



# Comprehensive Real Estate Forecast Report

**Based on 24 Month Real Estate Forecast  
and Comprehensive Current Growth Data in San jose, CA**

For Zip Code 94301, San jose, CA  
Prepared on December 2, 2019

## **CONTACT**

Zip Analyser [www.zipanalyser.com](http://www.zipanalyser.com)  
[info@zipanalyser.com](mailto:info@zipanalyser.com) 408-900-2855

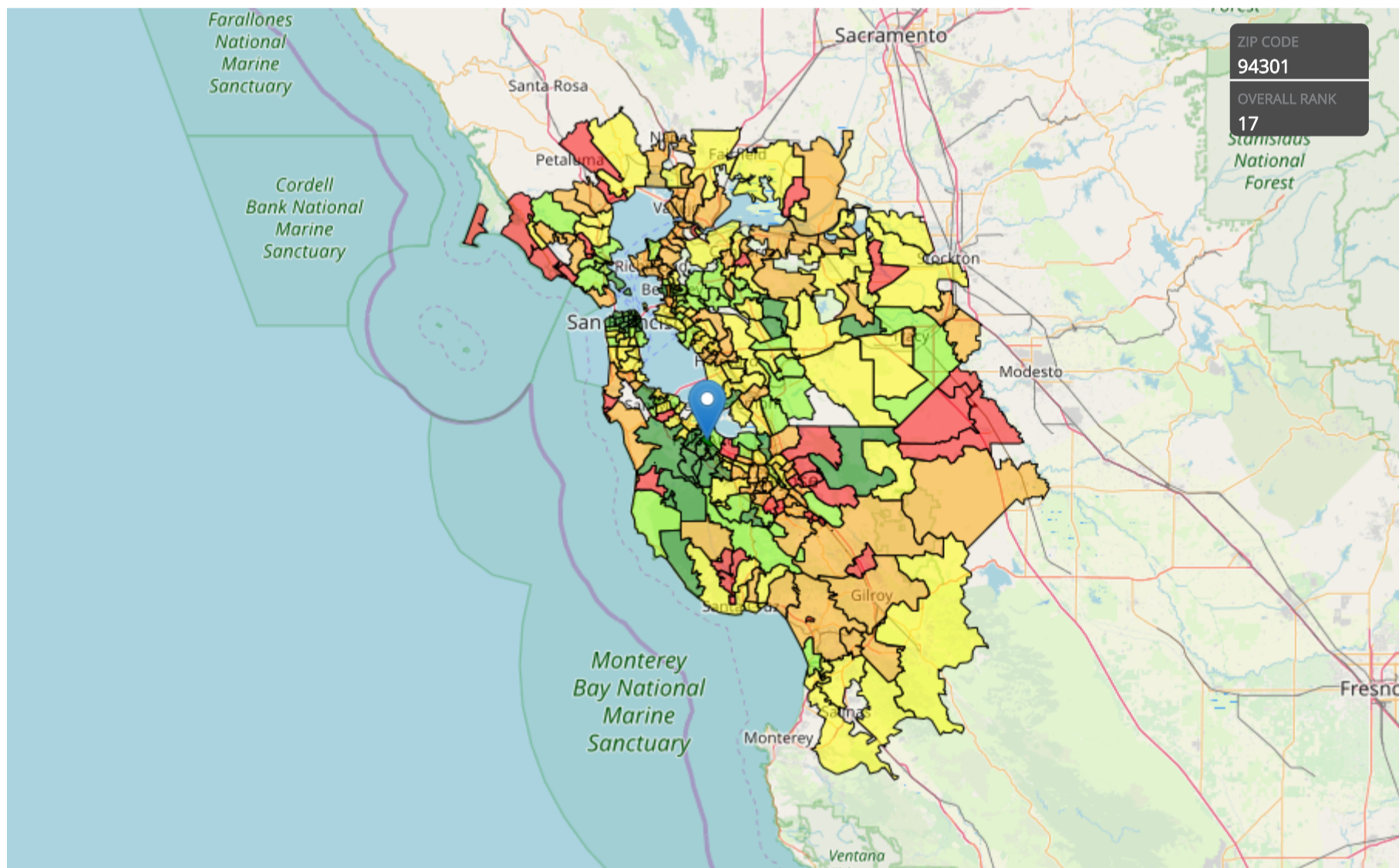
### Home Detail



## 2101 Waverley Street, Palo Alto, CA 94301

Most Recent Sale:	\$7,535,621 (\$1,327 per sq ft.)
County:	Santa Clara
Parcel #(APN):	12410047
Type:	Single Family Residential, 2 Stories
Description:	7 bedroom, 4.5 bath 1,327 total sq. ft.
Lot Size:	5,678 sq. ft. (0.61 acres)
Year Built:	1920 (99 years old)

### Zip Analyser Home Forecast Report - 24-Months Forecast



**24 Month Real Estate Forecast - Updated Q3 2019**

Home values for Zip Code 94301 are forecast to increase by **0.28** percent over the next 24 months. Nationally, prices are forecast to increase by **45087.73** percent.

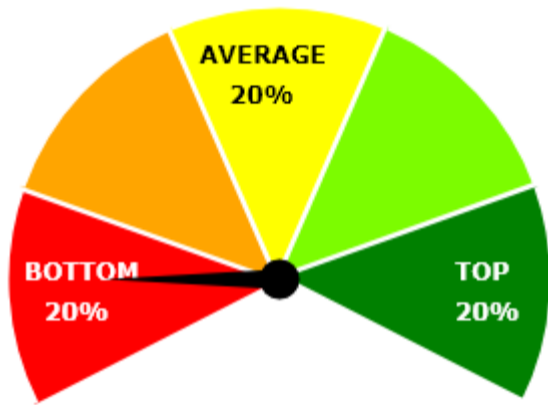
24 month forecast has an accuracy of  $\pm 2$  based upon over 5 years of back testing. With accurate local forecasts, and leading economic indicators, Realtors and investors can limit their risk by assessing the latest growth and forecasts, both locally and regionally.

