



Recreational Cannabis Legality and the effect on Housing Price Index (HPI)

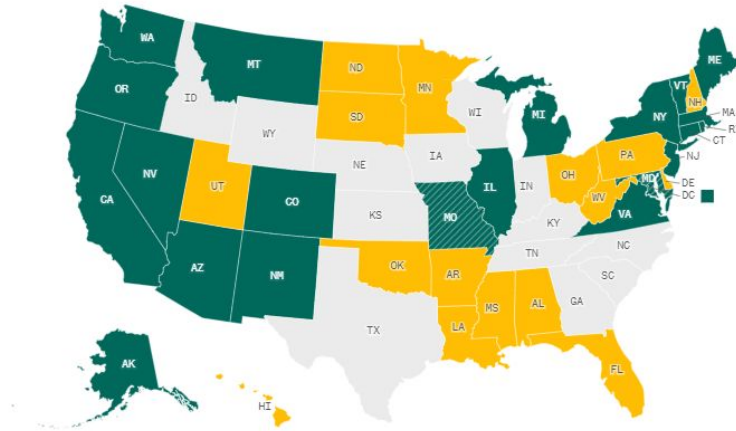
Phase 4 Project: Josh Ruggles

Project Goal/Business Problem

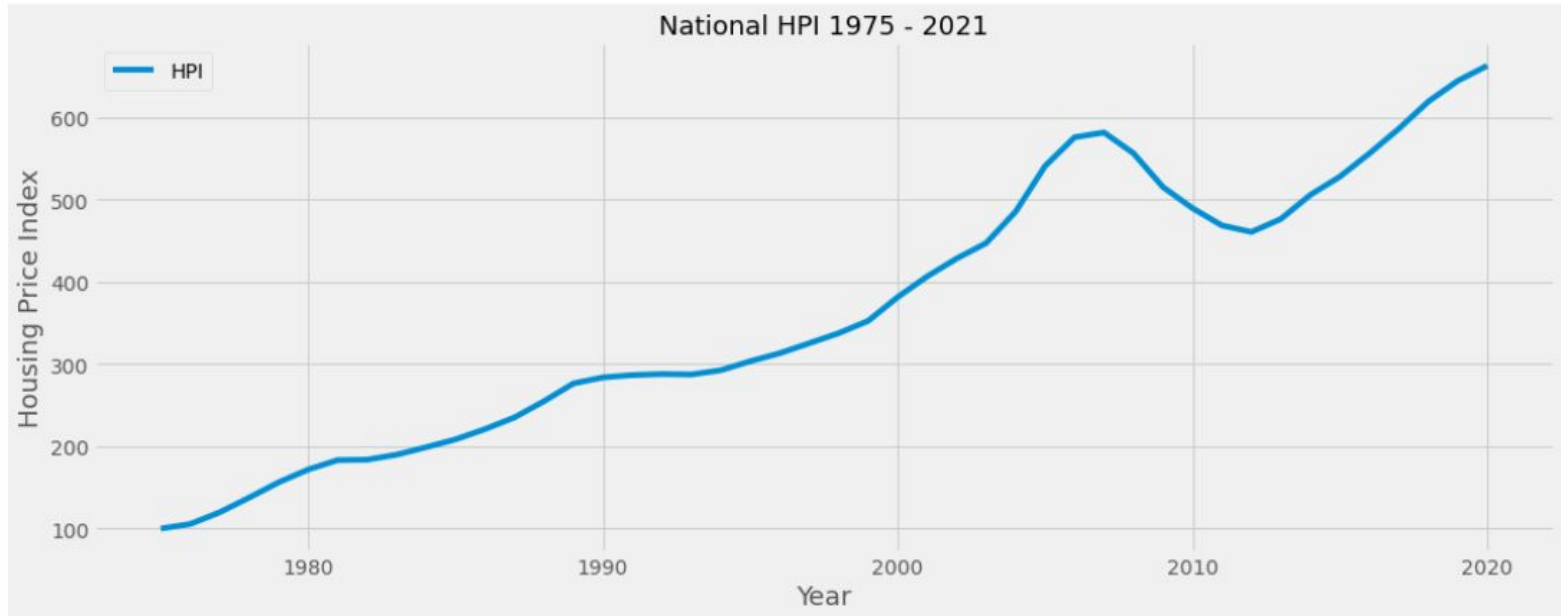
America's marijuana map

Places that allow marijuana for medical and recreational use.

