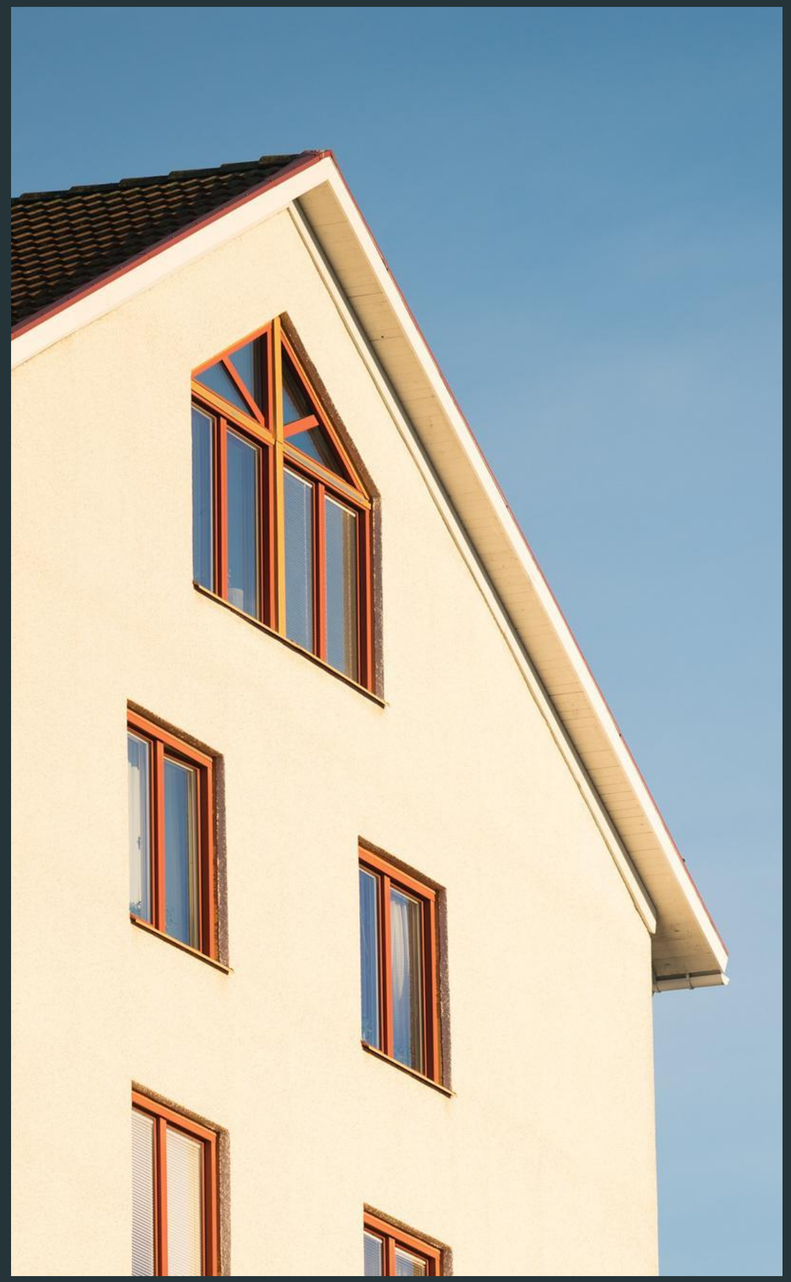

Texas Real Estate Insights

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ALY6070: Communicate/Visual Data Analysis