Type	12-Month Real Estate Forecast	24-Month Real Estate Forecast	36-Month Real Estate Forecast
Zip Code Forecast	0.59	0.28	N/A

### Affordability Index - A Leading Economic Indicator Updated Q3 2019

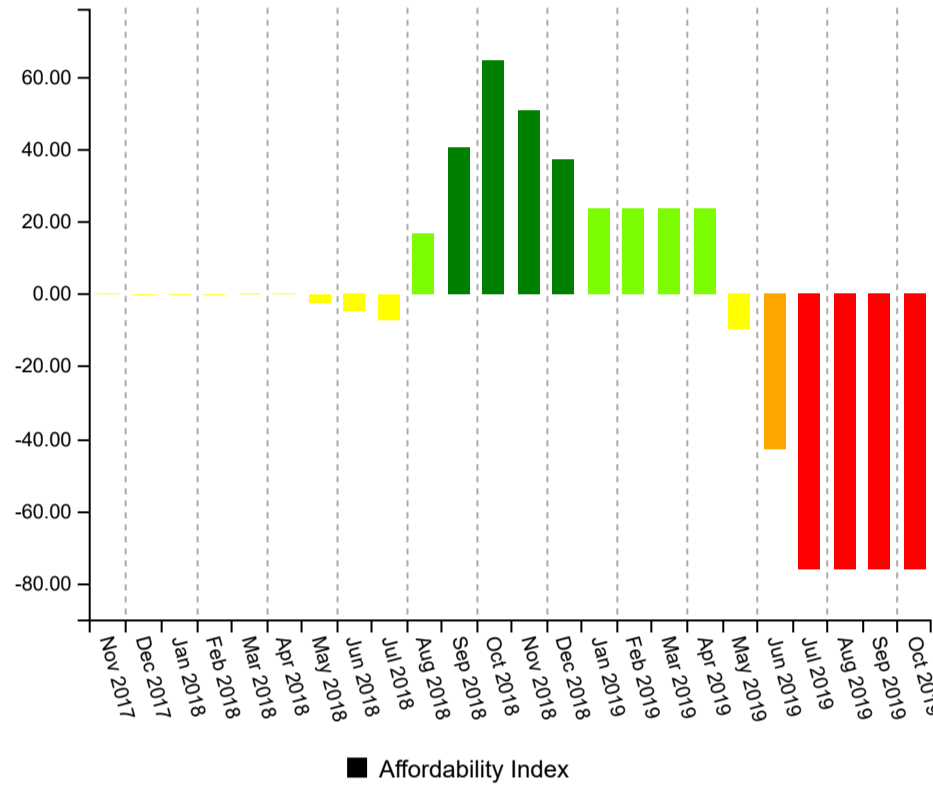
In the last 24 months, Affordability Index in Zip Code 94301 has lost **-2.85** percent. This compares to a national decrease of **-1.34** percent.

Affordability Index is defined as assets minus liabilities. It is a concept applicable to individual and a key measure of how much a household is worth. A consistent increase in net worth indicates good financial health.



**Affordability Index**

Indicates the selected zip code's historical Affordability Index compared to other zip codes in the analysis area

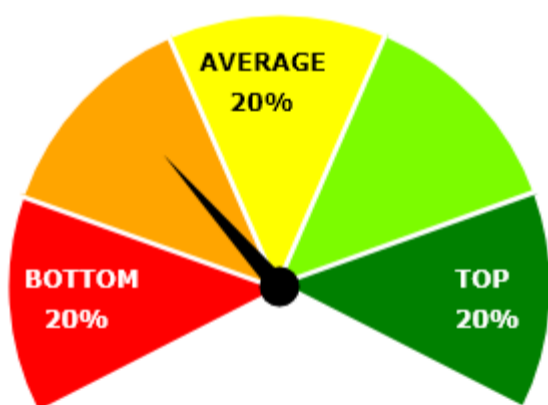


■ Affordability Index

### Disposable Income - A Leading Economic Indicator Updated Q3 2019

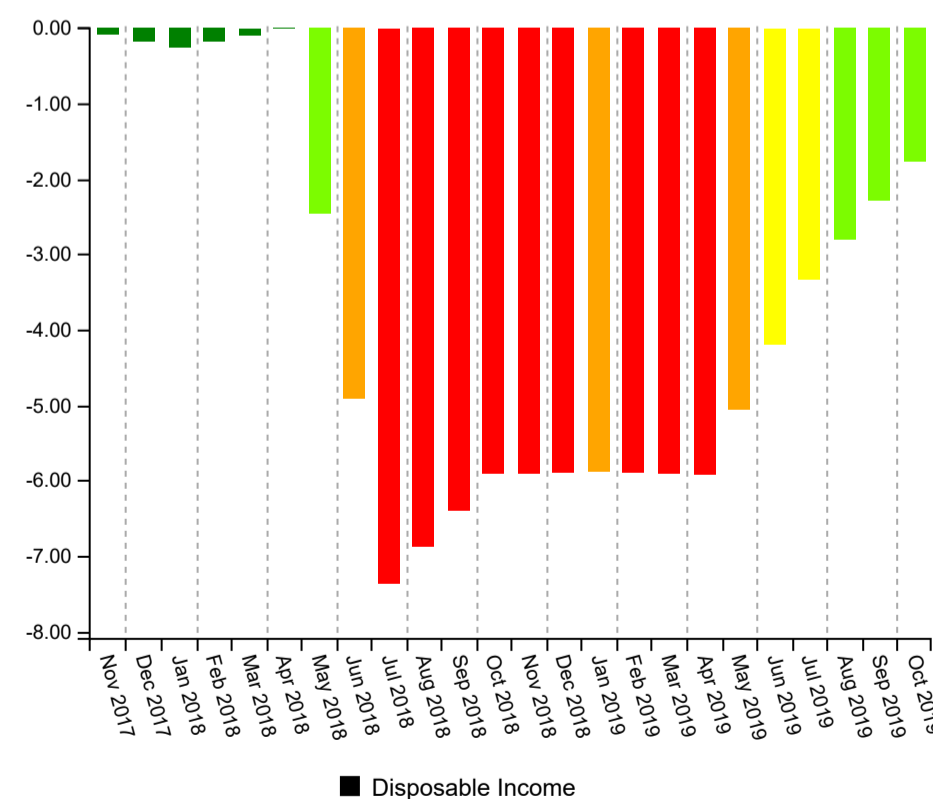
In the last 24 months, Disposable Income in Zip Code 94301 has lost **-3.73** percent. This compares to a national increase of **1.98** percent.

