**🎯 Option 1:** Add Value Through Analysis, Not Just Visualization Even though the real estate data is summarized (like total sales volume, inventory counts, YoY changes), you could:

➤ Compare across states Which states had the highest/lowest YoY growth over time? Which states recovered the fastest post-COVID dip (2020–2021)? Who had consistent growth or volatility? You could turn this into a cluster analysis or classification like “Fast Growth Markets,” “Steady Markets,” “Declining Markets.”

➤ Normalize by population Since you have population estimates, compute: Sales volume per capita Inventory per 1,000 residents Growth per capita This lets you ask: Is Texas truly booming, or just bigger? Who is punching above their weight? That brings insight rather than just presentation.

➤ Rank and Track Trends Create state rankings each year: Top 5 in growth, lowest inventory, etc. Show how states moved up/down the ranks over 5 years.

**🧠 Option 2:** Find 1 More Dataset to Enrich the Story Your current data may be solid if you can link it to one more thing, like:

➤ Income or employment data: Per capita income Unemployment rate Use it to ask: Are people moving in? Are prices up because incomes are up, or despite them?

➤ Migration patterns: Net domestic migration by state (Census Bureau has this!) See if high-growth states correlate with more inbound movers.

➤ Building permits / housing starts: Could help explain inventory changes or market strain.

**🛠 Option 3:** Tell a Strong Story With What You Have If you choose to keep it simple and not add more data: Lean into data storytelling. Show how housing markets behaved through the COVID era, how different regions responded. Build compelling Power BI visuals (maps, trends, tooltips with insights). Add calculated metrics in Power BI (like rolling averages, CAGR, indexed growth from 2019 = 100, etc.)

✅ Final Thoughts You’re right to feel cautious. But you also don’t have to throw it all away. With a little clever framing — and maybe one added dataset — this can go from “just presenting someone else’s numbers” to something insightful and strategic. Want help brainstorming a few storylines or KPIs to add meat to the bones? Or would you prefer help finding another dataset that fits nicely with what you’ve already done?

**This report is going to focus on real estate data from the top 5 and bottom 5 States with the most and least change in percent of real estate sales year over year from 2020 to 2024.**