by the client based on their personal preferences.