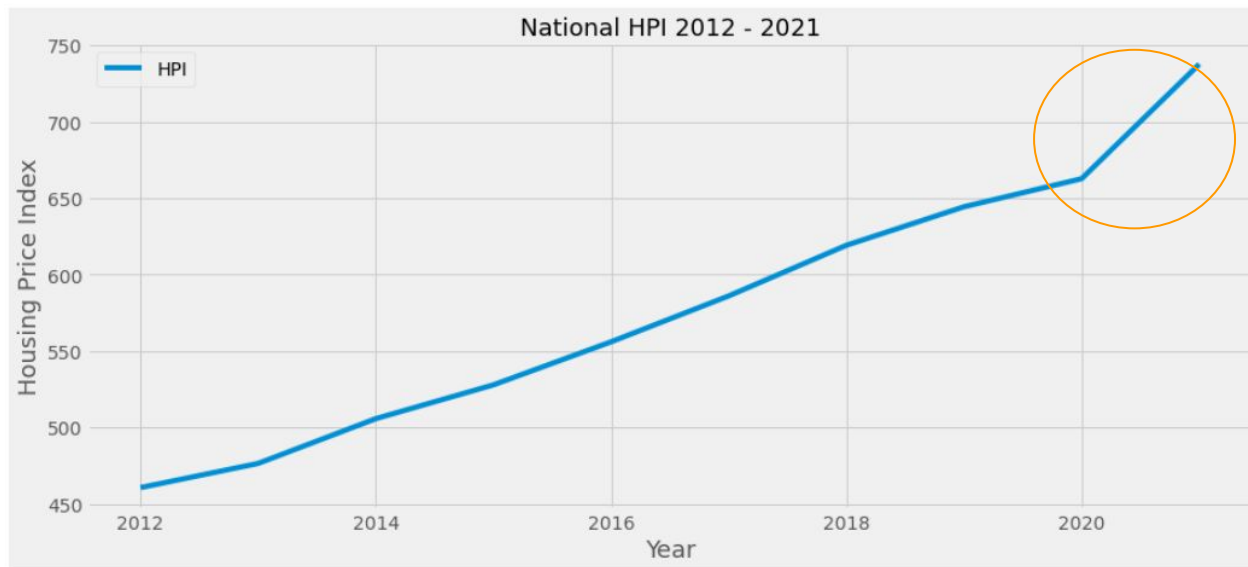
■ Medical ■ Recreational and medical ▨ Voted in, awaiting legalization



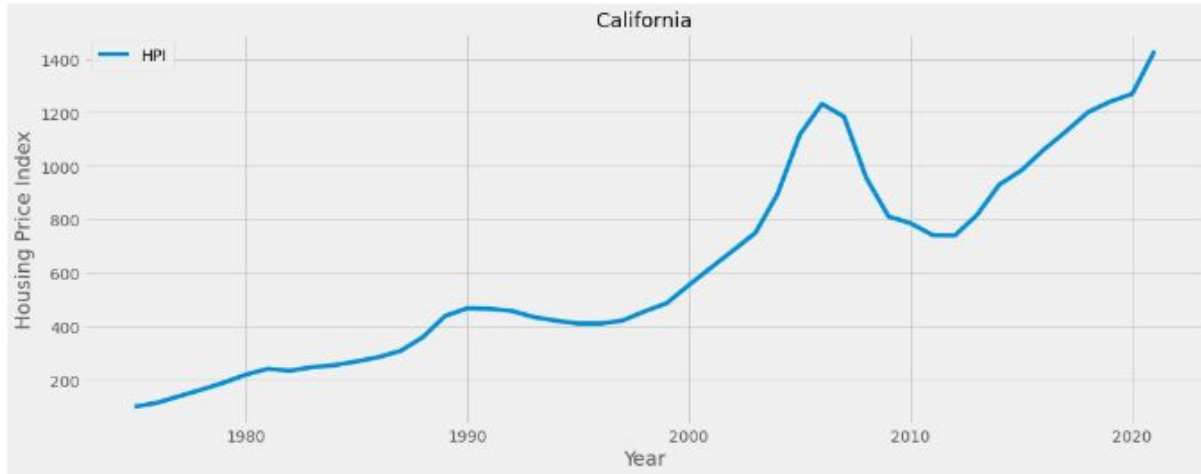
The Data: 1975 - 2021



COVID-19



Historical HPI



50 states compared to national average



How did we measure growth?

