

Zillow Database Analysis with Time Series



Mod4 Project
Flatiron School

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Research Objectives

Portfolio of 5 zipcodes

- Well diversified
 - Location
 - Price range
- Historically outstanding performance
- High return on investment (+40%) within 5 years

About the dataset

- Median property values for all zipcodes in the US
- 1996 - 2018

Utah

30.9

Low median age

14%

Population growth since 2010

\$65k

High median income



Methodology

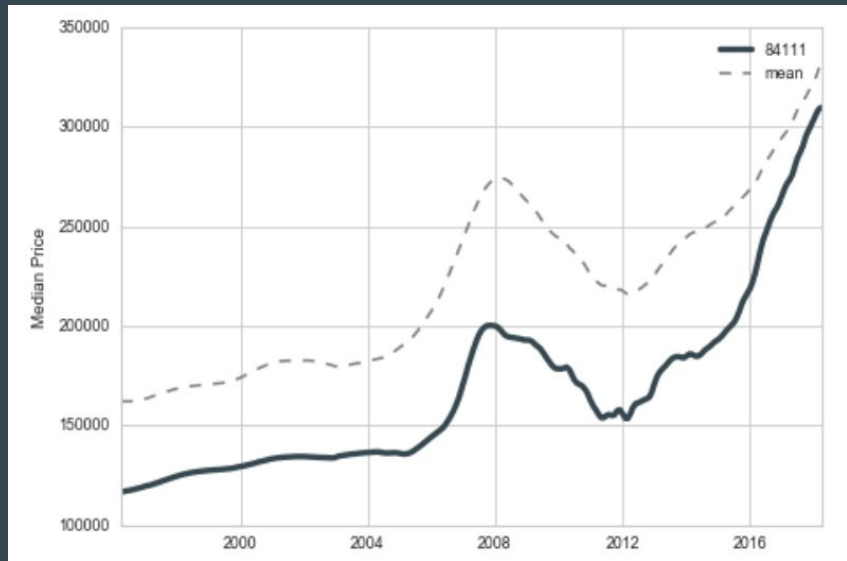
Time Series Analysis

- Predicting future values based on previously observed values
- SARIMA - takes seasonality into account

Best 5 zipcodes:

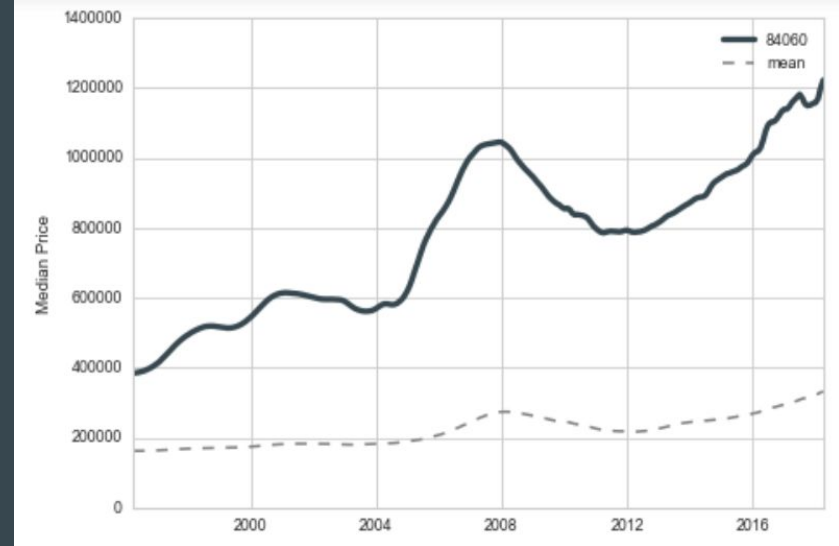
84111 - Salt Lake City

Median price in 2018(\$)	309k
Projected price in 2024(\$)	500k
Expected growth	60%