Prof. Maria Ayala, PhD

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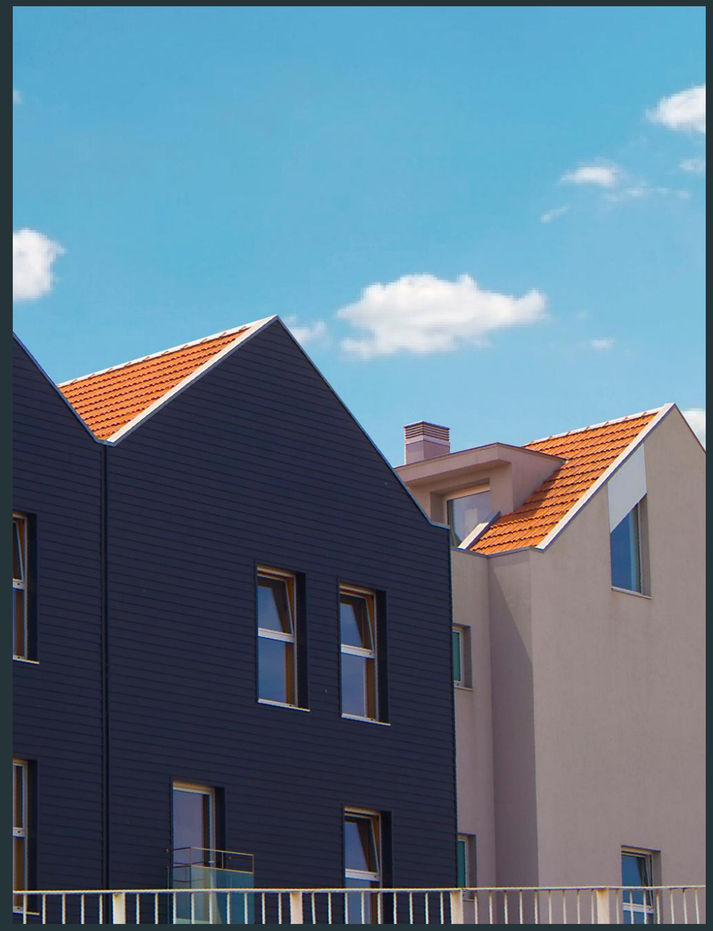
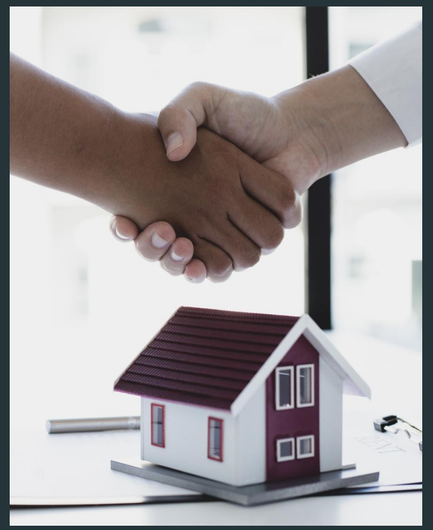
Texas Housing Dataset Overview

The Texas Housing Dataset offers insights into the real estate market across Texas cities. With features like sales, median prices, and inventory levels, it provides valuable insights for tracking trends and making informed decisions.

Empowering Investments:
Texas Housing Market Dashboard for Investors

- Identifies emerging trends and opportunities in the Texas housing market.
- Provides real-time data on key metrics such as median property prices, sales volume, and inventory levels.
- Enables quick comparison of market conditions across different cities and neighbourhoods.
- Helps in assessing risks and challenges in the market, aiding in informed decision-making.





Addressing Real Estate Investment Challenges

Investing in real estate can be a lucrative venture, but it also comes with its own set of challenges. This presentation aims to address these challenges by providing insights into the real estate market.

1. **Identifying High Demand Markets:** One of the challenges is identifying markets with high demand but low supply, which could indicate a potential for price growth. Our graph shows the trend of supply and demand.

2. **Budget Planning: The "Texas Cityscape:** Average Median House Prices Across Regions" visualization can help investors identify areas that fit their budget and investment strategy.

3. **Quick Returns on Investment:** Finding cities with quick returns on investment is another challenge. The "Top Cities with Rapid Inventory Turnover" visualization addresses the cities with lowest inventory.

4. **Comparing House Prices:** The "Average Mean Housing Price across Cities in Texas" visualization can help investors compare house prices at a glance.

