

Predicting Housing Prices In Large Metro Areas

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Why I Chose the Areas I Chose

- Lowest unemployment
- Growing Economy
- Invested in Tech

Areas of Analysis

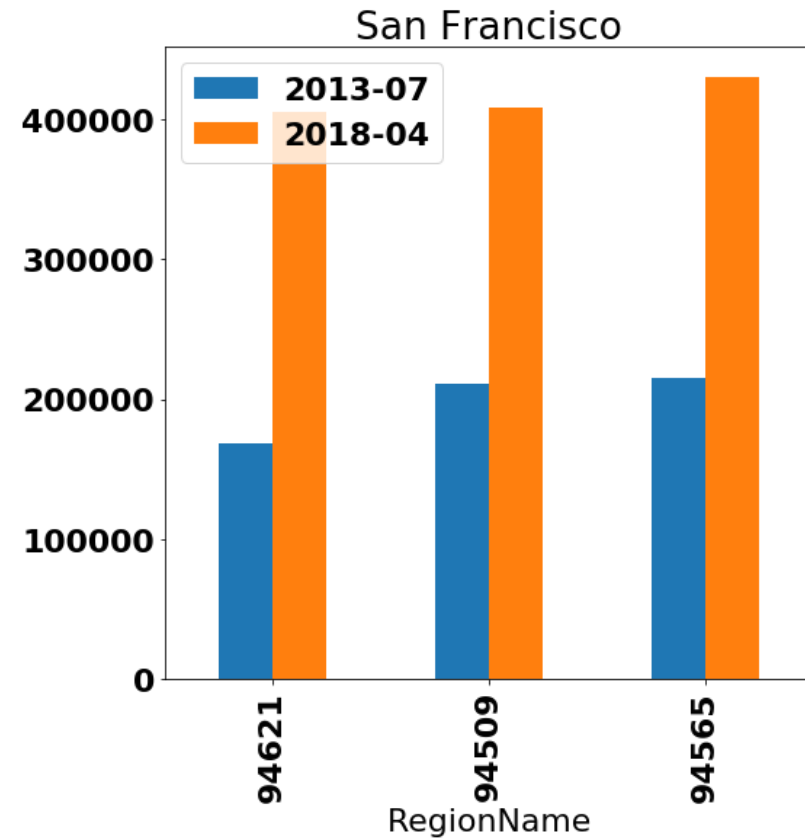
- San Francisco
- Austin
- Seattle
- Dallas
- Boston

