

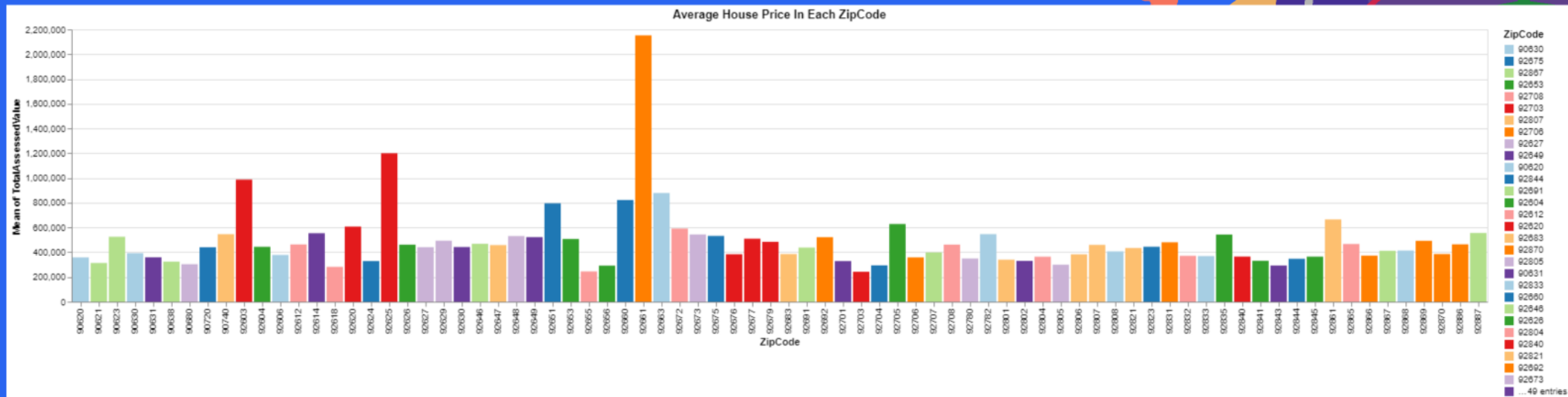
Predicting Home Prices Using Neural Networks & Melissa Data