Year	Annual Change (%)	HPI	HPI with 1990 base	HPI with 2000 base
2017	5.40	586.01	206.49	153.64
2018	5.65	619.12	218.16	162.33
2019	4.07	644.33	227.04	168.94
2020	2.85	662.71	233.52	173.75
2021	11.31	737.66	259.93	193.41

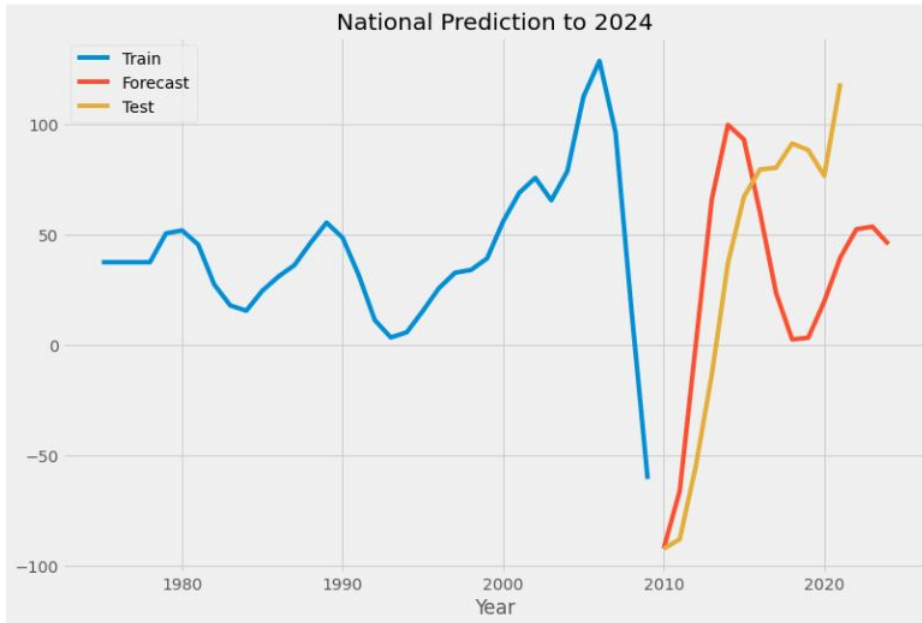
Growth = Positive HPI percentage change year over year



