



Forecasting Housing Markets

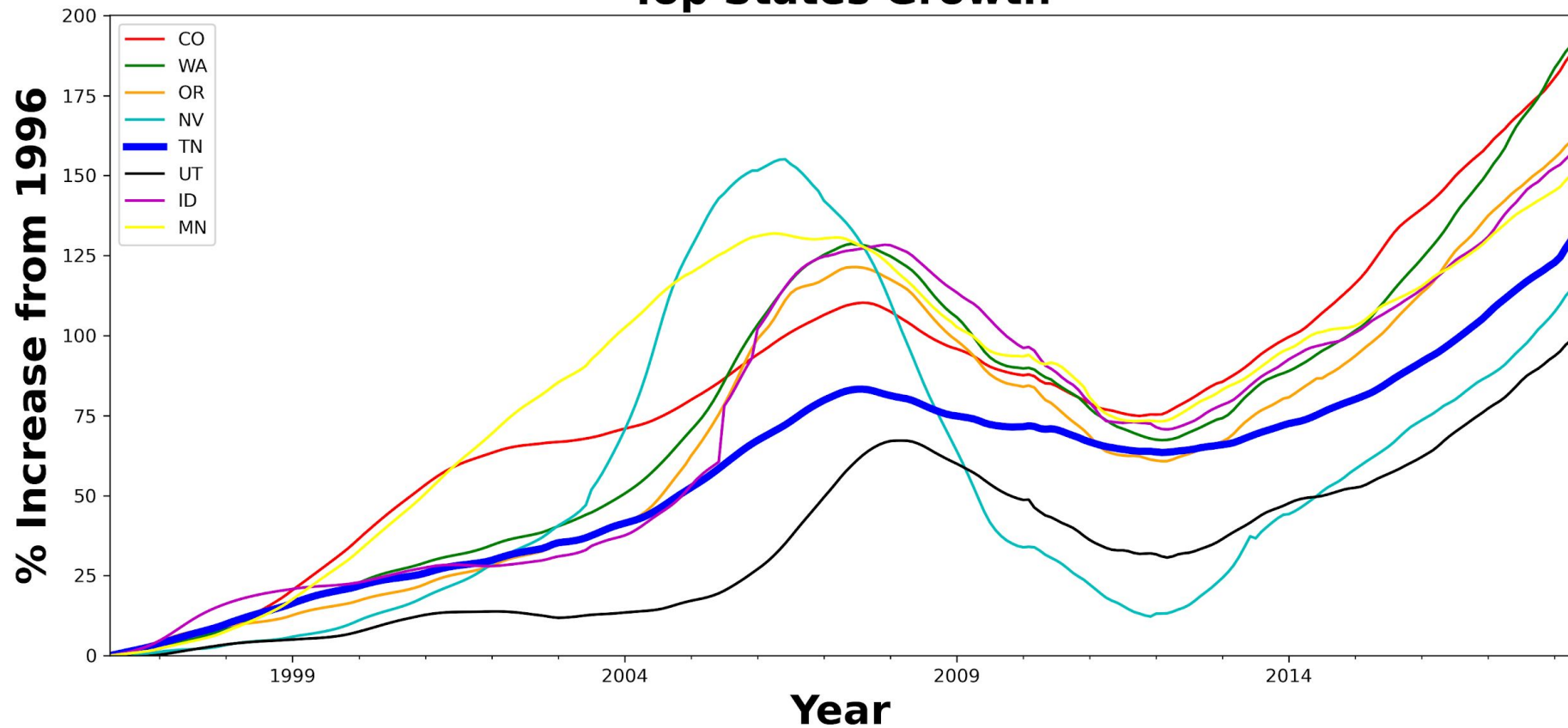
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OVERVIEW

