

Five Zip Codes In Which to Invest in the Real Estate Market

Module 4 Final Project

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Methodology:

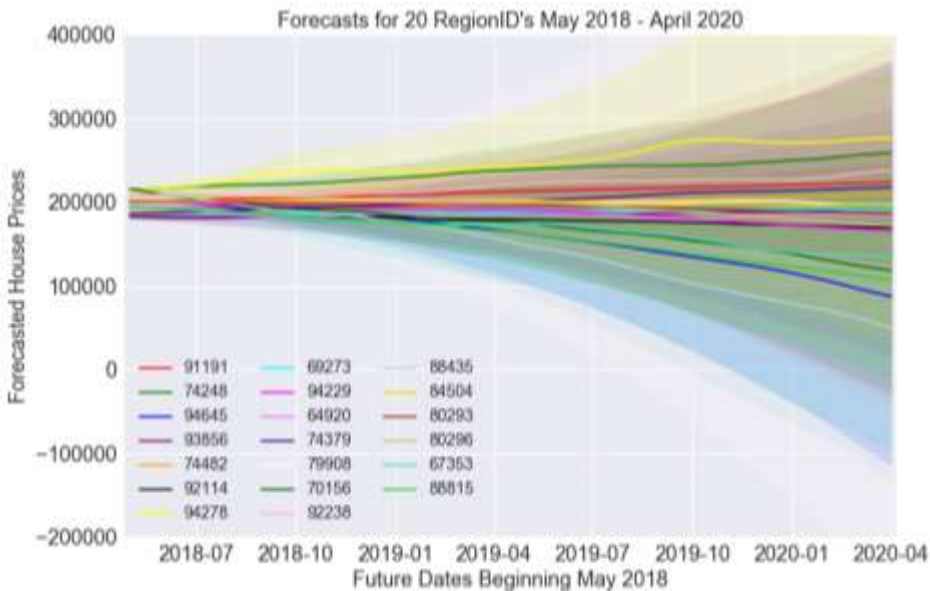
Prioritizing the Safe Bet Over the ROI

- Finding the best model to describe the data
- Choosing a selection of records to look at more closely
- Further refining the selection down to 20 that fit best
- A final prediction to determine the top five based on losing the least of the investment

