

# FORECLOSURES IN LOS ANGELES COUNTY

## Team Three

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<https://github.com/jmiramo5/team-three-term-project>



# PRESENTATION OUTLINE

## Introduction

Overview of concept

## Pie Chart

Focusing on the cities percentage of foreclosures in LA County

## Bar Chart

Overview of the different type of homes foreclosed

## Geo Map – Heat Map

Highlights areas impacted by foreclosures

## Time Analysis

Shows which year was more impacted by foreclosures

## Conclusion

Brief summary of charts

# INTRODUCTION

We will be analyzing the varies within Los Angeles County that were impacted by foreclosures between the years of 2019-2024. We will provide an analysis on how many total houses were foreclosed based on home type: multi-family, non residential, single-family, and vacant residential. We will also compare the different years' foreclosure rate to be able to state which year had the more foreclosures. We believe this will be helpful to help determine the rate of foreclosures to expect within the County of Los Angeles and can also help any future home buyers have a better idea which area is more likely to have a home for sale or more likely to be foreclosed on.

## CAUSES:

1. Unemployment
2. Series damages (to property)
  - a. Natural Disasters
  - b. House Fires
3. Increased Home Expenses
  - a. Rising Property Taxes
  - b. Insurances
  - c. HOA Dues
4. Increase in Housing Prices
5. Increase in Mortgage Rates

