



GW FINTECH BOOKTCAMP
GROUP #2

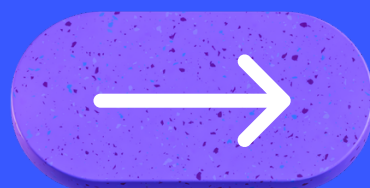
Regional Real Estate Analysis

CHRIS MISKOVICH

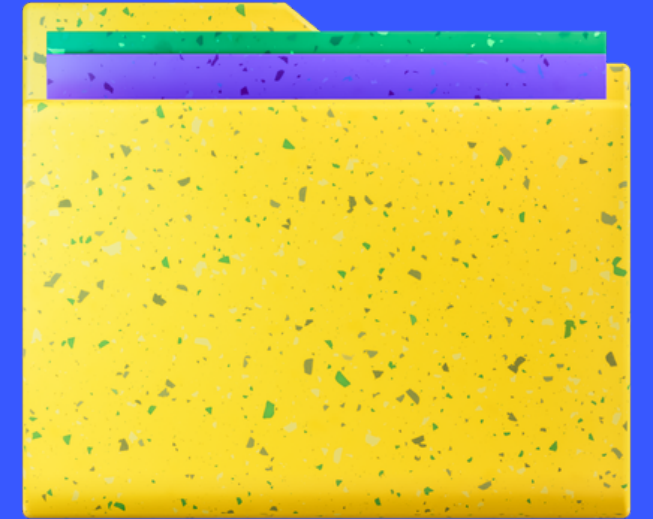
DANIEL WATSON

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Overview



GOALS

- Search and compare median home prices in different US regions. (Specifically the DMV)
- Observe the the differences between SFH and condo pricing
- Calculate the price to rent ratios to determine if one should buy or rent

GOALS

- Analyze housing price points in specific markets
- Compare them to other local and national markets
- Help Santiago Pesantez decide if its the right time to purchase





SUCCESSSES

Choosing the correct API

- Correct mix of Current and Historical Data

Successfully plotting the price to rent ratio of local DMV markets.

SET BACKS

Choosing the correct API

Making sure the Data matches your project.





DATA COLLECTION

The Quandl API was used to access ZILLOW'S real-estate data:

The *Zillow Real Estate Data* (ZILLOW) data feed contains real estate market indicators, such as market indices, rental, sales, and inventories for thousands of geographical areas across the United States.





DATA COLLECTION

- Estatic Data
- FRED Economic Data
- Compares National home price DATA to ZILLOW'S regional DATA





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Status



Project Phase 1
Selecting the Data

100% done

Last updated:

June 7th, 2022



Project Phase 2
Analysing the Data

100% done

Last updated:

June 13th, 2022



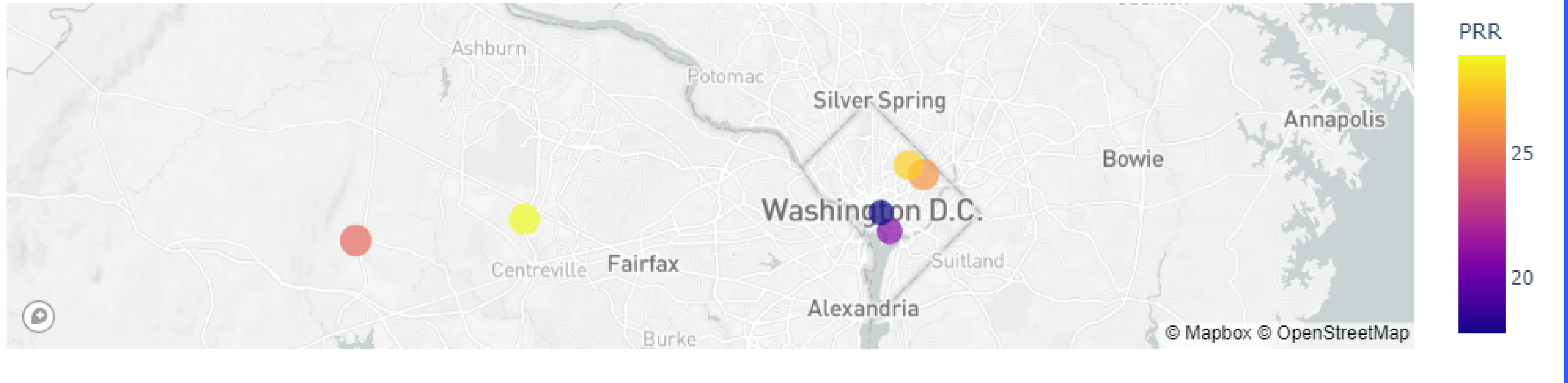
Project Phase 3
Submit Project

100% done

Last updated:

June 13th, 2020

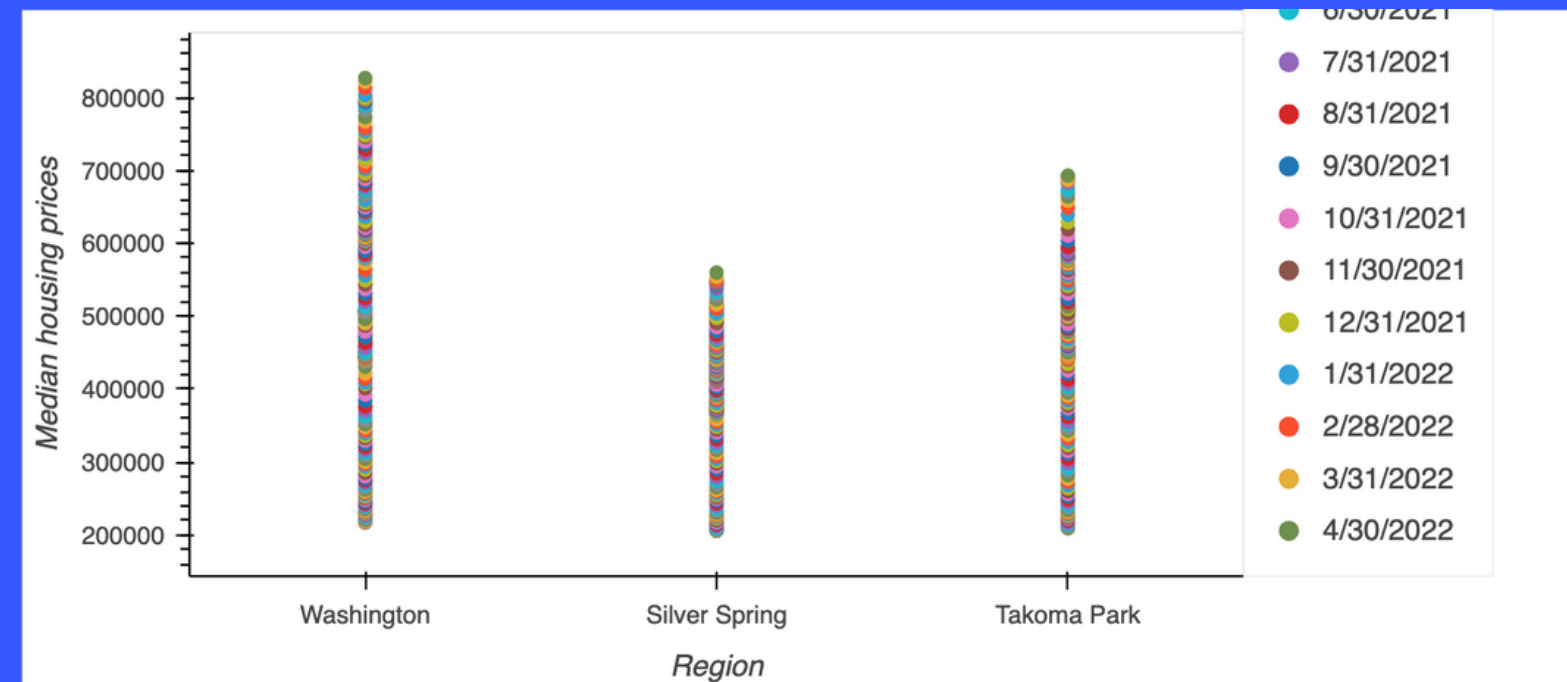




PRICE TO RENT RATIO

KEY TAKEAWAYS

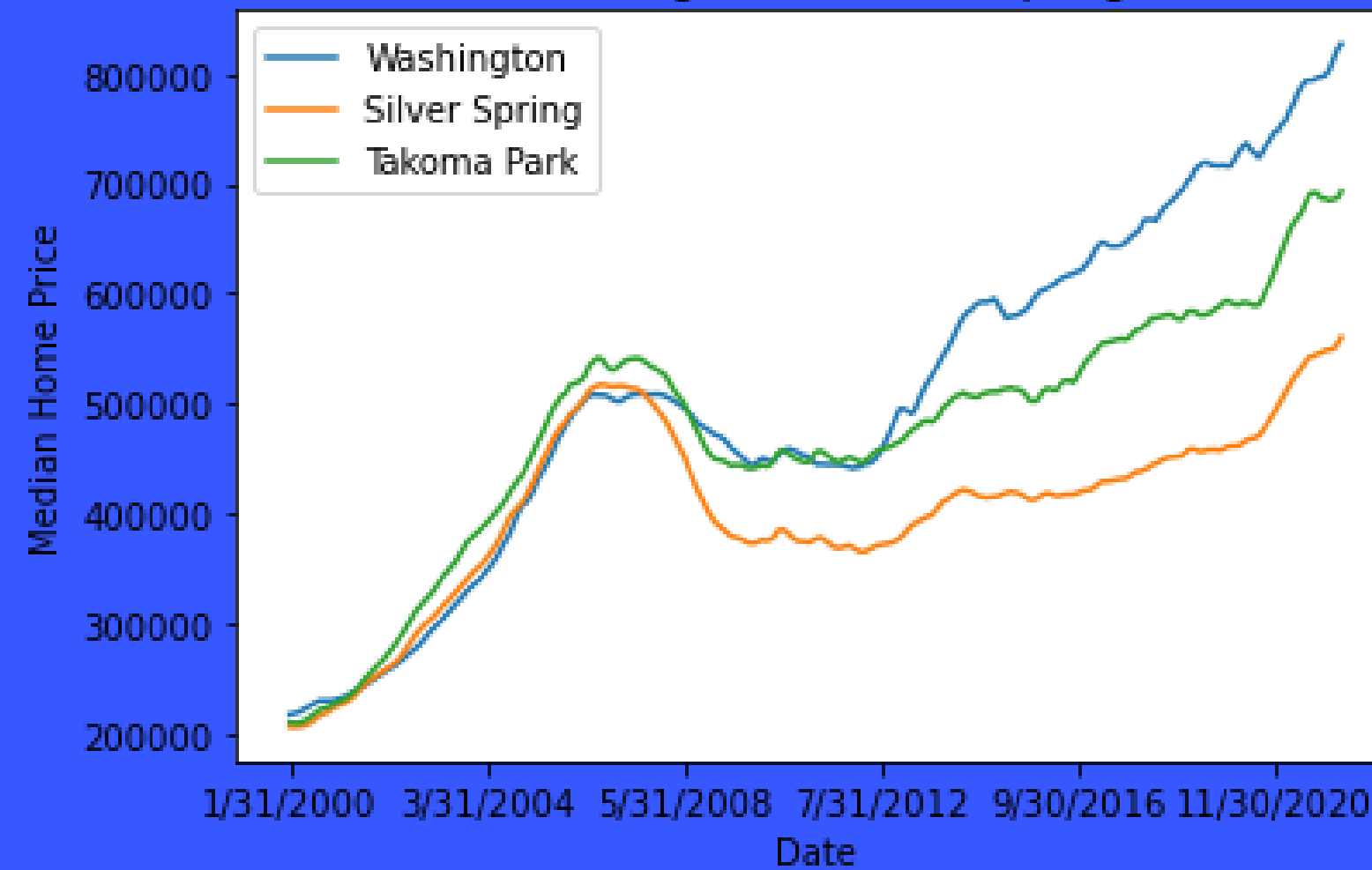
- Price-to-rent is used as a benchmark for estimating whether it is cheaper to rent or own property.
- It compares the economics of buying versus renting but says nothing about the affordability of either.
- Median Home Price / Median Annual Rent = Price to Rent Ratio



Median Home Price Comps:

Washington, DC was 216,966 for median home value compared to Takomak Park at 209,960 and Silver Spring at 207,481 in March of 2000. However over 20 years Washington, DC has had the most growth and has come to 826,843 and Takoma Park went to 692,971. So a 7,006 increased investment in Washington, DC in 2000 would have increased your equity by 133,872 over 20 years compared to Takoma Park.

Median Home Price for Washington, DC Silver Spring, MD Takoma Park, MD



Median Home Price Line Visualization.



Conclusions

After analyzing the prices of 3 areas of interest: Washington DC, Takoma Park, and Silver spring we found that:

- Price to Rent Ratio:

Not enough data for all the desired areas.

Average Washington DC PRR: 25.137

Not a good time to own a house. It is better to rent.

- As of April 2022, annual home price increase:

Takoma Park: 34.2%

Silver Spring: 12.4%

Washington DC: 8%

- The housing market has had a steady growth and the data shows that now is not a good time to buy.

