

California **Housing** Price Increase

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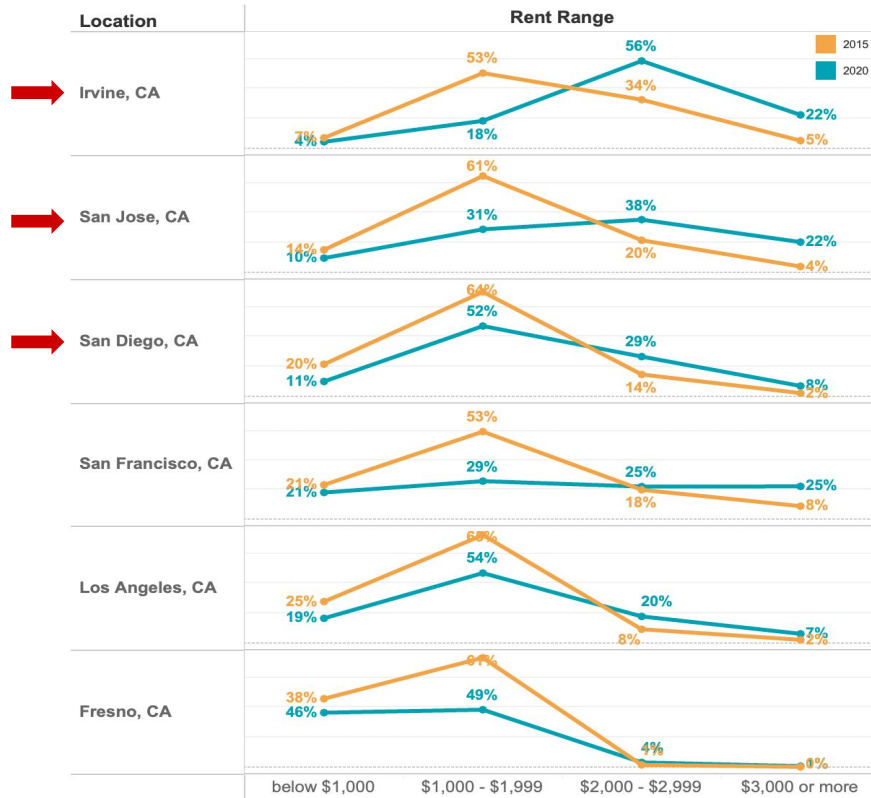


What are the important factors for rent price increase in California?