## UNEMPLOYMENT RATE

2019 - 4.1%	2022 - 4.5%
2020 - 11.5%	2023 - 4.7%
2021 - 8.3%	2024 - 6.1%

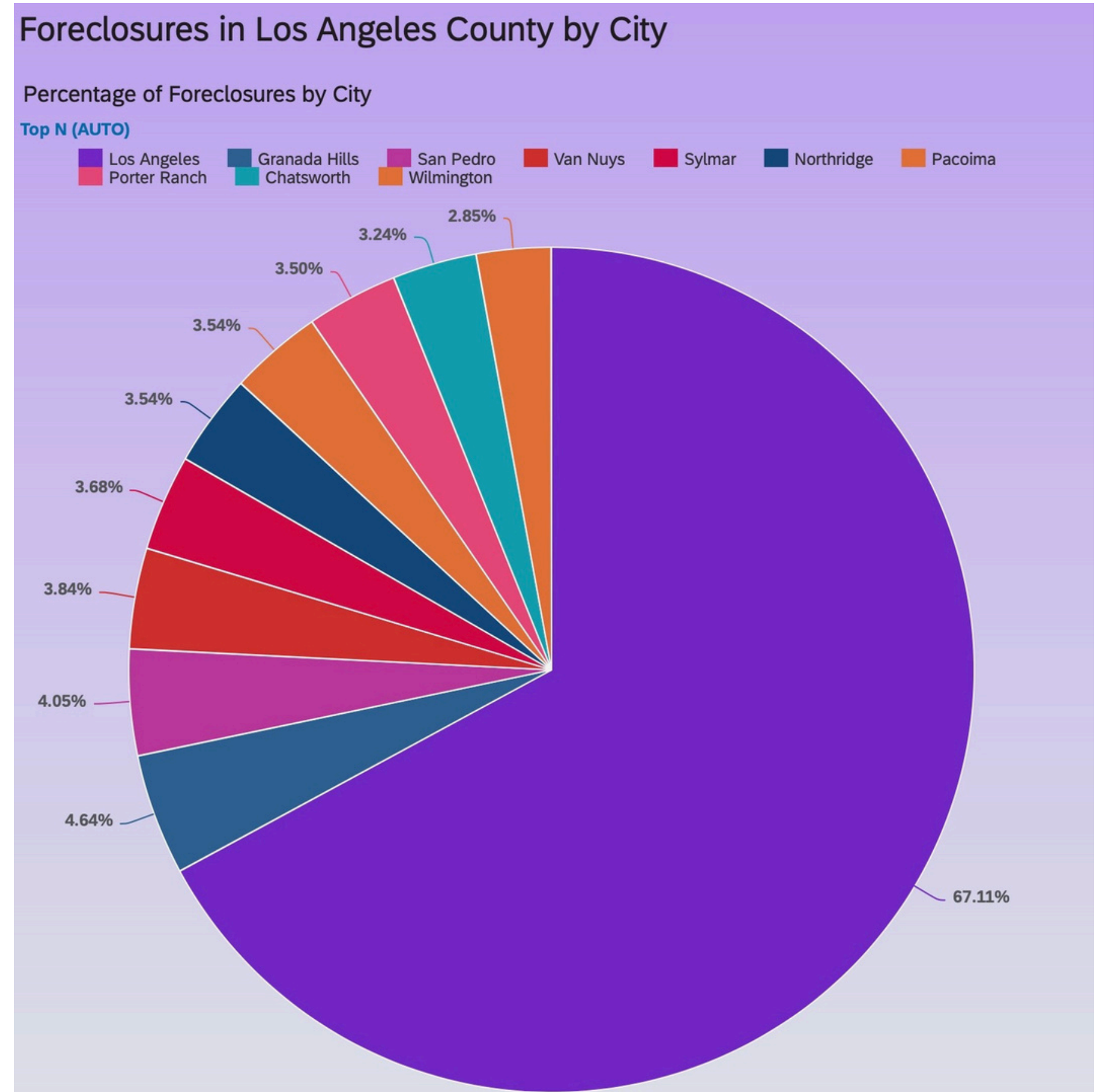
## MEDIAN HOUSE

2019 - \$624,000
2024 - \$850,000

**25.9% Increase**

# PIE CHART

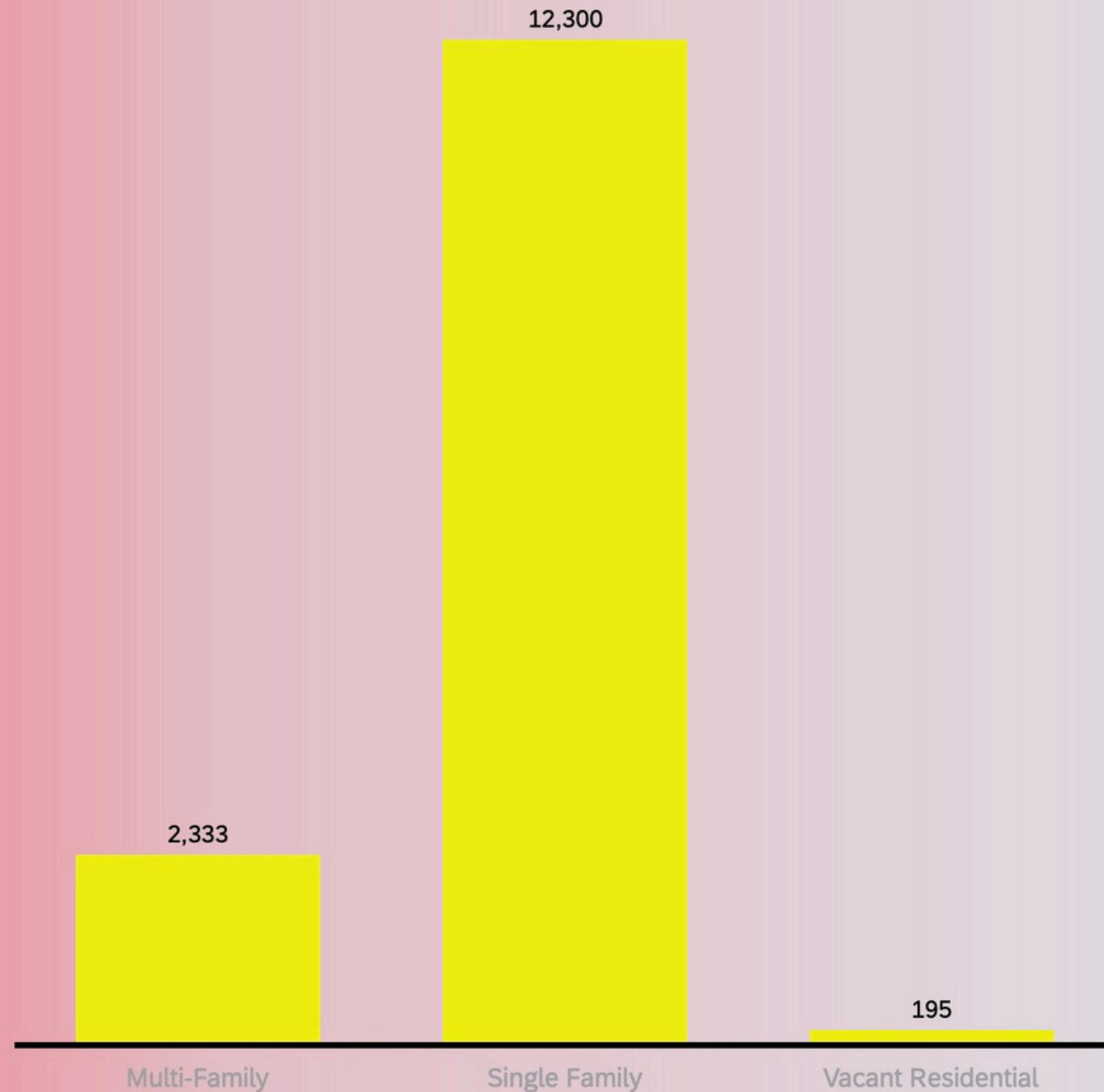
The pie chart shows the percentage each city within Los Angeles County contributed to the whole of foreclosures. Los Angeles City being the highest of the group.