Disposable Income is defined as assets minus liabilities. It is a concept applicable to individual and a key measure of how much a household is worth. A consistent increase in net worth indicates good financial health.



**Disposable Income**

Indicates the selected zip code's historical Disposable Income compared to other zip codes in the analysis area

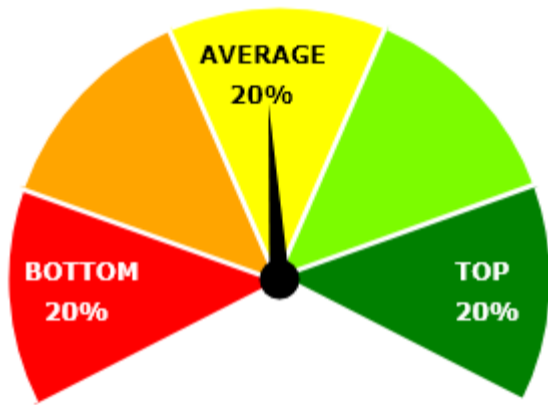


■ Disposable Income

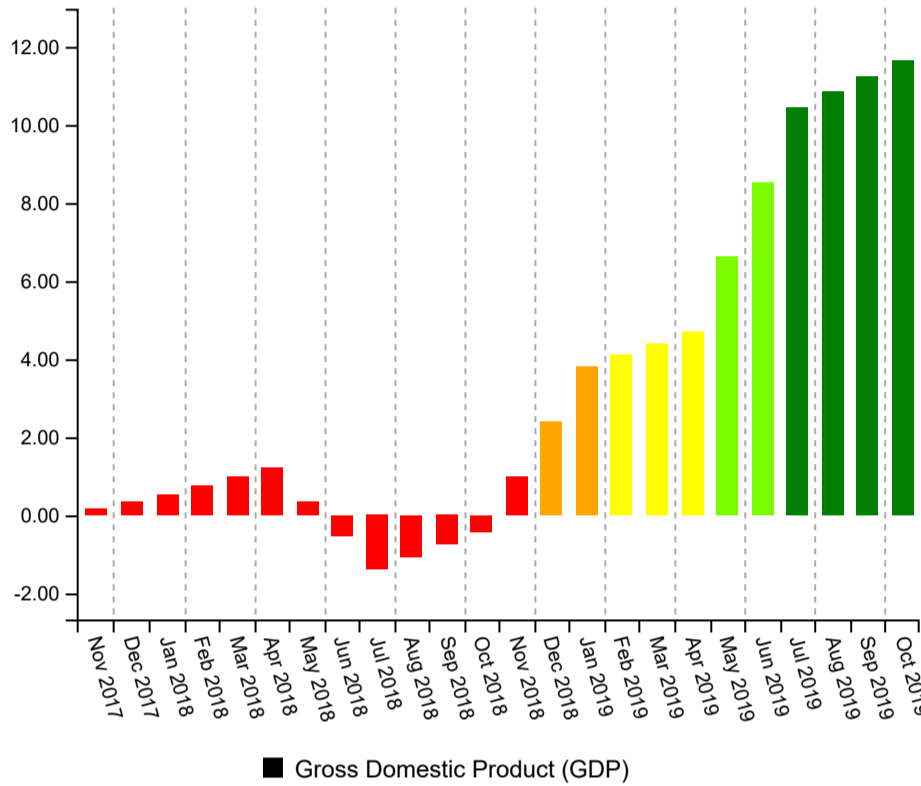
### Gross Domestic Product (GDP) - A Leading Economic Indicator Updated Q3 2019

In the last 24 months, Gross Domestic Product (GDP) in Zip Code 94301 has grown **3.33** percent. This compares to a national increase of **5.38** percent.

Gross Domestic Product (GDP) is defined as assets minus liabilities. It is a concept applicable to individual and a key measure of how much a household is worth. A consistent increase in net worth indicates good financial health.