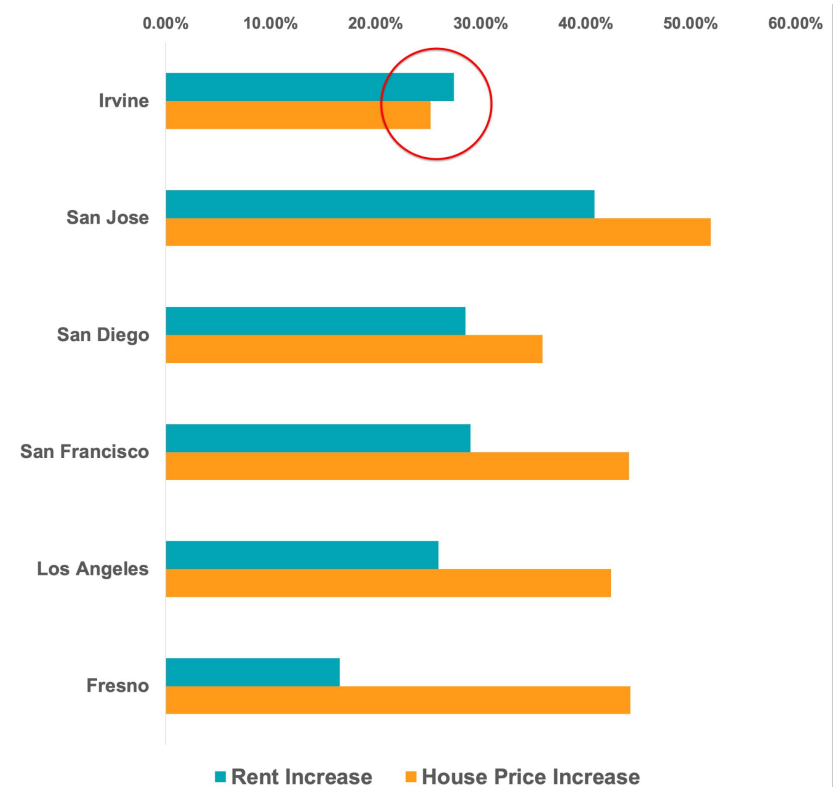


RENT VS HOUSE PRICE IN 2015 AND 2020

Rent Price Change from 2015 to 2020

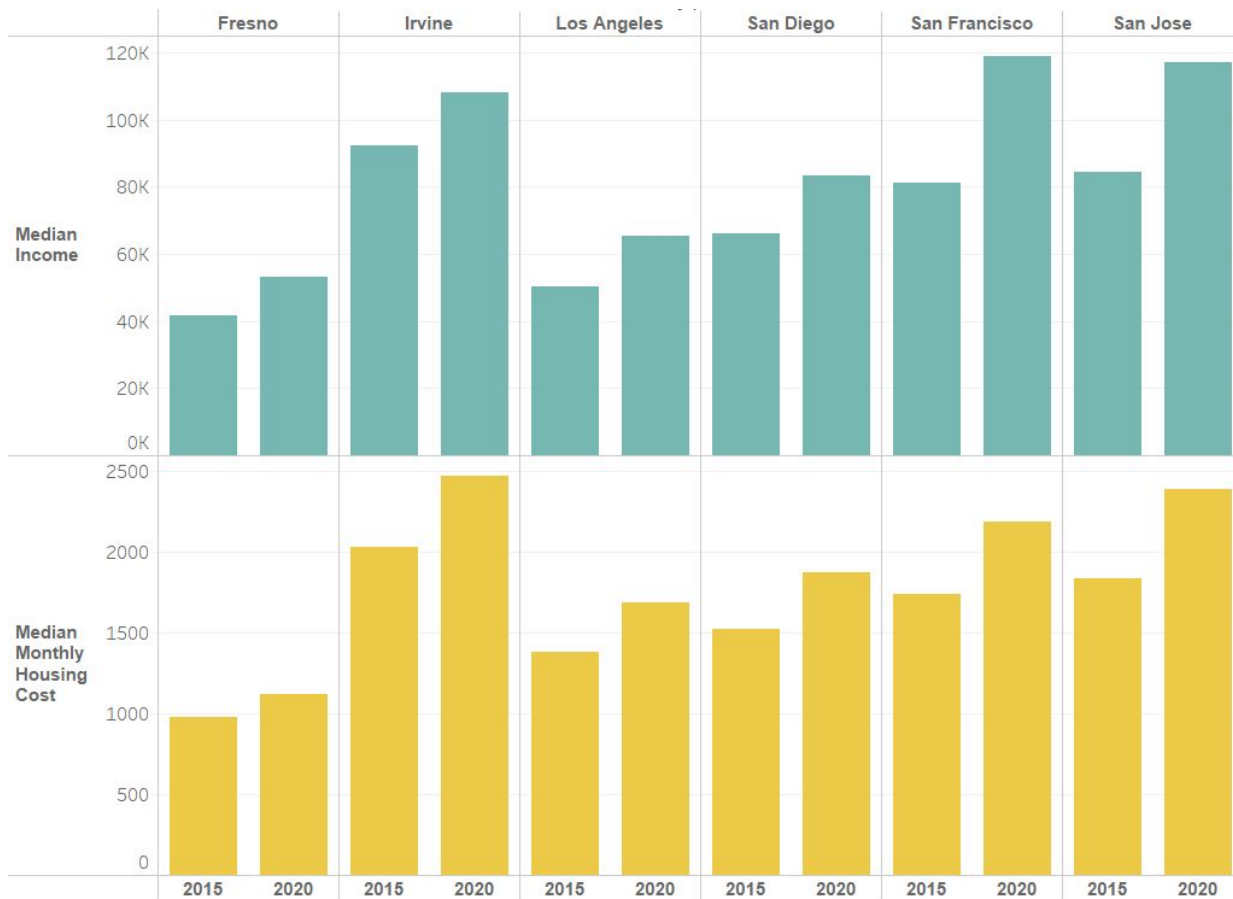


House and Rent Price Increase Rate



Rent price range in \$2,000 or more has been increased in Irvine, San Jose, San Diego.