# BAR CHART

## Foreclosures in Los Angeles County by Property Type

Foreclosures by Property Type



The bar chart shows the different family types that experienced foreclosures in the past 4 years. Single Families being the highest of the group.

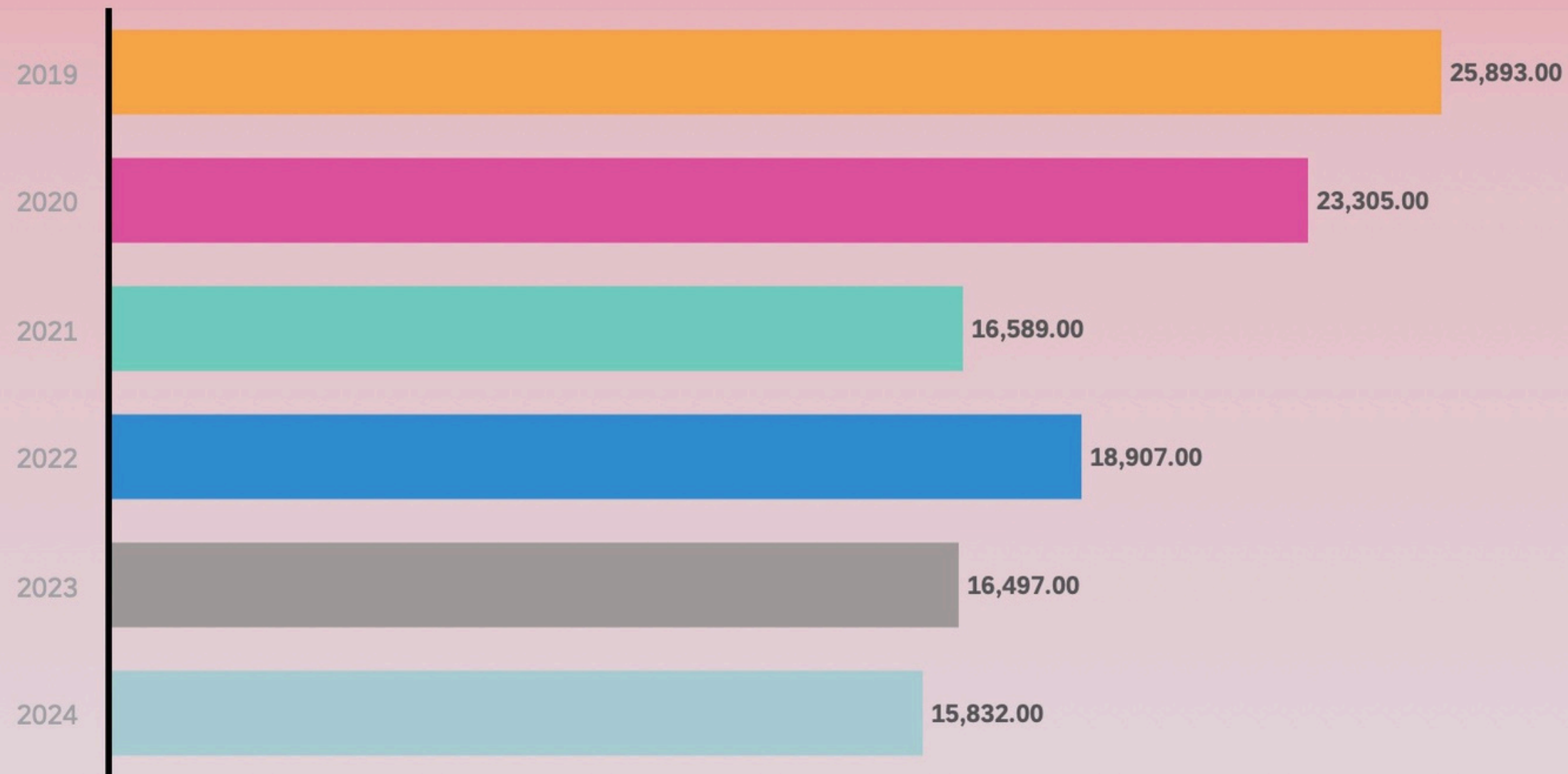


