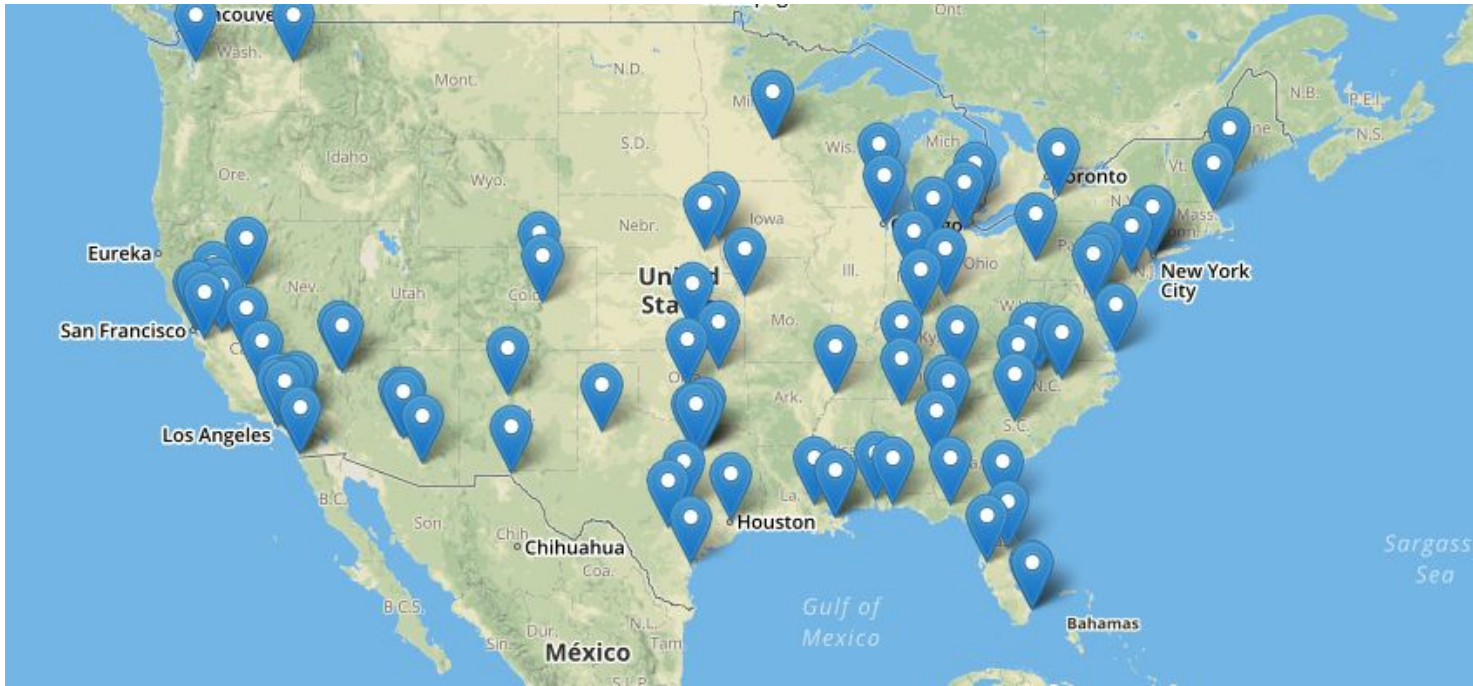


Full House



Housing Prices and Historical Trends in the Real Estate Market

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Housing Prices and Historical Trends



