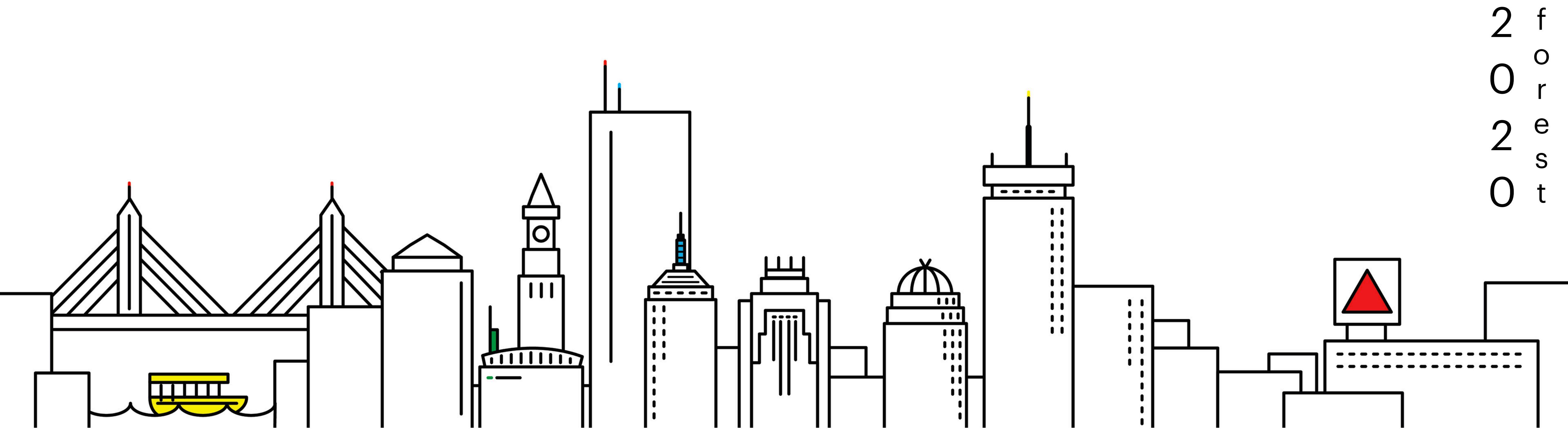


Boston, MA

REAL ESTATE FORECASTS



The Data

From Where?	Zillow
From When?	2010 - 2018
How Much?	84 Observations per Zip Code

“5 Best Zip Codes”

What do we mean?

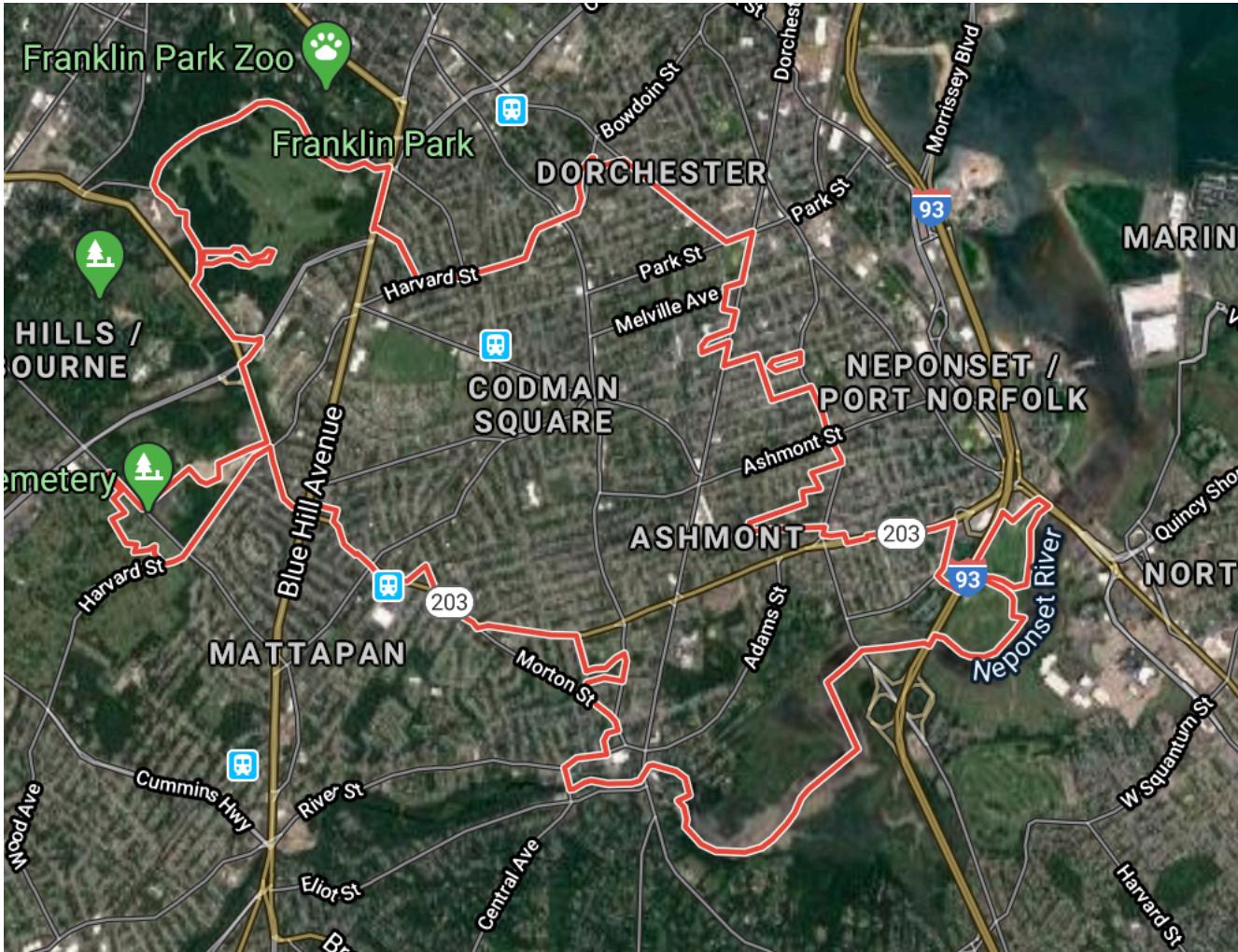
Highest R.O.I. (1, 3, & 5 yr)