# BAR CHART

## Time Analysis of Foreclosures in Los Angeles County by Year

Count per Year for Actual

2019 2020 2021 2022 2023 2024





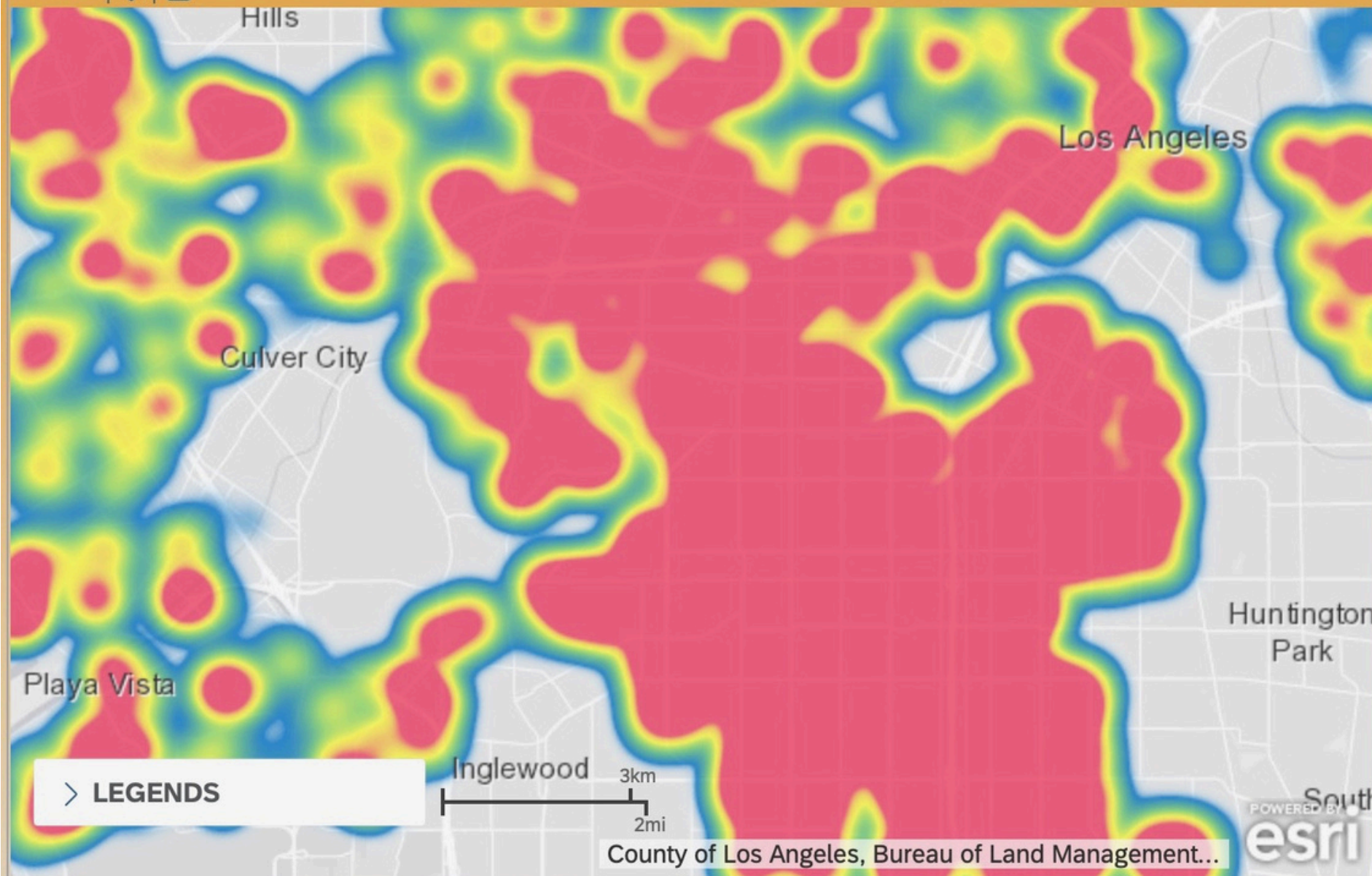
The bar chart shows  
the amount of  
foreclosures per year.  
The most impacted  
year was 2019.

