

1. “Current Price” (held in current\_price column of current\_price DataFrame) - represents the forecast of the current month’s average property values by zip code - forecast achieved through the use of SARIMAX model.
2. “Rent to Value” (held in rent\_to\_value column of current\_price DataFrame) - represents the average annual rental yield expected for a 2 bedroom property in each postcode (assumes a 75% occupancy rate)

$$rtv = \frac{P_d \times N \times O}{C_p}$$

rtv = Rent to Value

P<sub>d</sub> = Average daily rental price for 2 bedroom property in zip code

N = Number of days in year

O = Occupancy rate

C<sub>p</sub> = Average cost of property in zip code

3. “Weekly Price” and “Monthly Price” (held in weekly\_price and monthly\_price columns of listings\_df\_clean DataFrame) - represents the weekly and monthly rental prices for each property. The original data had a large percentage of null values so data points were engineered through the following process:

Use existing data where all 3 variable values were available (price, weekly\_price and monthly\_price) and calculate the average multiples between price and the others. These average multiples were then applied to the price variable on properties for which price data existed but contained no weekly\_price or monthly\_price.