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Bandit Consulting

ALBUQUERQUE'S INVESTMENT HOTSPOTS: TOP 5 ZIP CODES TO WATCH

By Brittney Nitta-Lee

April 11, 2023

MALE



49%

FEMALE



51%

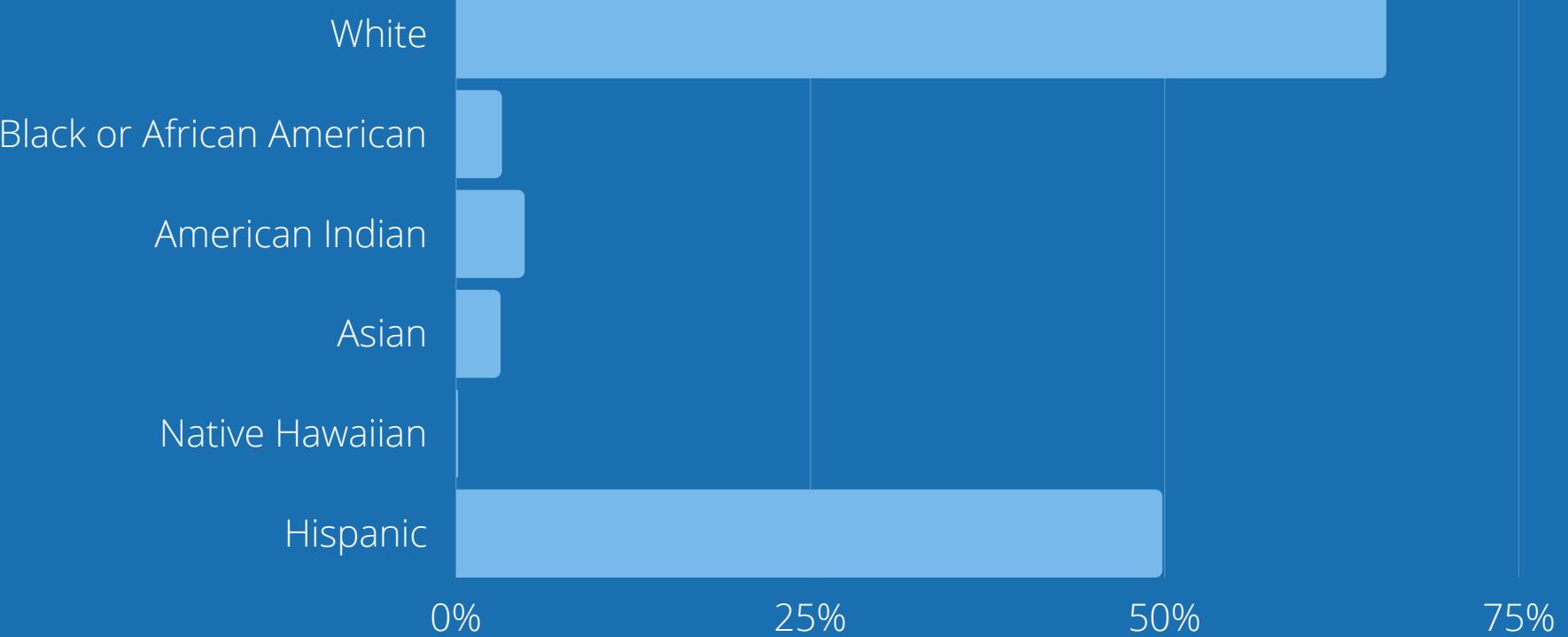


ALBUQUERQUE, NEW MEXICO