# GEO MAP - HEAT MAP

## Heat Map of Foreclosures in Los Angeles County

foreclosure location (latitude/longitude)

Subtitle |  | 





This Geo Map highlights the foreclosures using a heat map option. The red is for the most impacted areas and the blue being the least impacted area. This map focuses on lower income areas.

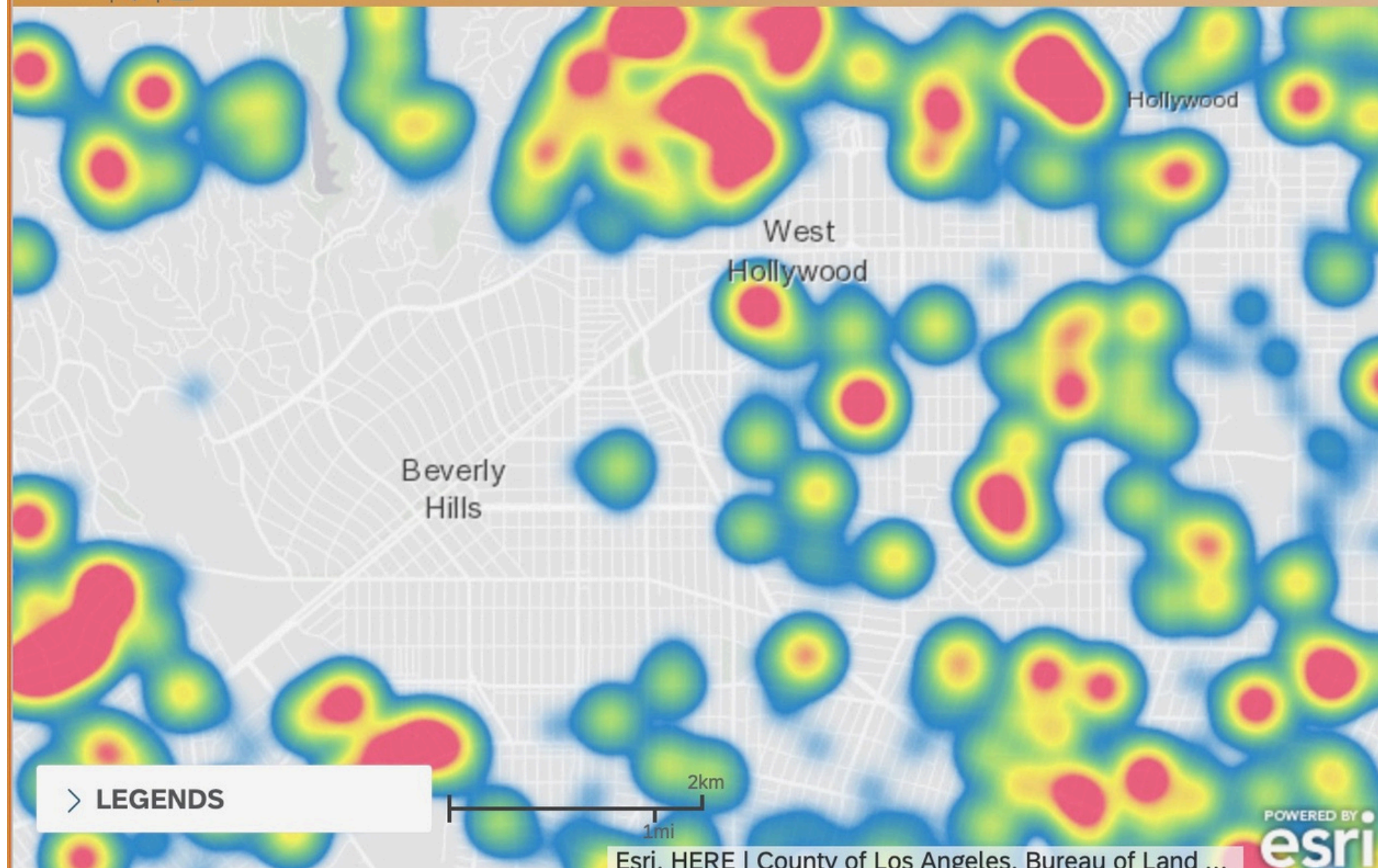


# GEO MAP - HEAT MAP

## Foreclosures in Los Angeles County by City

foreclosure location (latitude/longitude)

