

Zillow Real Estate Values

Module 4 project
George Bennett

Hello I am George Bennett, and this is my module four project on predicting real estate values using data from a Zillow dataset.



Problem statement

- My task is to find the five best zip codes in which to invest in real estate.
- To be more specific, to find five zip codes predicted to increase in value the most over forty months.



Image source calander:

<https://camillesprimaryideas.com/2014/11/calling-all-2015-planning-calendars.html>

Image source house:

<http://www.theaa.ie/blog/winter-proof-home/>

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Business Value

- The findings of this project will be very useful to anyone investing in real estate.
- This could give real estate investors a serious edge.



Image source money:

<https://andrewpegoda.com/2015/03/27/9-problems-with-money-in-2015/>

There is tremendous business value from this project the findings will be useful to anyone investing in real estate



Methodology

- I first selected the twenty zip codes with the most growth over the past five years.
- Next I used SARIMA modeling to predict how the zip codes would grow in value over the next 40 months
- Finally I looked at the predictions to see which five zip codes were predicted to increase in value the most

My methodology was as follows: I first selected the twenty zip codes with the most growth over the past five years and then I used SARIMA modeling to predict how the zip codes would grow in value over the next 40 months. Finally I looked at the predictions to see which five zip codes were predicted to increase in value the most.



Findings

The top five zip codes are as follows:

- 1) 94606 Oakland CA
- 2) 33435 Boynton Beach FL
- 3) 37210 Nashville TN
- 4) 37207 Nashville TN
- 5) 33705 Saint Petersburg FL



Image Source Boynton Beach:

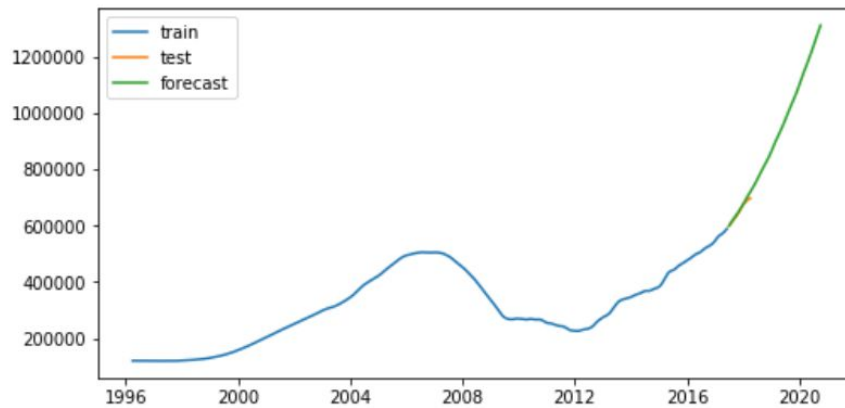
<http://www.optimaproperties.com/boynton-beach/>

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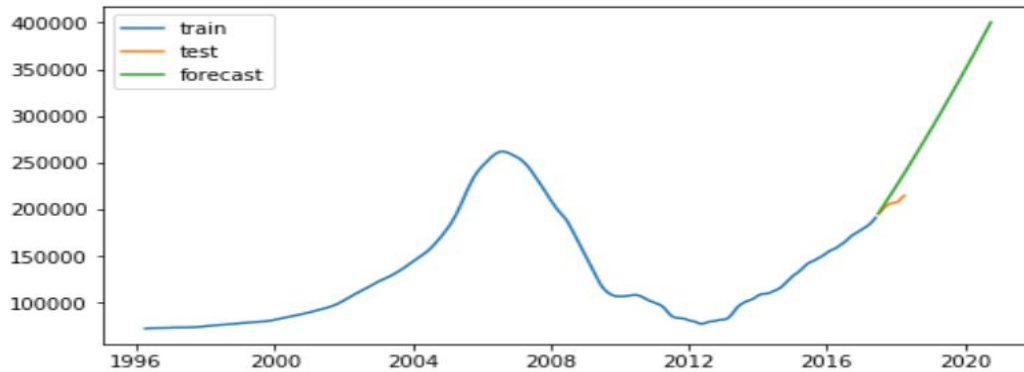
My predictions for 94606 Oakland CA



This graph shows my predictions for 94606 Oakland CA. This is the zip code predicted to increase the most. The predictions are in green.



My predictions for 33435 Boynton Beach FL



This graph shows my predictions for 33435 Boynton Beach FL. This is the second zip code predicted to increase the most. The predictions are in green.



Future Work

Given more data and time I could:

- Determine which neighborhoods are the best to invest in.
- Which zip codes to avoid investing in

In the future, given more time and data I could:

- Determine which neighborhoods are the best to invest in.
- Determine which zip codes to avoid investing in