5. **Identifying High Sales Volume Cities:** The "Sales Performance Analysis: Top 10 Cities by Sales" visualization can help address this challenge by ranking cities based on sales volume.

Data to Decision: Utilizing Dashboard Insights

Vision

Empowering Real Estate Investors with Data-Driven Insights

Mission

With our dashboard, our goal is to give real estate investors thorough and useful insights. Investors can make wise decisions and optimize their investments in Texas's ever-changing real estate market by identifying cities which are potential hubs for investment.

Decoding Dashboard Variables: A Quick Guide

01

Listings:

Total active listings

02

Sales:

Number of Houses sold

03

Median Price:

Median Sales Price

04

Inventory:

Months inventory(time it would take to sell all current listings at current pace of sales)

05

Mean Housing Price:

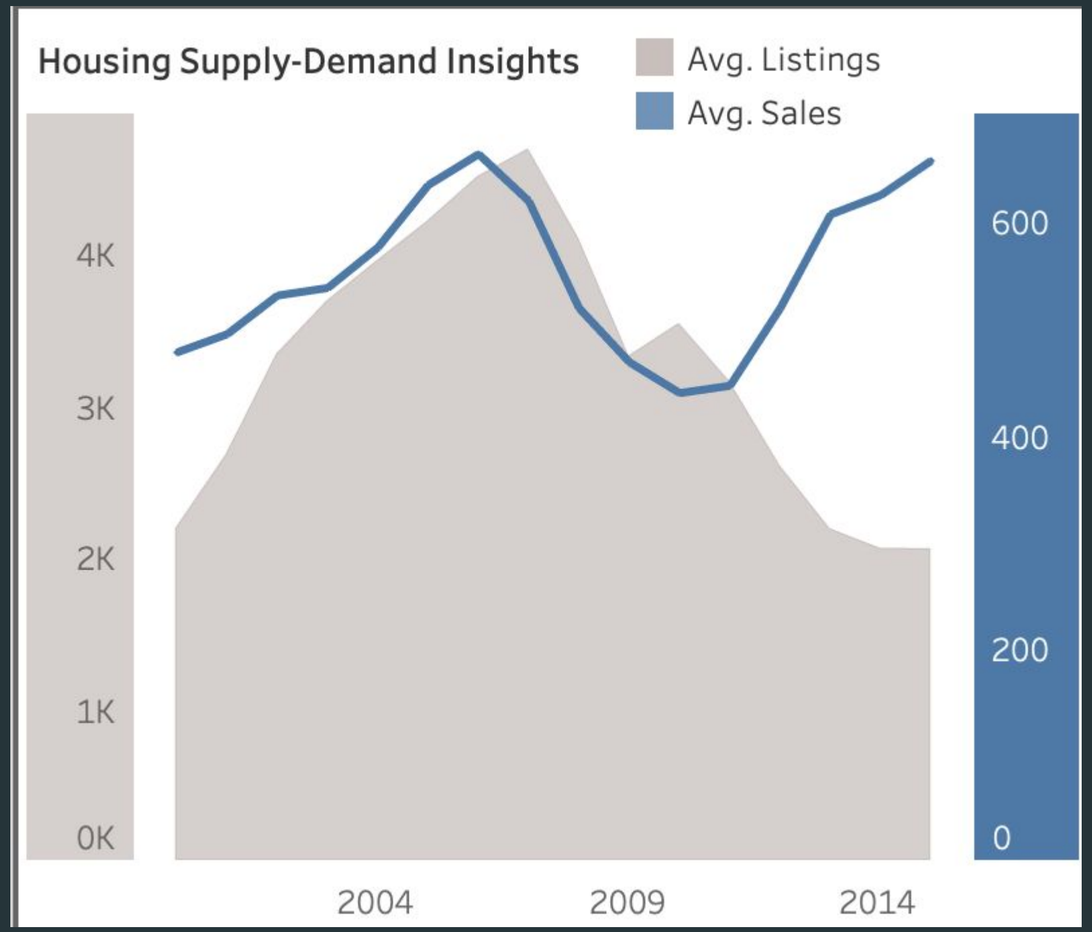
Average Sales price, calculated as Volume/Sales

Housing Supply - Demand Insights

What trends exist in Texas housing supply and demand dynamics over time?