Subtitle |  | 

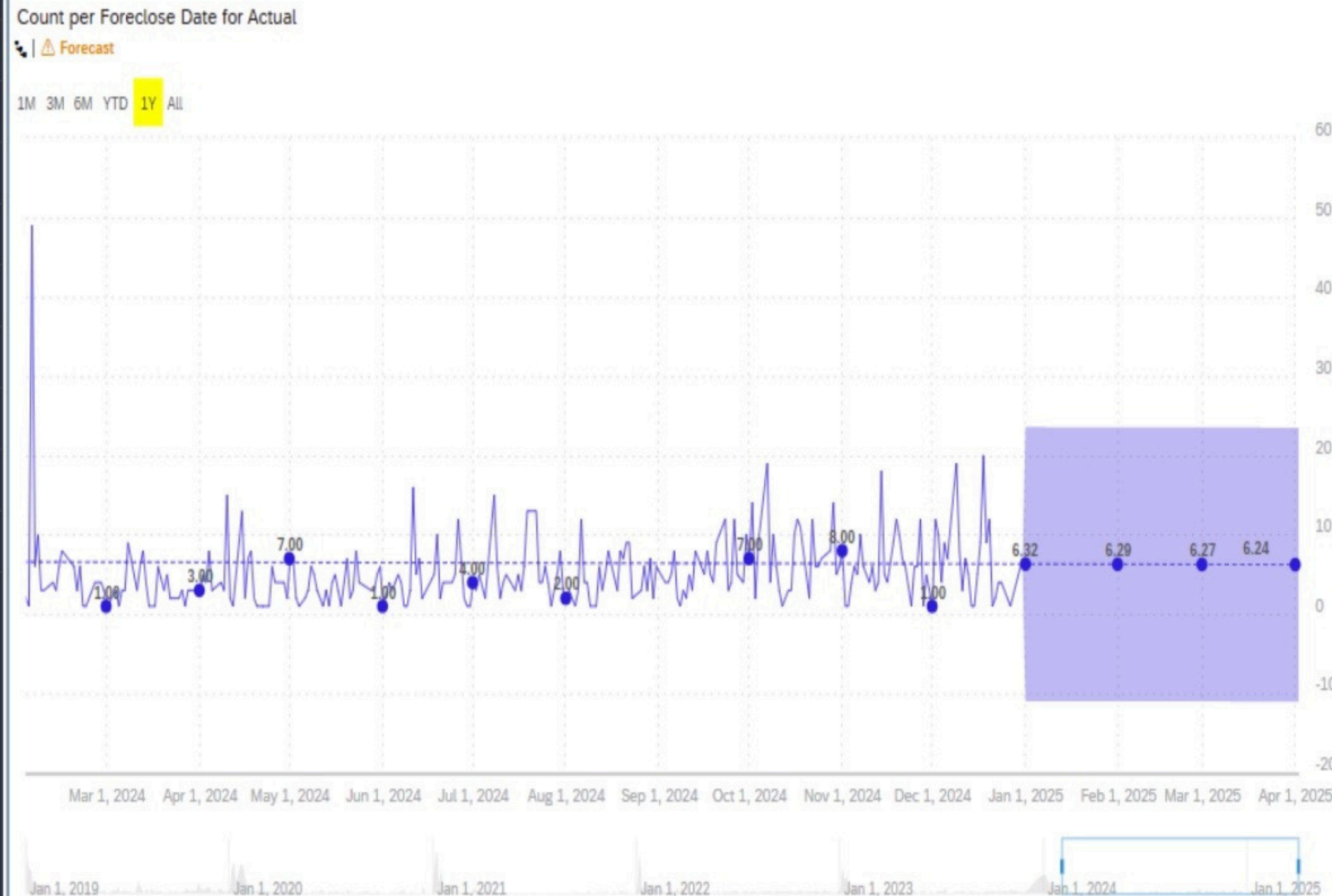


This Geo Map focuses on the higher income areas. The red is for the most impacted areas and the blue being the least impacted area.



# TIME ANALYSIS CHART

Time Series Analysis of Foreclosures in Los Angeles, CA



Time series forecasting is the most effective method for predicting future foreclosures based on historical data trends. Should we have had access to the assessed value data, employing regression analysis would have been a more suitable approach for estimating the future costs associated with foreclosures.

# CONCLUSION

Foreclosure is a serious matter with significant consequences for homeowners. By understanding the most impacted areas, the different home owner demographic, and the potential outcomes, homeowners can take proactive steps to avoid foreclosure and protect their financial well-being.