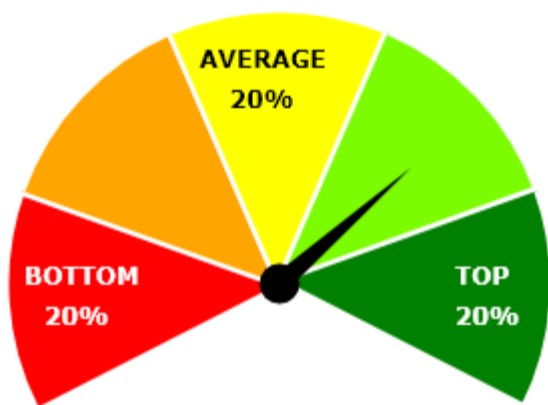
**Gross Domestic Product (GDP)**  
Indicates the selected zip code's historical Gross Domestic Product (GDP) compared to other zip codes in the analysis area



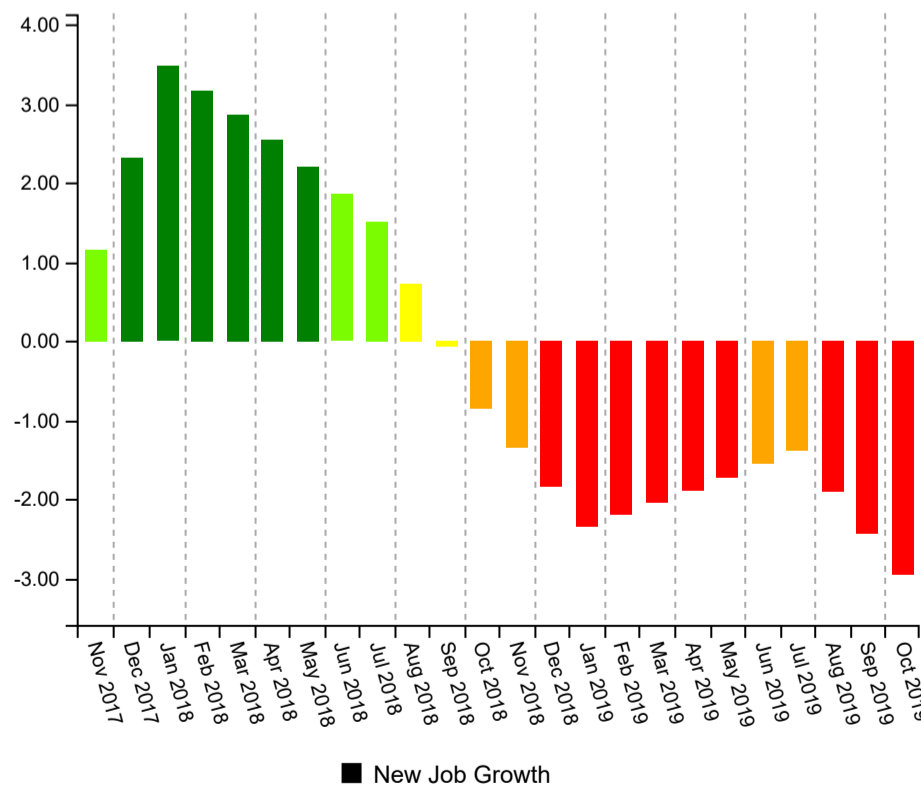
### New Job Growth - A Leading Economic Indicator Updated Q3 2019

In the last 24 months, New Job Growth in Zip Code 94301 has lost **-0.11** percent. This compares to a national decrease of **-0.88** percent.

New Job Growth is defined as assets minus liabilities. It is a concept applicable to individual and a key measure of how much a household is worth. A consistent increase in net worth indicates good financial health.



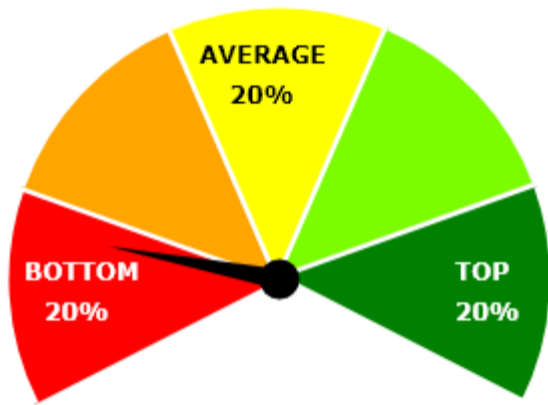
**New Job Growth**  
Indicates the selected zip code's historical New Job Growth compared to other zip codes in the analysis area



### Labor Force - A Leading Economic Indicator Updated Q3 2019

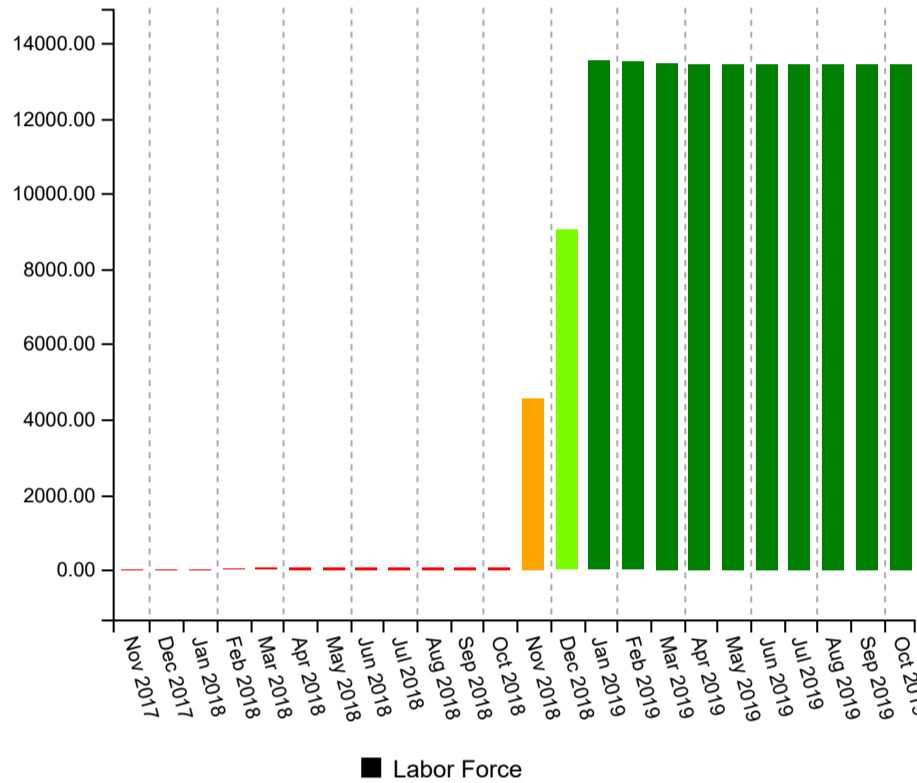
In the last 24 months, Labor Force in Zip Code 94301 has grown **6195.35** percent. This compares to a national increase of **29.71** percent.

