

## Group 1 Project Proposal

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Project Proposal: Comparing real estate prices and mortgage rates from 2018 to 2024 in the Nashville metro area.

- 1) How have real estate prices changed between 2018-2024 in the Nashville Metro Area?
- 2) How have mortgage rates changed between 2018-2024 in the Nashville Metro Area?
- 3) What is the relationship between the median home sales and mortgage rates? 15 year? 30 year?

Datasets we plan to use:

Zillow:

<https://www.zillow.com/research/data/>

FreddieMac:

<https://www.freddiemac.com/pmms>

Expected outcome:

Define a trend of expected real estate prices vs what the market/mortgage rate prices are. Expecting a negative relationship, as mortgage rates increase, we expect real estate prices to decrease.

- 1) We expect real estate prices have increased steadily between 2018-2024 in the Nashville Metro Area
- 2) We expect sales price of homes to decrease as both 15 and 30 year mortgages increases.
- 3) We expect mortgage rates to be the strongest determining factor of real estate prices.