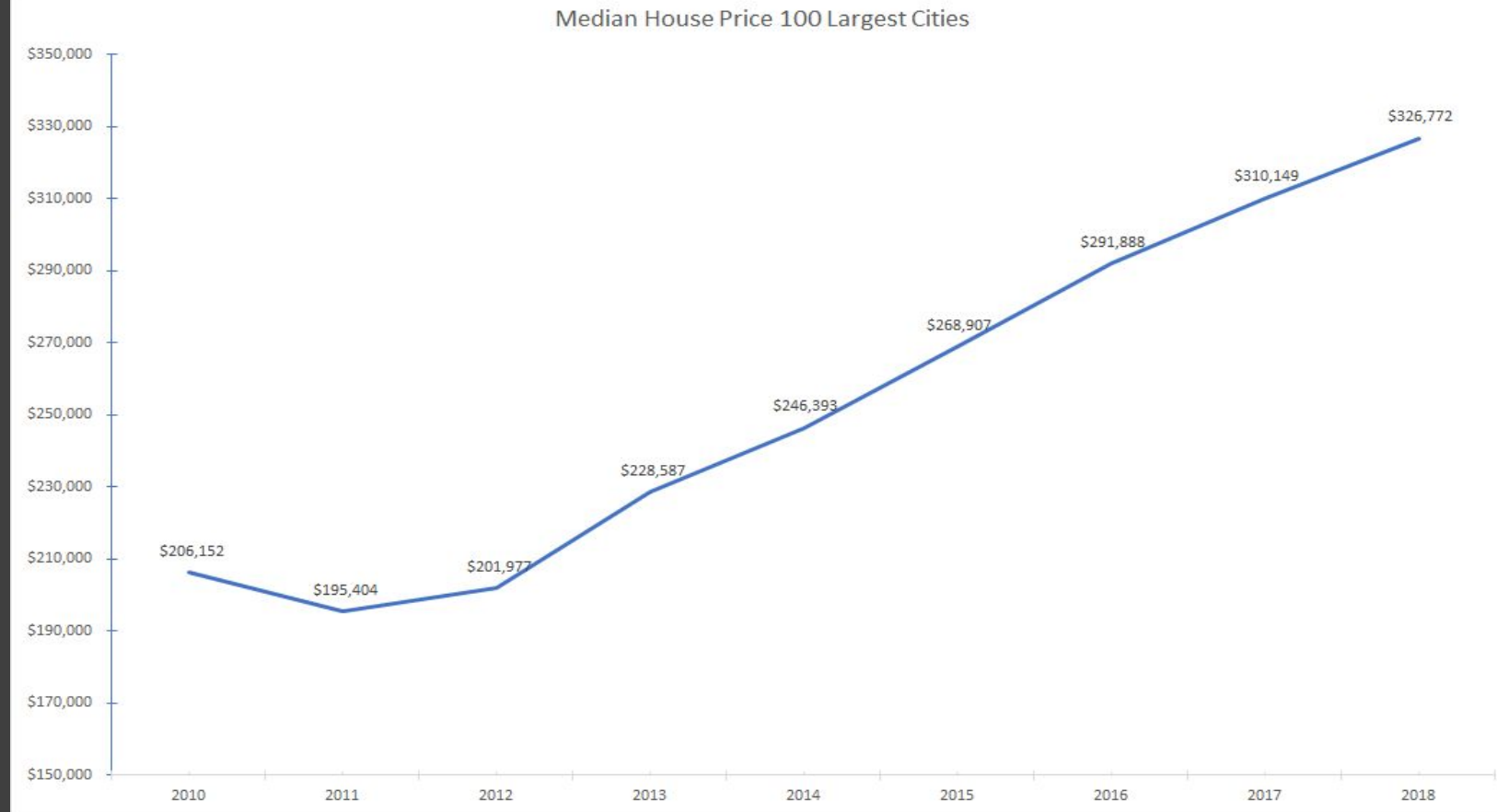
Scope of the project:



- 100 cities
- Analysis of top 10 cities
 - Median Price
- % Growth over two years

