

Top Real Estate Investment Opportunities

Report Generated by Matthew Pucci
Pucci & Pucci LLC.



Data retrieved from Zillow.

About the Data

- Data retrieved from Zillows open source, "Zillow_Data.CSV".
- Data contains 14,723 cities in 51 States (D.C included).
- Key technologies Used:
 - Pandas
 - Folium
 - Choropleth
 - StatsModels Arima and Adfuller
- Date Range 1996-2018

Methodology

- Followed traditional Data Scientist OSEMIN methods.
- Time-Series ARIMA modeling.
- EDA Visualizations/ ADF Stationarity Test
- Folium & Choropleth visualizations.
- ACF & PCF Differencing and Autocorrelation.

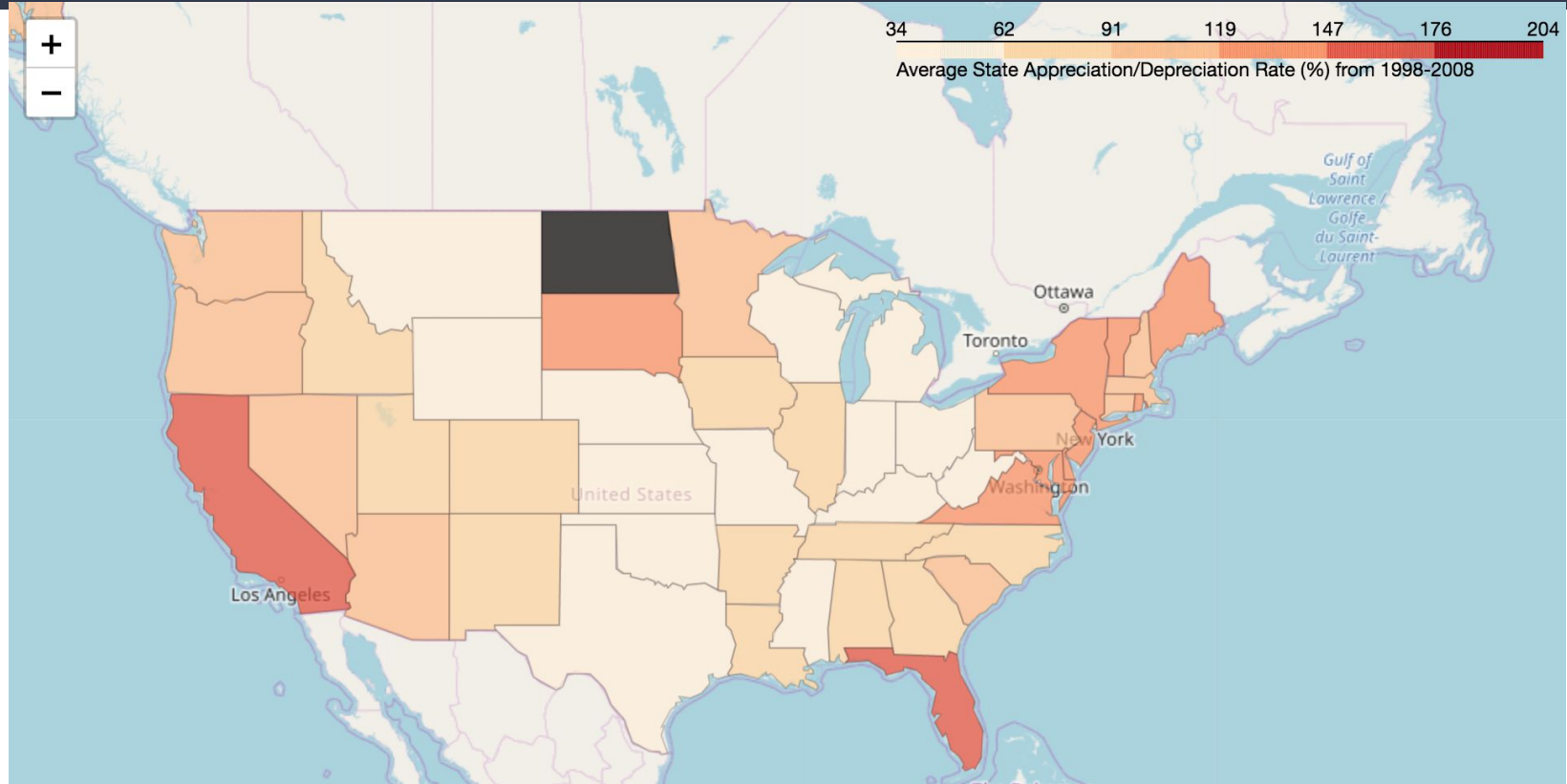
Top Appreciating Zip Codes:

1. 37206 - Nashville, TN
2. 37204 - Nashville, TN
3. 80211 - Denver, CO
4. 11216 - Brooklyn, NY
5. 20003 - Washington, DC
6. 99502 - Anchorage, AK
7. 80210 - Denver, CO
8. 80521 - Fort Collins, CO

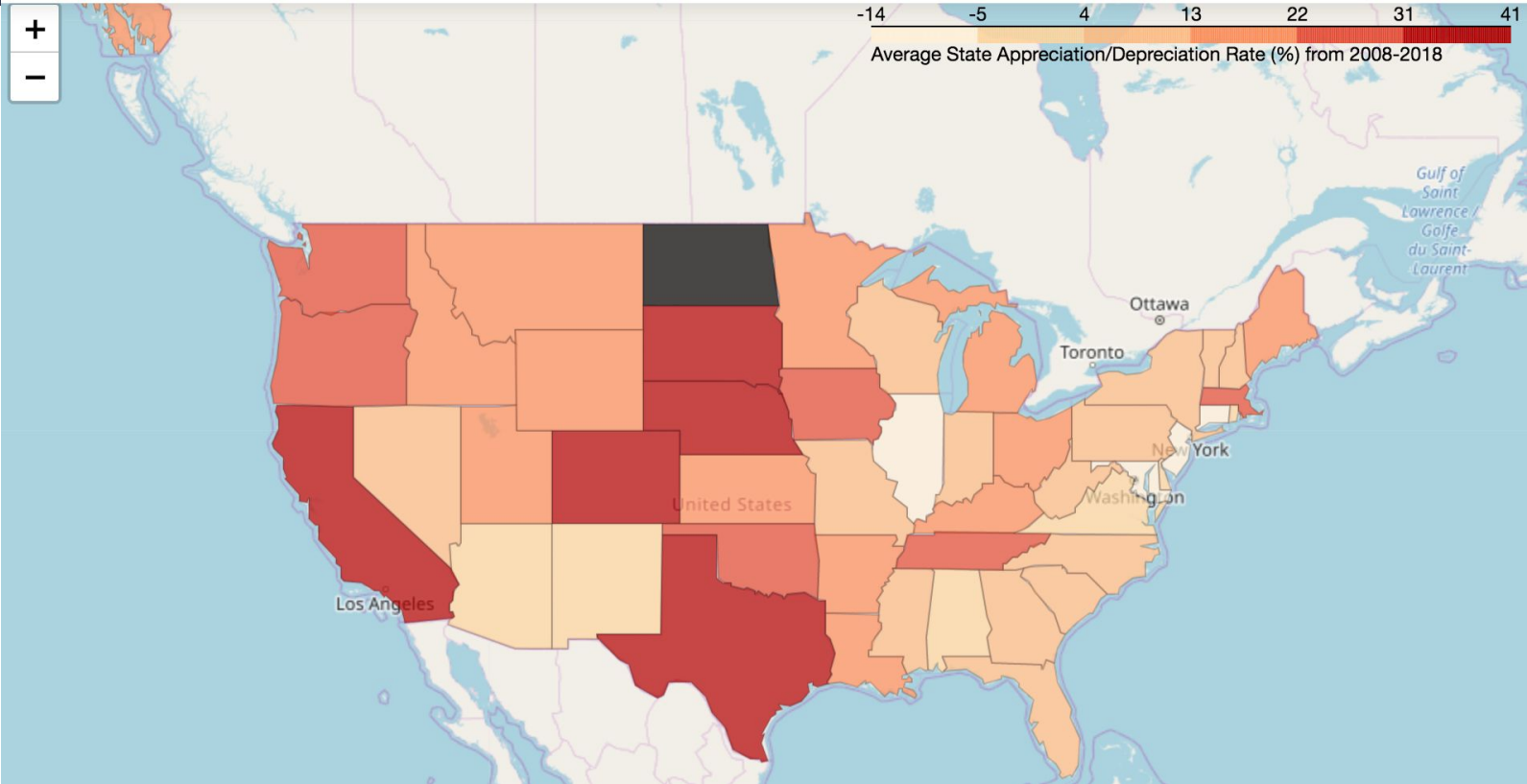
Top Ranked Growth States