Seth Abuhamdeh, Christopher Effarah,
Matthew Eimers, Vincent Ramos



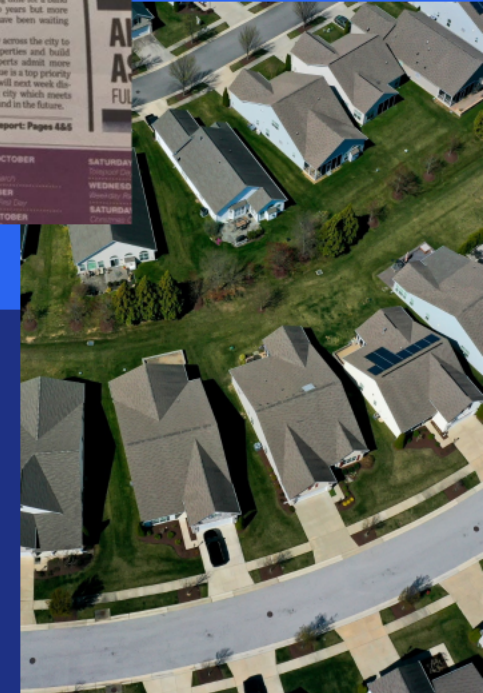
Introduction

- Why we chose the Melissa Challenge
- Our Goal
- How we approached the dataset

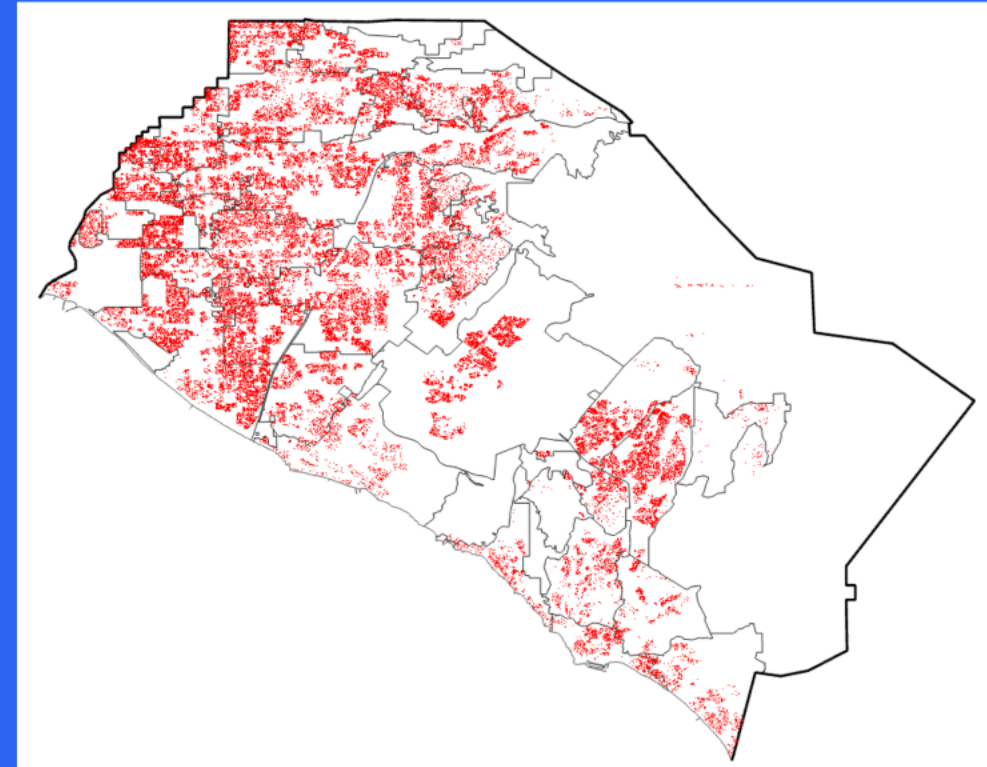
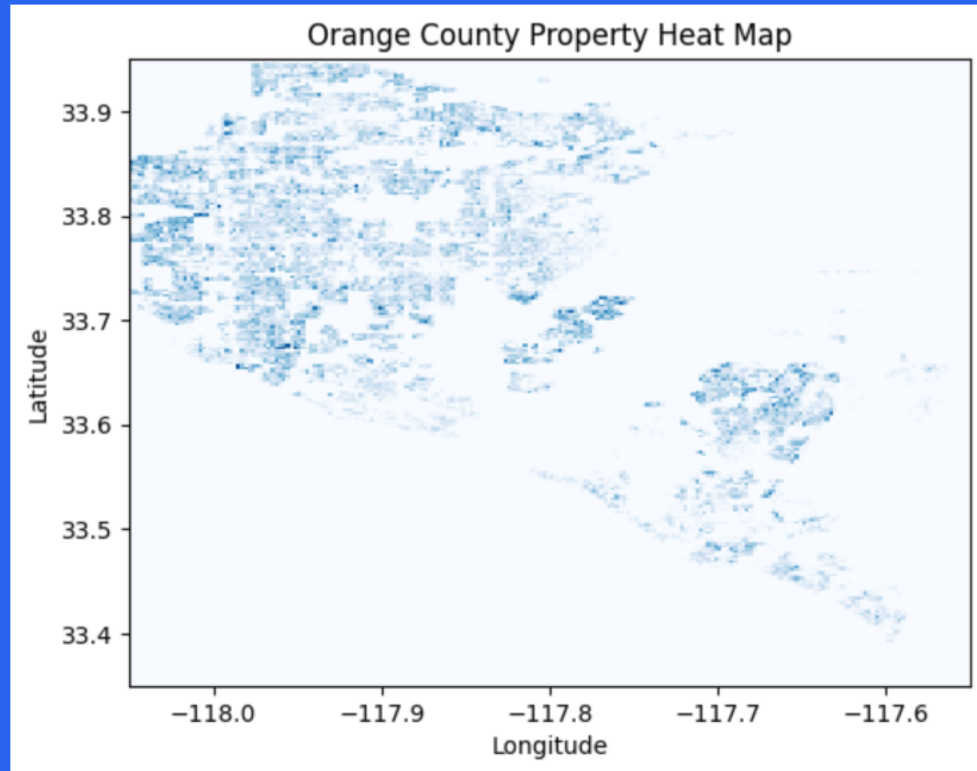


Why Does this Matter?