Our Model

	Mean Home Value	Mean Error
02124	\$543k	\$1.88k
02111	\$593k	\$4.77k
02126	\$419k	\$1.80k
02125	\$562k	\$1.97k
02127	\$807k	\$3.38k

Our Model

02124

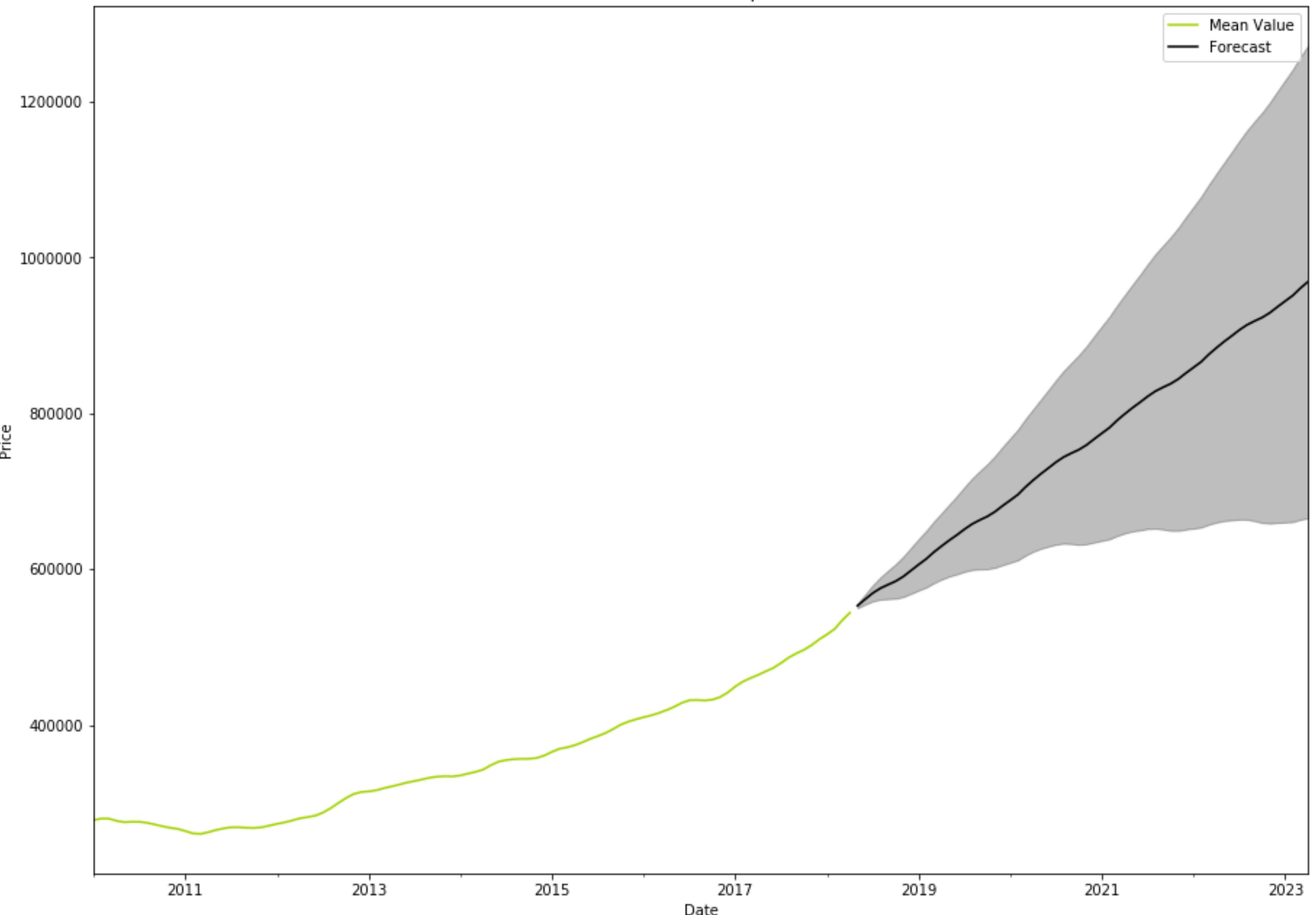


1YR \$85k

3YR \$254k