Understanding trends in Texas housing supply and demand over time helps real estate investors identify market opportunities and assess risks for optimal investment decisions.

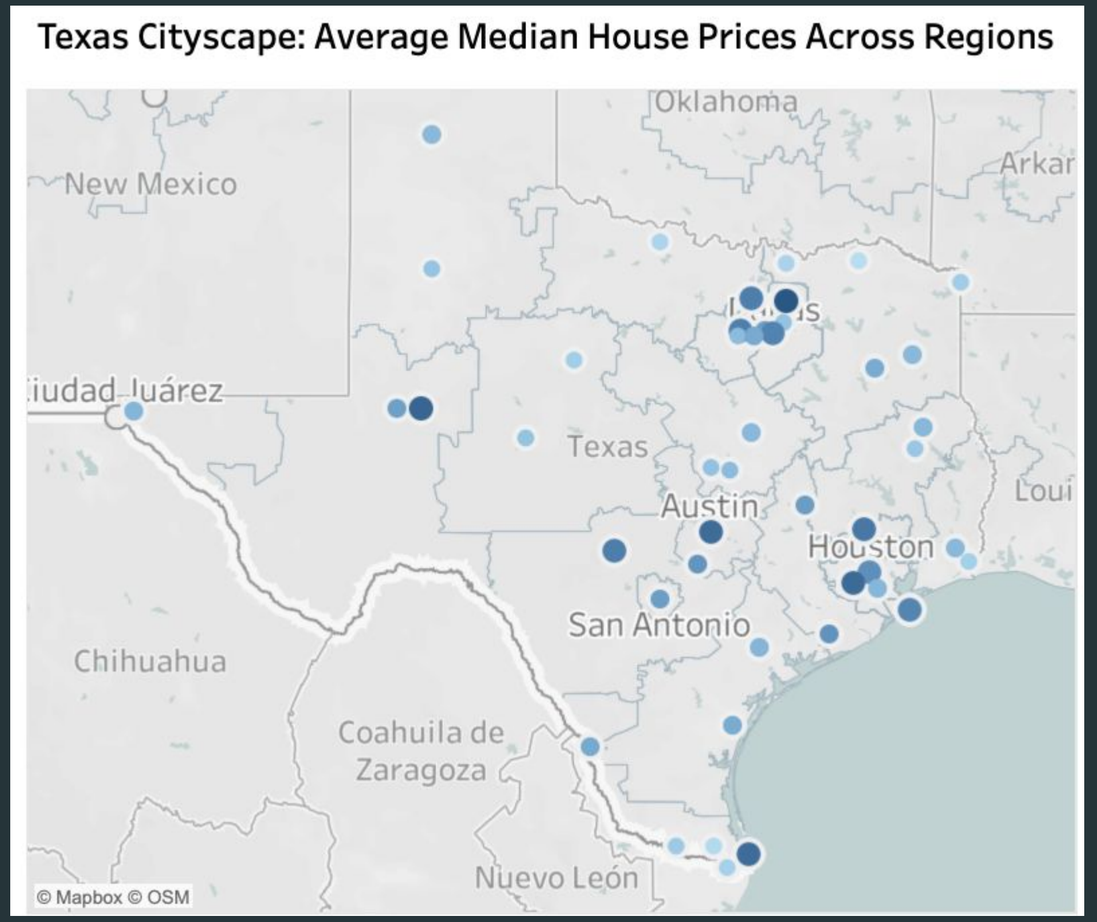
In 2015, a decrease is observed in listings compared to the previous year and there was an increase in sales numbers indicates a potential tightening of the housing market. Recognizing this trend allows investors to capitalize on market conditions and make timely decisions to maximize their investment returns.