How I Chose a Zip Code in Each Area

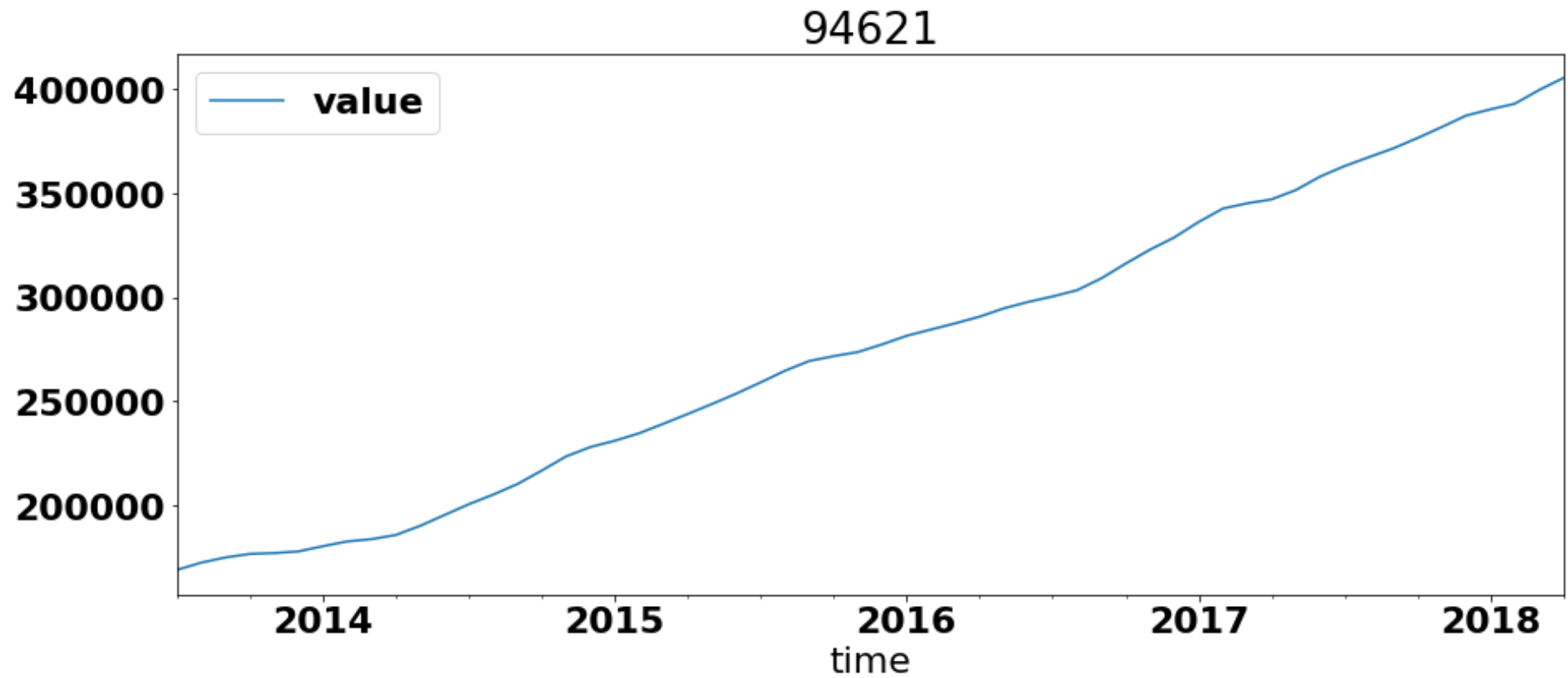
- 3 lowest average sale prices
- Highest ROI