	State	Growth 2008 to 2018	Growth 1998 to 2008
5	CO	40.537757	87.658051
7	DC	35.723372	204.239941
4	CA	34.846279	159.110235
28	NE	33.251831	41.380617
42	TX	32.829240	34.463987

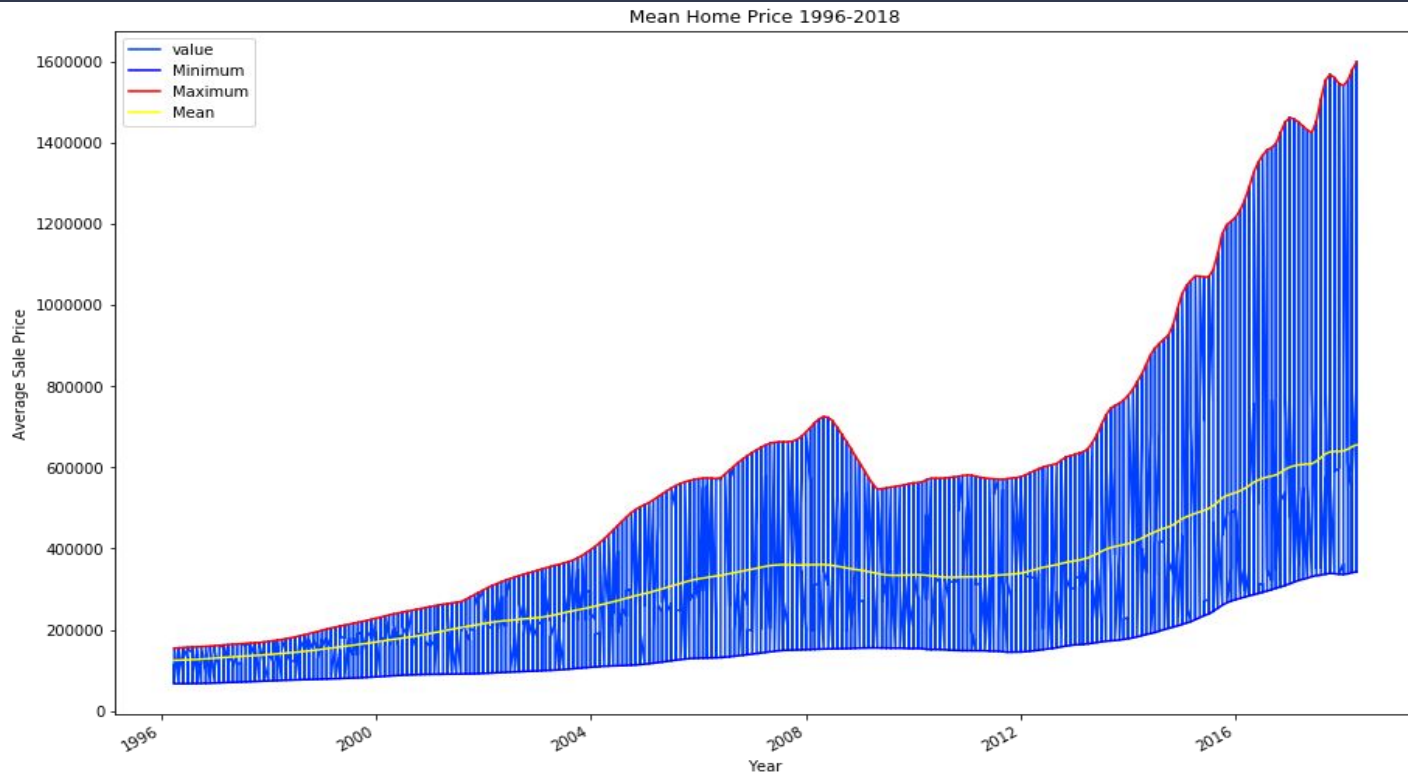
Folium and Choropleth Growth Rate Visualizations (1998 - 2008)