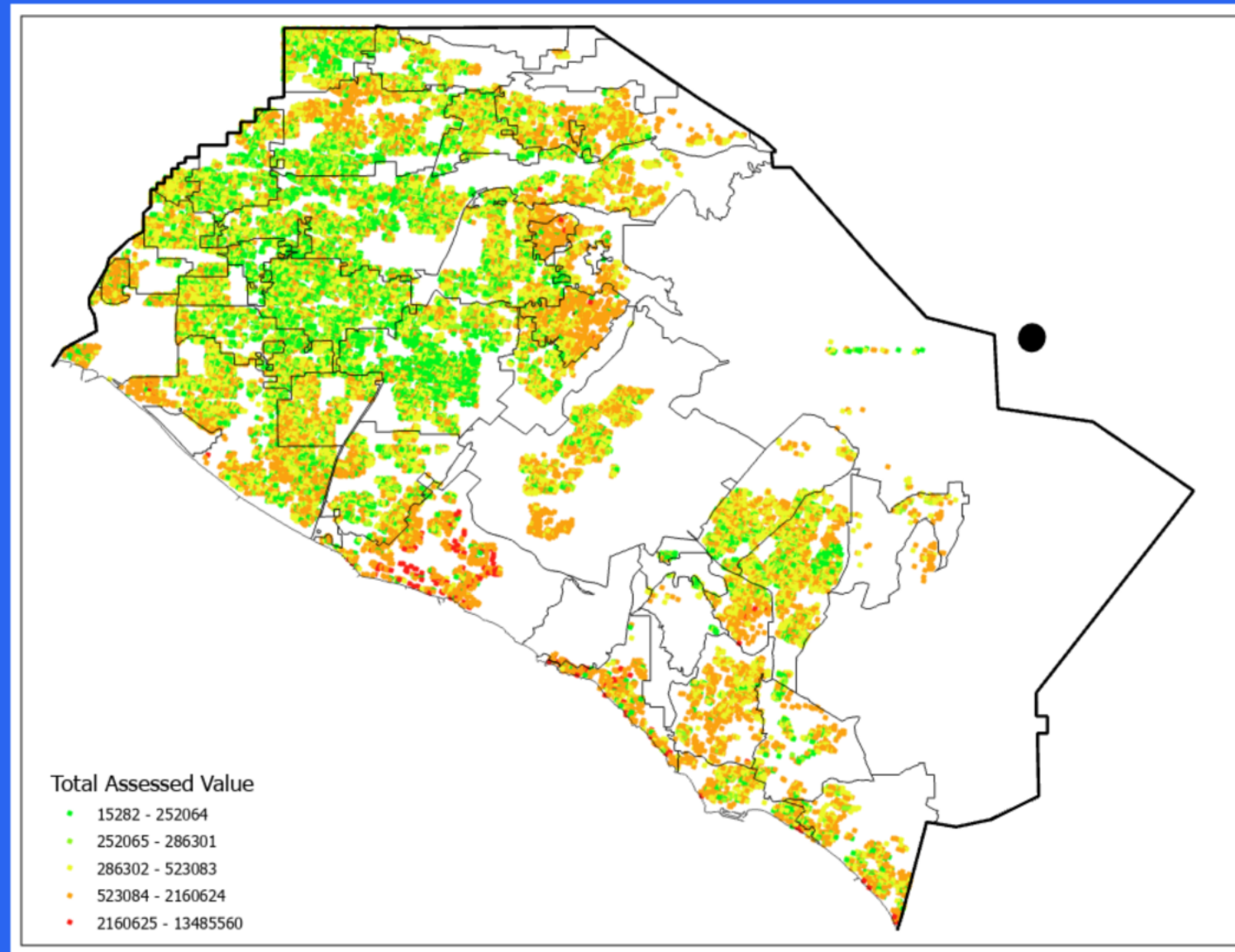
- Current rise in housing prices
- Inability to purchase affordable housing
- Preparation for future changes in the market
- Social implications outside of affordability