1st: San Francisco 94621

- Had largest ROI
- 140%

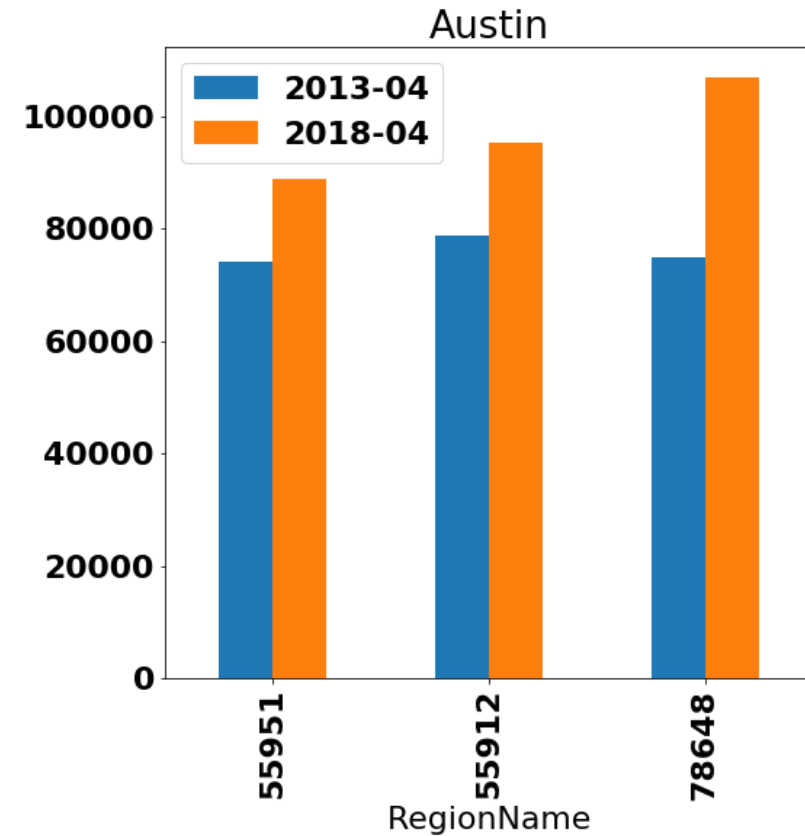


94621 Continued

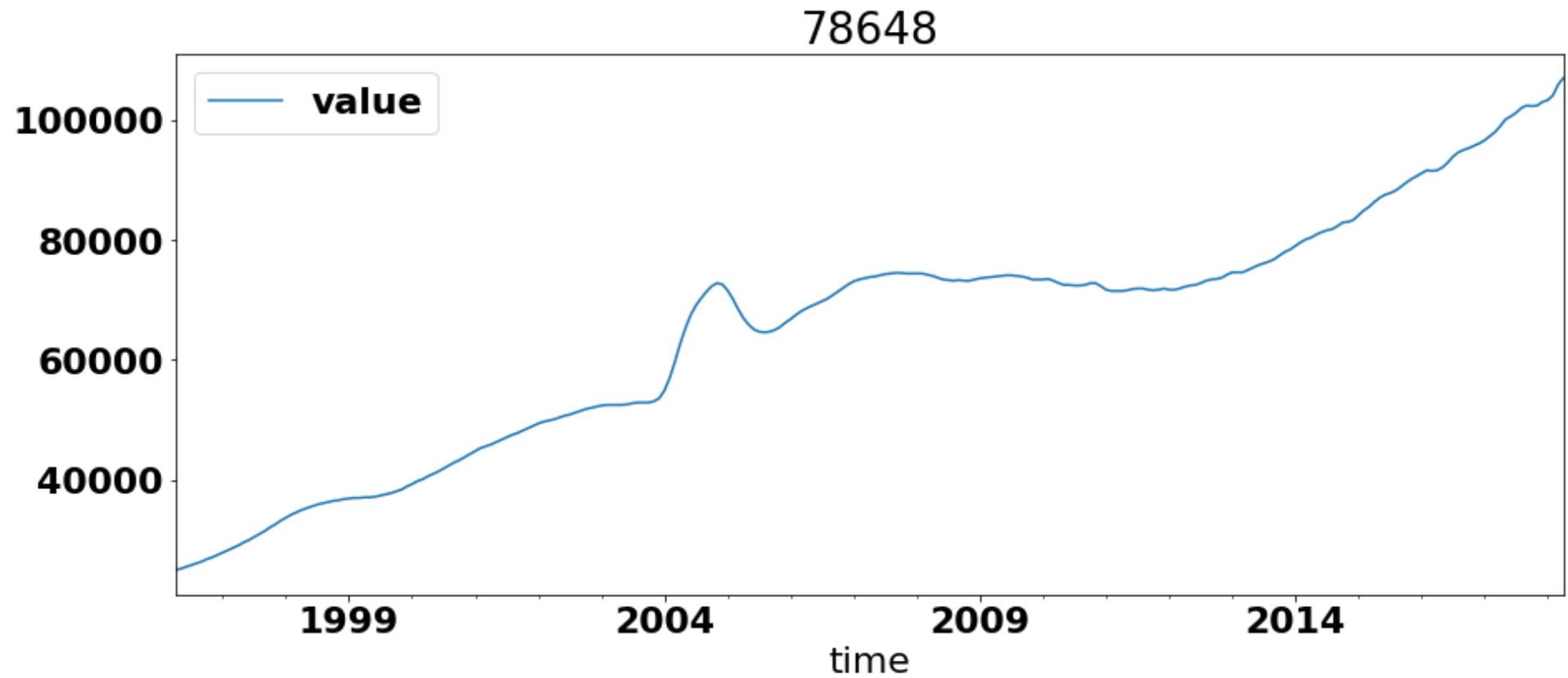


