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# Twin Cities Real Estate Investment Analysis

Kelly Chou

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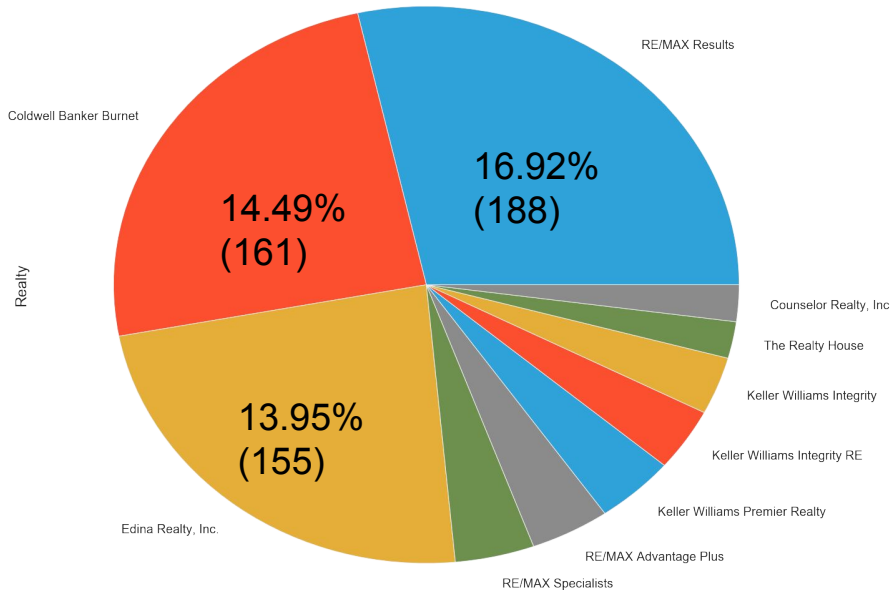
# Questions

- Who should we partner with?
  - How much should we sell the house for?
  - Which features are more important?
  - Which district should we invest in?
  - How would population affect listing?
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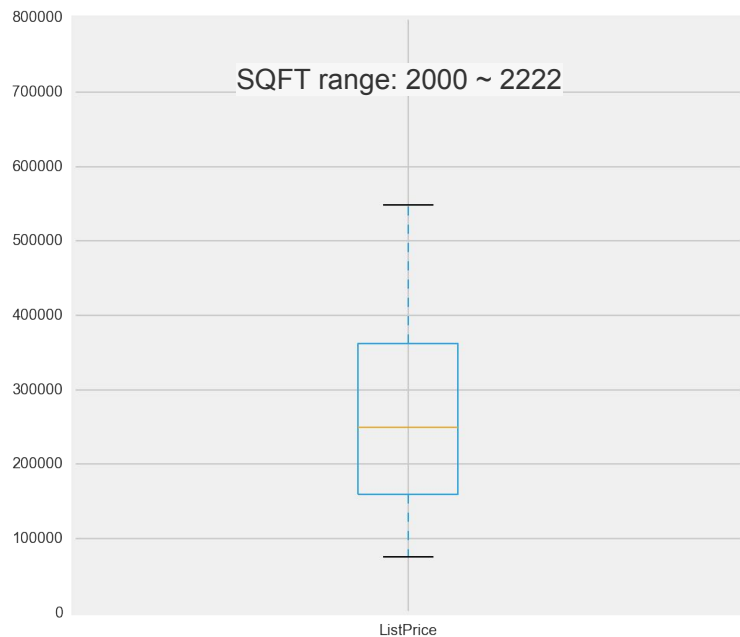
# Who should we partner with?

top 10 best selling

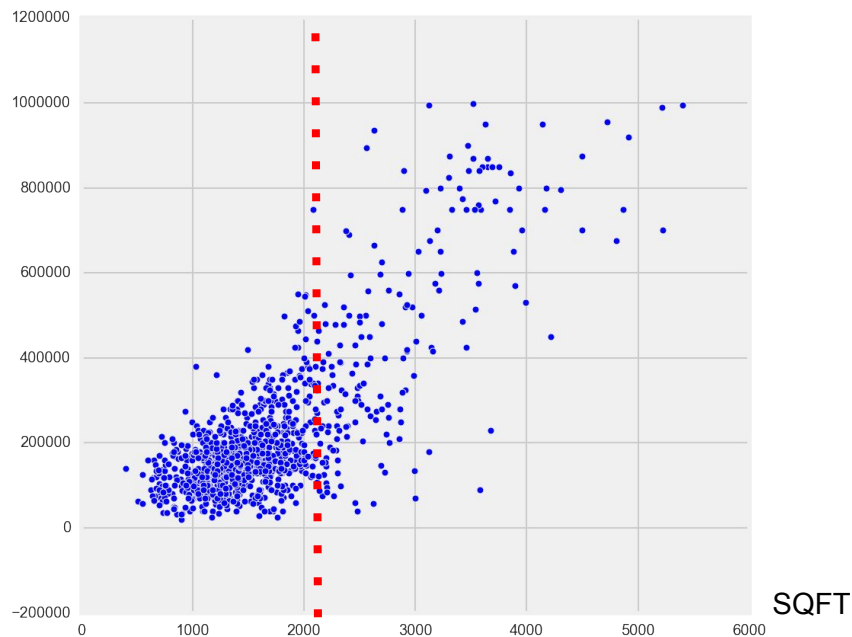


# How much should we sell the house for?

# listings



Price



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# How much should we sell the house for?