Labor Force is defined as assets minus liabilities. It is a concept applicable to individual and a key measure of how much a household is worth. A consistent increase in net worth indicates good financial health.



**Labor Force**

Indicates the selected zip code's historical Labor Force compared to other zip codes in the analysis area

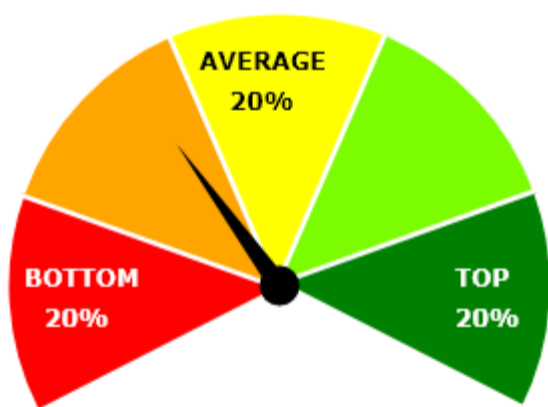


■ Labor Force

### Median Income - A Leading Economic Indicator Updated Q3 2019

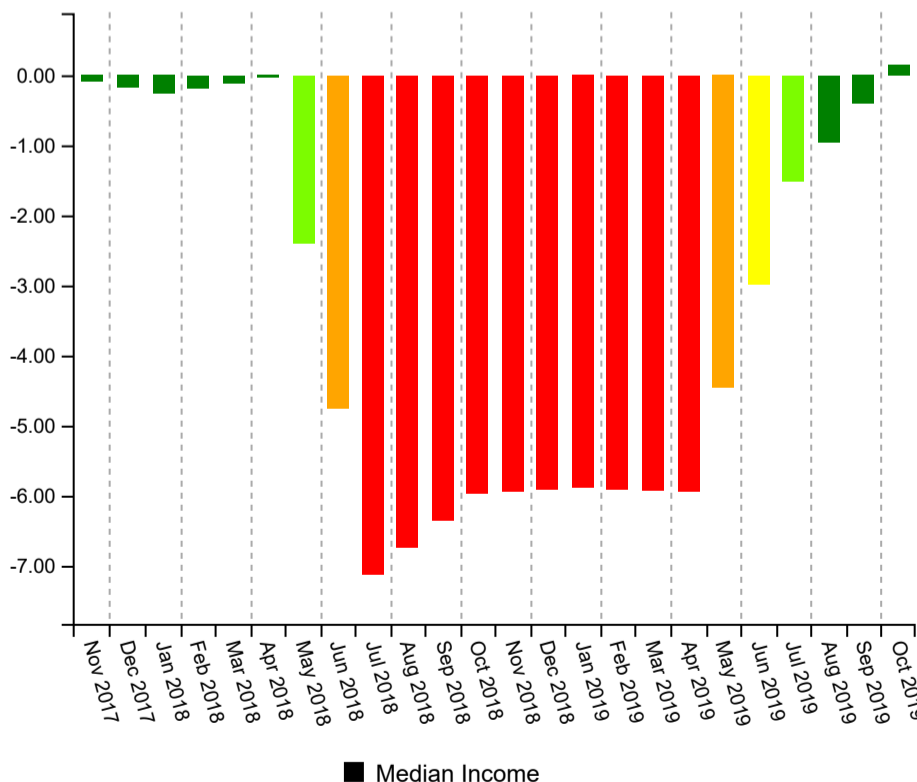
In the last 24 months, Median Income in Zip Code 94301 has lost **-3.33** percent. This compares to a national increase of **2.10** percent.

Median Income is defined as assets minus liabilities. It is a concept applicable to individual and a key measure of how much a household is worth. A consistent increase in net worth indicates good financial health.



**Median Income**

Indicates the selected zip code's historical Median Income compared to other zip codes in the analysis area

