Springboard Data Science - Career Track

Capstone Two Project Proposal - Predicting Residential Real Estate Price in Clark County, Nevada

Problem Statement
Based on residential real estate data from Redfin, what are the most important features when determining listing price for a home in Clark County, Nevada? Can listing price be predicted based on the various features?

Context
My husband and I are looking to purchase an investment property in the Las Vegas, Nevada area (Clark County, Nevada). We aren't very knowledgeable on the topic of real estate, so we would like to know what features most affect purchase price. We can then use this information to make an informed decision on the best type of property to purchase and also allow us to determine if a listing is over/under-priced.

Success Criteria
Ability to reliably predict listing price of residential real estate in Clark County, Nevada.

Scope and Risks
- Only looking at houses sold in the last 3 months is a severe limitation
- The health of the market could affect the prediction
- Search parameters in RedFin:
  - Clark County, Nevada
  - Sold in last 3 months
  - Not including land and co-op real estate types

Constraints
- Data download from RedFin is limited to 350 records per download - to save time I am downloading data by zip code and limiting search to houses sold in last 3 months

Stakeholders
Marti Williams
Patrick Kenna (husband)

Data Source
Redfin.com - download

Method
Supervised Learning - Regression

Deliverables
GitHub repo:
- Slide deck
- Project report