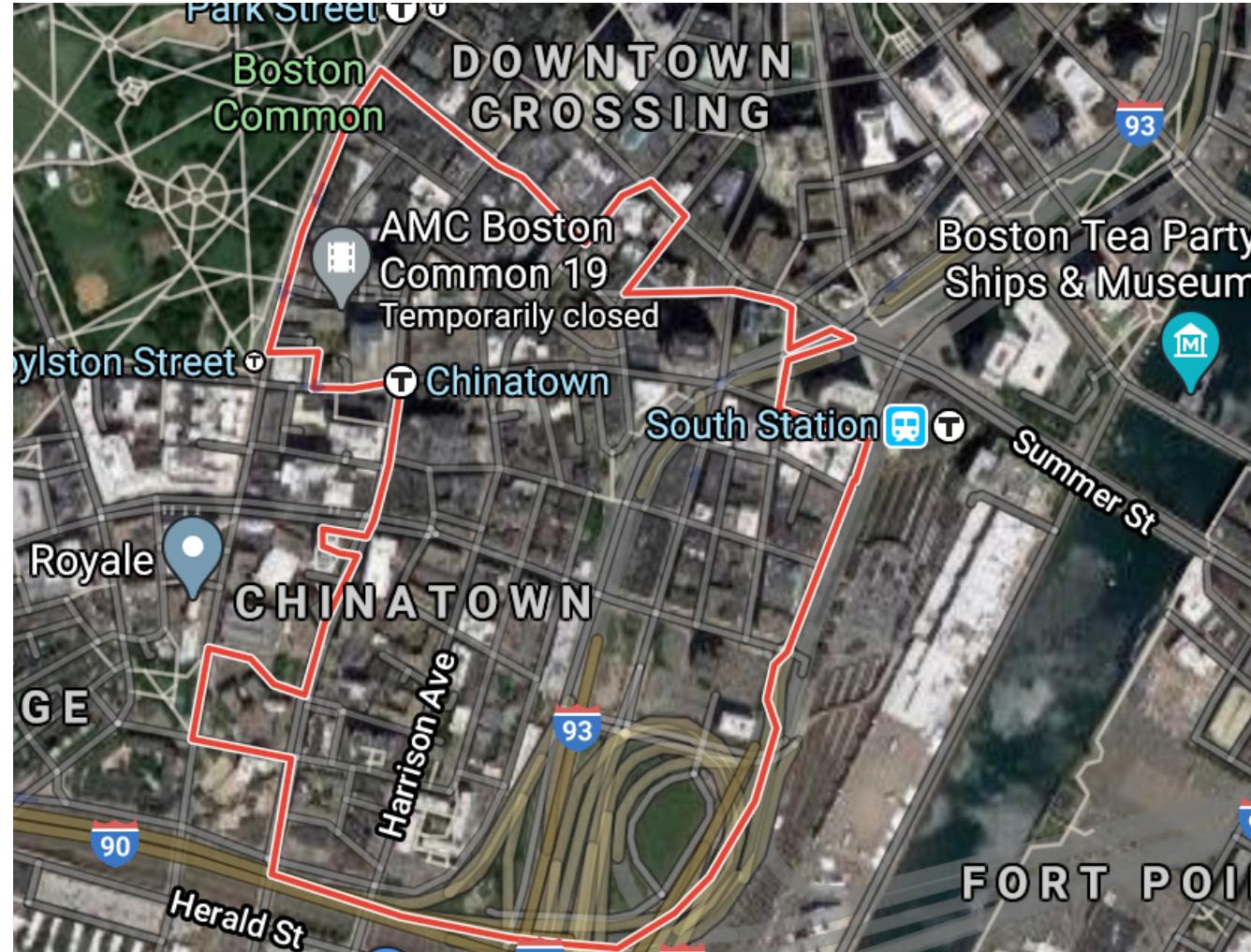
5YR \$423k

5 Year Predictions for Zip Code 2124



Our Model

02111

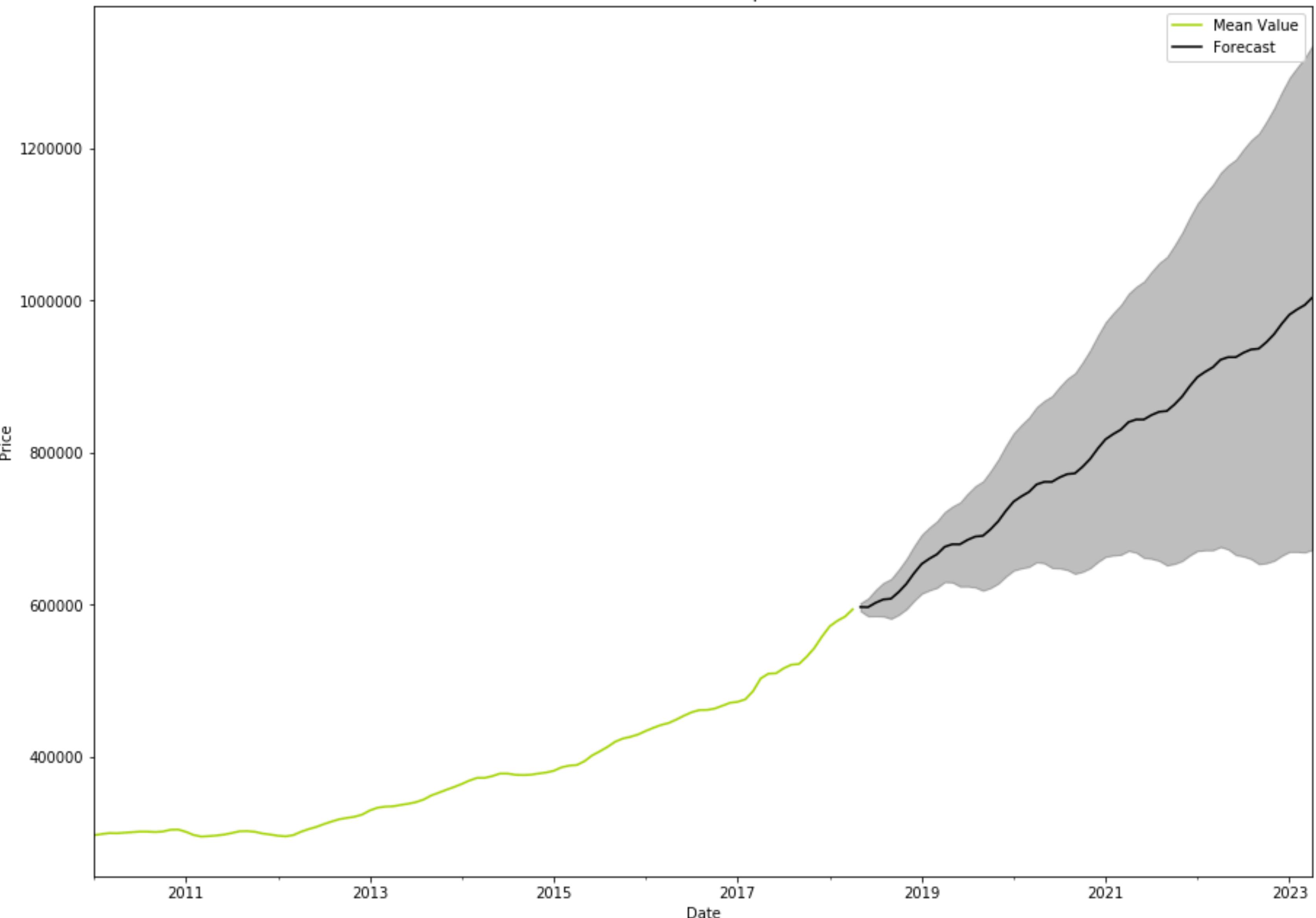


1YR \$81k

3YR \$246k

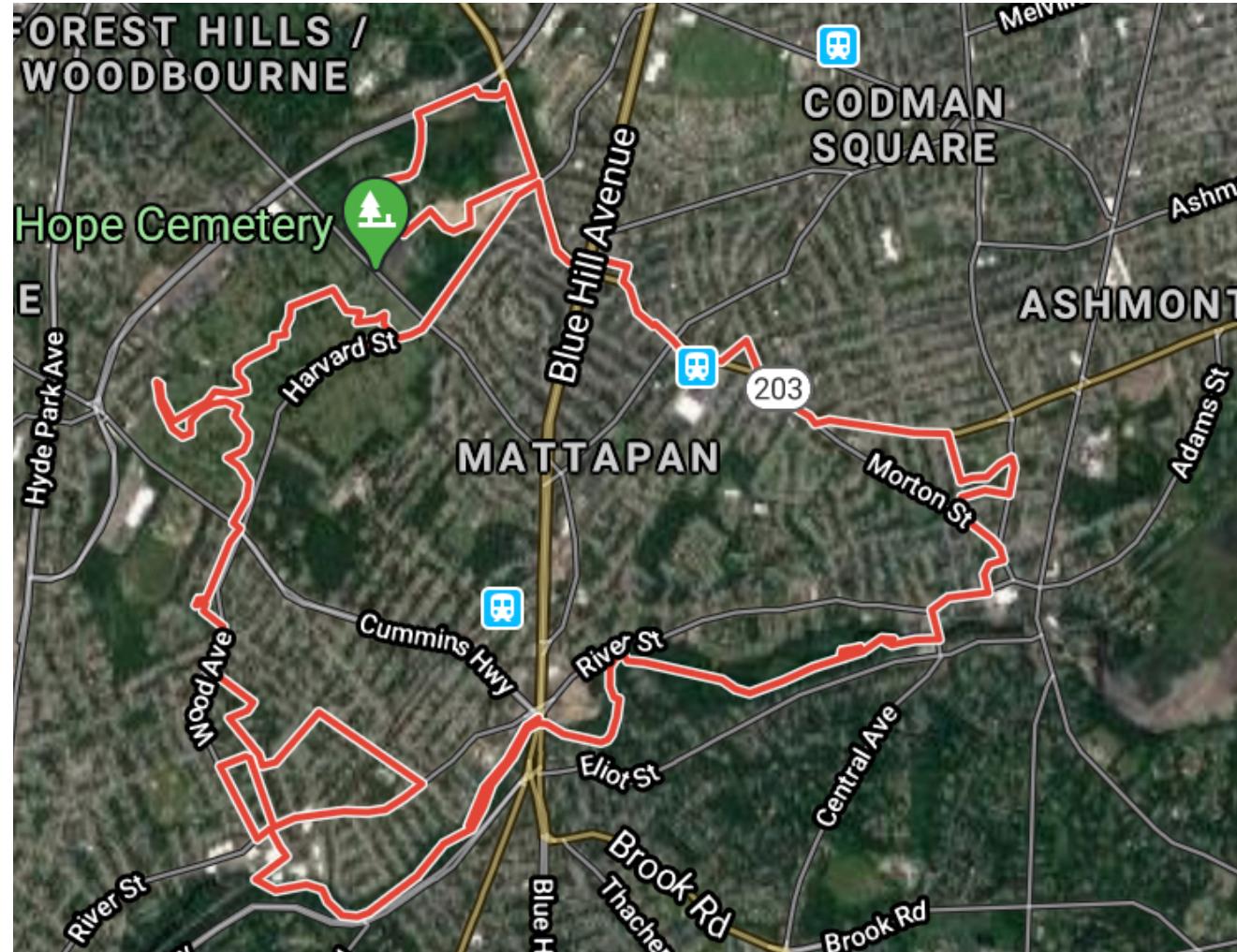
5YR \$409k

5 Year Predictions for Zip Code 2111



