**Executive Summary**

The Nashville house market is hot as like Nashville famous hot chicken: hot, spicy, and juicy. The rumor says that the house market of Nashville will keep rising after 2022 because the unstoppable population growth and low unemployment rates. Special, the entertainment industry doesn’t affect as bad as analysis prediction during the covid-19 time.

In my capstone project, I am going to look at the pre- covid time until 2020 to analyze the Nashville house market trend. It is going to show what the possible reasons to influent the prices, rental of Nashville house market.

**Motivation**

House, rental that is taking a large part for citizens’ living expense. The changes of house and rental will connect all the aspects for population to consider that Nashville life. As one of the house holders, the house price trends is one of my focusing points. Understanding of the potential Nashville house market that will lead investment strategies as well.

**Data Question**

* Where can I get the fair and correct data for the population growth?
* The year-by-year housing selling/rental trend by zip codes.
* The demand of jobs search/income growth in Nashville area.

**Minimum Viable Product (MVP)**

* Bullets points of simple background of Nashville house trend.
* The job demands in recently 6 years (bar chart)
* The rental price trends in recently 6 years; (line chart)
* The selling price trends in recently 6 years; (line chart)
* The reasons behind the price rising (costs; city developments; city branding points; weather)
* Year interest rates

**Schedule (through <date of demo day>)**

1. Get the Data (11/14)
2. Clean & Explore the Data (11/15 ~11/22)
3. Create Presentation of your Analysis (11-29)

* Should be a presentation, but could include a Jupyter Notebook or dashboard in Excel, Tableau, or PowerBI

1. Internal demos (<date of internal demos)
2. Demo Day!! (<date of demo day>)

**Data Sources**

Us. Census Bureau

Us. Department Of The Treasury

Nashville metro data portal

Zillow

**Known Issues and Challenges**

* *US. Census and metro data is already cleaned and doesn’t have to clean*
* *The datasets are clean and published graphs already.*
* *Topic is too big. It could come from a lot of reasons to push the price rising.*
* *Download portal has limited access.*