

Residential Home Prices in the United States over the Next 10 Years

Factors That Will Influence Residential Home Prices In the United States over the Next 10 Years

Overview:

In USA There are 50 states with 6 different races and more sharing the country with a population of approximately 34 crores having the highest GDP in the world. Despite being in this scenario Price of a product will be based on Supply and Demand. Here we are considering the product as Residential Houses across United States. The best approach to start with will be a statistical approach in which it can be categorised in to Qualitative and Quantitative Analysis

Qualitative Analysis: Qualitative data are the result of categorizing or describing attributes of a population. Hair colour, blood type, ethnic group, and the car a person drives, and the street a person lives on are examples of qualitative data

Quantitative Analysis: are always numbers. Quantitative data are the result of counting or measuring attributes of a population. Amount of money, pulse rate, weight, number of people living in your town

EDA:

- Univariate Analysis,
- Bivariate Analysis,
- Segmented Analysis
- Data Visualization for all the Driver variables

Modelling:

- Ordinary Least Squares Method
- Gradient Descent Method
- Multi Variate Regression Analysis

Problem Statement:

Describe all the factors that will influence residential home prices in the United States over the next 10 years?

Decentralizing the Problem Statement

1. Demographic Factors
2. Housing Factors
3. Economic Factors
4. Government Policies
5. Technology Disrupt
6. Act of God

1 Demographic Factors:

- Age
- Gender
- Race
- Marital status

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- Number of children (if any)
- Occupation
- Annual income
- Education level
- Living status (homeowner or renter)

2 Housing Factors

- Bedrooms
- Bathrooms
- Square Feet
- Age
- Stories
- Garage
- Basement
- Exterior Construction
- Lot Size
- Pool
- Floor Covering
- General Interior
- General Exterior
- Recreation Centres
- Crime Statistics
- Proximity to Downtown
- Proximity to Major Highway
- Proximity to shopping centre
- Proximity to schools, colleges, Universities etc.

3. Economic Factors

- Financial Markets –NYSE , NASDAQ
- Unemployment Rate
- Consumer Price Index
- Gross Domestic Product [personal consumption, business investment, government spending, net exports]
- Payroll Employment
- Mortgage

4. Government Policies

- Low-interest credit initiatives
- Public-policies
- Revising the mortgage policies

5 Technology Disrupt – SMART HOMES

- Offsite Modular and Prefabricated Houses
- Co-Living | office space and Living space
- Big-Data : use of buy and sell history of data and Predict the price of the product
- AI and machine learning : apply various algorithms and review the statistical Models

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- Virtual and augmented reality :people who want to see the view of the house from remote Place
- Internet of Things : Activate gadgets remotely whenever
- 5G : Monitor the activities from remote place with faster speed
- Drones : Aerial view of the bigger houses at low costs compared to ages ago

6 Act of God

- Natural Disasters