Texas Cityscape: Average Median House Prices Across Regions

Which regions of Texas exhibit the highest average median house prices, and how does this impact investment strategies?

The darkness of the dots on the graph represents the average median house prices across different cities in Texas. Darker dots signify cities with higher average median house prices, indicating potentially more lucrative but also more expensive investment opportunities. Conversely, lighter dots represent cities with lower average median prices, suggesting more affordable investment options



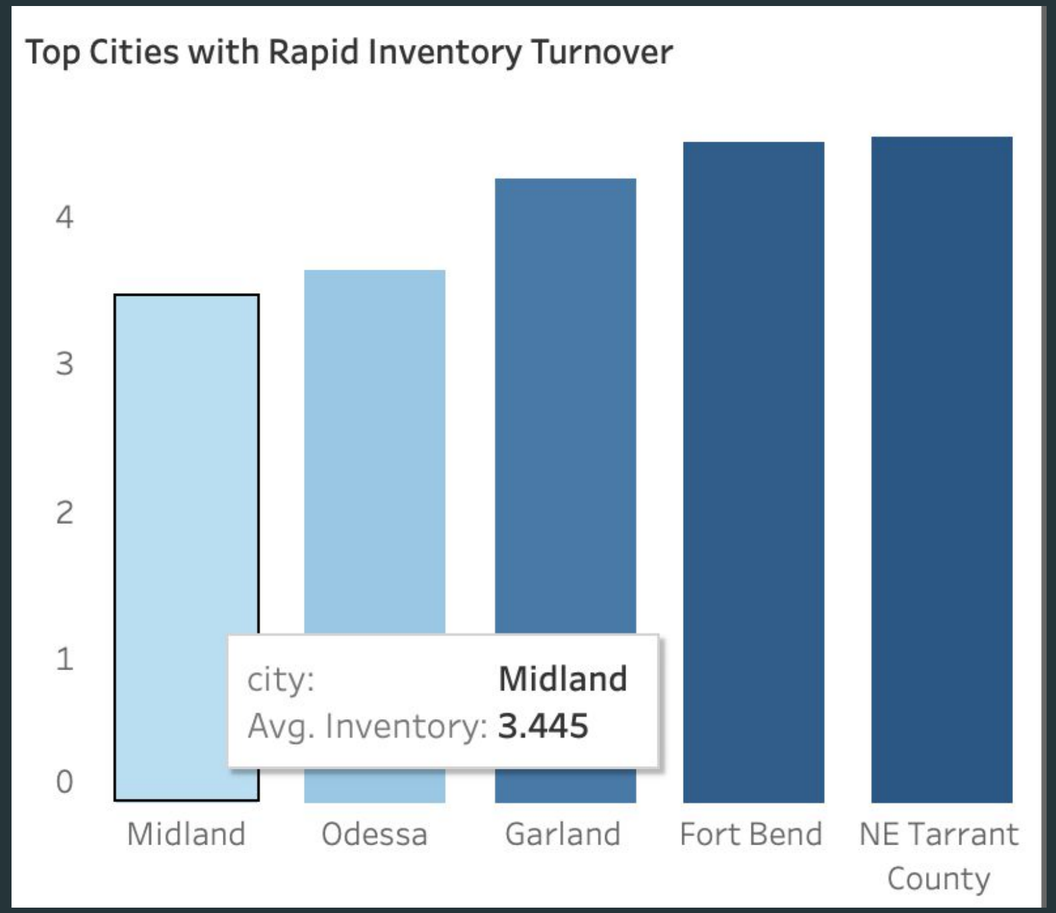
Top Cities with Rapid Inventory Turnover

How can we identify markets where properties are likely to sell faster, enabling quicker capital recovery and profit realization?

This chart addresses this question. It displays the top 5 cities with the lowest inventory, measured in ‘Months Inventory’. This metric indicates how quickly properties can sell.

Cities with low inventory typically have high demand and fast sales, suggesting potential for quick returns. Therefore, this chart helps investors identify markets where their properties are likely to sell faster-, aiding in strategic investment planning.

