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Objective
Describe and explain all the factors that could influence residential home prices across the United States over the next 10 years, and how.

Factors
Below is the list of top 5 factors (along with the influence):

Variable	Influence	Definition
Growth in the Economy	+ve	With higher economic growth and growing wages, people can spend more on housing, improving application and boosting prices.
Unemployment	-ve	Very few people will have possible to afford a house as unemployment rises. But even fear of unemployment can stop people from entering the real estate market.
Interest Rates	-ve	A high-interest rate era would increase mortgage costs and reduce the demand for a house to be purchased. High-interest rates make rental attractive.
Mortgage Availability	+ve	The borrowing conditions for a larger house purchase deposit. The supply of loans (mortgage) if limited, then the demand for housed will fall.
House Income Rates	-ve	If the house price-to-income ratio increase then homes are relatively expensive at this level, and a correction with the drop in house prices is observed.

Range
To develop the MECE framework each variable has been divided into 3 bins

Variable	Range	Low	Mid	High
Growth in the Economy	Year over year growth in GDP	Less than 0%	0 to 5%	More than 5%
Unemployment	Unemployment rate over 12 months	Less than 5%	5 to 10%	More than 10%
Interest Rates	Mortgage rates (APR)	Less than 10%	10 to 15%	More than 15%
Mortgage Availability	Applications approved by total applications	1 in 100	1 in 25	1 in 10
House Income Rates	Year over year growth in Rates	Less than 0%	0 to 10%	More than 10%

Combinations
There are 3*3*3*3*3 = **243** total combinations

Please refer the csv file (**MECE.csv**)