Median House Price Grows Throughout 2010 - 2018

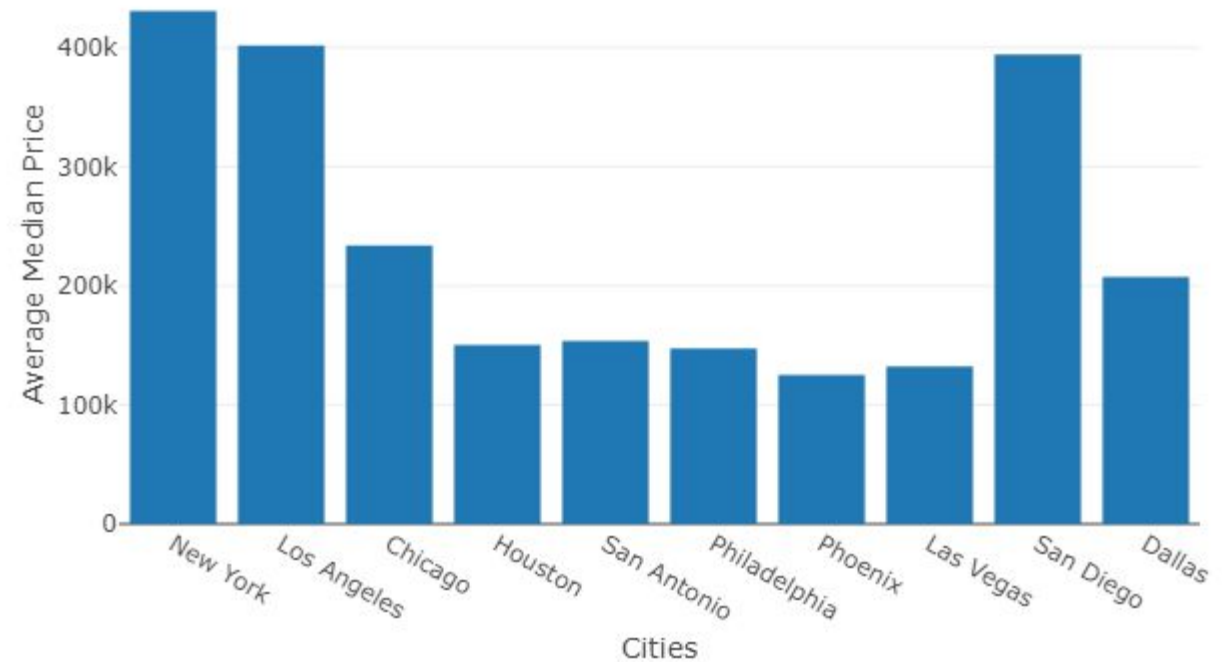
- Over the years we see a constant growth in the real estate market, post the 2008-2011 dip in the market.
- On an average a 21% growth every year from 2012.
- Data gathered from most significant top 100 largest cities in the US.



Median Housing Price 2010-2012

- Top 10 cities skew the average prices thus we used the top 10 data sets for our analysis.
- Metropolitan Areas have always seen a higher average median housing price than the other cities.
- New York, LA and San Diego historic housing average median price was almost double than that of the other cities.