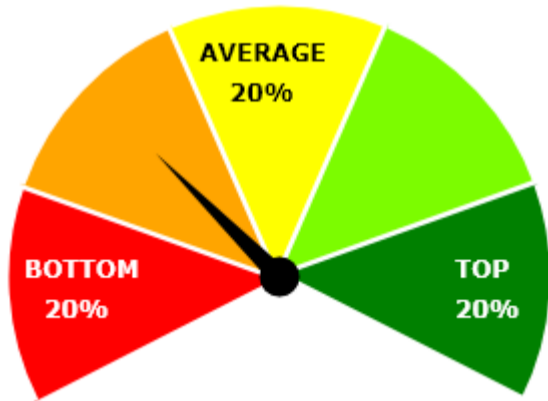


■ Median Income

### Net Worth - A Leading Economic Indicator Updated Q3 2019

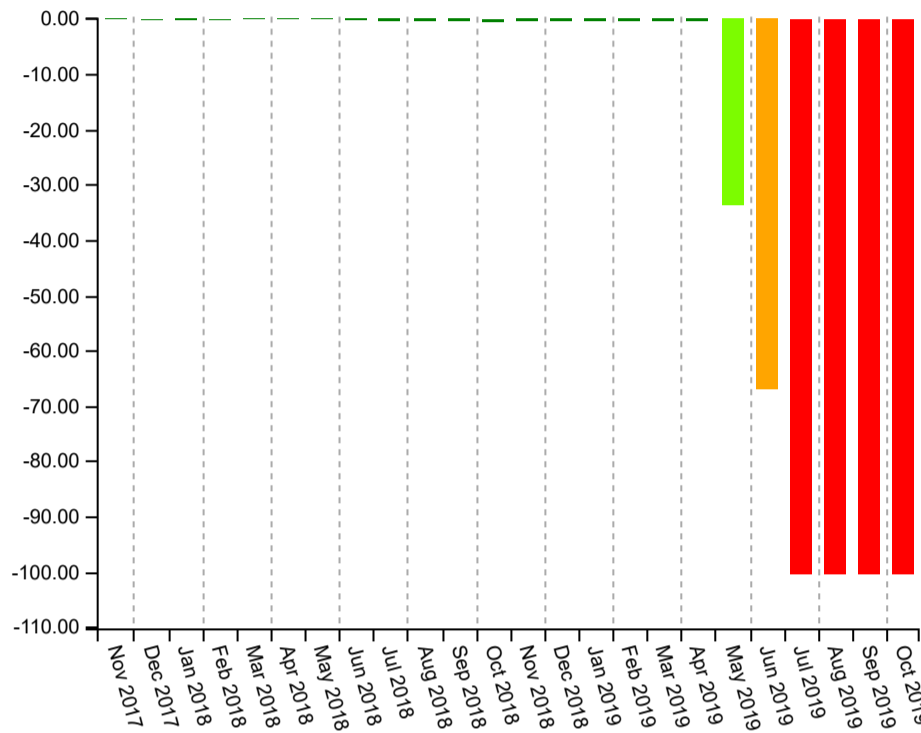
In the last 24 months, Net Worth in Zip Code 94301 has lost **-21.20** percent. This compares to a national increase of **0.11** percent.

Net Worth is defined as assets minus liabilities. It is a concept applicable to individual and a key measure of how much a household is worth. A consistent increase in net worth indicates good financial health.



**Net Worth**

Indicates the selected zip code's historical Net Worth compared to other zip codes in the analysis area

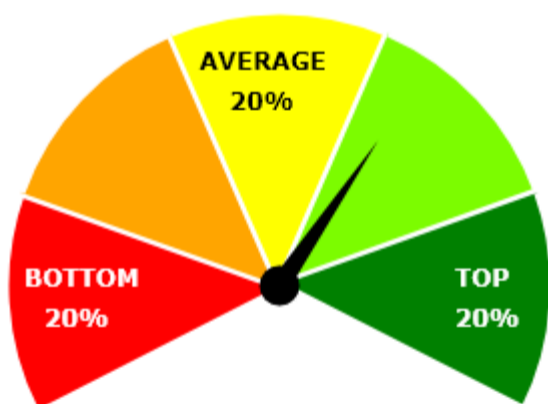


■ Net Worth

### New Businesses Growth - A Leading Economic Indicator Updated Q3 2019

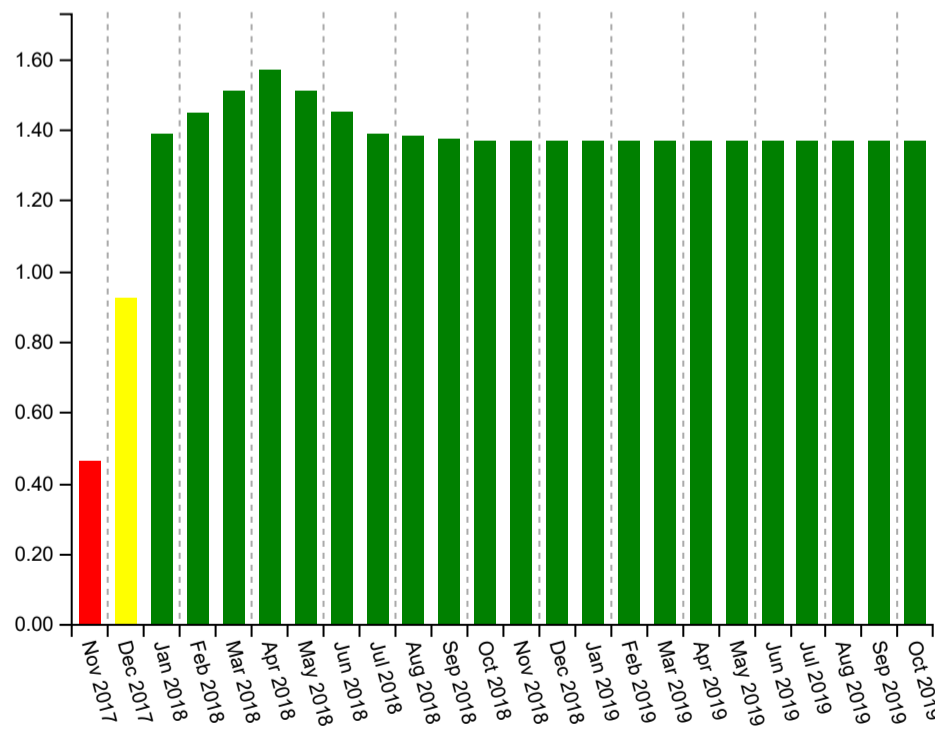
In the last 24 months, New Businesses Growth in Zip Code 94301 has grown **1.34** percent. This compares to a national increase of **0.57** percent.

New Businesses Growth is defined as assets minus liabilities. It is a concept applicable to individual and a key measure of how much a household is worth. A consistent increase in net worth indicates good financial health.



