

Capstone 1 Proposal.

Introduction

Real estate remains the largest investment for most people in the United States. It's no surprise that many discussions focus on buying, selling, or renting properties. I aim to investigate the real estate inventory and analyze the price differences between one-bedroom and two-bedroom units across various states.

Dataset

My analysis will utilize data from the USA Real Estate Dataset

(<https://www.kaggle.com/datasets/ahmedshahriarsakib/usa-real-estate-dataset>) available on Kaggle.com.

This dataset includes 2,226,382 records and 12 variables: brokered by, status, price, beds (number of bedrooms), baths (number of bathrooms), property/land size in acres, street, city, state, zip code, house size (area/size/living space in square feet), and previously sold date.

Research Design

I will test the following hypotheses in each state:

H_0 : There is no significant difference in the sale prices of one-bedroom and two-bedroom units.

H_a : There is a significant difference in the sale prices of one-bedroom and two-bedroom units.

Audience

This research could interest individuals looking to buy, sell, or relocate, as well as real estate investors seeking the best return on their capital. They may also wish to compare sales prices with rental prices and demographic trends in specific states.