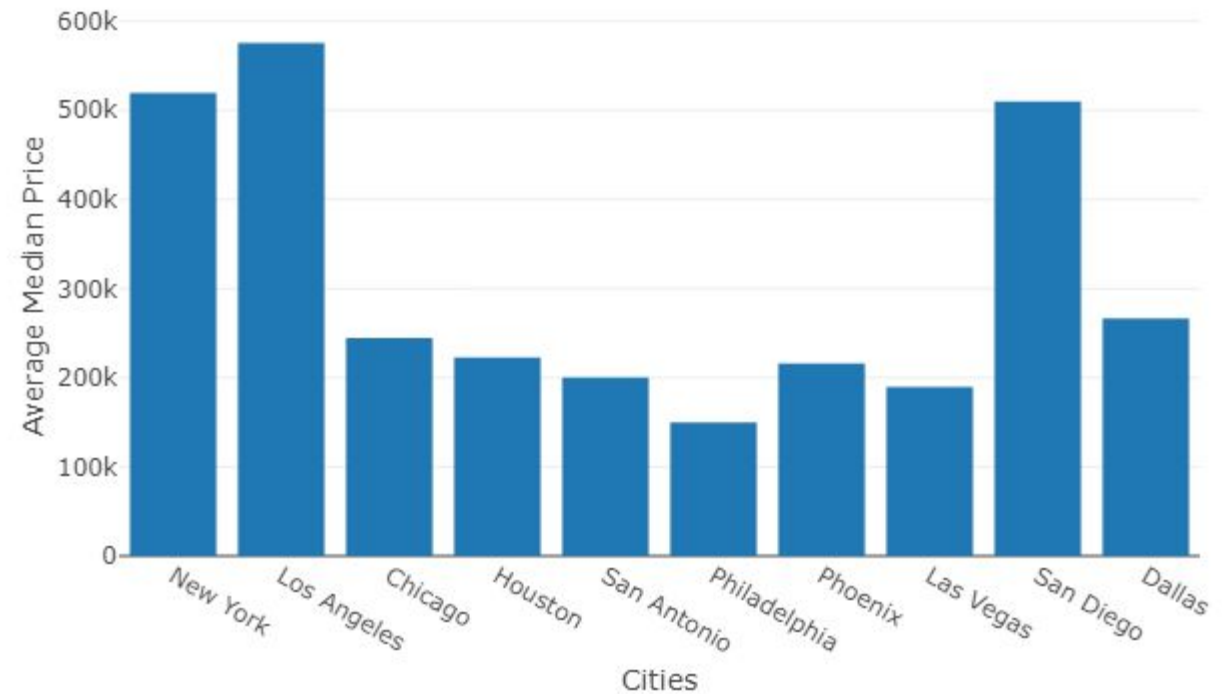
Average Median Housing Prices Per City



Median Housing Price 2013-2015

- Significant increase of 12.2% on an average median prices from the last 3 years.
- LA median housing prices saw a 21.7% rise more than New York.
- California saw an increase in median housing price cause of a lot of potential buyers, job market, cost per sqft and rise in rental prices.

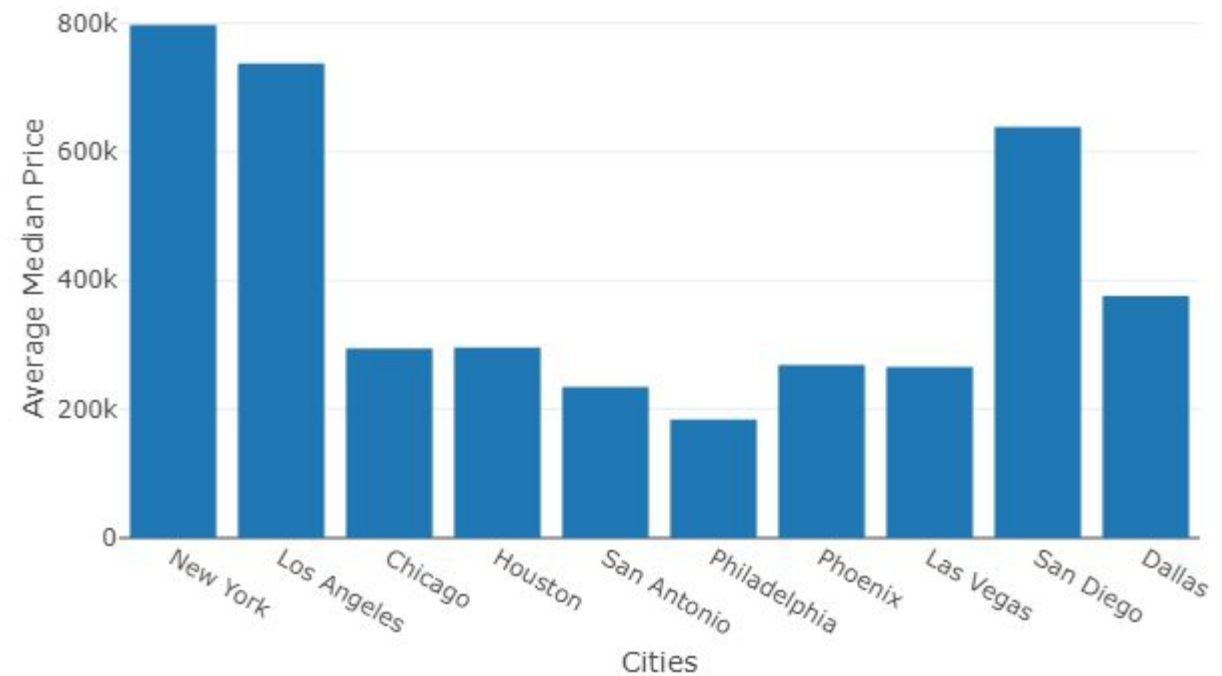
Average Median Housing Prices Per City



Median Housing Price 2016-2018

- Stronger economy, technological advancements and increased blockchain saw a potential rise in the average median prices by 12%.
- Annual appreciation rate and equity in real estate are the major factors investors are comfortable and have more purchasing power.
- The increased equity may be a silver lining for both mortgage lenders and sellers.