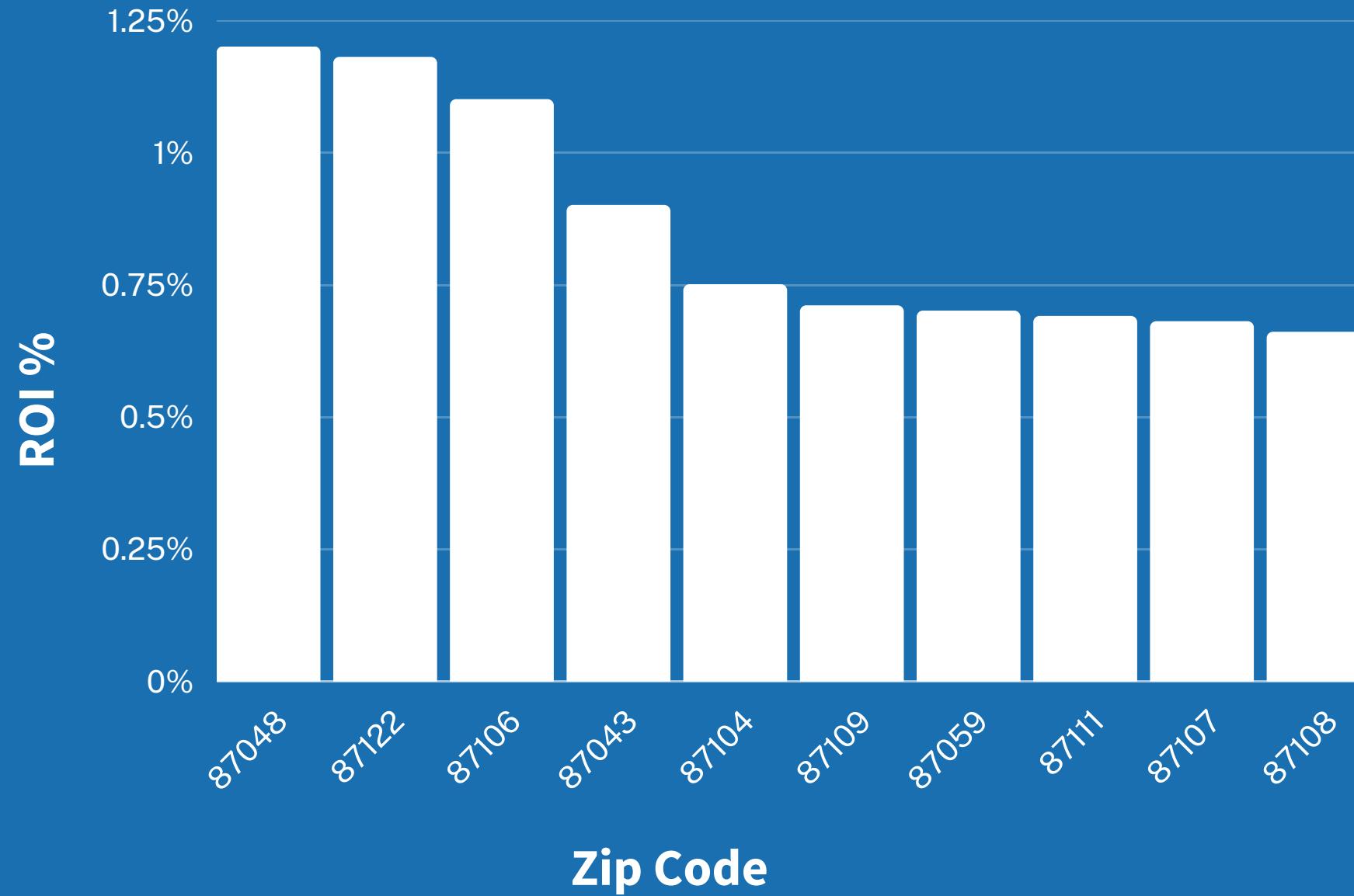
POPULATION

Population estimate, July 1, 2021

562,599

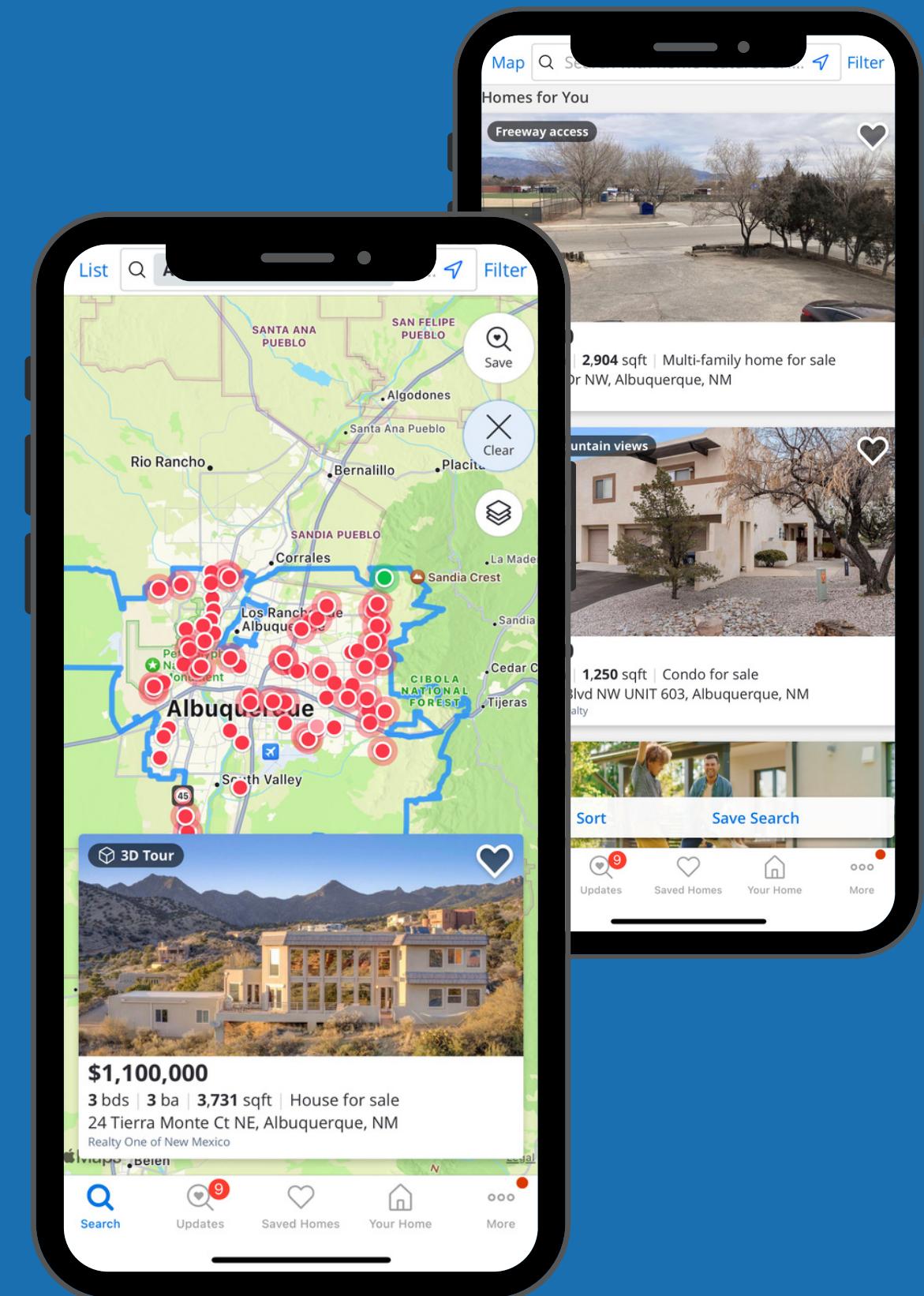


ROI for Top 10 Zip Codes

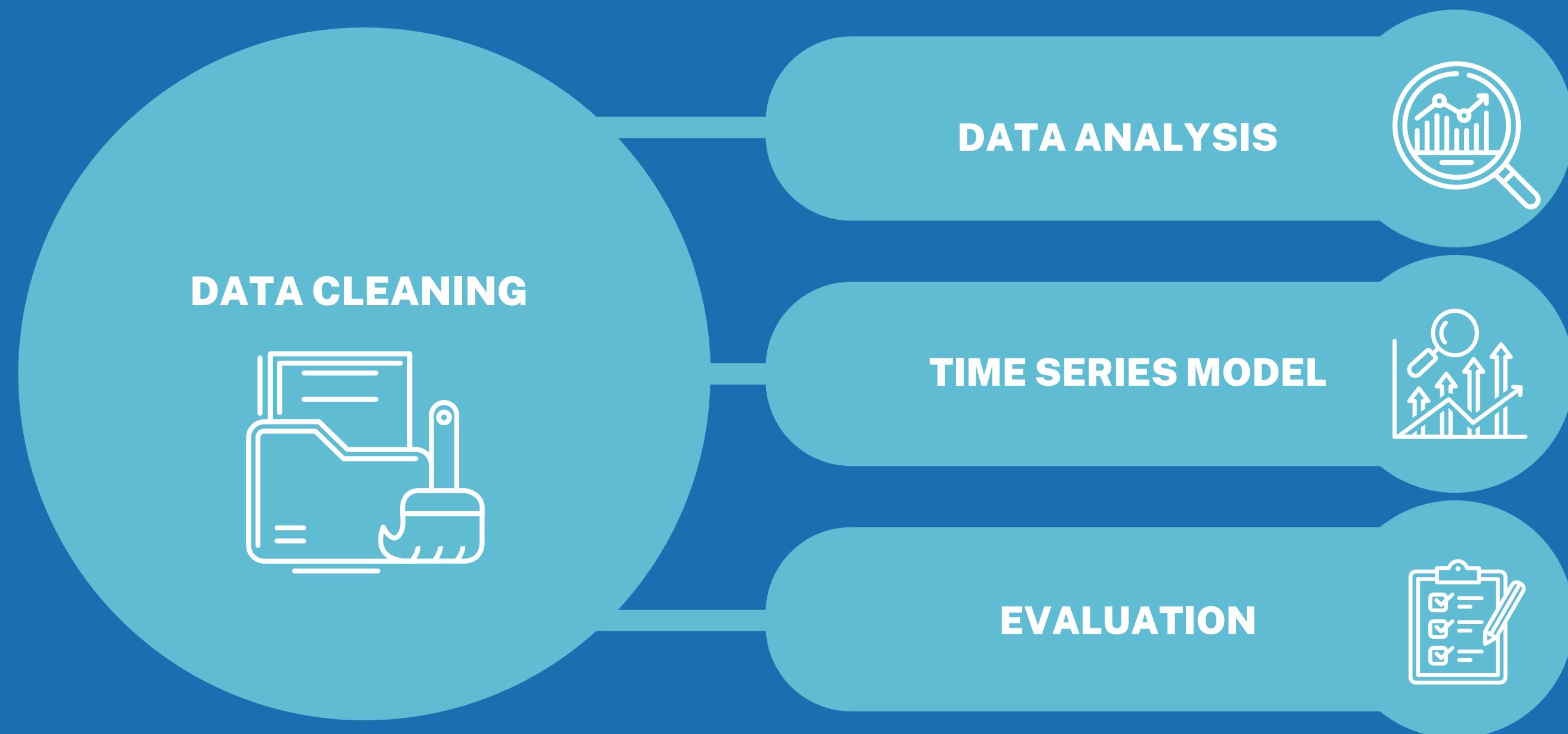


ZILLOW

- Median sales of homes from April 1996 to April 2018
- Top 10 zip codes based on total ROI
- 2008 housing market crash, not included
- Median sales of homes from 2011 to 2018



METHODOLOGY



BASELINE



ALBUQUERQUE, NM 87106

RMSE = 1992.74



ALBUQUERQUE, NM 87122

RMSE = 2483.10



ALBUQUERQUE, NM 87104

RMSE = 1084.1



CORRALES, NM 87048

RMSE = 3602.07



SANTA ANA PUEBLO, 87043

RMSE = 2222.06

TIP

RMSE (Root Mean Squared Error) is a commonly used metric for evaluating the accuracy of predictive models, particularly in time series analysis.

METRICS

MEDIAN HOME VALUE

Estimated median home value for each zip code.

