**Miami, Florida real estate project focused on rental market analysis and predicting rental property demand.**

**City of Miami History.**

Thousands of years before Europeans arrived, a large portion of south east Florida, including the area where [Miami](https://en.wikipedia.org/wiki/Miami), [Florida](https://en.wikipedia.org/wiki/Florida) exists today, was inhabited by [Tequesta](https://en.wikipedia.org/wiki/Tequesta)s ( native American tribe).

Florida was established as a military and agricultural colony of Spain. It also developed a tourism industry when it was still a frontier and has had numerous real estate booms and busts in the 493 years since its discovery by Juan Ponce de Leon in 1513.

The first Florida land boom occurred between 1782 and 1784 when British Loyalists families fled the American Patriots after the Revolutionary War and settled in St. Augustine and along the upper St. Johns River. Florida became a territory of the United States in 1821 and the 27th state on March 3, 1845. A new territory meant new opportunity and a land boom in Florida.

The Florida land boom of the 1920s was [Florida](https://en.wikipedia.org/wiki/Florida)'s first [real estate bubble](https://en.wikipedia.org/wiki/Real_estate_bubble). This pioneering era of Florida land speculation lasted from 1924 to 1926 and attracted investors from all over the nation. The land boom left behind entirely new, planned developments incorporated into towns and cities.

Major investors and speculators such as [Carl G. Fisher](https://en.wikipedia.org/wiki/Carl_G._Fisher) also left behind a new history of racially deed restricted properties that segregated cities for decades. The ingredients for successful residential development during the Florida land boom included a desirable location, an alluring name and exotic image, thematic entrance gates.

Miami experienced significant growth after World War II. The city became a popular destination for retirees and tourists, attracted by its warm climate and beautiful beaches. The construction of highways and the expansion of the aviation industry, particularly the establishment of Miami International Airport, further boosted Miami's growth.

Miami has seen ongoing real estate development, particularly in areas like Miami Beach, Downtown Miami, and Brickell. The city's thriving tourism industry attracts millions of visitors each year, drawn to its beaches, nightlife, cultural events, and international appeal. It’s real estate market has experienced significant growth and success, as indicated by the statistics released in March 2023. The city has become a desirable destination for homebuyers due to various factors, including high migration, a strong job market, and a high percentage of cash buyers. Miami boasts the strongest annual home-price growth among all U.S. cities.

Miami's real estate market has been driven by factors such as job growth, in-migration, and the emergence of Miami as a FinTech hub. The city has attracted domestic and global buyers and companies not only due to its low taxes but also because of its pro-business government, world-renowned arts scene, and other favorable qualities.

Overall, Miami's real estate market has exhibited resilience and growth, attracting buyers with its economic opportunities, cultural offerings, and desirable lifestyle. The city's strong performance in the face of the pandemic and its ability to maintain price appreciation and market activity highlight its status as a thriving real estate market.

**Project Objectives.**

Analyze rental market trends and predict rental property demand in Miami, Florida to assist real estate investors in making informed investment decisions.

**Questions to Answer**:

1. What are the current rental market trends in Miami, Florida?

* How have rental prices changed over the past year in different neighborhoods of Miami?
* Are there any seasonal patterns or fluctuations in rental prices?
* Which neighborhoods in Miami have experienced the highest rental price growth?

2. What factors influence rental property demand in Miami?

* How does population growth in Miami impact rental property demand?
* Are there any specific demographic factors (age, income, etc.) that correlate with higher rental demand in certain areas of Miami?
* Does the proximity to amenities (beaches, parks, shopping centers) affect rental demand in Miami?

3. Can we predict rental property demand in Miami for the upcoming year?

* Based on historical rental data and market indicators, what is the expected rental property demand in Miami for the next year?
* Are there any significant trends or patterns that can be used to forecast rental property demand?
* How accurate are the predictive models in estimating rental property demand in Miami?

4. Which neighborhoods in Miami offer the best investment opportunities in the rental market?

* Which neighborhoods in Miami have the highest rental demand and potential for rental price appreciation?
* Are there any emerging neighborhoods in Miami that show signs of growth and investment potential?
* Can we identify any specific property types (apartments, condos, single-family homes) that have higher rental demand in certain neighborhoods of Miami?

5. How do rental property vacancy rates vary across different areas of Miami?

* What are the vacancy rates in different neighborhoods of Miami?
* Are there any seasonal or geographical variations in vacancy rates?
* Can we identify any factors that contribute to higher or lower vacancy rates in Miami's rental market?

These questions aim to provide insights into rental market trends, factors influencing rental demand, predictive modeling for rental property demand, investment opportunities, and vacancy rates specifically in Miami, Florida. By answering these questions, real estate investors can make more informed decisions regarding their rental property investments in Miami.

**Collecting Data.**

I will use Zillow.com to collect the required data from Miami, FL location. The data will be filtered on rent on for all types of rooms.

Columns that are required:

* Address
* Monthly Rent
* Price history date
* Price history
* Property Type
* Apartment floorplans
* Fact & Features
* Policies
* Neighborhood
* Map Features
* Nearby schools
* Local legal protections
* Leasing Agent\_contact
* Property details