

WASHINGTON MOVES



By: Poli-ticking - *Time the markets*
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EXECUTIVE SUMMARY:

- DC experiences radical purchasing and selling times
- Model instructs ideal to seize fluctuations
- Identified best ZIP codes
- Inferential: The more divisive the election the higher prices



BUSINESS PROBLEM:

With the changing of political offices every 2-6 year, many elected officials need help navigating the market.

We solve this using a time series with predictive features to maximize their returns.

DATASET FACTS:

Timeline:
1991 - 2018

Changes during timeline:
13 Senate/Congress Elections
7 Presidentials Elections

Washington Total Homes:

11,395

Total Counties in Washington:

21

Washington Range of Values:

Min: \$30,200

Max: \$1,545,900

Market Population:

52% of all residents in DC are employed in directly/ indirectly to the government

Market Salary:

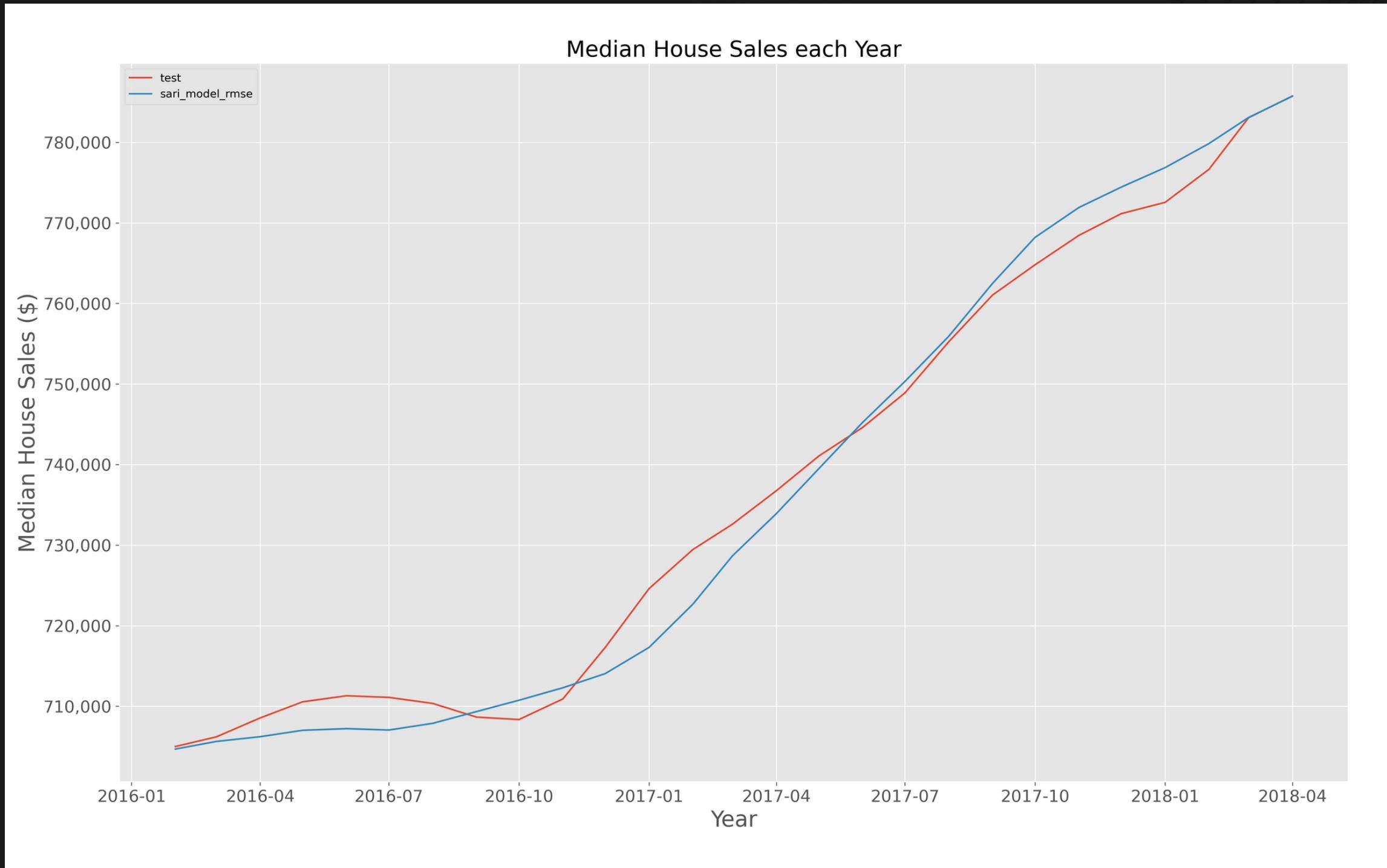
Average annual earnings for DC: 89,000

Market Turn Over:

Average Homeownership: 13 years

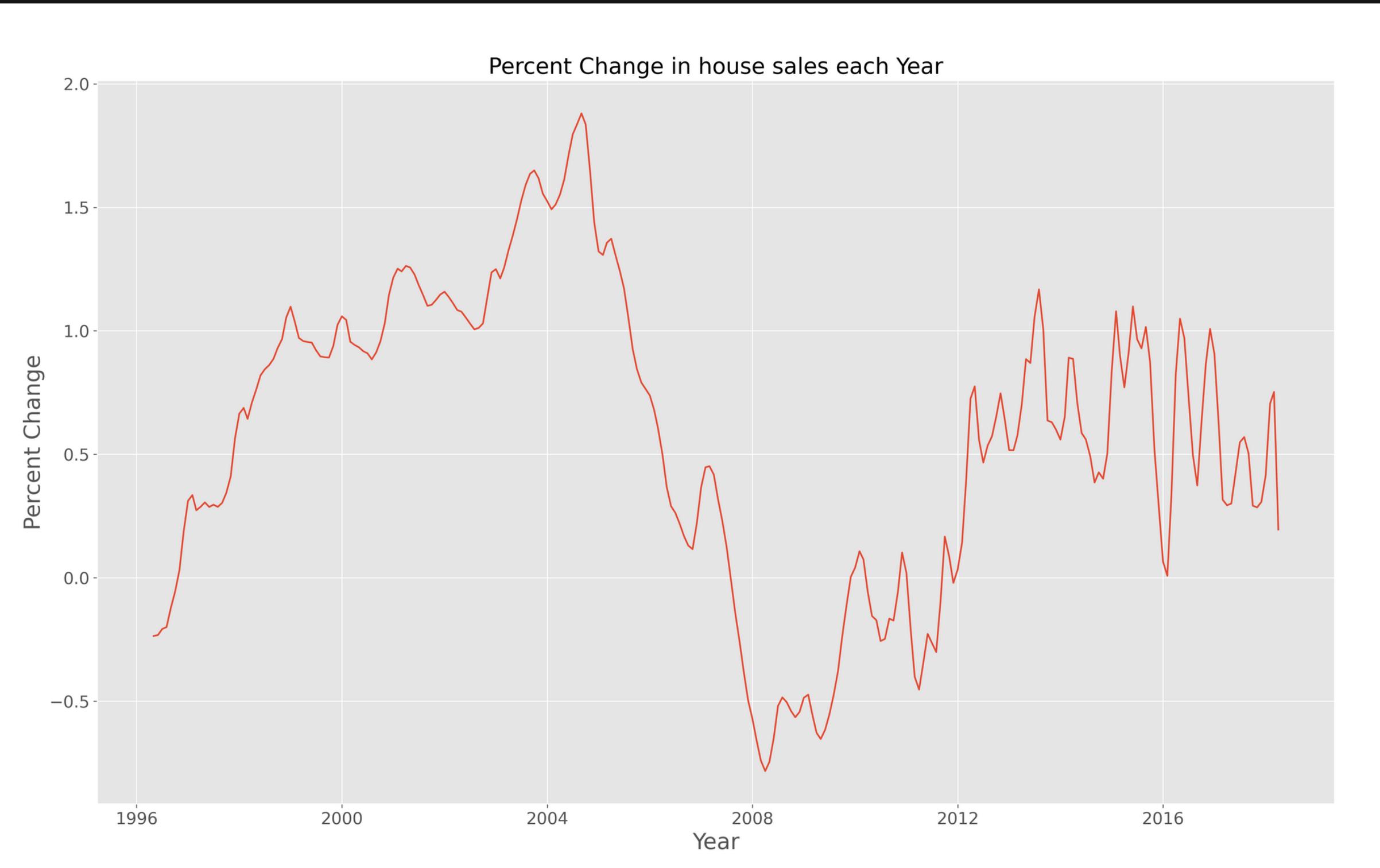
Average DC Homeownership: 9 Years

PREDICTED MODEL



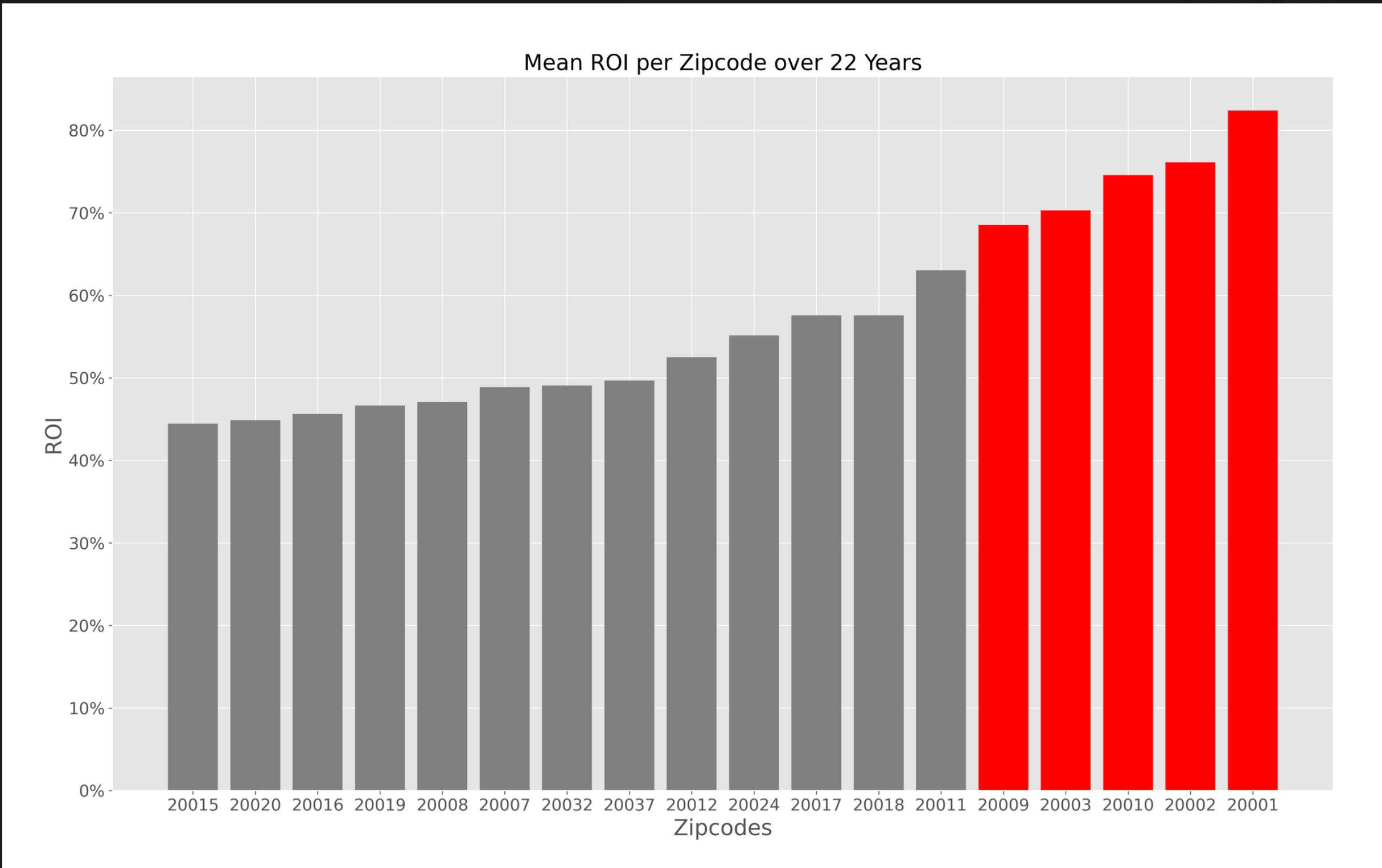
- **House prices will be over \$700,000 after 2016**
- **House price variance is around \$3000**
- **House price model is about 90% effective in getting actual prices**

