



# Top Austin, TX zip codes for your real estate investment

Using Time Series Analysis to predict future real estate value

# Decision making Data

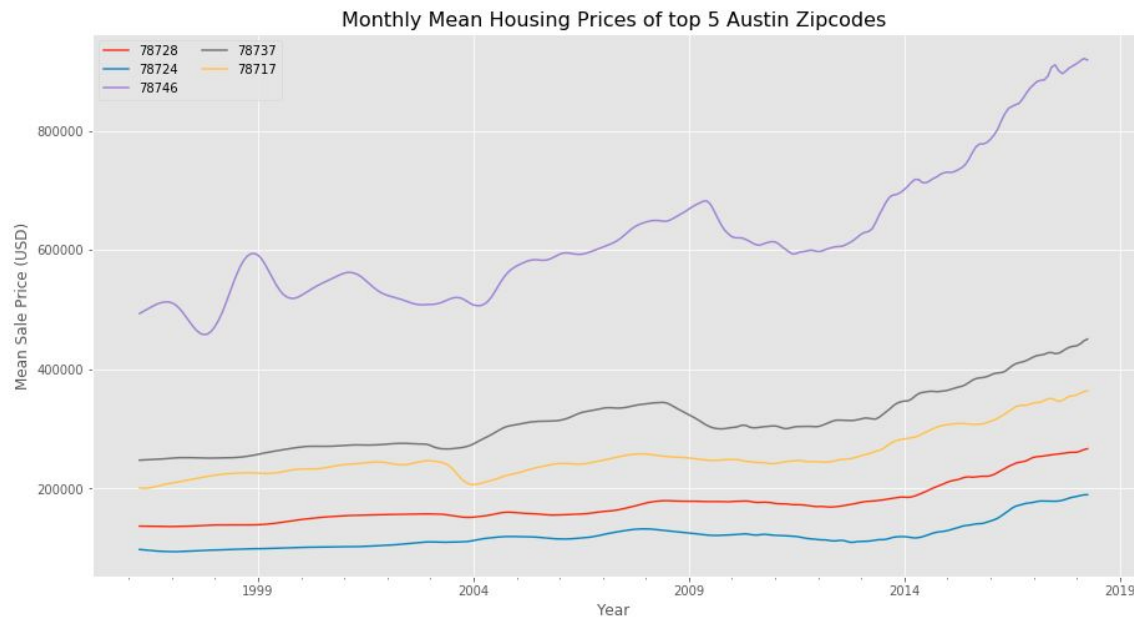
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- ❑ Zillow data on monthly mean housing prices from across the Nation
  - ❑ 14,723 zip codes in 7554 cities
- ❑ Austin, TX is the fastest growing city in the US
  - ❑ 1,325 zip codes
  - ❑ Around 100 people move to Austin every day
- ❑ Average zipcode home prices dating from April, 1996 to April, 20178



# Top 5

After analyzing the ROI and Risk factors of all Zip codes in Austin we determined our top 5