Our findings

Legalization of recreational cannabis = HPI 

Method of analysis

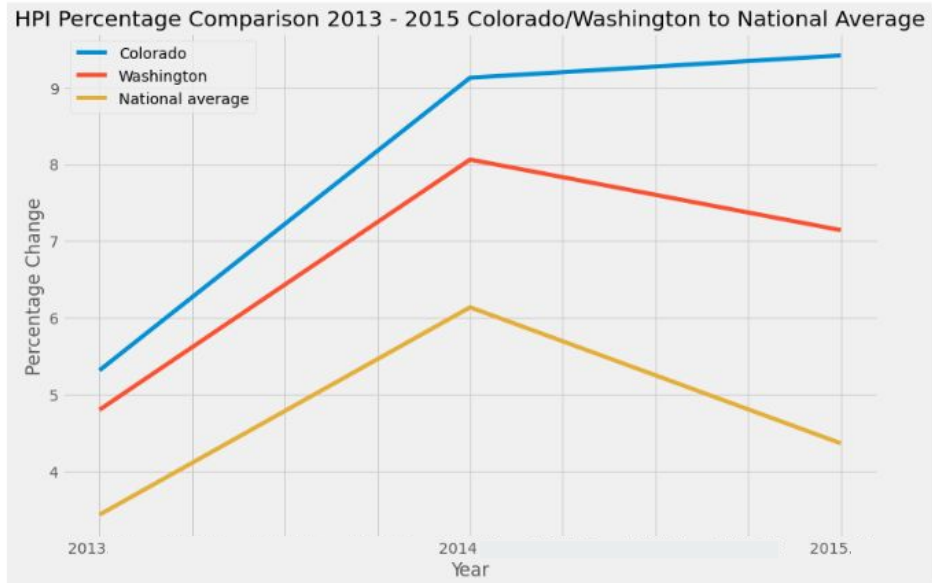


Potential HPI



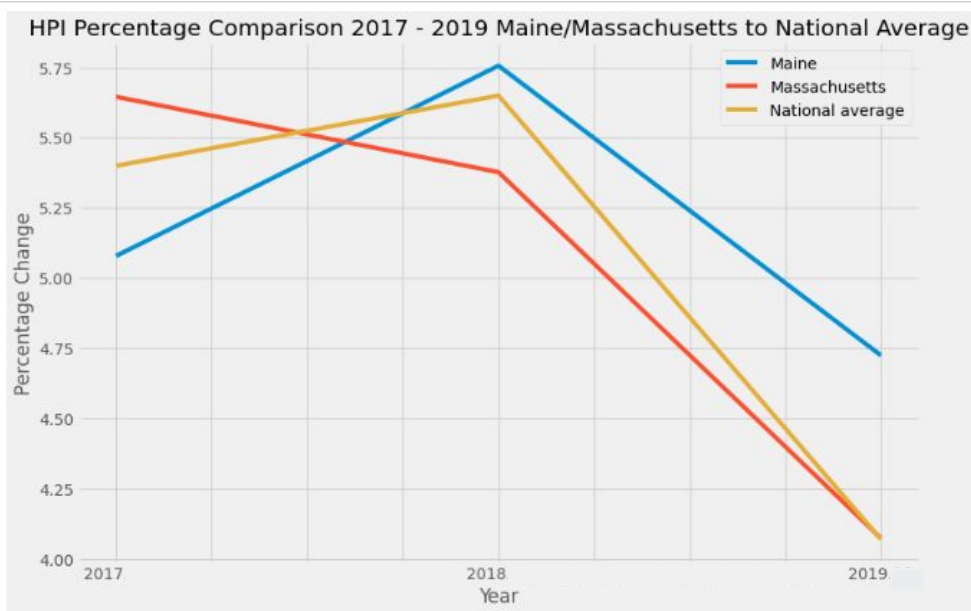
in 2022

Business Suggestion #1



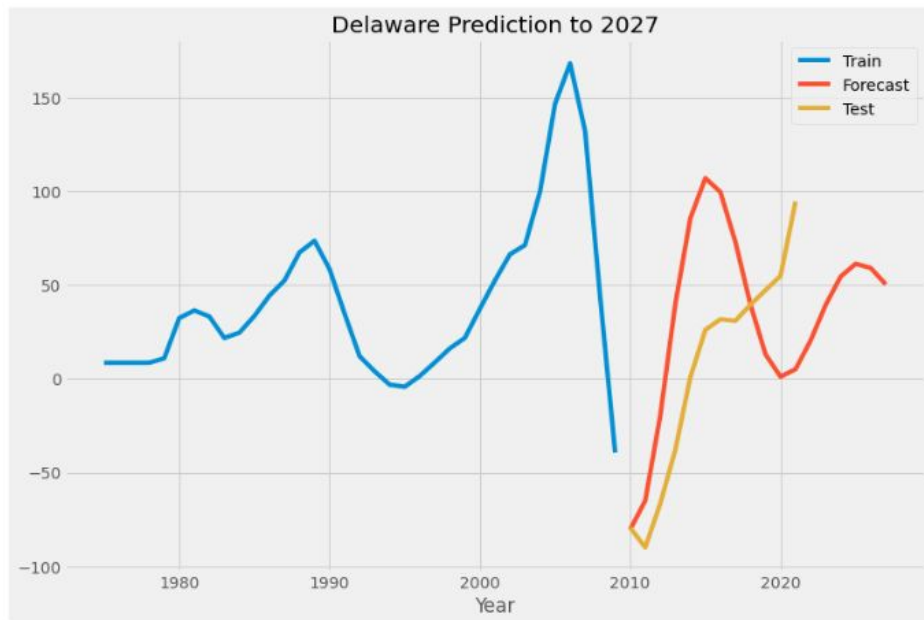
- Colorado: 3.72%
- Washington: 2.84%

Business Suggestion #1



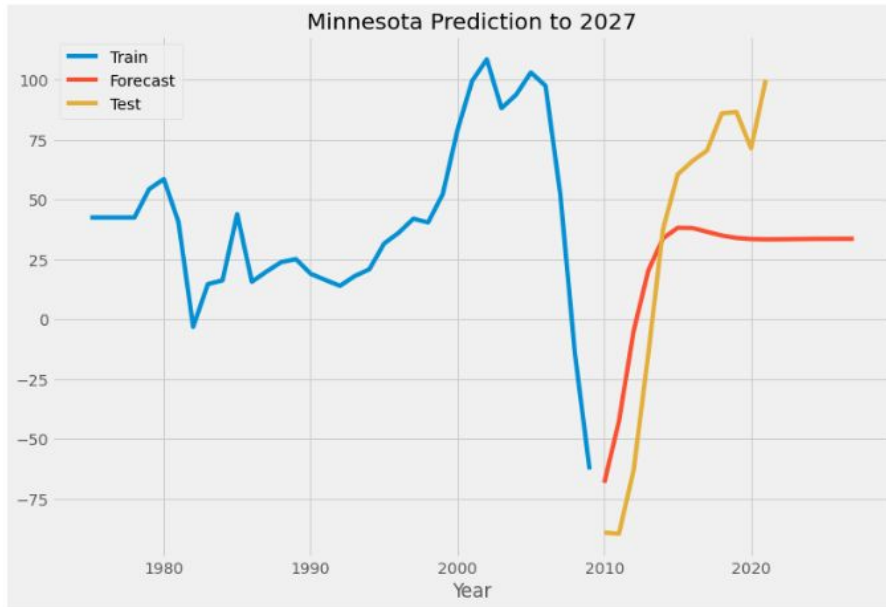
- Maine: 0.57%
- Massachusetts: 0.6%

Business Suggestion #2



Buy now, sell soon.

Business Suggestion #3





Conclusions

Recreational Cannabis legalization = HPI increase

Purchase and sell prior to federal legalization



Thank you!

For questions or concerns please contact:

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