Folium and Choropleth Growth Rate Visualizations (2008 -2018)



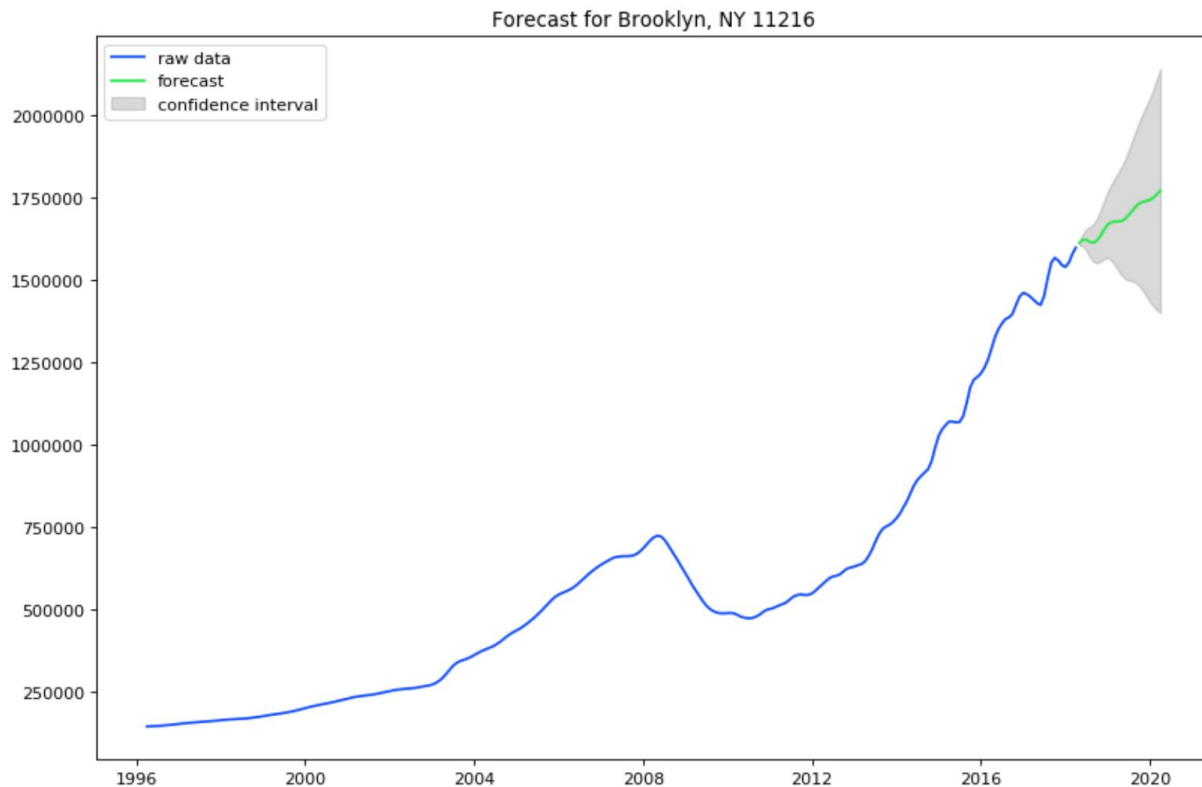
Nationwide Trends (1996-2018)