Average Median Housing Prices Per City



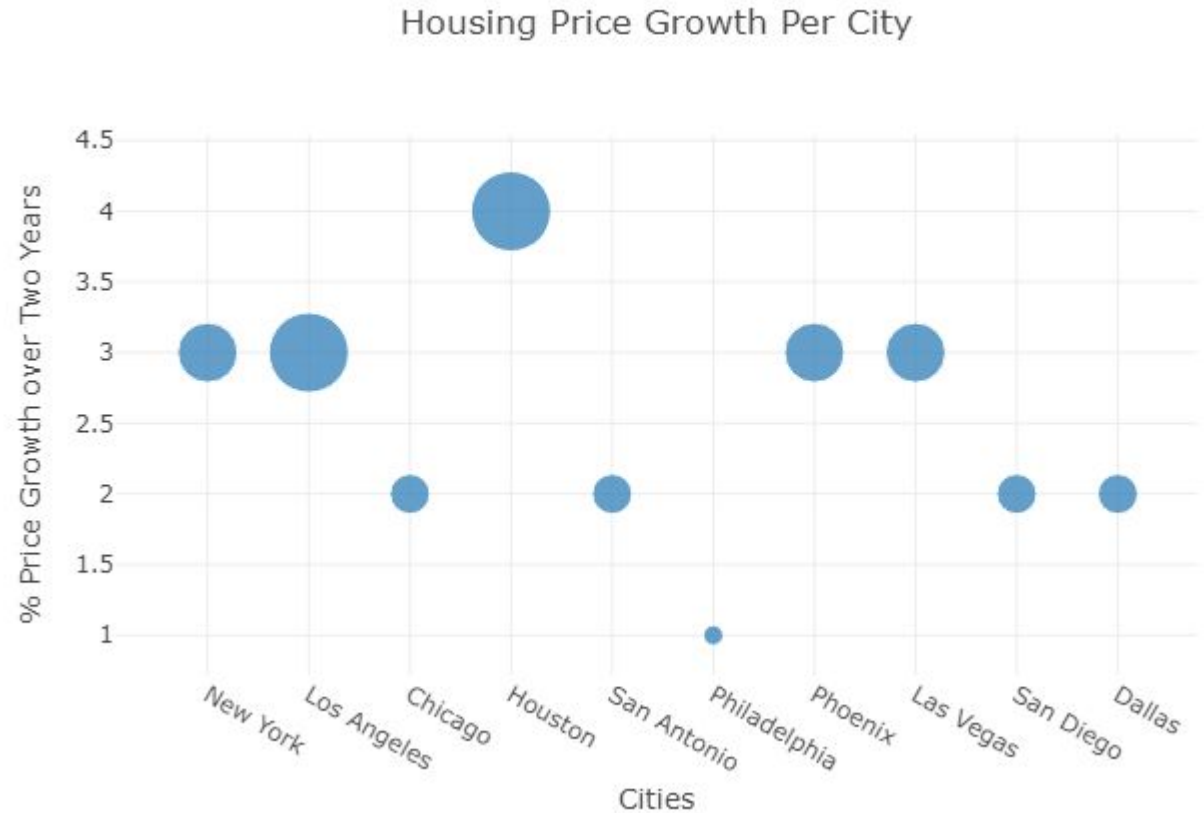
Chicago and Las Vegas Home Values Drop 2010-2012

- Largest cities experienced overall loss in home value coming off the 2008 crash
- Chicago and Las Vegas dropped the most
- Houston, San Antonio, Philadelphia, Dallas minimal change



Market Shows Growth as Houston Homes Boom in 2013-2015

- Houston experiences huge growth coming off previous years
- Overall growth nationwide in this time frame
- Las Vegas recuperates loss



Growth Slows in 2016-2018

- Philly's median price rises after being stagnant in previous years
- Overall growth slowing down



63% Overall Growth in 9 Years

- New York, Los Angeles Skew the Average
 - Both cities' median home prices are much higher than the national median
- City Size Does Not Equal Price
 - Ex. Chicago is the third largest city but is around the national median for home prices
- Philadelphia has the highest growth the last 3 years
- If trends continue - median house price will continue to rise

Limitations & Future ideas

- Our dataset only goes back to 2010 (post 2008 crash)
- Only covers properties for sale, rent growth not included
- Parameters focused on 10 largest cities
- Use machine learning to plot growth in the next 10 years.

Dashboard Demo

Goal of demo: Compare and contrast growth or loss with median price