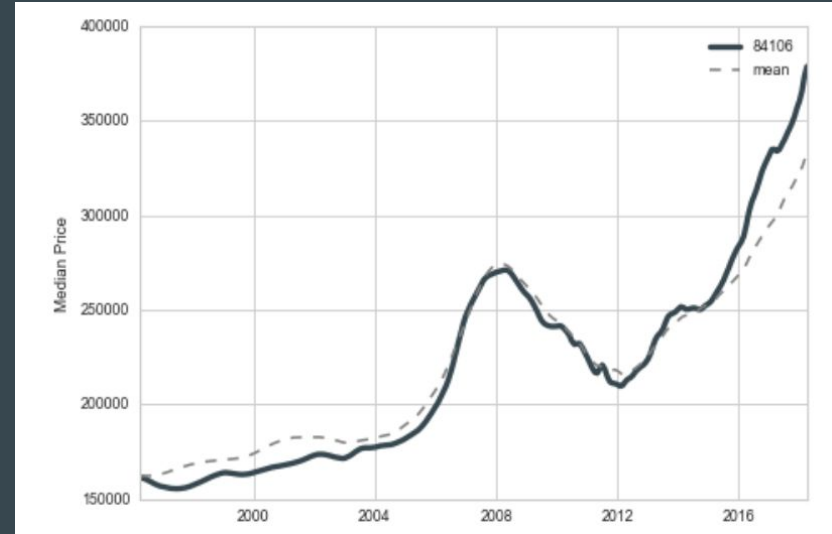
84060 - Summit

Median price in 2018(\$)	1.2mil
Projected price in 2024(\$)	1.9mil
Expected growth	55%



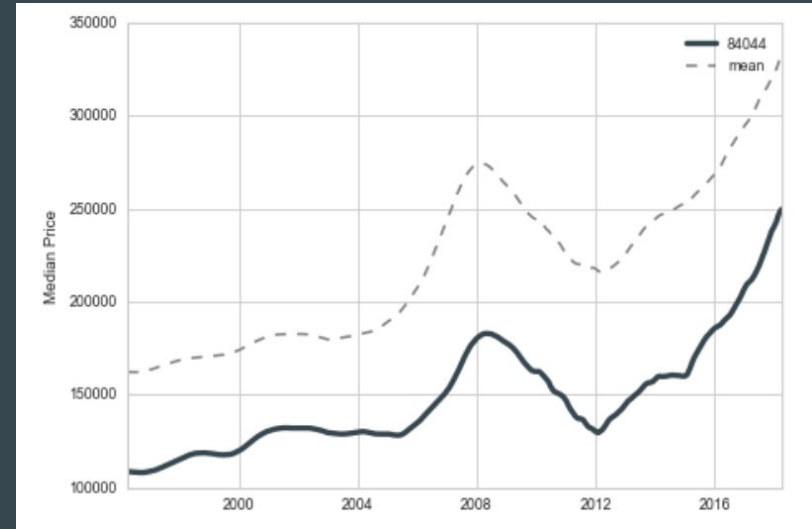
84106 - Salt Lake City

Median price in 2018(\$)	378k
Projected price in 2024(\$)	550k
Expected growth	45%



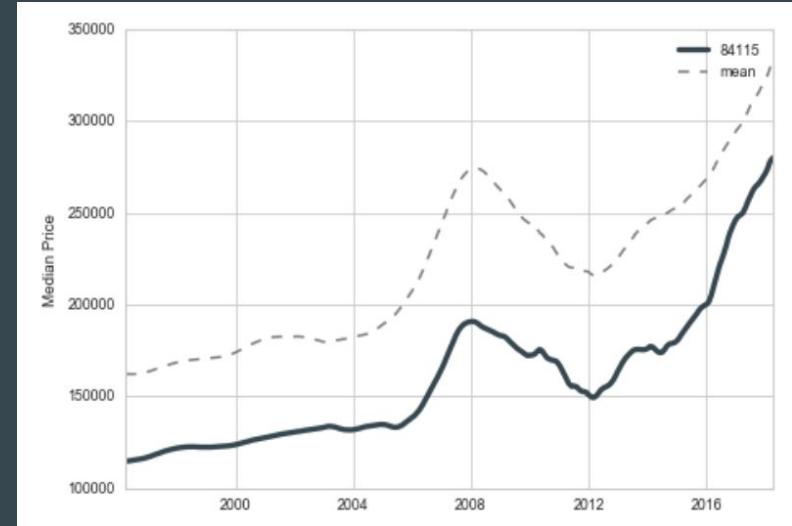
84044 - Magna

Median price in 2018(\$)	250k
Projected price in 2024(\$)	480k
Expected growth	44%



84115 - South Salt Lake

Median price in 2018(\$)	280k
Projected price in 2024(\$)	400k
Expected growth	42%



Portfolio Overview

Zipcode	Location	Median price in 2018 (\$)	Expected growth by 2024
84111	Salt Lake City	309k	60%
84060	Summit	1.2mil	55%
84106	Salt Lake City	378k	45%
84044	Magna	250k	44%
84114	South Salt Lake	280k	42%

Futher work

Domain knowledge

- Expertise in real-estate investing for better analysis

Modelling more data

- Experimenting with more data for discovering other opportunities

Update database

- Data from 2019 could change predictions since the economy has slowed down

Thank you!