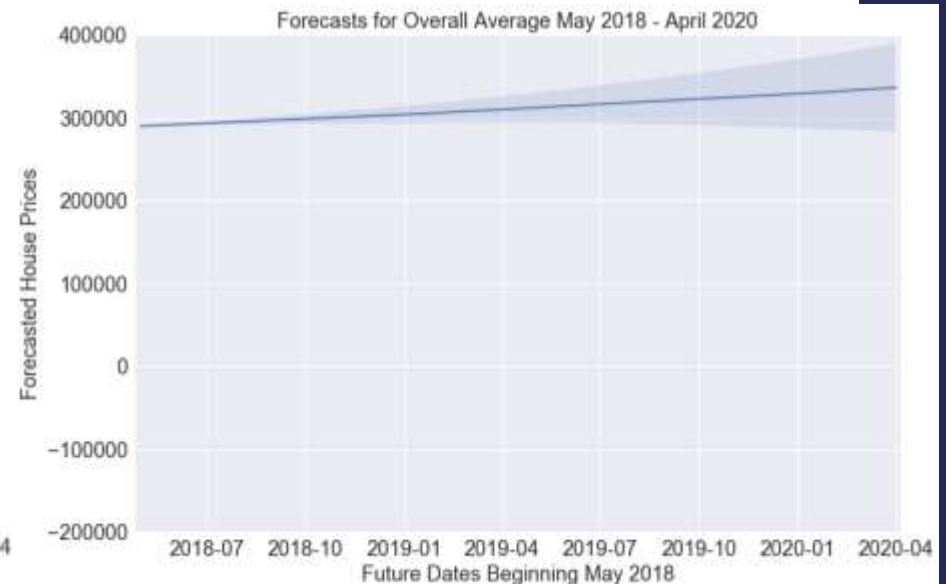


House prices in the select 20 regions from 2018 to 2020

Select 20 Predictions



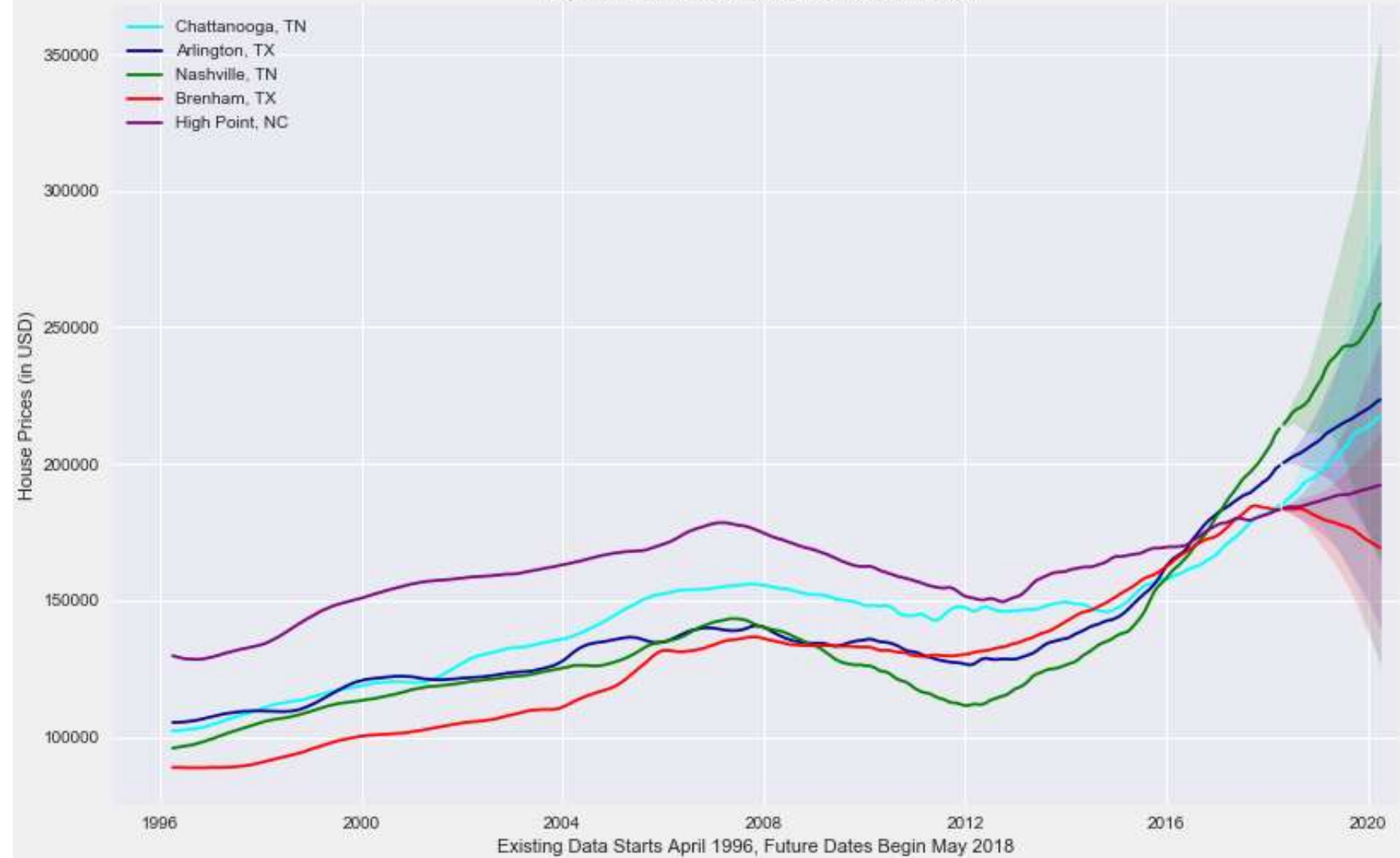
Overall Average's Prediction



Where Are The Top Five Regions?

The cities chosen are:	Forecasted % Change:
1. Arlington, TX	+12.1%
2. High Point, NC	+4.9%
3. Nashville, TN	+21.4%
4. Brenham, TX	-7.6%
5. Chattanooga, TN	+17.6%

Data for Top Five with Forecasts until April 2020



Future Work

- Other factors that can affect an investment were not taken into account: i.e. risks of natural disasters, changes in building codes, and county infrastructure improvements
- A model using proximity to other regions, perhaps predicting gentrification trends and urbanization, where rental properties become available for purchase or vice versa

Lessons Learned

- More processing power is needed to determine errors and run a more precise model
- Alternatively, it may be worthwhile to use different selection criteria before doing any modeling or predicting

Thank You

Questions or comments accepted by email or through
Github repo: [bronwenc/Module-4-Project](#)