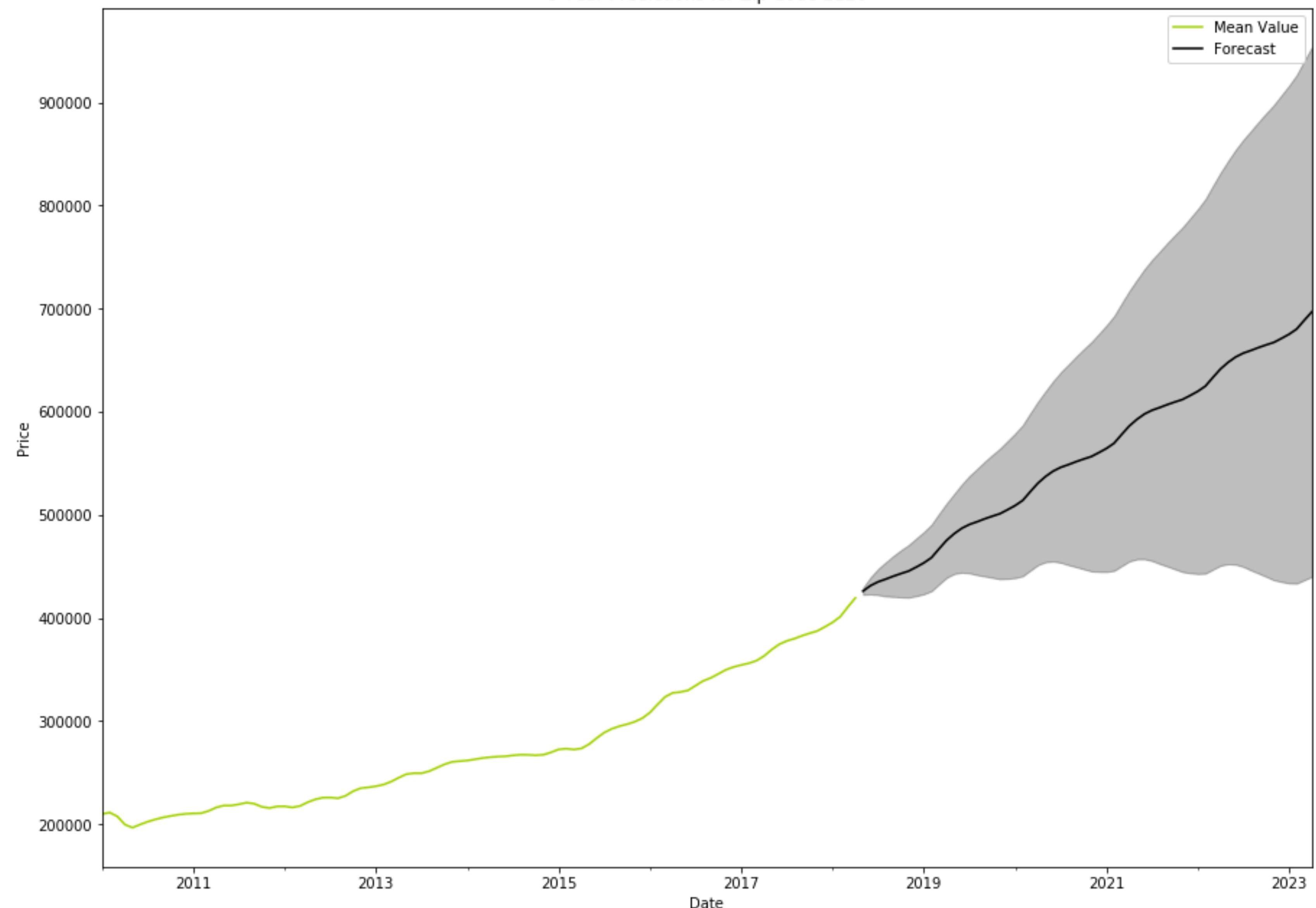
Our Model

02126



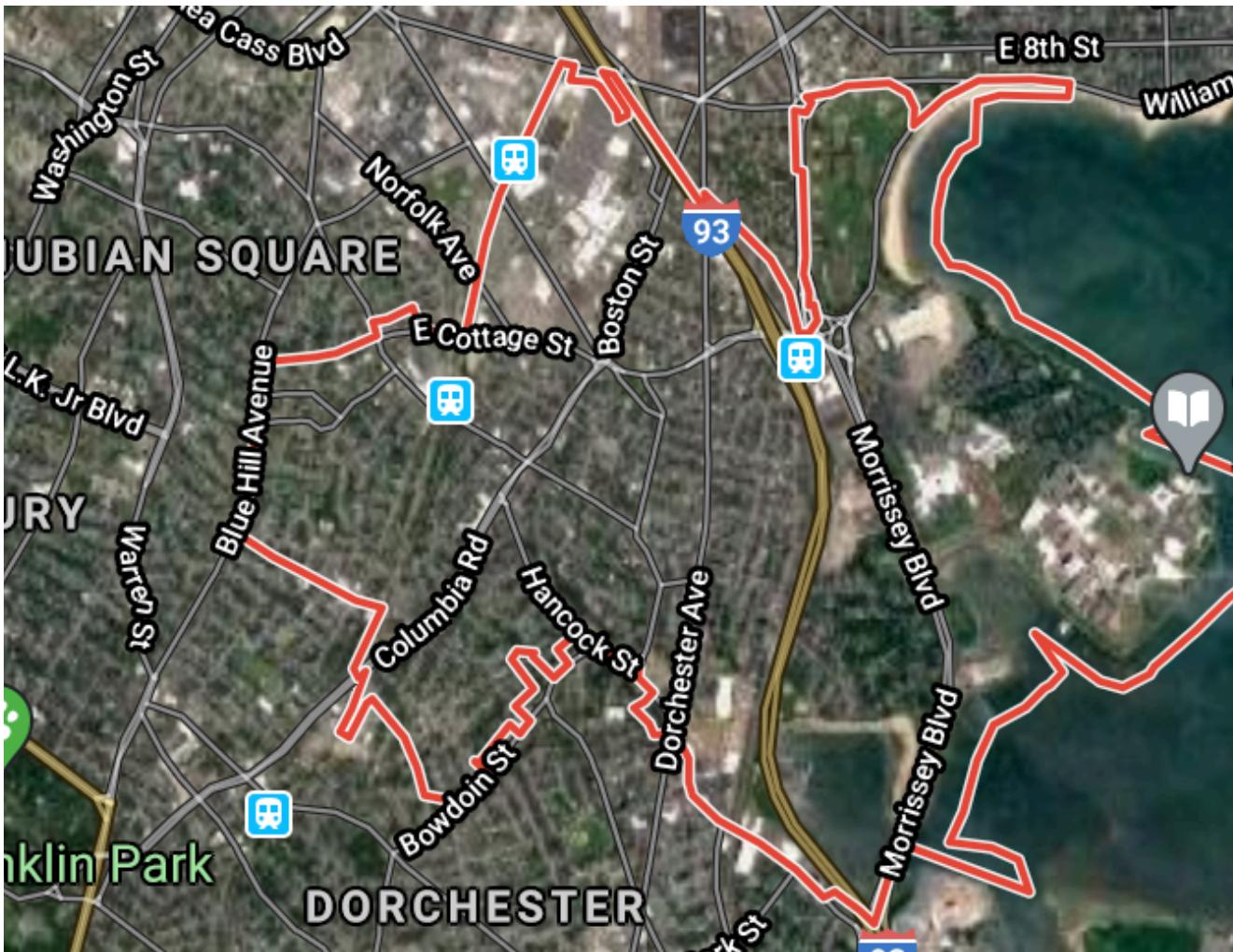
1YR \$55k
3YR \$166k
5YR \$276k

5 Year Predictions for Zip Code 2126



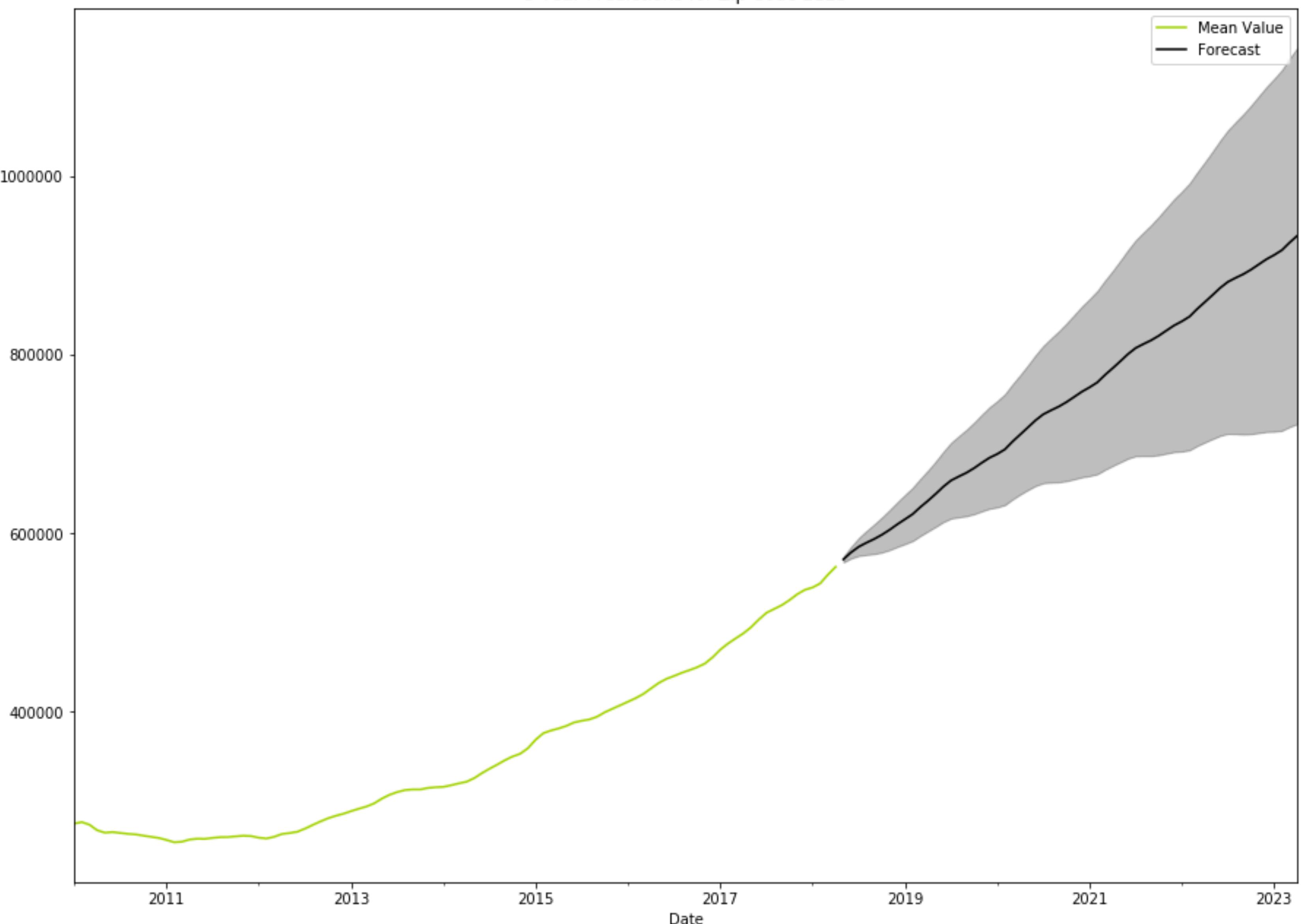
Our Model

