Residential Real Estate Price Prediction ~ Actionable Insights

Real Estate Investment Trust • Investment Analytics Project

ISSUE / PROBLEM

❖ Property prices vary widely across locations and house types, making it difficult to decide which homes are safe buys and which carry a higher risk.

❖ Some properties look cheap but hide future costs, while others appear expensive but offer strong long-term value.

IMPACT

❖ Helps investors avoid overpaying for high-risk properties.

❖ Supports smarter renovation decisions by identifying hidden value opportunities.

❖ Improves confidence when comparing predicted price vs actual market value.

❖ Enables faster, data-backed investment decisions with clear risk visibility

RESPONSE

❖ This analysis uses past home sales to estimate fair prices, highlight riskier predictions, and identify properties with strong improvement potential.

❖ The dashboard helps decision-makers quickly separate stable investments from high-uncertainty properties.

KEY INSIGHTS

❖ Most homes are priced close to expectations, but smaller homes and very old properties show higher price uncertainty.

❖ Low-condition homes with good location or large land size often present renovation opportunities.

❖ Prediction risk increases when properties are unusual compared to their neighborhood.

❖ Larger, well-maintained homes show more consistent pricing behavior.

❖ Properties far from expected prices usually have rare or mixed characteristics

❖ Standard home types deliver more stable and predictable price outcomes