Executive Summary

Housing prices have been on the rise because of many factors. These include higher interest rates, inflation and the buying of homes by corporations. Many millennials, and those born after that period have severe difficulty buying a house. In this project I will use analysis methods such as linear regression, and time series analysis to dive into factors that are considered when pricing a house. These factors include location, size, amenities, bedrooms and many other factors. I will then look at the increase in housing prices in the period between 1973 and now. This will help to see how prices have increased in this period and if they match inflation. I will then use this to predict the viability of buying a house in the future.

Since these prices have been increasing more and more, the only loans going out are in between businesses. I believe soon no one will own a house and only corporations will and therefore there will be no movement in the market. This would affect us negatively as we do not have the biggest stake in the market and this would affect our bottom line substantially also its morally wrong on top of that. The benefits of this research include having a good idea of what people can afford so we can provide affordable housing and have constant revenue, and the goal is everyone would be everyone in this new generation would come to us to buy a house because they know they can afford it.

This would be an 8-week project that would consist of gathering data using analyzing that data and applying what we have learned to our business. The cost is very low and would only consist of having access to SQL, an IDE and a computer capable of running these programs.

Technical implementation

To implement this project, we would need access to SQL, vs code, and an internet connection to acquire data from all the different sources. I will look at a various sources including Kaggle, Zillow, U.S. Census bureau, Bureau of economic analysis, and property appraiser data. I will organize this data in a SQL database to build tables to extract data. Then I will convert these tables into data frames in python and use various methods to analyze the data. Once I have my findings, I will visualize the data using some BI tool like tableau and then explain in my report.

# Deliverables

1.Python/Jupyter notebook source code, SQL source code

2.SQL tables used to organize data

3.results from predictive models

4.Heat maps showing prices by state

5.Heat maps/graphs showing increase of prices

6.Representation of what factors affect prices the most. (bubble graphs, time series graphs showing increases over time)