02125



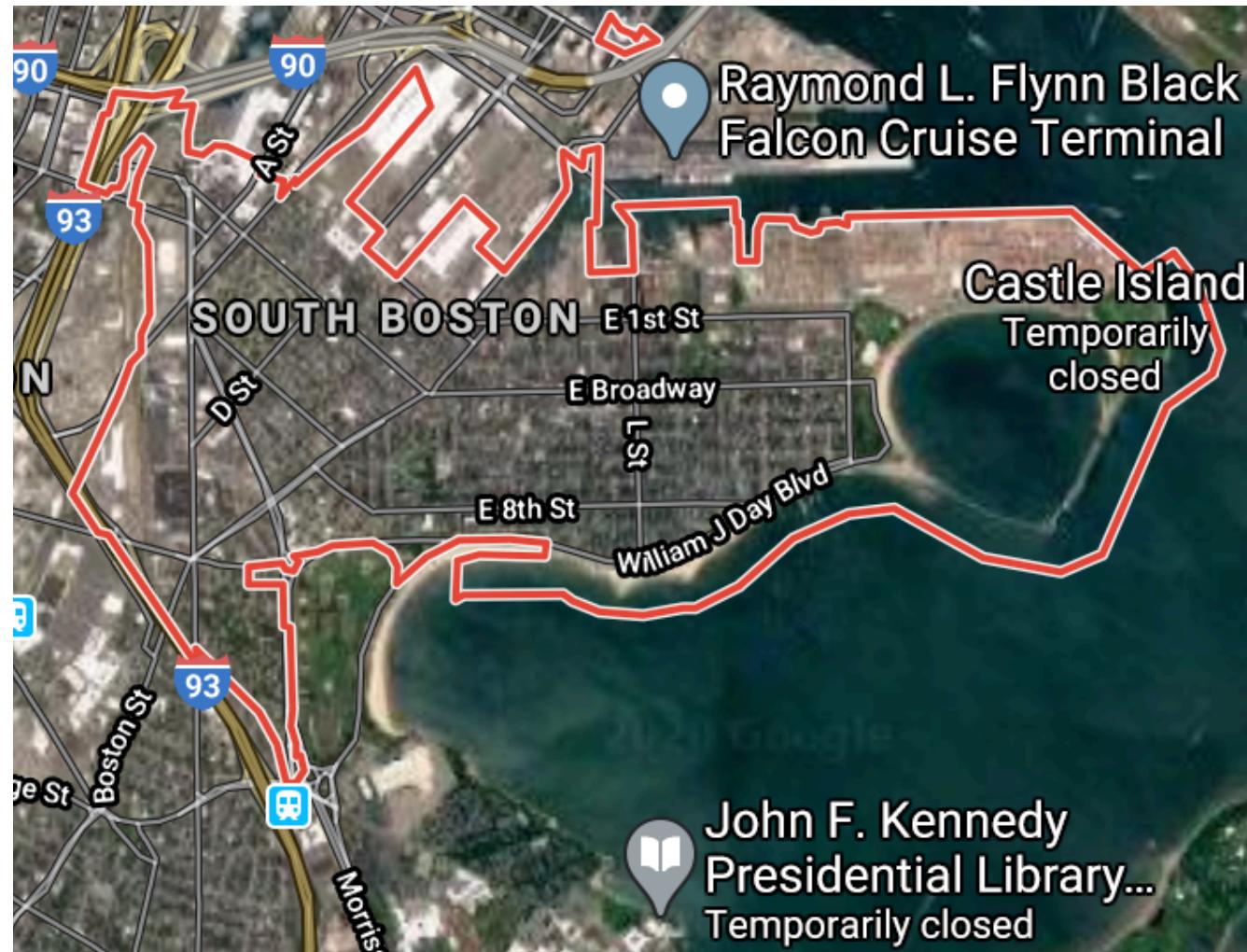
1YR \$73k
3YR \$221k
5YR \$369k

5 Year Predictions for Zip Code 2125



Our Model

02127

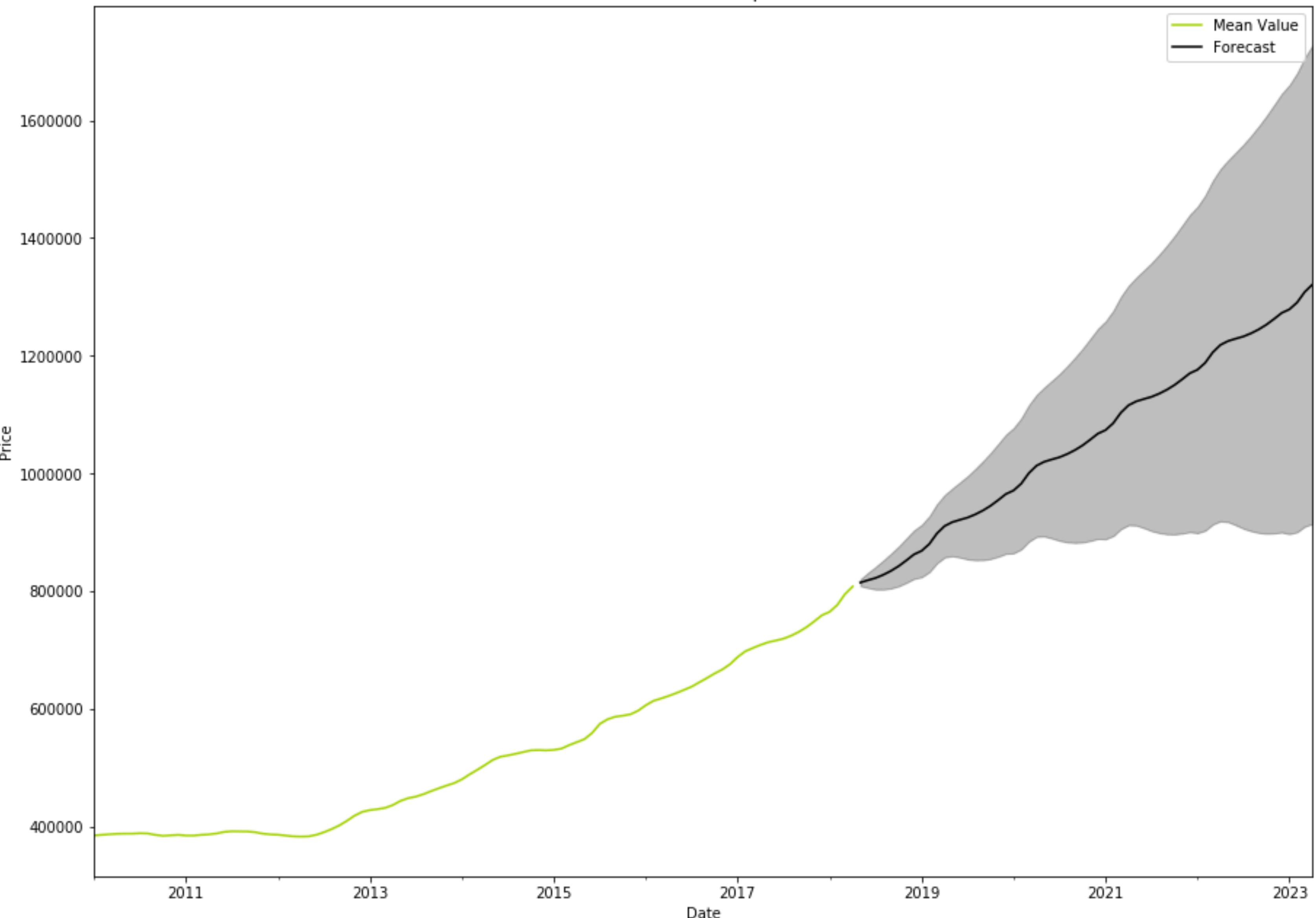


1YR \$102k

3YR \$307k

5YR \$512k

5 Year Predictions for Zip Code 2127



In Summary

	Mean Home Value	1-YR ROI	1-YR Earning Potential*	3-YR ROI	3-YR Earning Potential*	5-YR ROI	5-YR Earning Potential*
02124	\$543k	15.7%	\$85k	46.8%	\$254k	78.0%	\$423k
02111	\$593k	13.8%	\$81k	41.5%	\$246k	69.1%	\$409k
02126	\$419k	13.3%	\$55k	39.7%	\$166k	66.1%	\$276k
02125	\$562k	13.1%	\$73k	39.5%	\$221k	65.8%	\$369k
02127	\$807k	12.7%	\$102k	38.1%	\$307k	63.5%	\$512k

Conclusion

1. Boston is an expensive city.
2. Although it yields a high ROI.
3. Great opportunity for rental income (22% students).

Going Forward

1. Most/least consistent zip codes.
2. “Zip code flip flops”.
3. Zip codes with longest length since a down month.
4. Easiest to predict zip codes.

Questions?

Thank You.