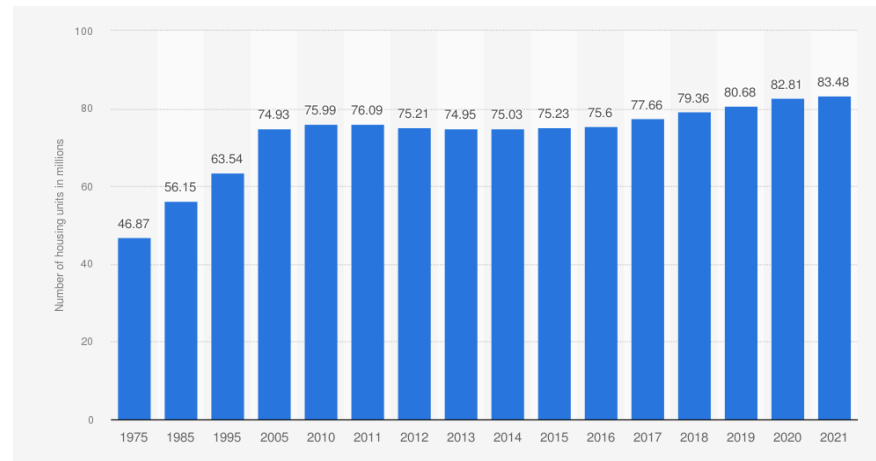


What are all the factors that could influence residential home prices across the United States over the next decade? And how?

- Number of owner-occupied housing units in United States from 1975 to 2021 (In millions)



Source: US Department of Housing and Urban Development

From: Statista 2022

1. Data above gives the exact number of housing residents in United States latest by 2021 (2022 data is still in count).
2. As we can see from the graph that housing residents has drastically increased over the last 5 decades, that's due to:
 - Increase in population:

In the year 1975 total population of United States was 216 million.

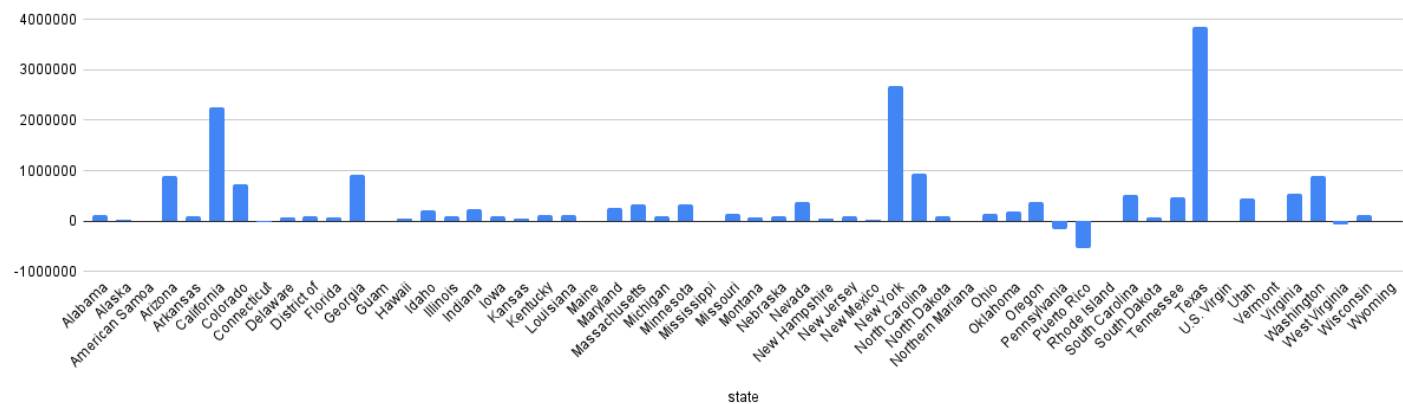
And in 2021 it was 331.89 million.

YEAR	MEDIAN SALES PRICE OF HOMES IN THE U.S.	MEAN SALE PRICE OF HOMES IN THE U.S.
1980	\$63,700	\$73,600
1985	\$82,800	\$98,500
1990	\$123,900	\$149,500
1995	\$130,000	\$153,500
2000	\$165,300	\$202,900
2005	\$232,500	\$288,500
2010	\$222,900	\$275,300
2015	\$289,200	\$348,000
2020	\$329,000	\$383,000
2022 Q1	\$428,700	\$507,800

Source: Federal Reserve Bank of St. Louis (2022)

- Change In Population in States of US over last decade (2010-2019)

<https://docs.google.com/spreadsheets/d/1Ja5xsOm1SBUDbWuKJKnefGNQt8JSLfhXc3MWrN45zBg/edit?usp=sharing>