LOW AND HIGH CONFIDENCE INTERVALS

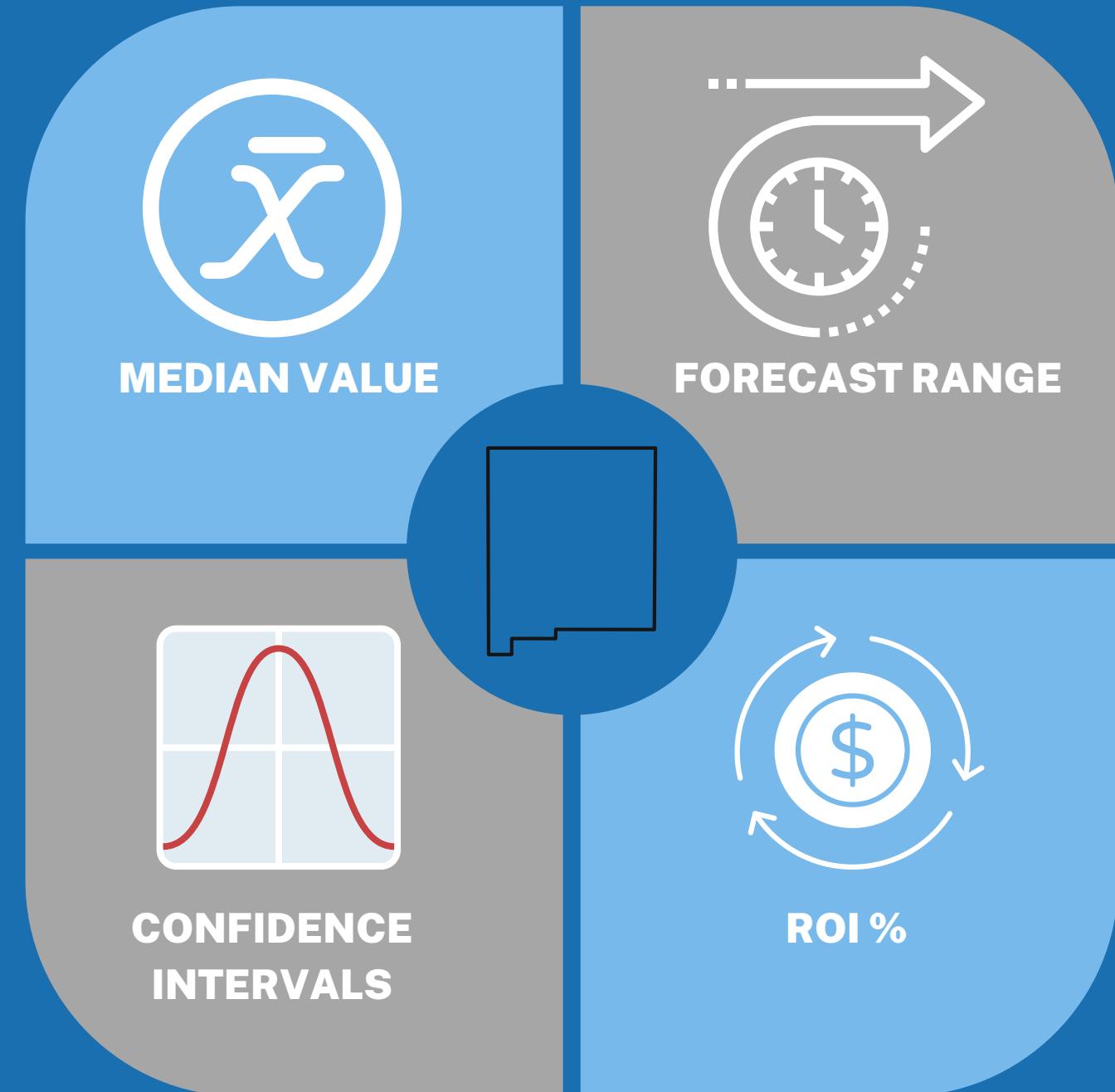
The range within which the true median home value is expected to fall with a 95% confidence level.

FORECAST RANGE

Difference between the high and low values of the predicted median home value range.

ROI%

Return on investment for the given zip code.



SARIMAX MODEL

1

Seasonality

2

Autoregressive and Moving Average components

3

Flexibility

4

Interpretability

TIP

A SARIMAX model is a statistical method used to make predictions about future values of a time series by considering trends, seasonal fluctuations, and external factors.

\$3,700,000 5 bd | 6 ba | 10,073 sqft
467 Old Church Rd, Corrales, NM 87048
For sale | Zestimate®: \$3,398,498
Est. payment: \$22,528/mo ? [Get pre-qualified](#)
[Request a tour](#) as early as today at 2:30 pm [Contact agent](#)

[Overview](#) [Facts and features](#) [Home value](#) [Price and tax h >](#)

Single family residence
Built in 2003
Central, forced air, multiple heating units, radiant
Refrigerated, 2 units
4 Attached garage spaces
2.18 Acres
\$367 price/sqft
3% buyers agency fee

Overview

[RV PARKING](#) [GOURMET KITCHEN](#) [GORGEOUS OFFICE](#)
[INDOOR POOL](#) [STUNNING WOOD BEAM CEILINGS](#)

EVALUATION

ZIP CODE	CITY	LOW END	HIGH END	ROI
87048	CORRALES	\$862,569	\$996,744	140.18%
87106	ABQ	\$467,129	\$523,881	127.28%
87043	SANTA ANA PUEBLO	\$791,797	\$858,879	106.04%
87104	ABQ	\$392,929	\$429,805	125.86%
87122	ABQ	\$973, 308	\$1,051, 786	106.96%

The low-end and high-end confidence intervals indicate the projected median home values at the end of the forecast period (2022). And the ROI shows the percentage return on investment for each zip code.