AVERAGE ROI'S



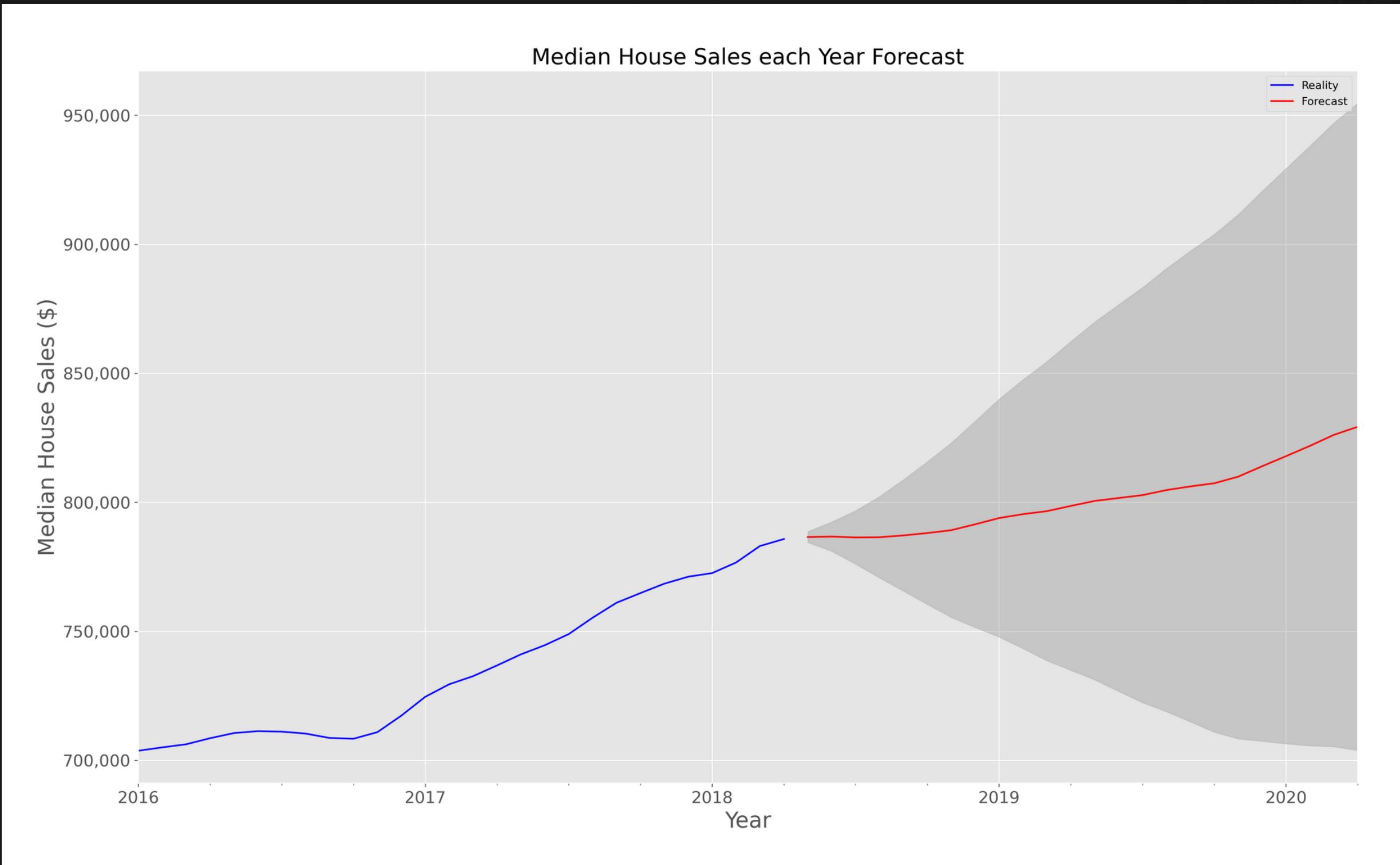
- Yearly Percent change varies from -1% to 2%
- Percent change is at its lowest at 2008 and at its highest in 2004
- Client base is leaving approximately every 3-6 years due to election terms

IDEAL ZIPCODES



- Top 18 zipcodes for return on investment based on house prices
- Return on investment is based on percent, from 100-800%
- Best zip codes are: 20001, 20002, 20010, 20003, 20009, respecitvely

FORECASTED MODEL



- Predictive model generates House Sale Prices after 2018
- Generally trending upwards but ranges within expected price variance
- Model also shows upcoming pricing depending on worldwide events

CONCLUSION

- **Forecasted prices of these homes trends upwards above \$700,000 after 2018 (within a range of \$3000)**
- **Percent changes in the median house sales varies from -1% to 2%**
- **Best five zip codes to invest: 20001, 20002, 20010, 20003, and 20009, respectively**