**78728:**  
ROI= 95%  
Risk= 18.75%

**78724**  
ROI= 94%  
Risk= 18.29%

**78746**  
ROI= 86%  
Risk= 17.9%

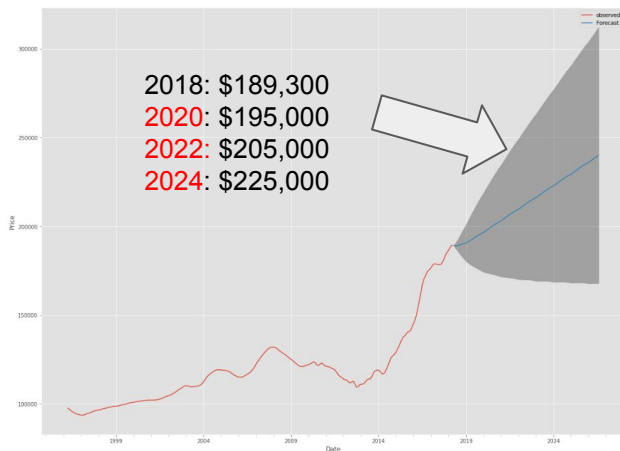
**78737**  
ROI= 82%  
Risk= 16.13%

**78717**  
ROI = 81%  
Risk = 15%

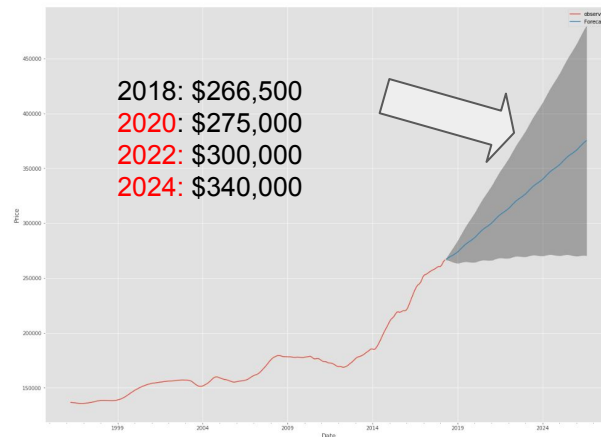
# The 2 We Recommend

Forecasted ROI looks to be between 18-27% on these zip codes

**78724**



**78728**

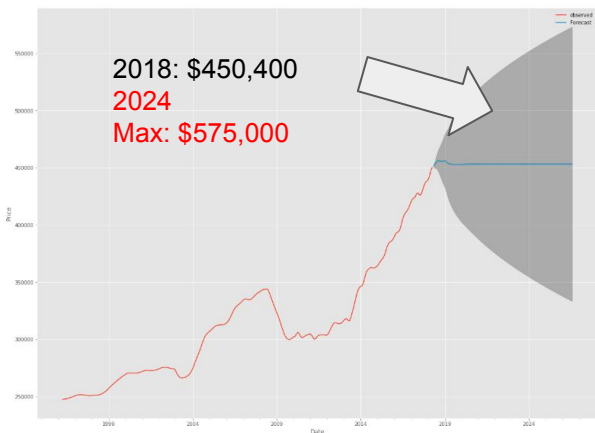


\*Grey shaded areas indicate wide prediction spread based on past volatility

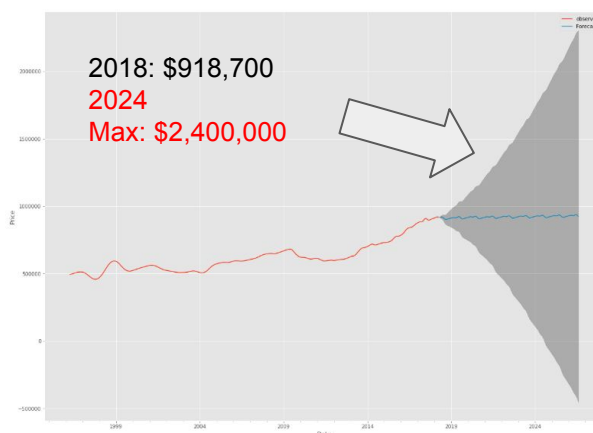
# The 3 that have risk, but possible reward

Forecasted ROI looks to be between 0% - 10% on these three zip codes, with high risk rewards based on volatility

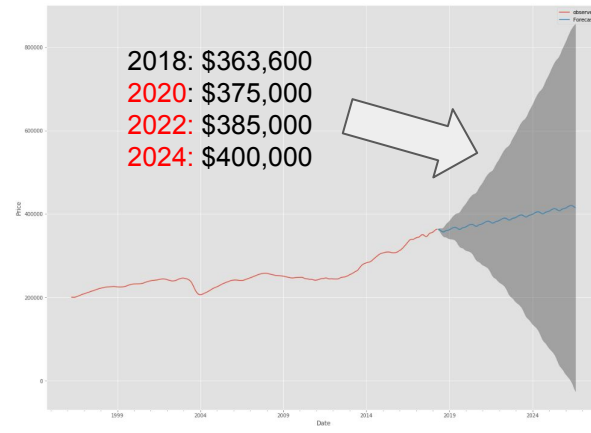
**78737**



**78746**



**78717**



\*Grey shaded areas indicate wide prediction spread based on past volatility

# Places Worth Further Examining

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1. Accounting for 2008 Market Crash, and how that plays into our model
2. Calculating precise forecasting data year over year
3. Housing market research. How is the market being affected by current corona virus Epidemic?
  - a. Further Data on which zip codes perform better in the case of a crisis
4. What do Mortgages look like now, vs future forecasting of Mortgages
5. Research on inflation over time



The image shows a modern, open-plan office or co-working space. In the foreground, a woman with red hair, wearing a blue beanie, glasses, and headphones, is sitting on a couch and working on a laptop. She has a tattoo on her left arm. Next to her, another woman is also working on a laptop. In the background, there are more people working at tables and a counter area with shelves displaying various items. The space has a high ceiling with exposed wooden beams and modern lighting. A large potted plant is visible on the right side. The text "Thank You. Any Questions?" is overlaid in the center of the image.

Thank You. Any Questions?