

An aerial night view of a city skyline, featuring a prominent skyscraper in the center. The image is overlaid with a semi-transparent white box containing text. The text is arranged in four lines: 'Forecasting Real Estate Capital' in dark blue, 'Gains' in dark blue, 'Team Project' in blue, and 'Team 7' in green.

Forecasting Real Estate Capital Gains Team Project Team 7

Core Message

Where's the best place to invest?

Questions & Motivations

Data Availability

Always interesting to know where to invest?

Is Real Estate a good investment?

Is there a relationship between real estate prices and education level?

The application/impact our model could have in the long term if we push it further

Data Extraction | Case Study Benito Juárez

Where?

Metros cúbicos

INEGI: 2020 & 2010 Demographic Census

Municipality Geometry

SIGCDMX

Google API

How?

Scrapping the prices from **Metros Cúbicos**

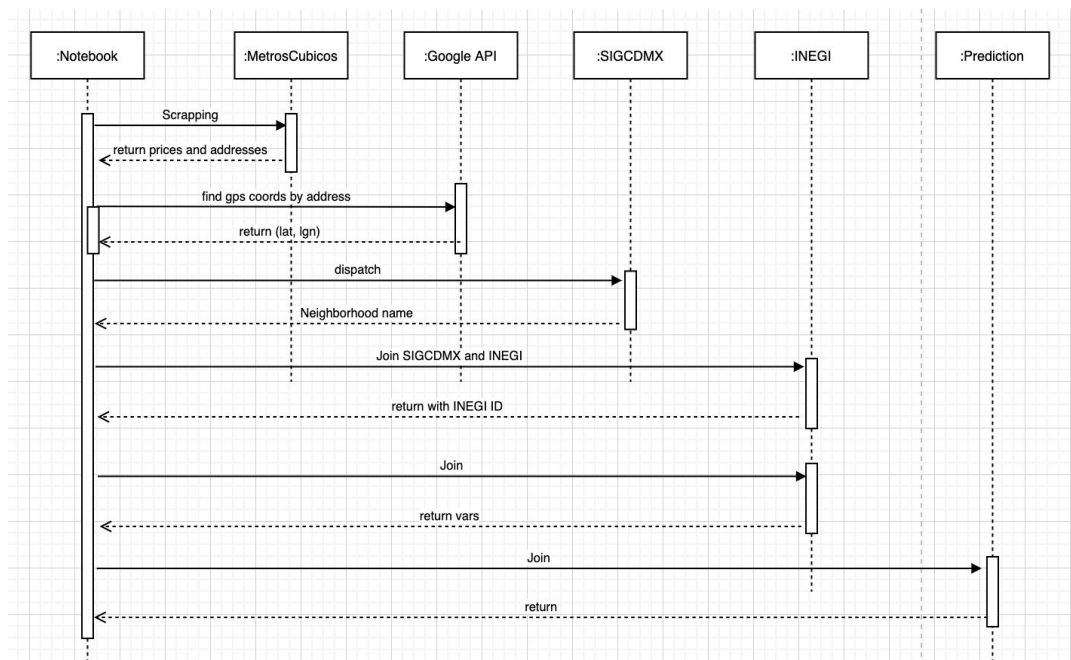
Pulled Demographic & **Municipality Geometry**

Census **from INEGI**

Geolocation information from SIGCDMX

Coordinates from Google API

How did we intertwine it?





1

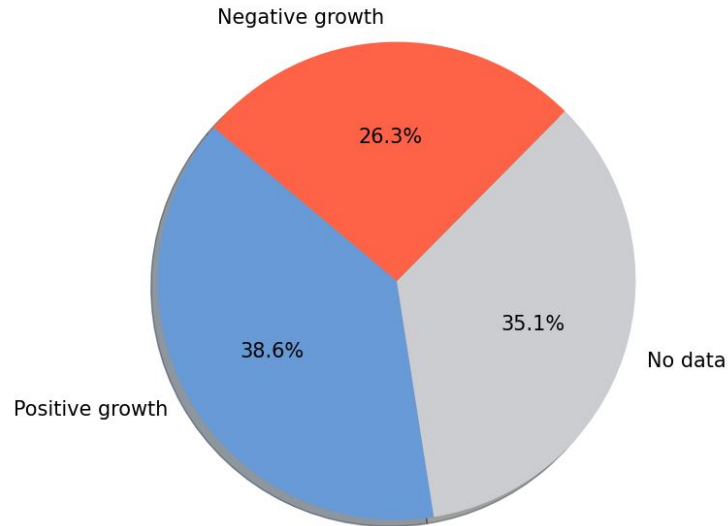
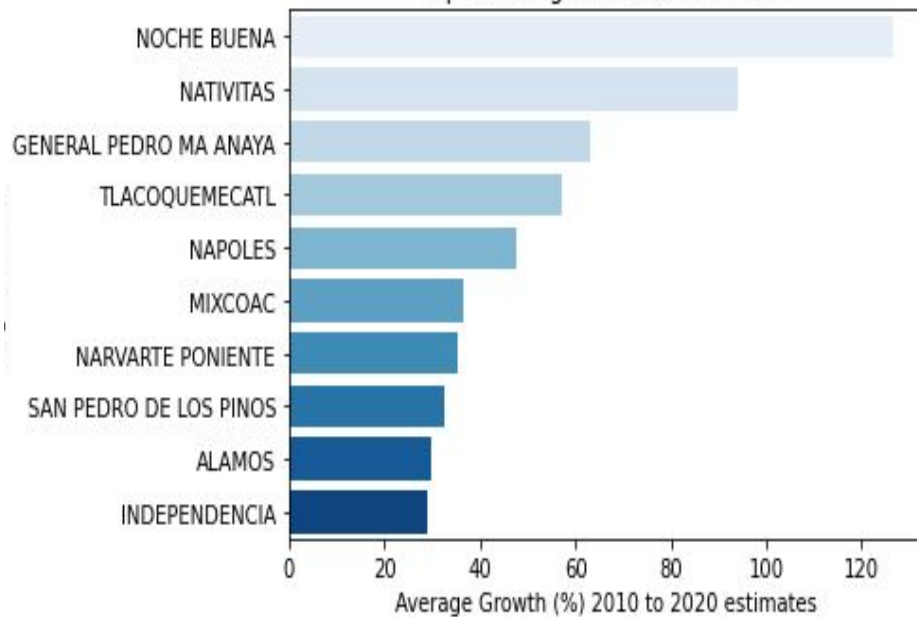
Exploration & Cleanup process