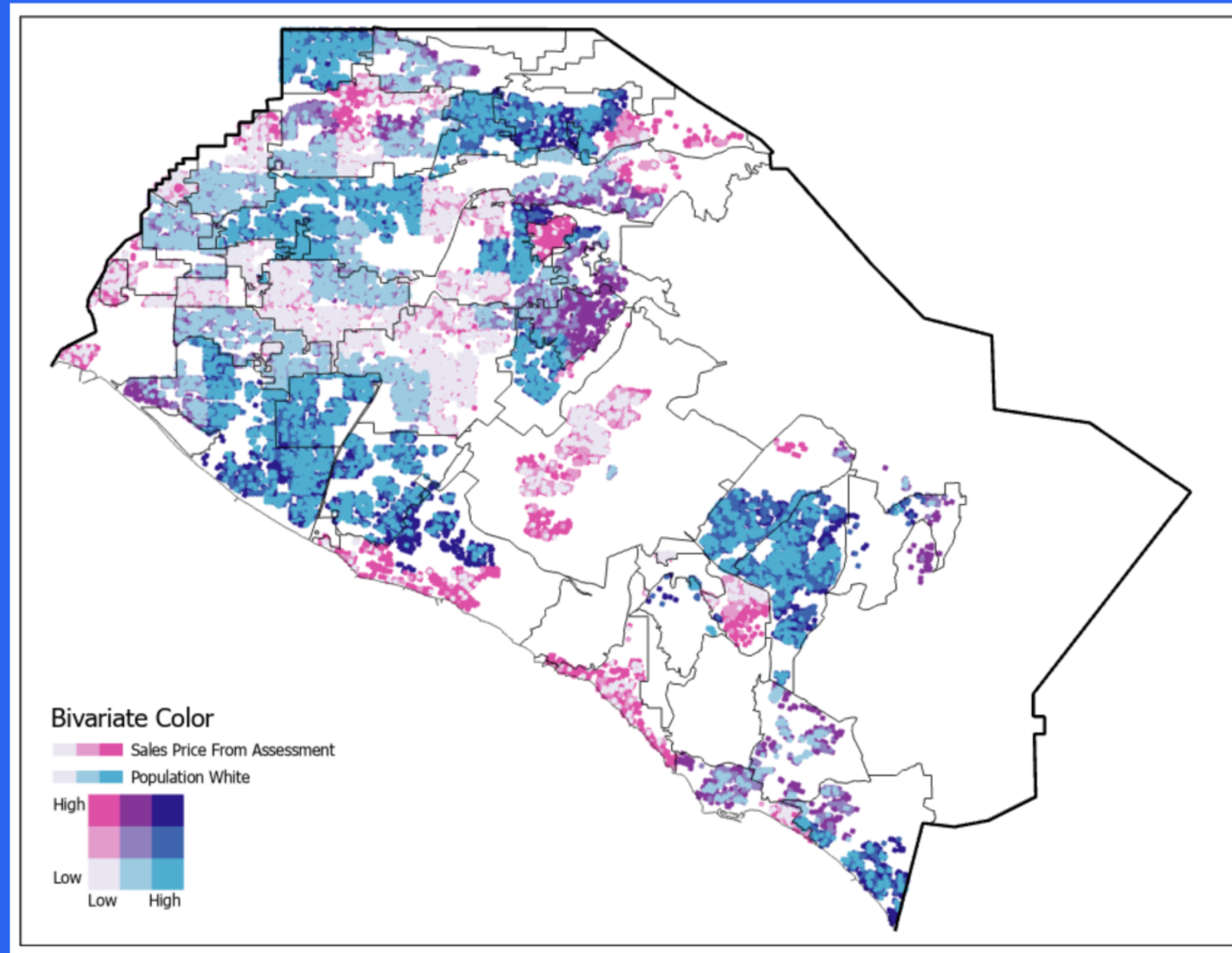
Orange County Heat Maps



Orange County Gradient Map

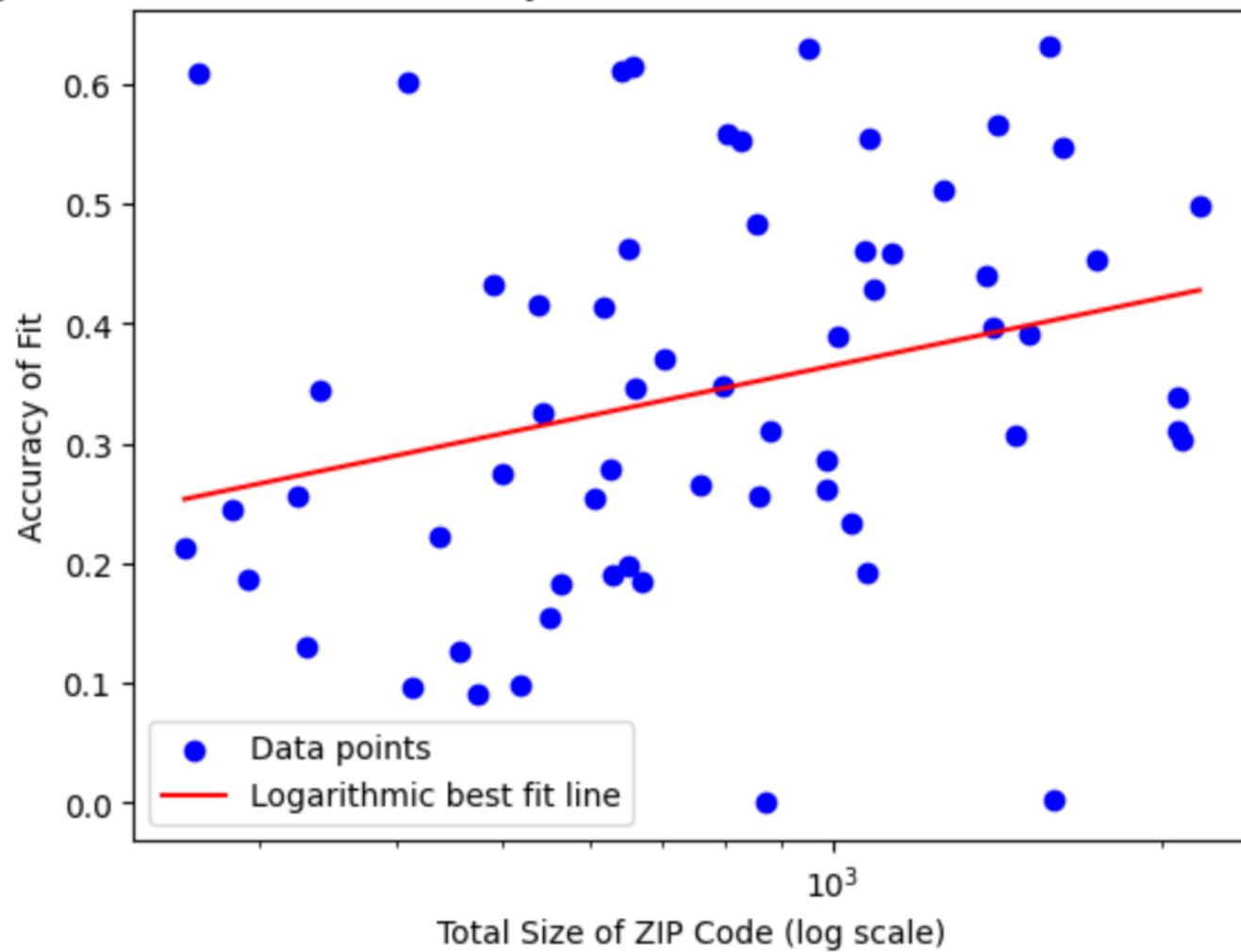


Sale Price from Last Assessment Based on Racial Demographic



Accuracy of Fit vs ZIP Code

Logarithmic Best Fit of Accuracy Versus Total Size of ZIP Code Inclusions in Data