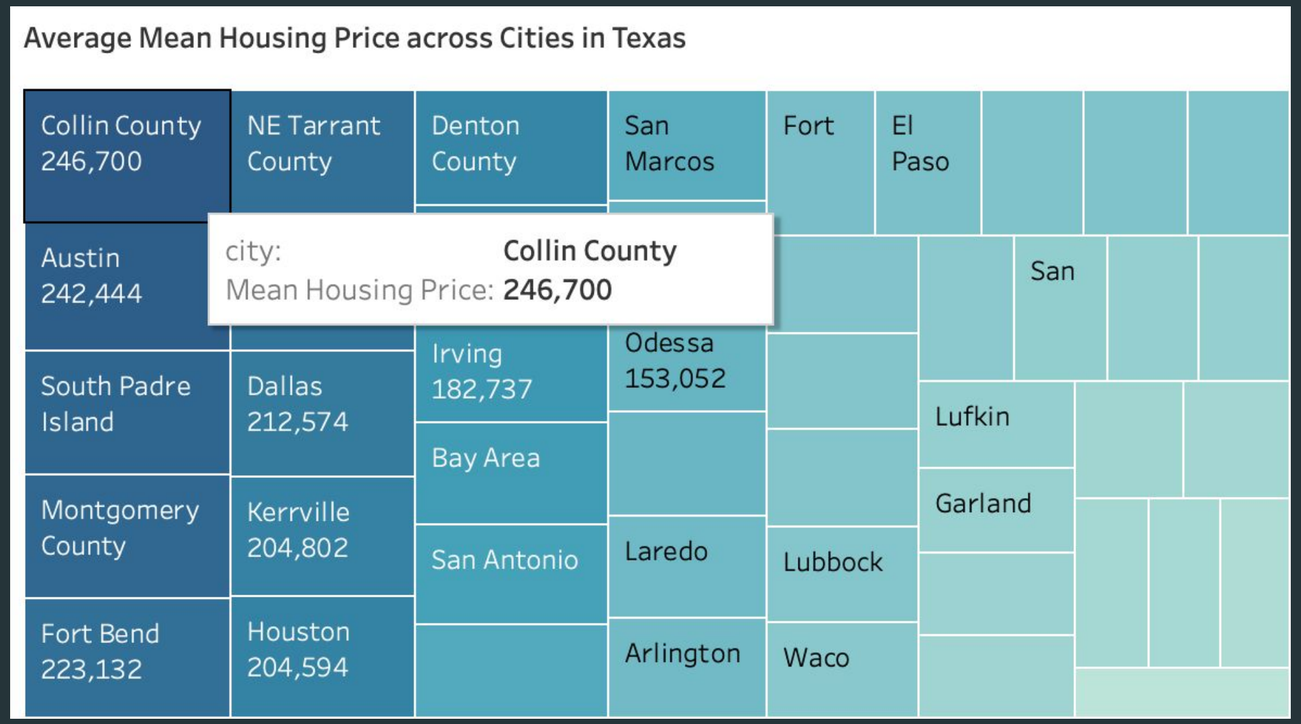
By focusing on these cities, investors can potentially realize profits more quickly.



Average Mean Housing Price across Cities in Texas

What is the distribution of average Housing prices across cities in Texas ?