2nd : Austin 78648

- Largest ROI was 42%
- Lower entry point than San Francisco

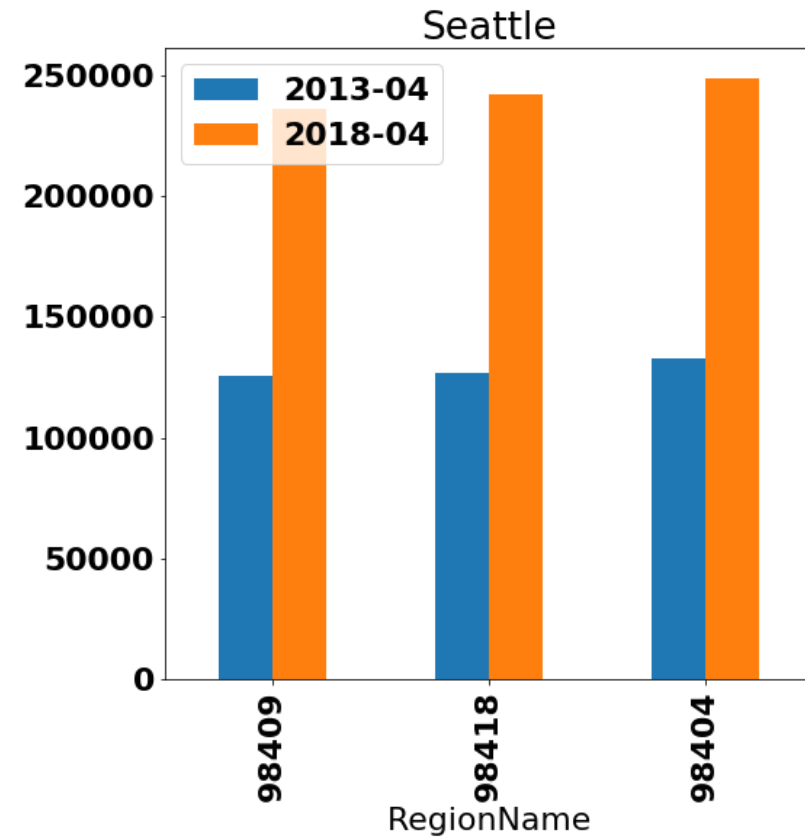


78648 Continued:

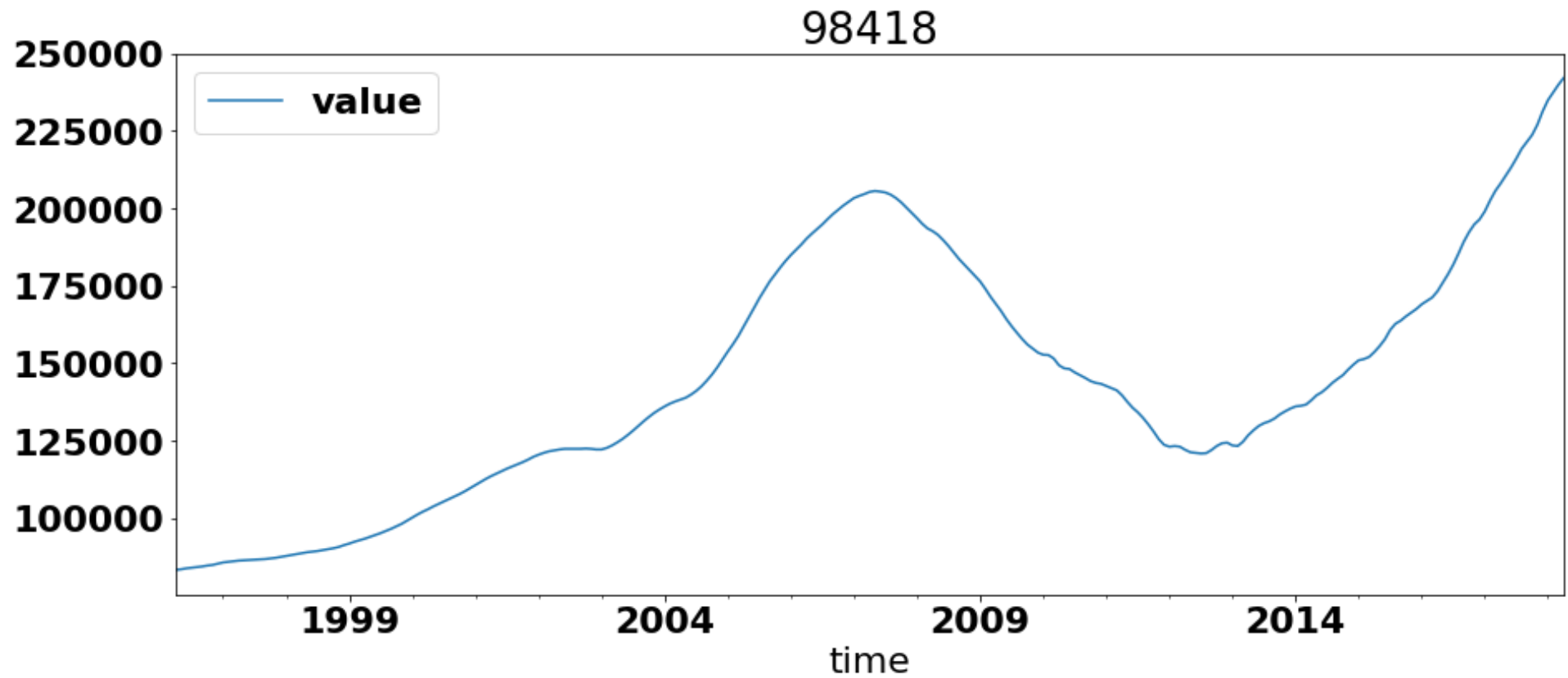


3rd : Seattle 98418

- Significant Growth
- Highest ROI was 91%

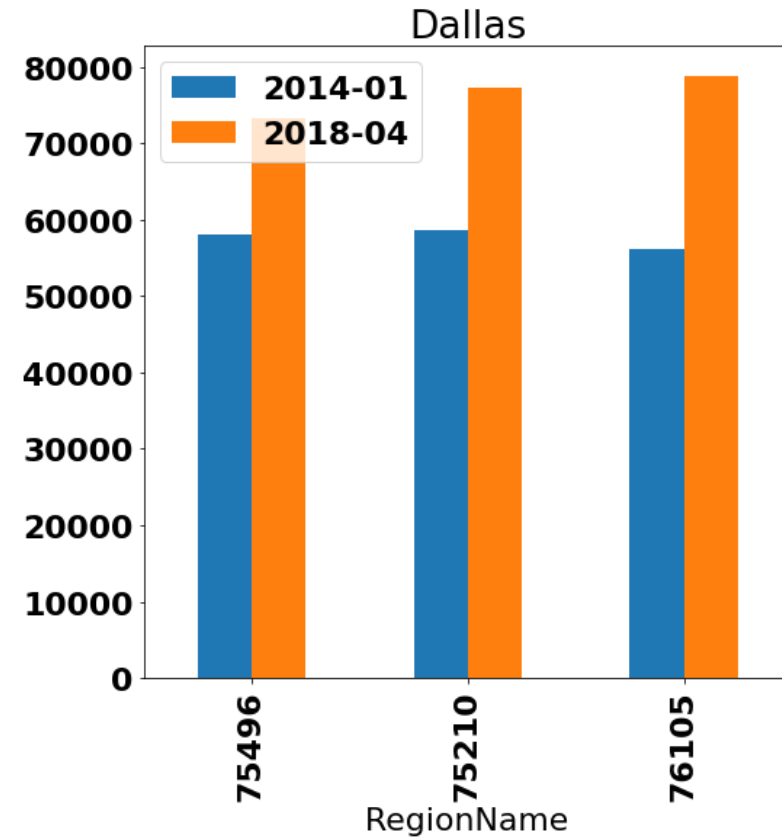


98418 Continued