NEXT STEPS

1

DIPLOMAT
RELOCATION

2

CORPORATE HQ'S

3

PRIVATE
CONTRACTORS

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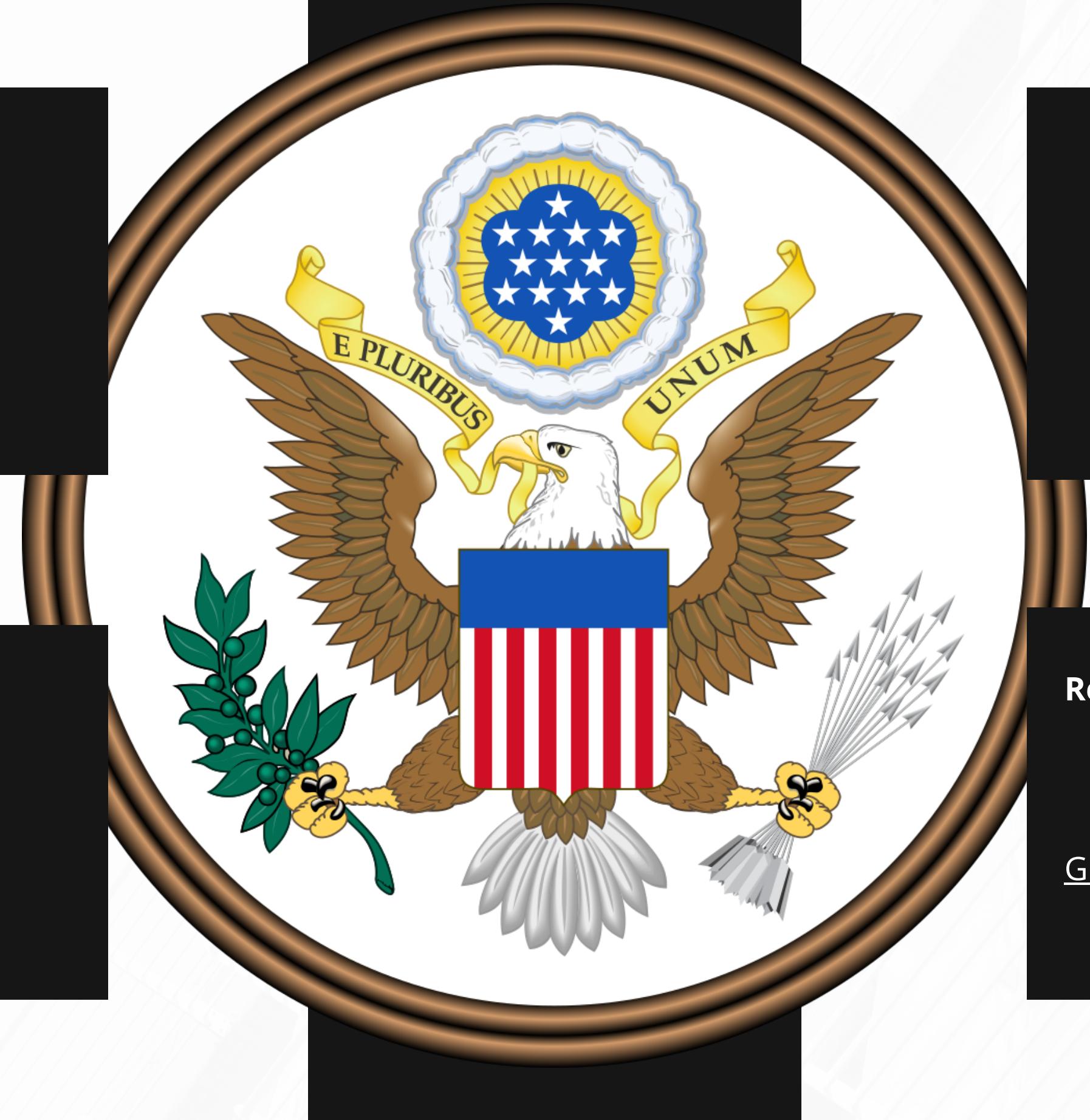
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Repository Link:

[Github](#)



A photograph of the Jefferson Memorial in Washington, D.C., during sunset. The memorial's white neoclassical architecture, featuring its iconic dome and portico of Corinthian columns, is reflected in the calm water of the reflecting pool in front. Cherry blossom trees are in full bloom, their pink flowers framing the top of the image against a warm, golden sky.

THANK YOU