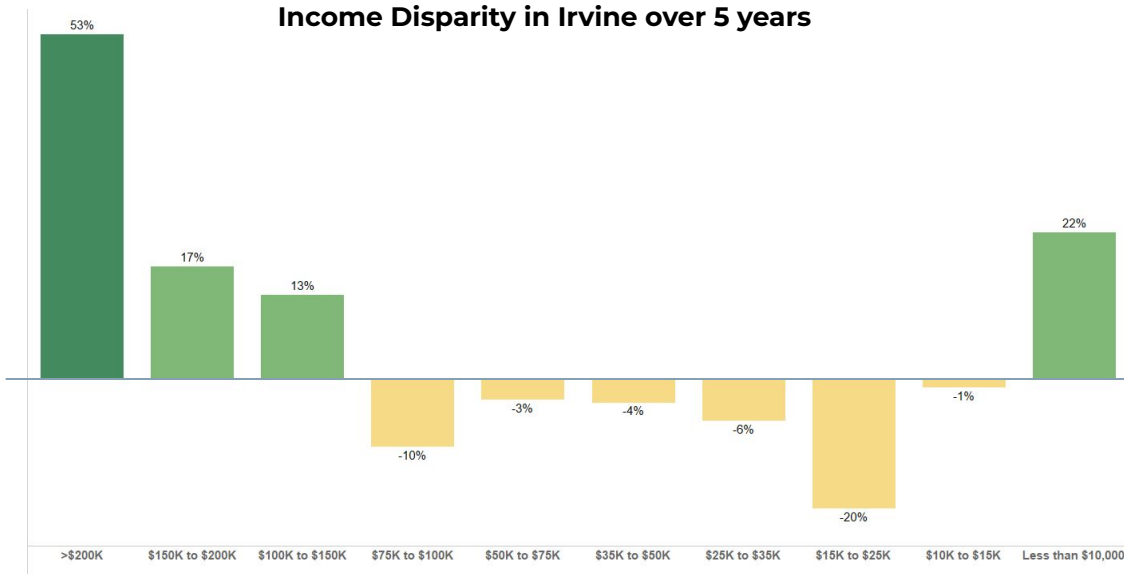
Income and Housing Cost in 2015 vs 2020



- Positive relationship between income and housing cost
- Fresno has the least increase in housing cost
- Out of the 6 cities, Irvine is the most costly city to live in

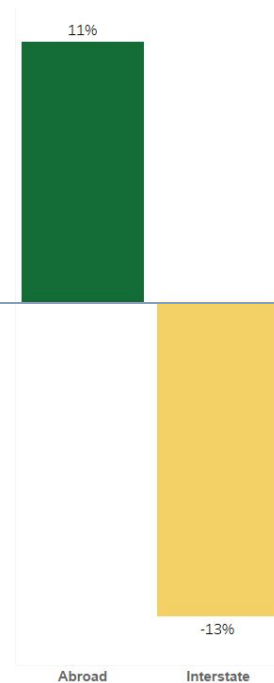
INCOME / MOBILITY

Income Disparity in Irvine over 5 years



Higher Income buckets in Irvine have the highest population growth over the last 5 years, whereas low income buckets experienced negative growth

Mobility of Working Age Group 25-45



Irvine has a substantial increase in the number of people coming from Abroad, as compared to population moving from another state over the last 5 years

Target variable

Gross rent

Selected Features

% changes between 2015 & 2020 :

Median age, Moving(from another state), Moving(from abroad), Median income, Total population, Race(White),House value

Prediction Result

	Anaheim	Long Beach	Tustin
Actual	26.86%	23.98%	22.16%
Predict	31.81%	40.12%	23.31%



THANK YOU

Question?