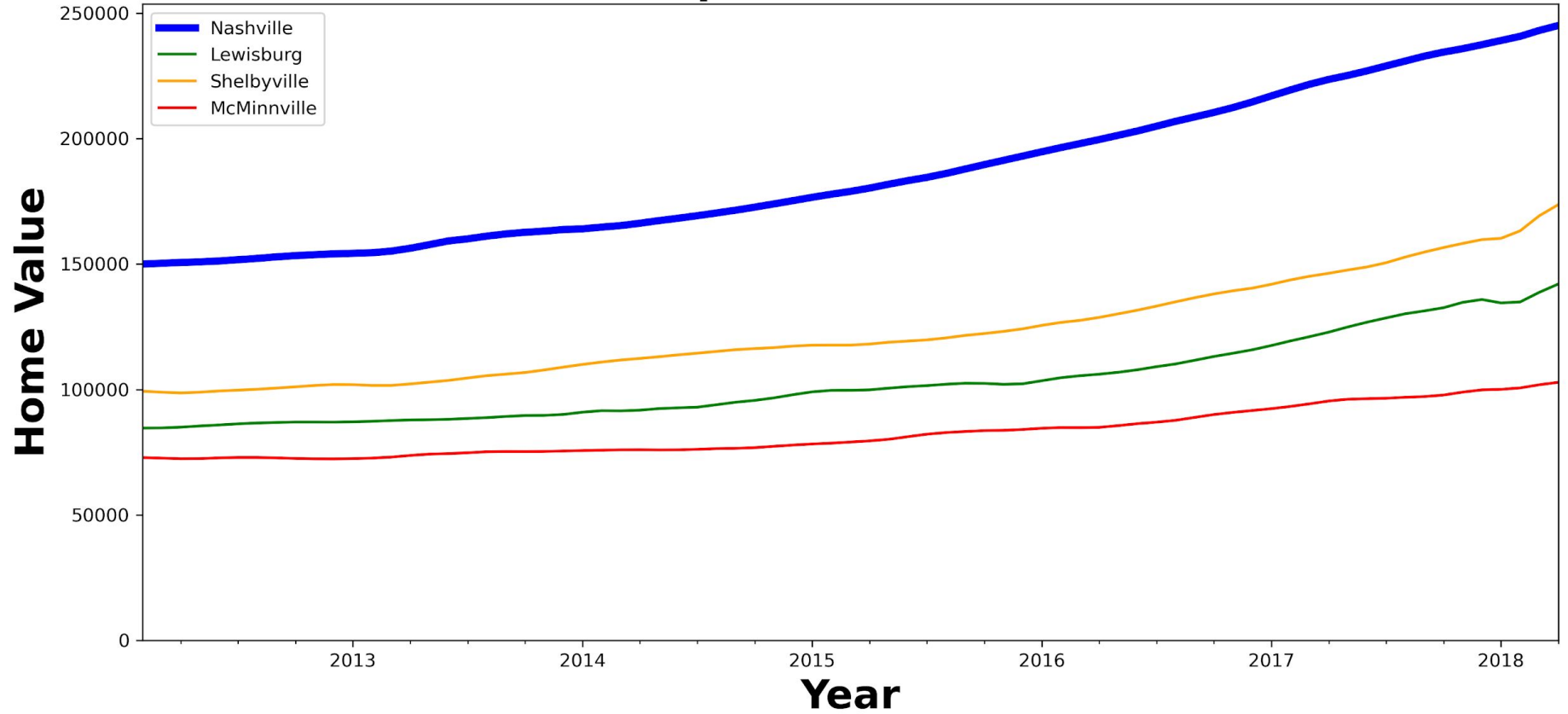
- Goal:
 - ZIP Codes for safe mid-term rental investment.
- Data from Zillow Research:
 - Single family homes
 - Condos & Co-op
 - Period: 2012 to 2018
- Choosing ZIP Codes
- Findings: Model and Forecasting