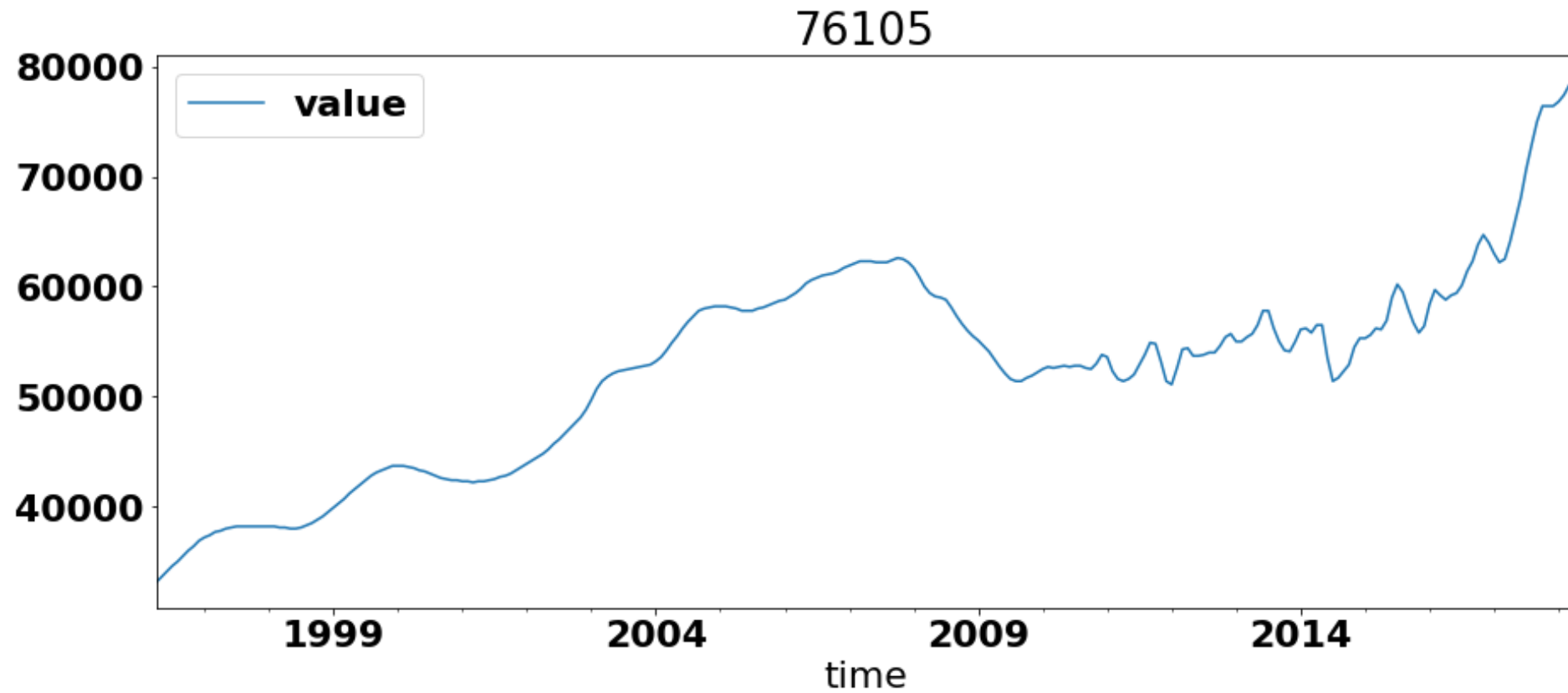


4th Dallas 76105

- Lowest prices
- May indicate poorer areas
- Investing may be riskier
- Highest ROI 40%