Results: Housing Price Increase Factors

Vistas of Ocean, Mountains and Sky
Luxury Homes and Real Estate // Santa Barbara Real Estate // Homes for Sale // Santa Barbara Coastal Single Family Home

Santa Barbara, CA, United States
\$5,475,000

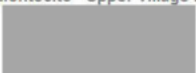
4 bedrooms
3 full baths
1 half bath
Interior: 7,959 sq. ft. (approx.)
Acreage: 5 acres (approx.)

Agent Information



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Montecito - Upper Village Brokerage




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Similar Listings Nearby



Montecito - Upper Village
\$5,400,000



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Showcasing the finest art collection, providing a spectacular venue for entertaining or simply serving as a tranquil retreat, this one-of-a-kind hilltop home is an oasis of relaxed luxury. Itself a piece of art, the spacious single-level abode showcases a Shangri-la-like panorama of ocean and islands masterfully displayed by the living room's retractable wall of glass. The dramatic main room combines with the adjacent dining room to create a 1700+ sq. ft. space appropriate for elaborate entertaining and the world-class kitchen and generous butler's pantry stand ready to accommodate the most discerning chef or caterer. A magnificent 100 ft. gallery hallway is worthy of any museum-quality collection, and a versatile floorplan makes several bedroom configurations possible. Exterior amenities include a portico spanning the length of the home, rose garden and numerous fruit and ornamental trees. This wondrous estate home is mere minutes from beaches and Montecito's Upper and Lower Villages.

- Location of housing
- Age of housing
- Living Utilities (beds, baths, etc)
- Accessories (pool, fireplace, etc)

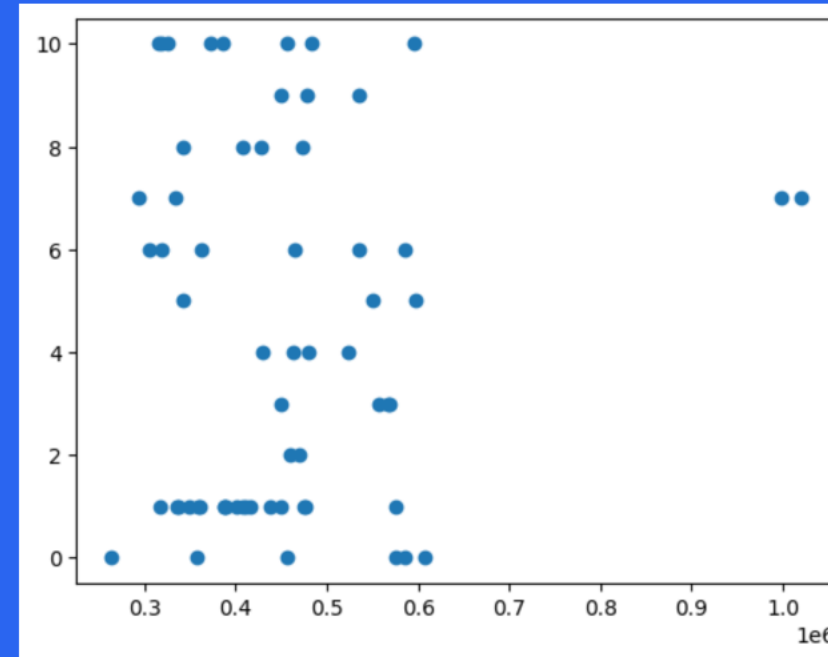


Social Implications of Higher Housing Prices

- Racial profiling
- Lack of job opportunities in a given area
- Socioeconomic status

Conclusion

- Why this matters
- How we used our data
- Leading factors and social implications
- What we would explore given more time



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