**New Businesses Growth**

Indicates the selected zip code's historical New Businesses Growth compared to other zip codes in the analysis area

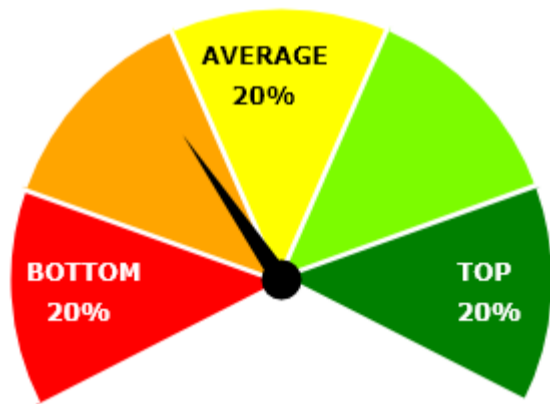


■ New Businesses Growth

## Population - A Leading Economic Indicator Updated Q3 2019

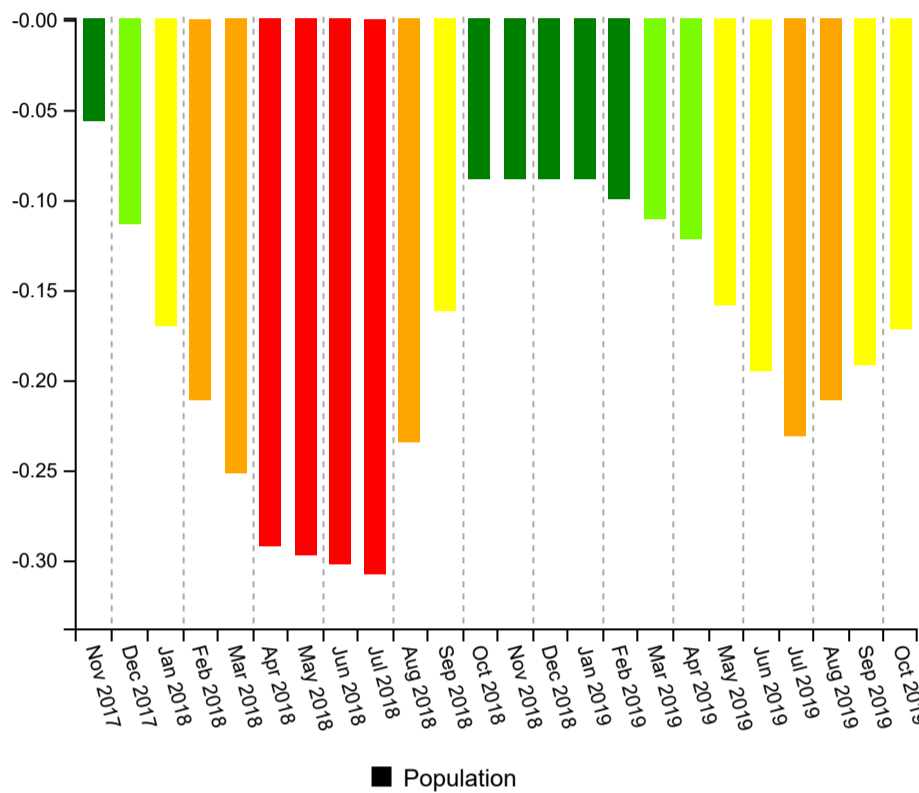
In the last 24 months, Population in Zip Code 94301 has lost **-0.18** percent. This compares to a national increase of **0.69** percent.

Population is defined as assets minus liabilities. It is a concept applicable to individual and a key measure of how much a household is worth. A consistent increase in net worth indicates good financial health.



**Population**

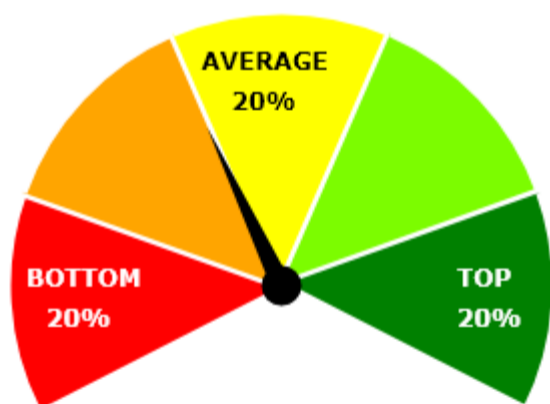
Indicates the selected zip code's historical Population compared to other zip codes in the analysis area



## Unemployment Rate - A Leading Economic Indicator Updated Q3 2019

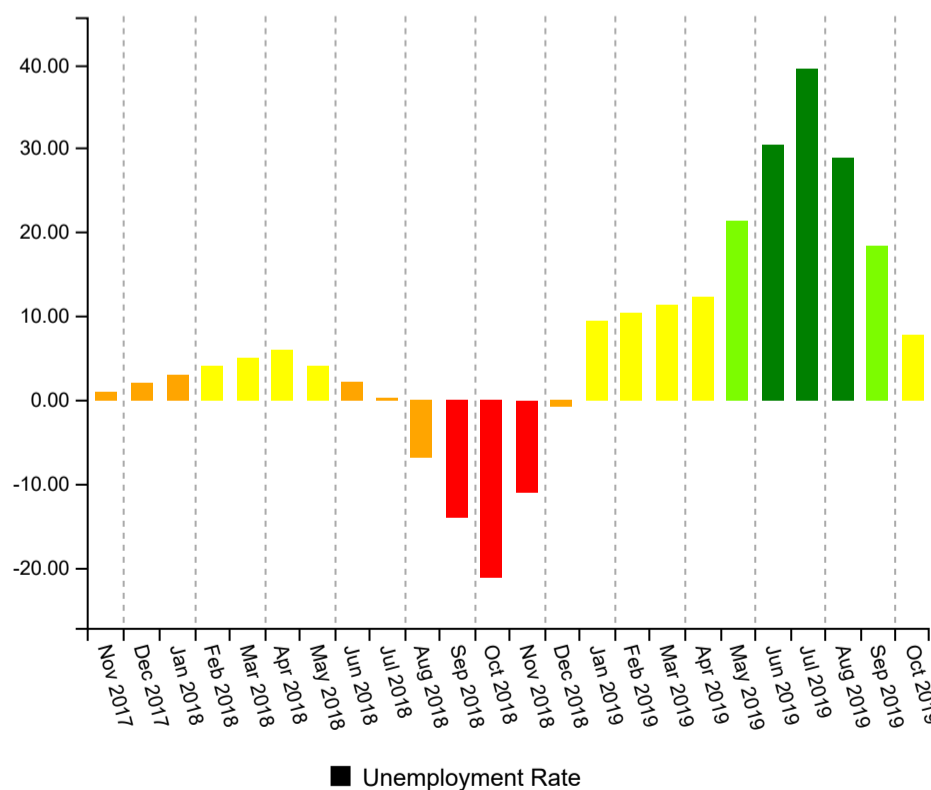
In the last 24 months, Unemployment Rate in Zip Code 94301 has grown **6.83** percent. This compares to a national decrease of **-8.79** percent.