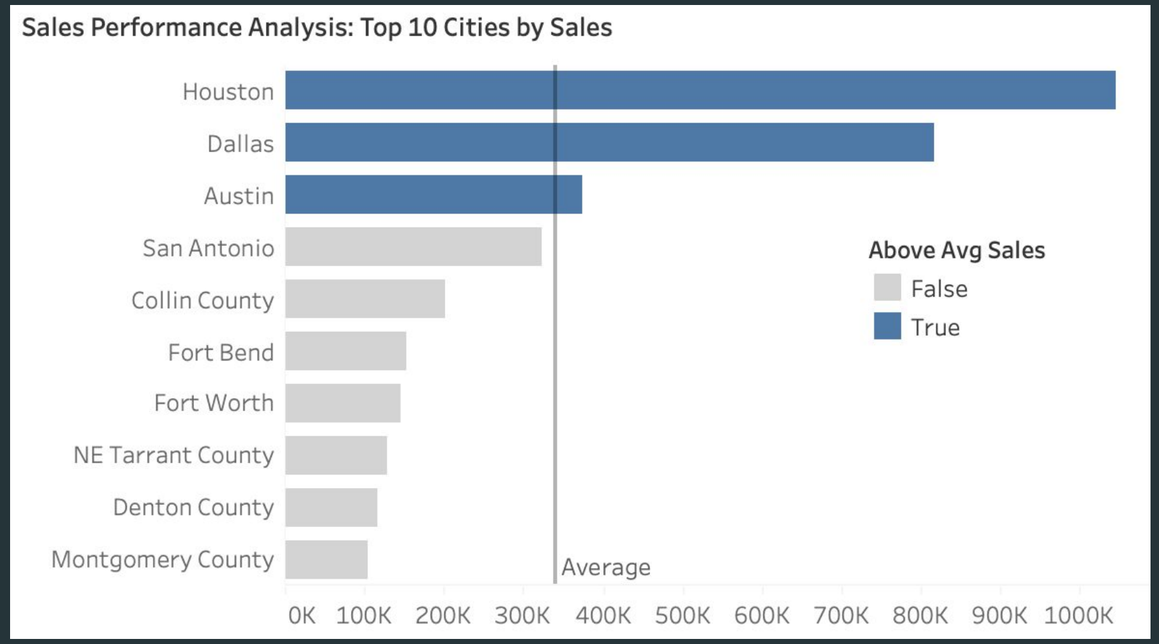
Through the visualization of the average mean home price distribution among different Texas cities, investors may obtain valuable insights into market segmentation and pinpoint regions with distinct pricing patterns. With the use of this information, investors may customize their investment plans to suit their risk tolerance, budget constraints, and expected returns.