❖ Dataset: <https://docs.google.com/spreadsheets/d/1Ja5xsOm1SBUDbWuKJKnefGNQt8JSLfhXc3MWrN45zBg/edit?usp=sharing>

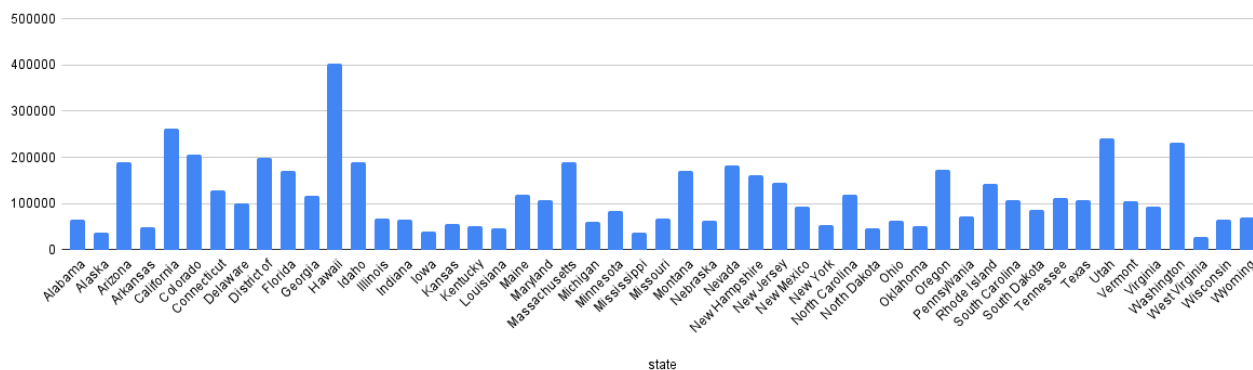
1. This chart perfectly shows how people are migrating from one state to other state due to:
 - Your Family Has grown
 - You are starting school or college
 - You home is emptying : parents feels to downgrade their homes as their offspring move out for study
 - You are wanting a different Climate
 - You are Upgrading your lifestyle
 - Wrapping up
 - Your job has taken you somewhere else
2. Negative part of the graph represents number of people shifted from that state, and positive side shows number of people shifted to that state.
3. Link: <https://docs.google.com/spreadsheets/d/1Ja5xsOm1SBUDbWuKJKnefGNQt8JSLfhXc3MWrN45zBg/edit?usp=sharing>

above link has the exact chart to show exact number of people shifted from the state.

- ✚ People migrating downgrade the property value.
- ✚ More the people want to move to those particular states makes the states more expensive and properties more valuable.

- Difference between values of property from year 2020-2022

<https://docs.google.com/spreadsheets/d/1Ja5xsOm1SBUDbWuKJKnefGNQt8JSLfhXc3MWrN45zBg/edit?usp=sharing>



1. Dataset: <https://docs.google.com/spreadsheets/d/1Ja5xsOm1SBUDbWuKJKnefGNQt8JSLfhXc3MWrN45zBg/edit?usp=sharing>

In just two years of span there's some huge changes in value of properties of the states

Factors that will affect residential price over next decade:

1. **Infrastructure development**

Infrastructure development plays a key role in price appreciation. Any new connectivity, transport, road, or transit hub will act as a growth driver, as these are expected to bring more population and ultimately, more demand.

2. **Upcoming or available amenities**

Imagine a property without a parking space. Now, think of a similar property, with a parking space. This additional amenity can create a price difference of 10%-15%, specially In United States where almost everyone has a car.

3. **Local development**

For a property market to appreciate, it is very important that the local neighbourhood and the social infrastructure, support growth.

4. **Policy changes**

One major policy that directly impacts real estate appreciation, is lending rates. Cheaper cost of borrowing brings more buyers to the market, creating more demand and appreciation. Similarly, reductions in stamp duty rates, circle rates, GST rates, income tax benefits, etc., directly impact demand.

5. **Economic situation**

A country's economic condition also plays a vital role in property appreciation. If the inflation rate is high, the value of money will reduce.

ALL INFORMATION:

<https://docs.google.com/spreadsheets/d/1Ja5xsOm1SBUDbWuKJKnefGNQt8JSLfhXc3MWrN45zBg/edit?usp=sharing>

or

https://github.com/SIDVJSINGH/Report_on_housing

LIMITATION ON REPORT:

- Limited dataset available on internet.
- Gathered most of the information and datasets from Wikipedia.com

Thanking:

Thanks for giving the opportunity to make a report on the research.

Regards

Siddhant Vijay Singh