2

Analysis Process - Making the Model & Plotting Growth

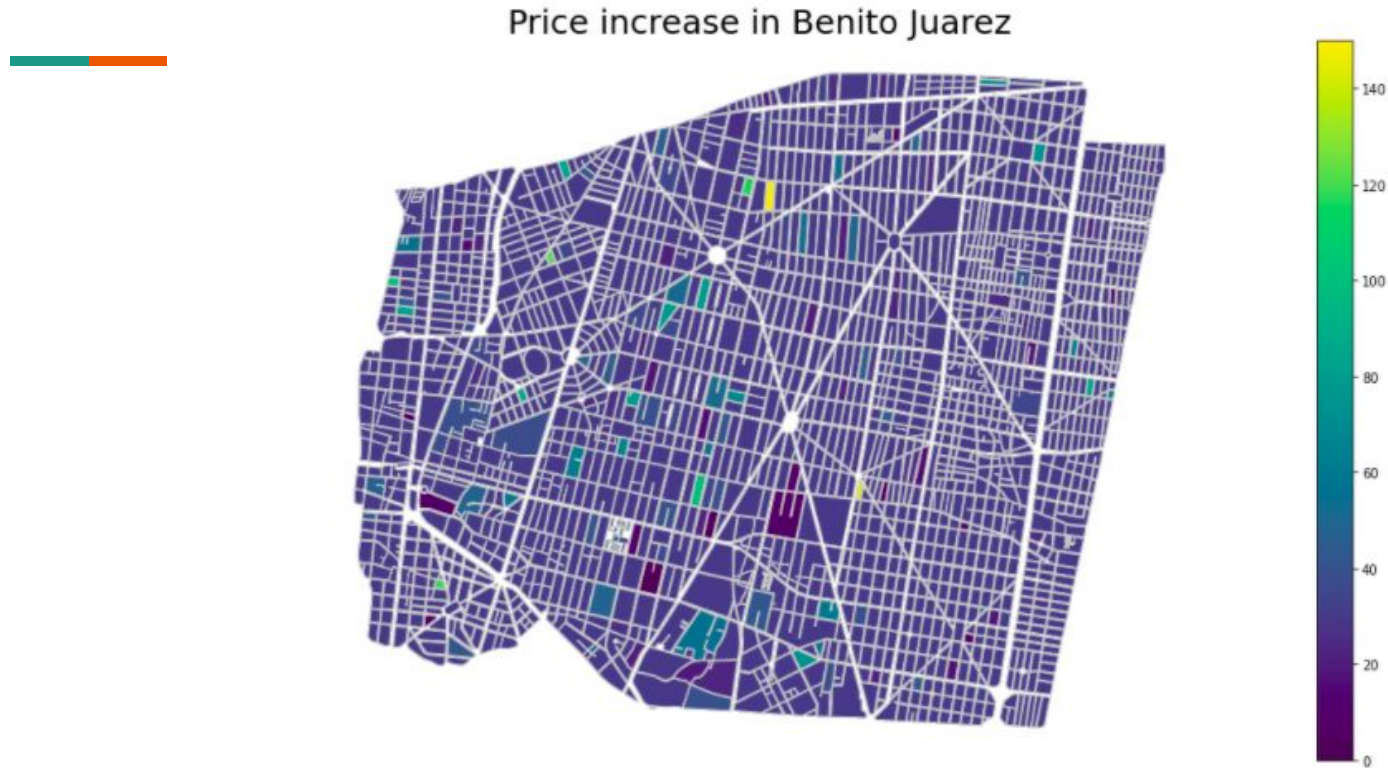
Executive Summary

Top 10 Neighborhoods to invest



Benito Juárez Change in Growth

Benito Juárez | Heat Map



Key Takeaways

1

Model

- PC ownership, highest academic level achieved, whether there was a woman active in the workplace and car ownership were the features used to predict real estate prices. Has to be improved i.e add other timeframes & optimize hyperparameters
 - These predictions can be applied in every city where metrosubicos is popular and widely used.
-

2

Project

- The most difficult part was finding relevant demographics from 2010.
 - COVID has affected the real estate market considerably. This variability could help explain why some neighborhoods in a highly populous city had a decline in value
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3

Further Analysis

- Something interesting we could do is add data points such as business licenses expedited, construction, average home income, or remodeling permits today and make the same analysis in five years.
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Team 7



Diego
Santander



Jonathan
Ruiz

Jacobo
Gutiérrez



Rafael
Davila



Cristina
Agraz