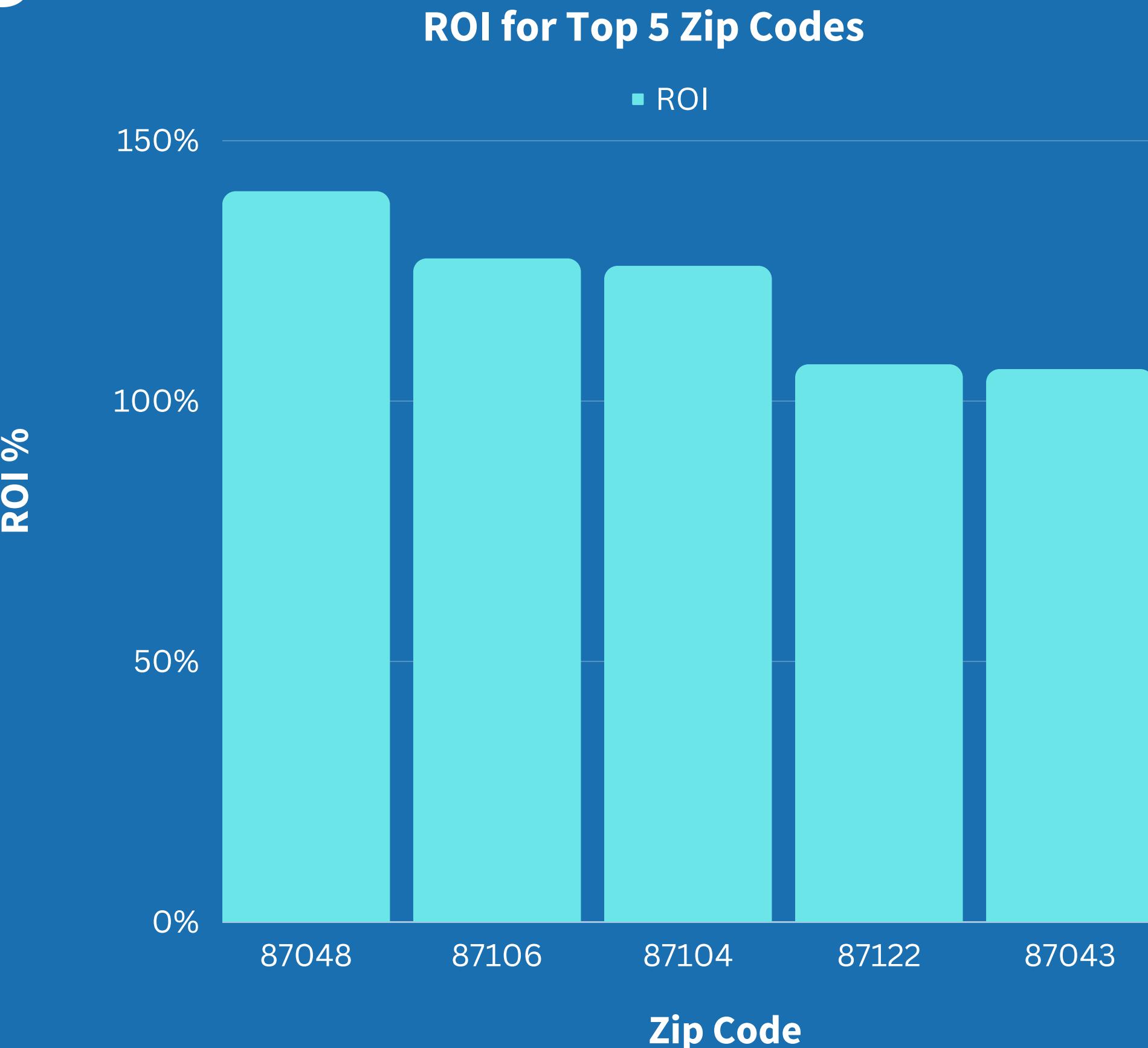
RECOMMENDATIONS

CORRALES, NEW MEXICO

140.18% ROI

ALBUQUERQUE, NEW MEXICO, 87043

106.04%



NEXT STEPS

MORE DATA

EXTERNAL FACTORS

NEIGHBORHOODS

**B**

Bandit Consulting

THANKS FOR YOUR TIME

If you have any questions, email me at bnittalee@gmail.com



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EDUCATION
WEB ADVERTISING SEMINAR
2015
University of London, UK

GRAPHIC DESIGN CREW
2013
London Art College, UK
Leader of the group, lorem ipsum

HIGH SCHOOL UNIVERSITY
2008 - 2014
Short description of the school and the responsibilities you had in this position.
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SCHOOL TITLE LOREM
2004 - 2008
Short description of the position and the responsibilities you had in this position.

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PROFESSIONAL STATEMENT
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