# Stakeholder Q&A

**Q:** Are there any regional variations in the impact of inflation on housing affordability that you've identified in your analysis?

**A:** Our analysis primarily focuses on the national level, but regional variations can be explored with more localized data.

**Q:** Did you consider any historical trends in housing affordability in your analysis, or was it solely focused on the present?

**A:** Our analysis spans from 1953 to the present, allowing us to examine historical trends and their impact.

**Q:** How do changes in interest rates play a role in housing affordability, and were they considered in your analysis?

**A:** Interest rates can significantly affect housing affordability, but they were not included in this particular analysis. Future studies could explore this aspect.

**Q:** Have you considered any external economic shocks or events that might have influenced the relationship between inflation, family income, and housing prices?

**A:** We did not specifically account for external shocks, but it's an area for further research to understand their impact.

Q:  What is something you would add to this project knowing what you do now?

A:  We would look for the interest rates for that year and use the median of that range to see how that would affect the affordability of buying a home for a family.  We would also look to see if we can go back even further to have more data points to use for training.

Q:  Were there any difficulties that you didn't expect when creating the model?

A:  Thankfully no, we didn't have any major difficulties with the model.  The data was easy to work with and gave us a good basis to work with for this project.

Q:  Was there anything that surprised you with this model?

A:  I can't speak for all of those involved in the project, but I was shocked to see the difference in actual house values between 2012-2022.  I couldn't believe that in only 10 years the average cost of homes increased by $213,075.  The predicted home values were less surprising at $131,469.  We know that prices increased but seeing how much it increased was jarring.

Q. Where any demographics of buyers considered within the analysis?

A: No, however, a deep-dive into the disparity around how the trends we saw affect what groups the most would be an interesting part of a more comprehensive project.

Q: How did you handle any missing or incomplete data?

A: Since we used the FRED website, the completeness of the data was good and reliable. No imputation was needed.

Q: What would the next step be in a deeper dive of your results?

A: Finding more granular, regional data and then marrying it up with demographic and historical data around other causes in order to increase our model performance and up the R Squared score would be a start. Sentiment analysis would also be an interesting study to run text analytics on newspapers during the time period reviewed to see if there are any topical events that stuck and out and had a direct effect on the housing market.