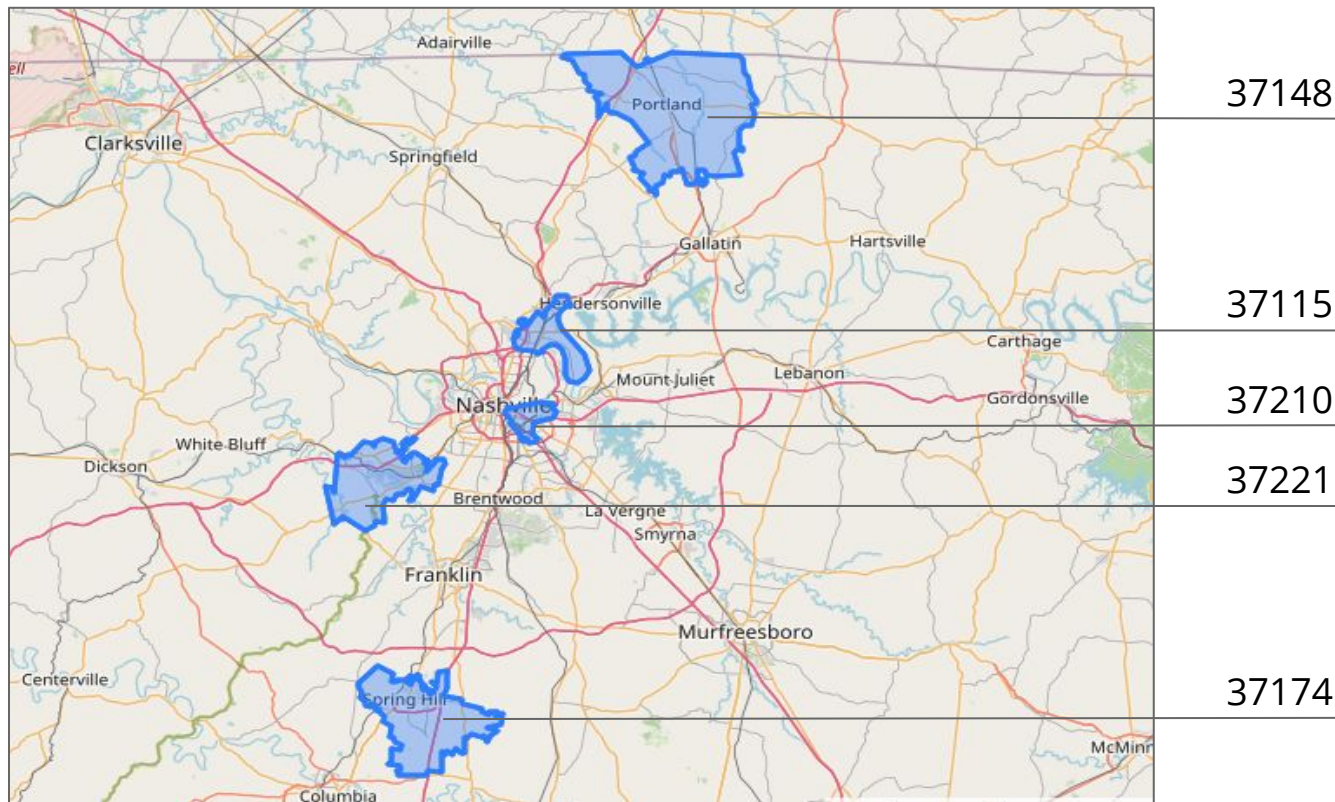
Top States Growth