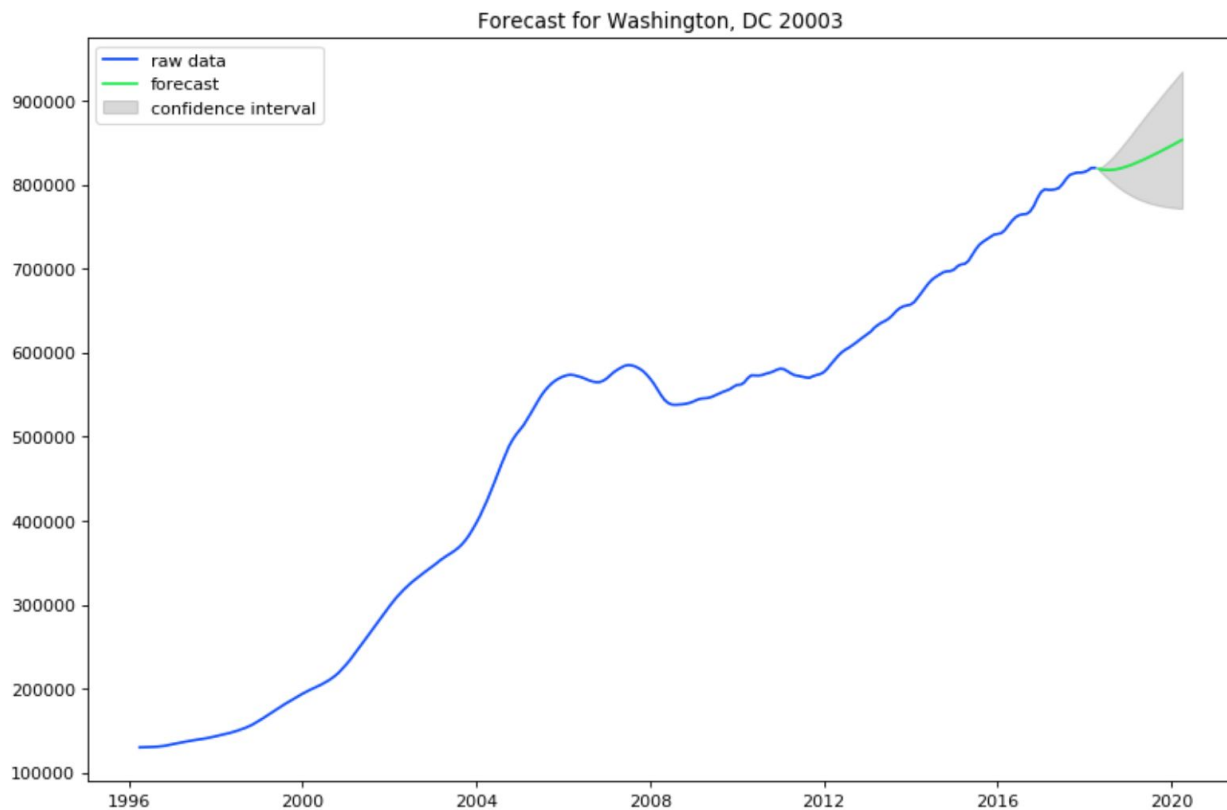
Augmented Dickey Fuller Test

```
Zipcode: 11216
Augemented Dickey Fuller Test Stat: 0.203156
P-value: 0.972438
Zipcode: 20003
Augemented Dickey Fuller Test Stat: -1.351554
P-value: 0.605269
Zipcode: 37204
Augemented Dickey Fuller Test Stat: -0.192801
P-value: 0.939374
Zipcode: 37206
Augemented Dickey Fuller Test Stat: -0.537058
P-value: 0.884580
Zipcode: 80210
Augemented Dickey Fuller Test Stat: 0.789878
P-value: 0.991471
Zipcode: 80211
Augemented Dickey Fuller Test Stat: 1.385263
P-value: 0.997046
Zipcode: 80521
Augemented Dickey Fuller Test Stat: 0.196868