2111 sqft → \$302,947

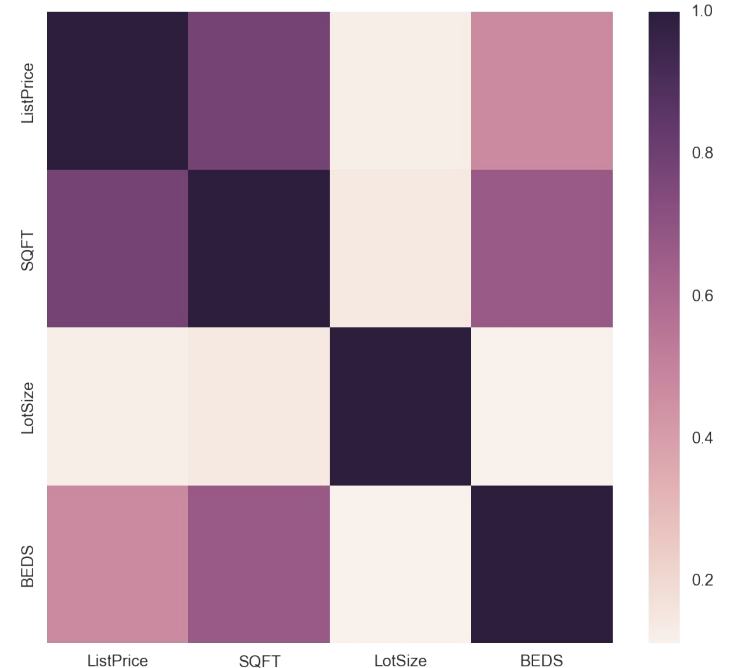
- Linear regression
  - With 95% certainty that this is the mean price
  - Goodness of fit: 0.6184  $R^2$
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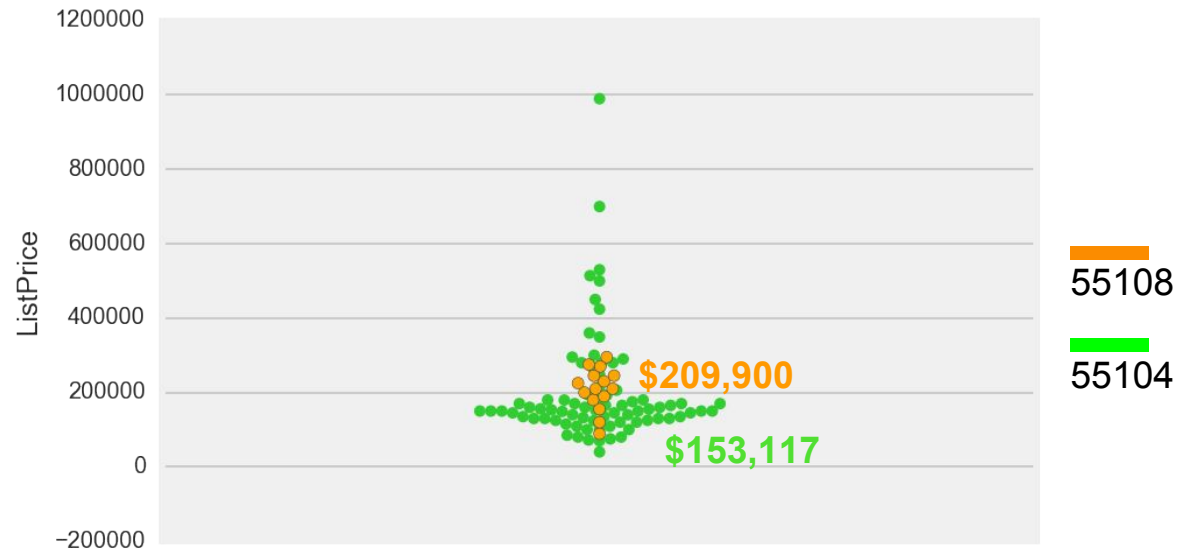
# Which Features are more important?

**SQFT > BEDS**

- LotSize is not important



# Which district should we invest in?



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# Which district should we invest in?

## Circle Pines

- Great for retirement. More home owners than renters
- Rich retirees
- Less demand

## Saint Paul

- More businesses, schools, higher population, and higher demand
  - Working young professional
  - **Higher ROI for huge quantity → Invest!**
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# How would population affect listing?

#listings / person.

Top 10

	ZIP	Population_2010_Census	NumberofHouses	#ListingPerPop
25	55412	22148	107	0.004831
5	55106	52730	133	0.002522
23	55410	19340	46	0.002378
28	55417	24875	59	0.002372
19	55406	32112	72	0.002242
6	55107	14776	31	0.002098
30	55419	26406	55	0.002083
3	55104	43248	78	0.001804
10	55116	23851	43	0.001803
4	55105	28455	50	0.001757

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# How would population affect listing?

55114

- Highest price per capita
- Low housing supply
- Low population
- Seems like an industrial area

	ZIP	Population_2010_Census	ListPrice	price_per_cap
9	55114	3100	150000	48.387097
18	55405	15411	699725	45.404257
22	55409	11615	368383	31.716143
23	55410	19340	569423	29.442761
27	55416	29027	548450	18.894478
14	55126	25140	464400	18.472554

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**Thank you**

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