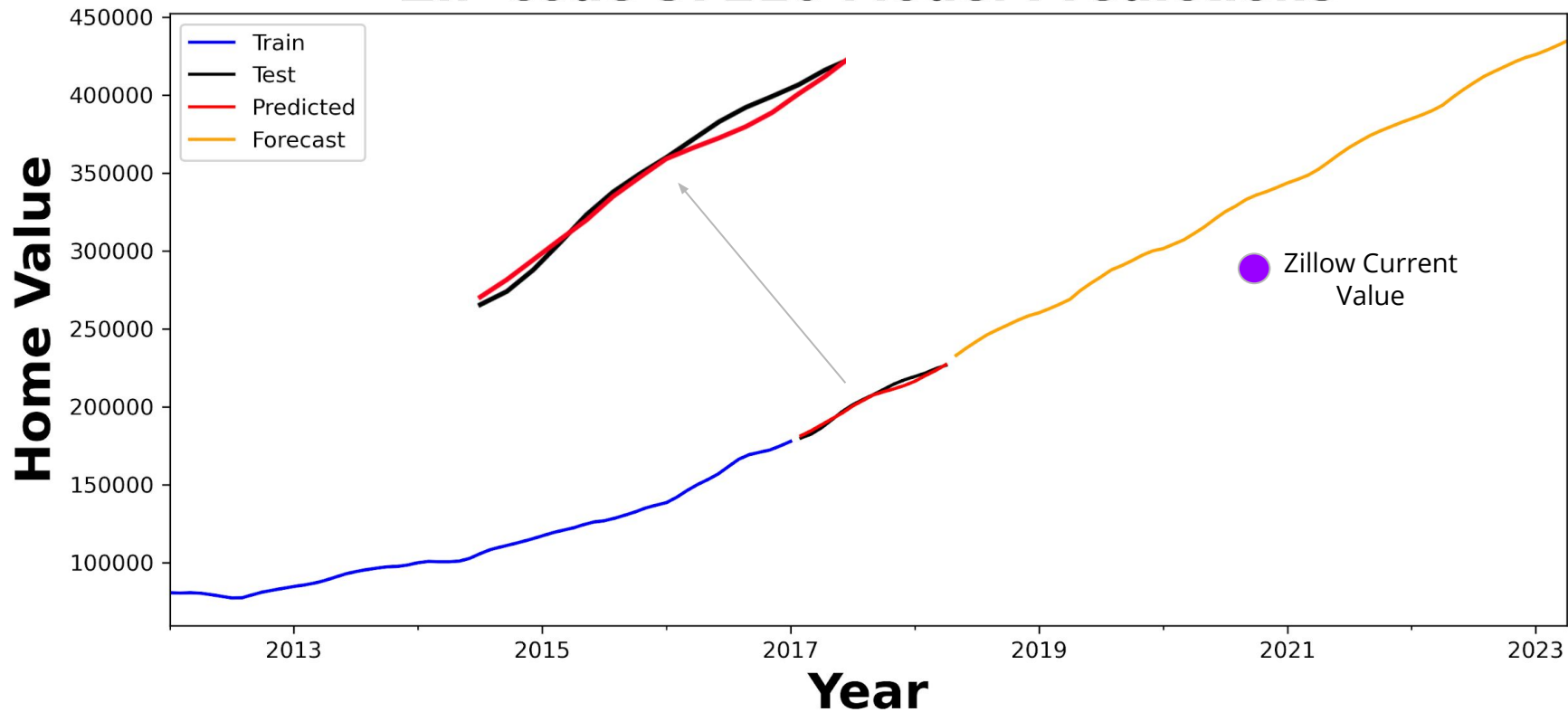
Top Metro Growth



Nashville Metro ZIP Codes:



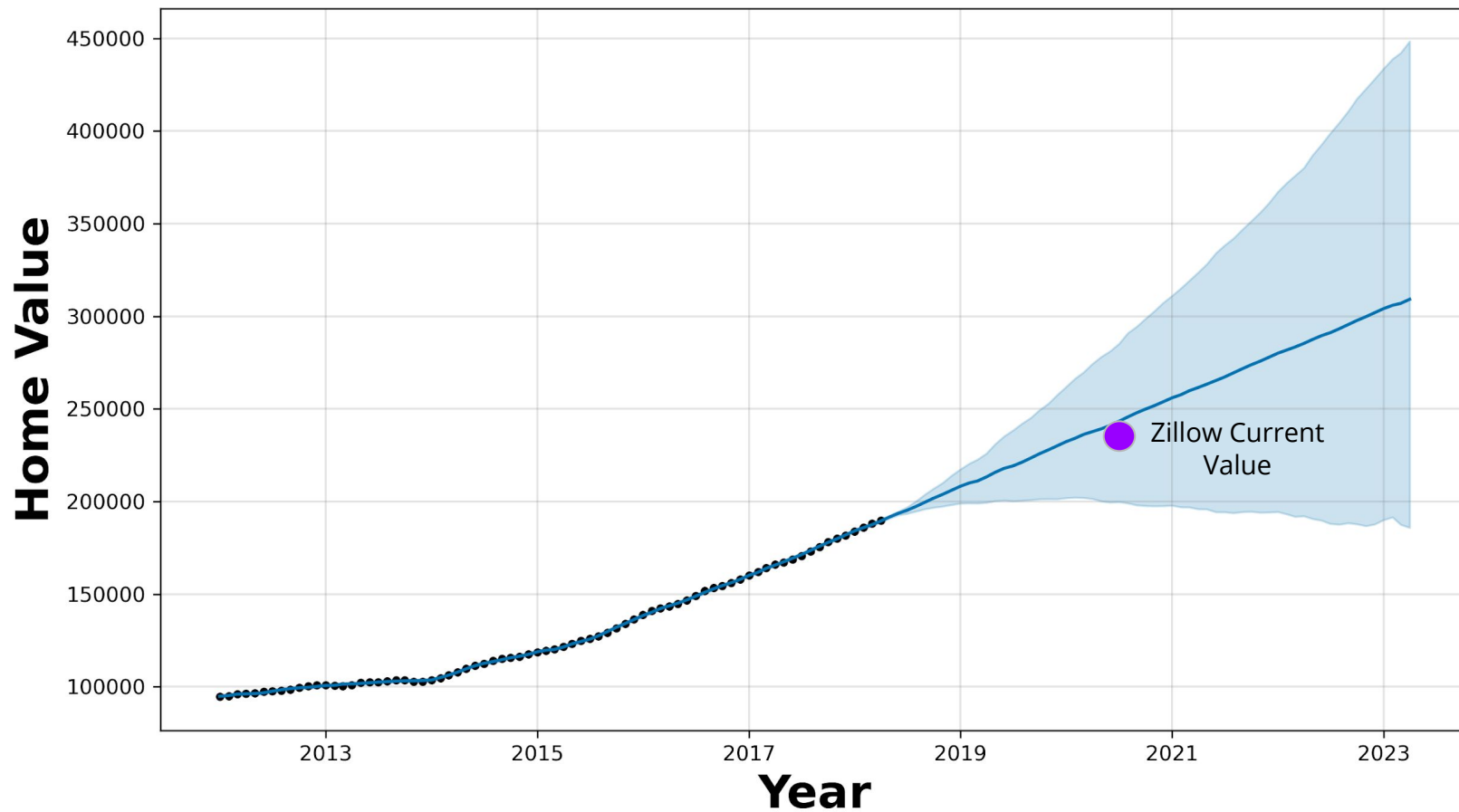
ZIP code 37210 Model Predictions



Model Performance on top 5 ZIP codes

Name	Zip Code	2018 Price	2023 Price	Increase Rate	MAPE
East Nashville	37210	\$226,500	\$434,484	86%	0.76%
Madison	37115	\$189,800	\$309,160	63%	0.79%
Portland	37148	\$157,400	\$230,502	46%	0.38%
Spring Hill	37174	\$282,200	\$396,244	40%	0.35%
Bellevue	37221	\$344,000	\$489,648	42%	0.70%

ZIP code 37115 Confidence Intervals



Takeaways:

- Our model only looks at average home *prices* within a ZIP code
- Need to also look at what is driving prices in an area:
 - Population change
 - Nearby development
 - Local property taxes
- Our model is a good starting point for narrowing down ZIP Codes

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