P-value: 0.972085
Zipcode: 99502
Augemented Dickey Fuller Test Stat: -1.734797
P-value: 0.413279
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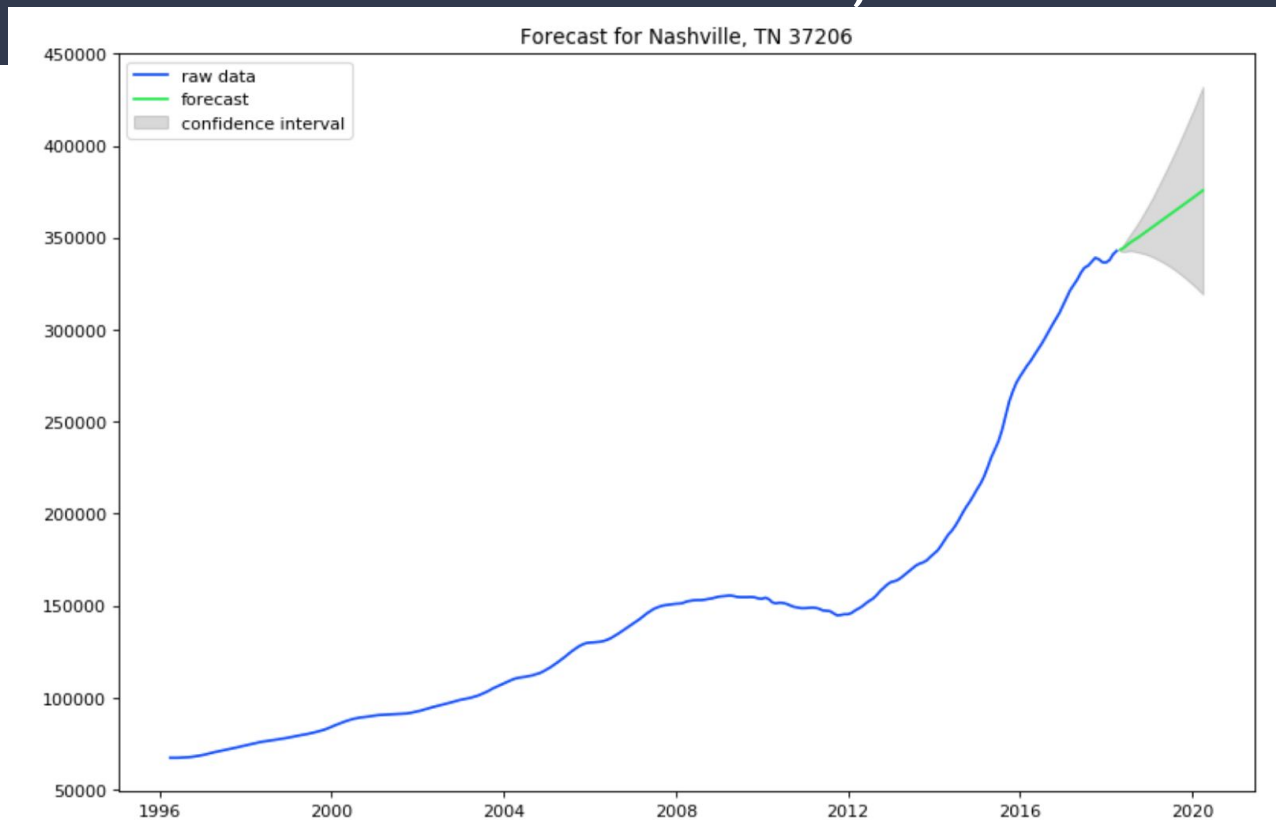
Investment Advice – Brooklyn, NY



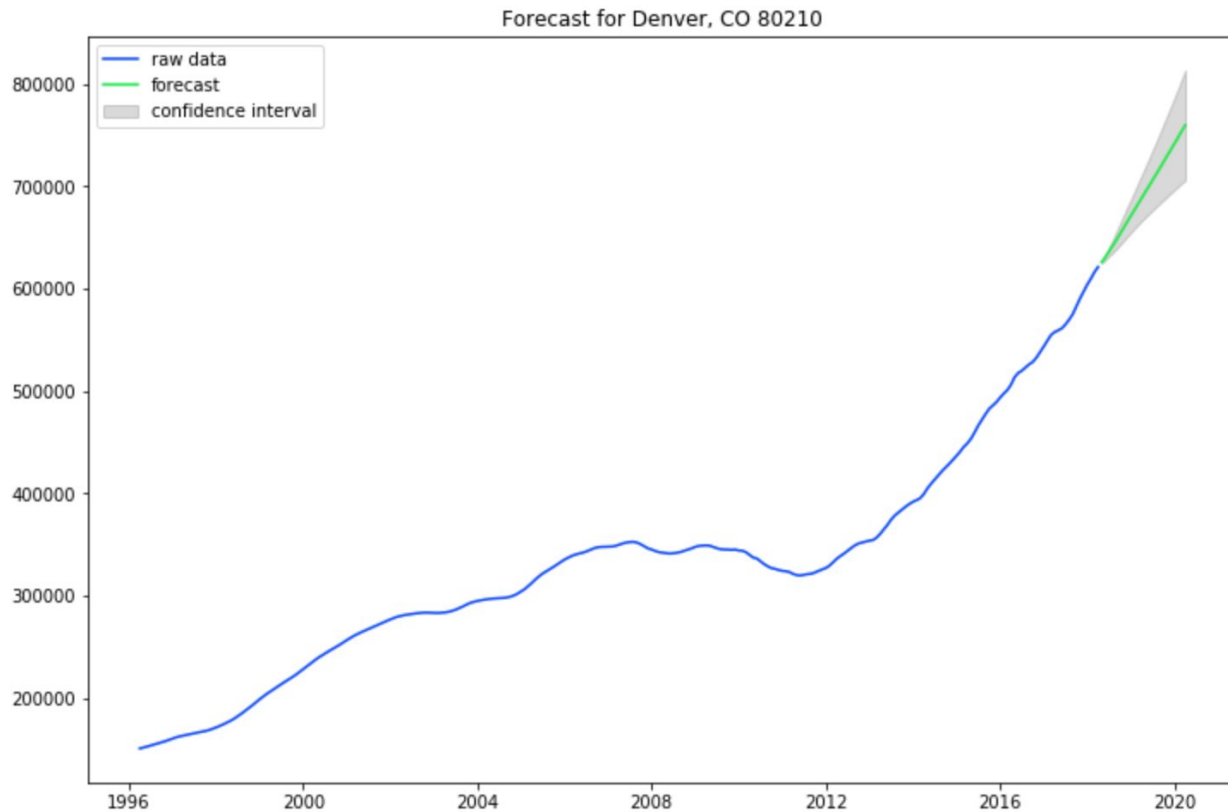
Investment Advice: Washington, DC



Investment Advice: Nashville, TN



Investment Advice: Denver, CO



Investment Advice & Further Research

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- ❖ Invest in the Denver area as well as do more research on other zip codes in Colorado as they had the highest appreciation rate as a state and some of the top appreciating zip codes.
- ❖ Invest in Nashville, TN as it has shown great appreciation rates and Tennessee as a whole has not appreciated significantly so more upside potential.
- ❖ Look for opportunities in Brooklyn/Washington D.C neighborhoods, however the prices are already so high in these locations it may not have the same upside potential.
- ❖ Anchorage, AK has had great returns over the years with Alaska not appreciating that much as a state. Good development long term investment opportunity in Alaska.

Thank you