|  |  |
| --- | --- |
| **Project Track** | Housing Market |
| **Project Name** | Exploring Various Prices |
| **Project Team Members** | * Kevin Krause * Nick Palmer * Sam Haynes |
| **Datasets To Be Used** | |
| * Historical Median House Monthly House Sales Prices   + https://www.zillow.com/research/data/ * Historical Rental Rates Johnson County Kansas   + Dataset 2 Source/Description * Historical S&P Monthly closing information   + https://www.investing.com/indices/us-spx-500-historical-data | |
| **Project Description/Outline** | |
| As an individual consumer in the Kansas City Metro, we would like to know if home prices are trending up or down. Does this indicate if it’s a good time to buy or sell. If not, can we predict when a good time to buy or sell would be? | |
| **Research Questions to Answer** | |
| * As a renter, does it make sense for me to buy a house in the near term (i.e. 2 or so years) in Johnson County Kansas? * As an owner, does it make sense for me to sell my house in the near term in Johnson County Kansas?   + What is the trend of the median home price?   + What is the trend of rental rates? * Are there factors that are influencing the median price of single family homes?   + Does the S&P have an impact on the median sales price of a single-family home?   + Does the level of inventory have an impact on the median sales price of a single-family home?   + Does the length of time homes stay on the market have an impact on the sales price of a single-family home?   + Do the number of new listings have an impact on the sales price of a single-family home?   + What is the difference between the actual purchase price and the listing price of a single-family home?   + What is the trend of rental prices for a 2 bedroom apartment in relationship the trend of the median price of a single-family home? | |
| **Task Breakdown** | |
| * Find historical data sources for home prices, availability, listings, sale prices – Sam   + Download this data and make available for programming   + Clean and convert data as needed * Find historical data sources for rental rates – Nick   + Download this data and make available for programming   + Clean and convert data as needed * Find historical data sources for S&P data – Kevin   + Download this data and make available for programming   + Clean and convert data as needed. * Develop graphs that display trends and correlations – all working together. | |
|  | |