

Project Proposal

PROJECT DETAILS

Project Name: Comparison and Assessment of Housing and Income Appreciation Over The Past Decade

Team Members: Courtney Gainor, Irwin Bahande Mier, Christopher Reutz, Kim Rones

PROJECT DESCRIPTION/OUTLINE

<< INSERT DESCRIPTION HERE >>

- National - USA
 - 2009-2019
 - Compare median house price vs. median household income
 - From Zillow CSVs
 - Scatter Plot by Metros
- State - CA
 - 2009-2019
 - Compare median house price vs. median household income
 - From Zillow CSVs
- County - San Diego County
 - 2009-2019
 - Compare median house price vs. median household income
 - From Zillow CSVs
- Zip Code
 - 2009-2019
 - Median household income for Zip Code available via SANDAG
 - La Jolla (92037)
 - Greater rate of appreciation
 - Santee (92071)
 - Slower rate of appreciation

RESEARCH QUESTIONS TO ANSWER

1. How have housing prices recovered/increased in relation to the median household income in the US since the Great Recession?
2. Which metros have appreciated the most/least since the Great Recession compared to the national median household income or national median appreciation rate if available on Zillow?

3. How have different zip codes with considerably different median household incomes changed in terms of housing and income appreciation?

DATA SETS TO BE USED

- Two files on metro level (MSA), quarterly
 - Median home price (*Affordability_ChainedZHVI_2018Q4.csv*)
 - Median household income (*Affordability_Income_2018Q4.csv*)
- Three fields for monthly median home prices
 - ZIP Code level (*Zip_Zhvi_AllHomes.csv*)
 - County level (*County_Zhvi_AllHomes.csv*)
 - State level (*State_Zhvi_AllHomes.csv*)

ROUGH BREAKDOWN OF TASKS

Part 1 - National stats by metro

Christopher and Irwin

Part 2 - Zip codes, County, State

Courtney (92037) and Kim (92071)