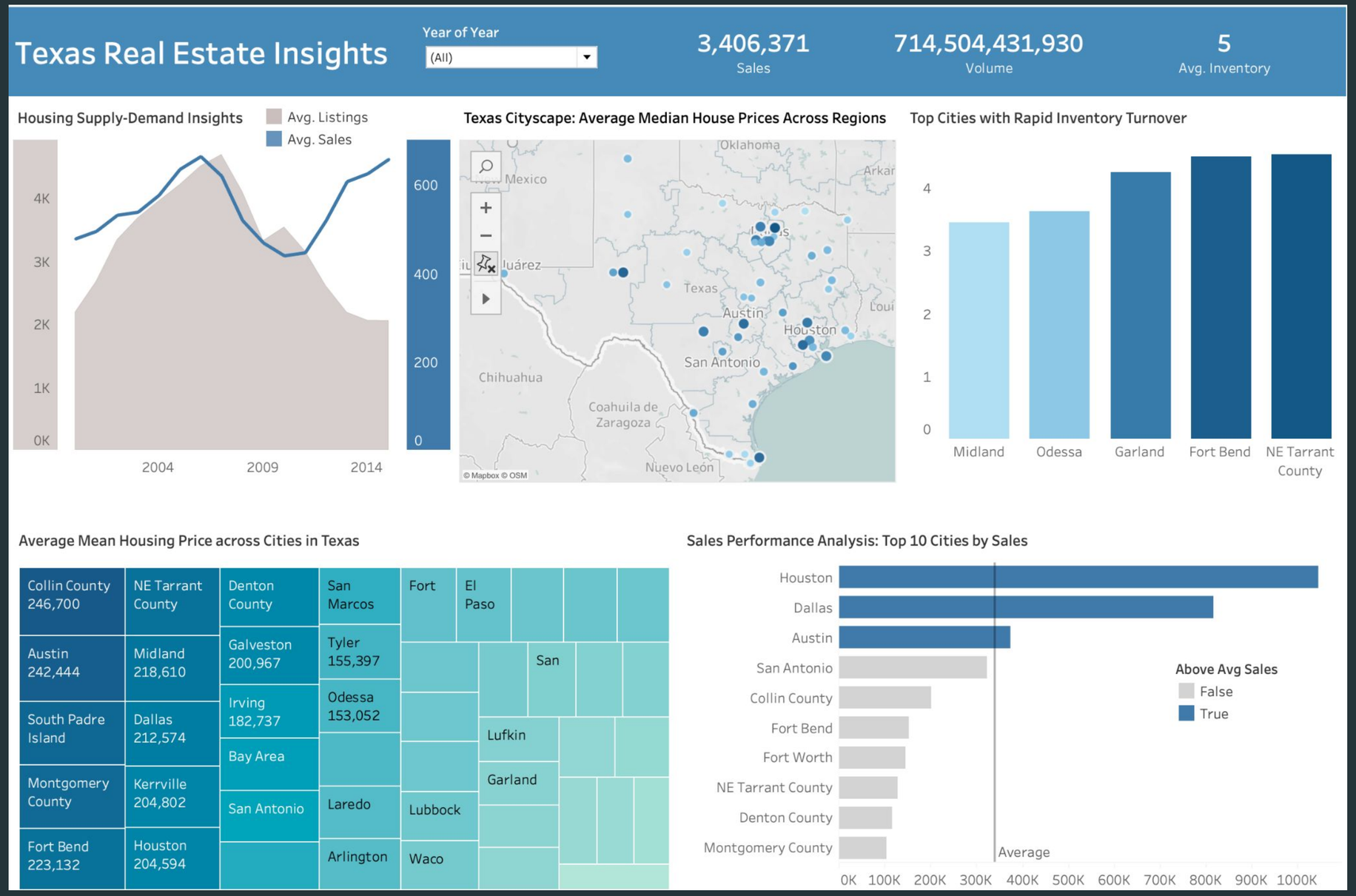
Sales Performance Analysis: Top 10 Cities by Sales

Which Texas cities have the most active real estate markets in terms of sales?

By asking this question, investors can find areas where there is a strong demand for real estate and may find profitable investment possibilities. Real estate investors seeking high returns find cities with large sales to be appealing targets because they frequently indicate strong market fundamentals, such as population expansion, economic success, or favourable investment circumstances.



Dashboard


Texas Real Estate Insights
Year of Year
(All)
3,406,371
Sales
714,504,431,930
Volume
5
Avg. Inventory
Housing Supply-Demand Insights
Avg. Listings
Avg. Sales
4K
3K
2K
1K
0K
2004
2009
2014
600
400
200
0
Texas Cityscape: Average Median House Prices Across Regions
Oklahoma
Mexico
Texas
Austin
Houston
San Antonio
Chihuahua
Coahuila de Zaragoza
Nuevo Leon
© Mapbox © OSM
Top Cities with Rapid Inventory Turnover
4
3
2
1
0
Midland
Odessa
Garland
Fort Bend
NE Tarrant County
Average Mean Housing Price across Cities in Texas
Collin County 246,700
NE Tarrant County
Denton County
San Marcos
Fort
El Paso
Austin 242,444
Midland 218,610
Galveston 200,967
Tyler 155,397
San
South Padre Island
Dallas 212,574
Irving 182,737
Odessa 153,052
Lufkin
Montgomery County
Kerrville 204,802
Bay Area
Garland
San Antonio
Laredo
Lubbock
Fort Bend 223,132
Houston 204,594
Arlington
Waco
Sales Performance Analysis: Top 10 Cities by Sales
Houston
Dallas
Austin
San Antonio
Collin County
Fort Bend
Fort Worth
NE Tarrant County
Denton County
Montgomery County
Above Avg Sales
False
True
Average
0K
100K
200K
300K
400K
500K
600K
700K
800K
900K
1000K

THANK YOU