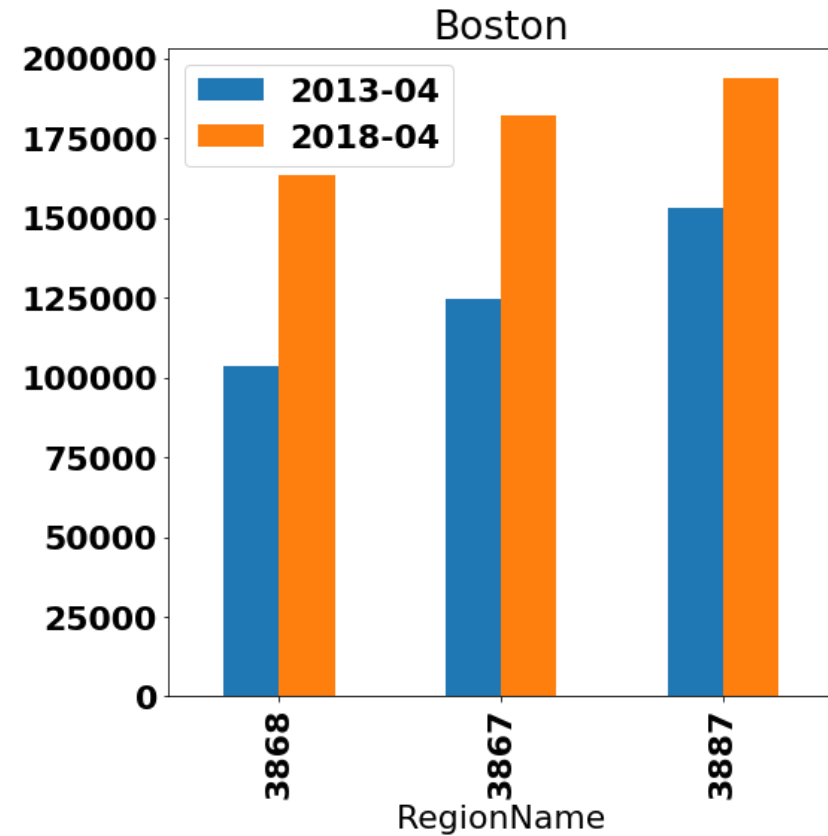


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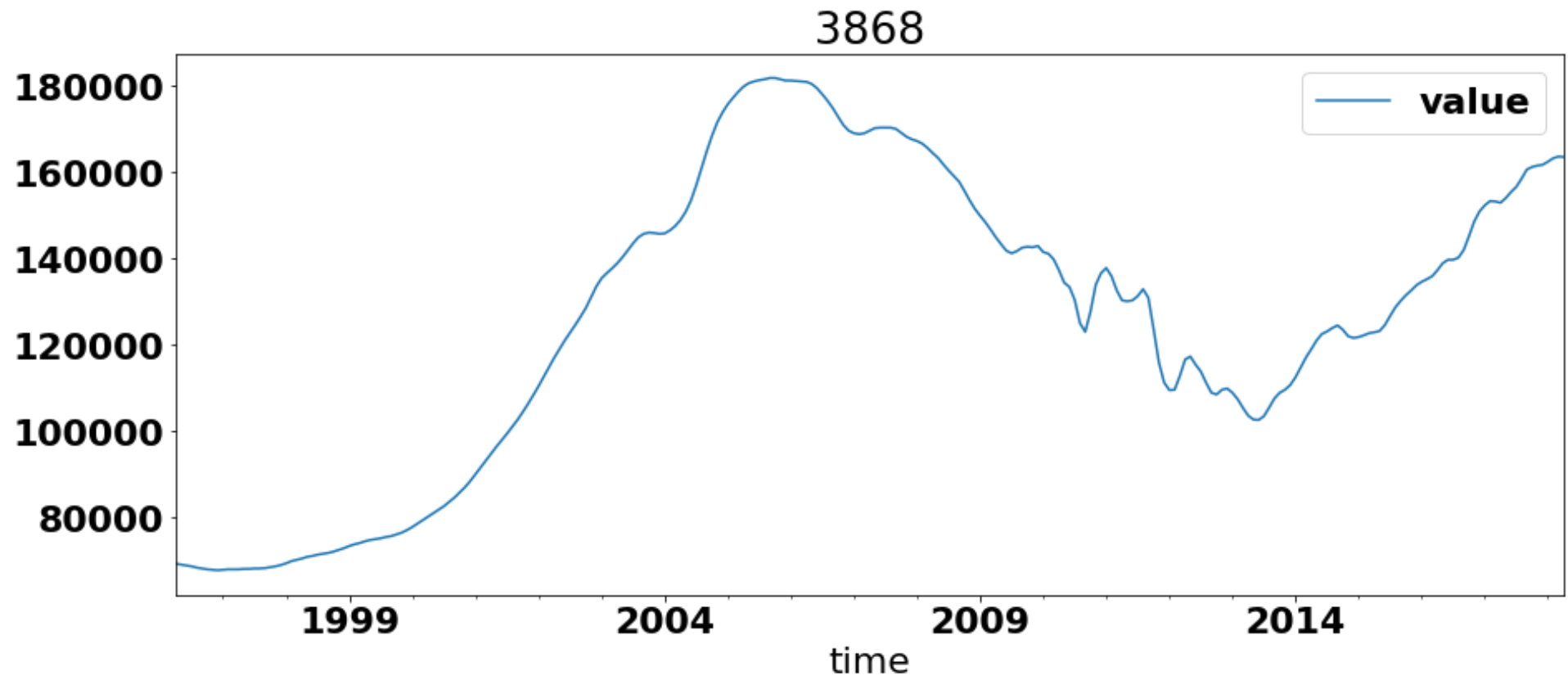


5th : Boston 03868

- Similar prices to Seattle
- Highest ROI was 58%



03868 Continued:



Further Work

- Account for inflation
- Research zip code statistics
- Research projects/construction

Conclusions and Thank You

- Investing in housing is still risky.
- What goes up will go down
- Thank You for listening
- Questions?