Due to COVID-19, residential real estate starts, that is, new builds, have been negatively impacted across the United States – based off census data building permit data by county decreased by approximately 10% MoM and 18% YoY (NAR Existing Home Sales Report). Understanding the degree and potential longer tail ramifications to housing inventory, impact to new builds, and potential building material supply chain impacts will allow builders, buyers, and businesses to make smarter decisions about the timing and degree of their next investment into the residential real-estate field. A predictive model that would project long tail ramifications would be useful and one our team would like to focus on.

Specific to the commercial real estate sector, understanding the COVID-19 impact on the market would also be enlightening. Our team would like to explore using data mining to parse financial statement footnotes from a selection of companies to identify potential sentiment and/or indicators that may further impact the commercial real estate market specific to COVID-19 into the future. We believe that much can be buried in these footnotes that many may gloss over. Exploring these a bit further may contribute to direct and actionable insight that we can employ in our study.