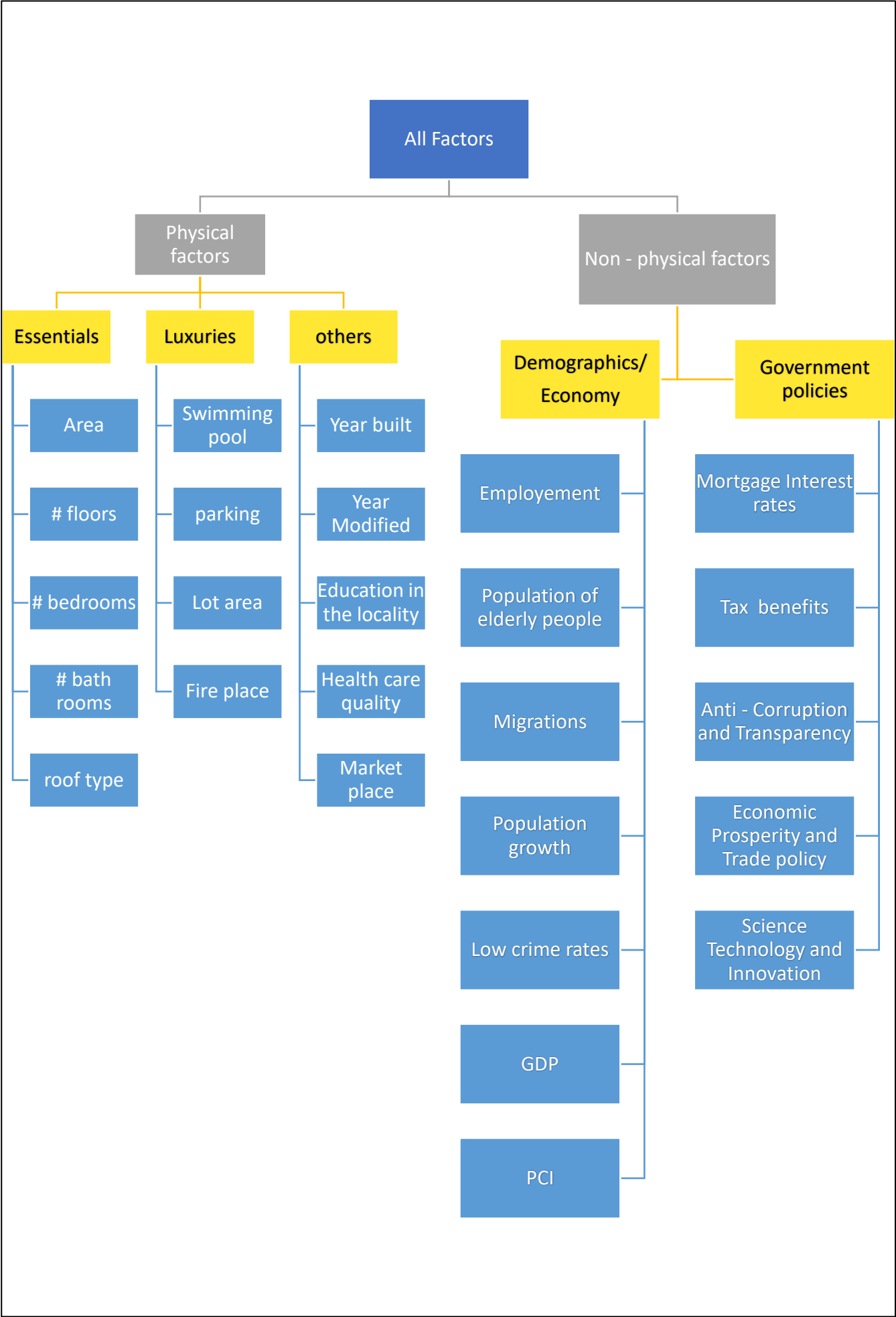


Factors effecting the price of the houses in US in next 10 years:



### ❖ **Physical factors:**

- Essentials: Area, #floors, roof type, #bedrooms, #bathrooms
- Luxuries: Swimming pool, Lot Area, Parking
- Others: year build, Year modified, Education, Health,

### ❖ **Non – physical:**

- Demographics/Economy: statistics like population, Employment, GDP, PCI, Crime Rates
- Government policies: Interest rates, Tax benefits, etc.

## How is it MECE (Mutually Exclusive and Collectively Exhaustive):

- Physical and Non-physical don't overlap and covers all the factors when together.
- In physical features Essential and luxury factors are related to physical building and the others factors aren't related to the physical structure.
- Demographics/Economy is the section where the factors related to economics and all the statistical measures of the country come into picture.
- On the other hand, the Government policies are the actions which result in the changes of the Demographics/Economical factors occurs.
- Here one is the Action and the other is the Result of it. So, they are non - overlapping similar groups that cover all the non – physical factors.

## Why these Factors affect the house prices:

- Non – Physical factors are the key ones for this use case because, the physical factors are constant no matter what time frame we look at.
- Government policies and the Economy of the country might change in next 10 Years.
- The Policies like Anti - Corruption and Transparency, Economic Prosperity and Trade policy, Improves the overall economy of the country which contributes to high Employment which in turn improves the standard of living and purchasing power of the individuals.
- Science Technology and Innovation also improves the Employability.
- Interest rates and tax benefits encourage more people to invest money into Real estate.
- The Population and migration will create a need for more houses which in turn creates a demand for houses
- GDP and PCI contribute to the economy which affects the house prices
- Physical Factors doesn't need any special mention as we all know they hugely affect the price of a house.

## Final Words:

Hope this model represents all the factors that will affect the house prices in US in the next ten years and they strictly follow MECE frame work. Even if we want to add any new factors to it, they will fall under any of the given categories.