Unemployment Rate is defined as assets minus liabilities. It is a concept applicable to individual and a key measure of how much a household is worth. A consistent increase in net worth indicates good financial health.



**Unemployment Rate**

Indicates the selected zip code's historical Unemployment Rate compared to other zip codes in the analysis area

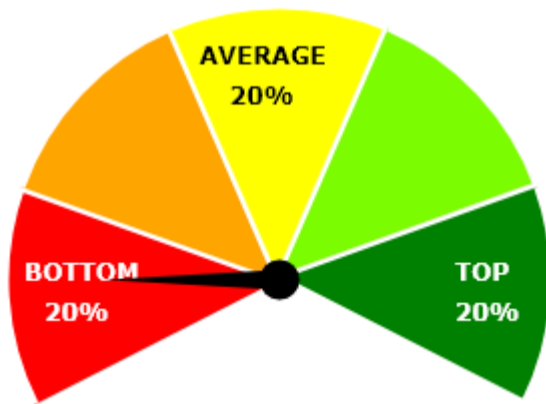




### Vacancy Rate - A Leading Economic Indicator Updated Q3 2019

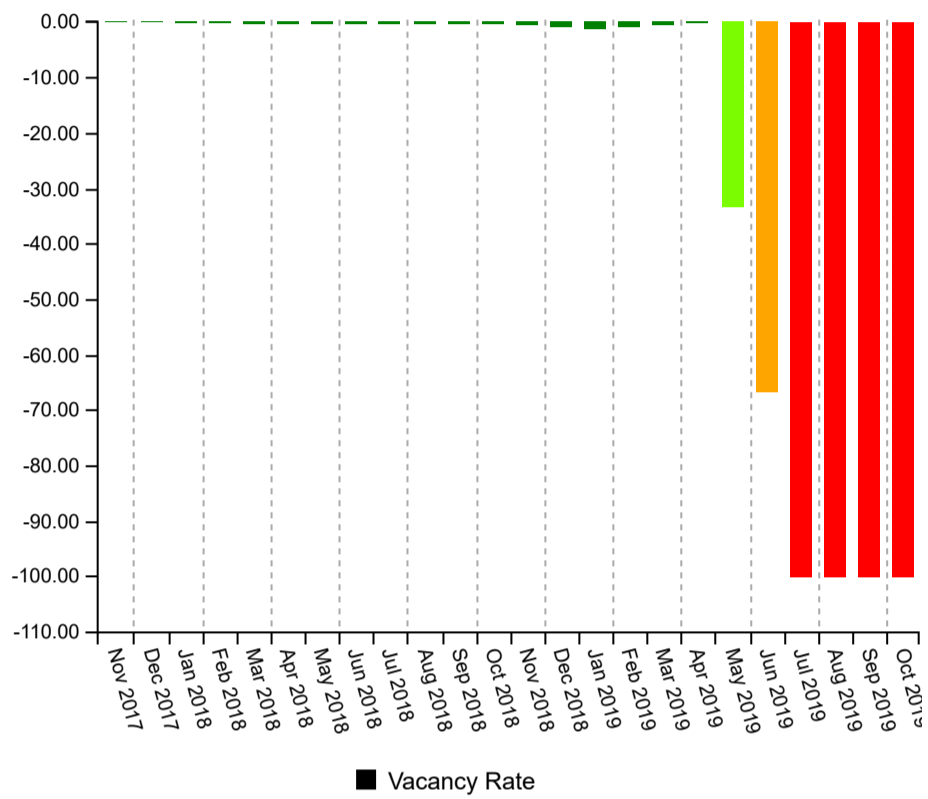
In the last 24 months, Vacancy Rate in Zip Code 94301 has lost **-21.25** percent. This compares to a national increase of **0.10** percent.

Vacancy Rate is defined as assets minus liabilities. It is a concept applicable to individual and a key measure of how much a household is worth. A consistent increase in net worth indicates good financial health.



**Vacancy Rate**

Indicates the selected zip code's historical Vacancy Rate compared to other zip codes in the analysis area



## Glossary

**Affordability Index:** that takes into account existing home prices, new home prices, and automatic valuation models compared to the median income in the selected boundary level.

**Disposable Income:** A Leading Economic Indicator and the amount of money that a household has available for spending and saving after income taxes. Disposable personal income is a key leading economic indicators used to gauge the overall state of any given market.

**Gross Domestic Product (GDP) Growth:** is the total growth in monetary value of everything produced by all the people and companies with the selected local growth market. It is a broad measurement of the local market and overall economic health and activity.

**New Job Growth:** is a core leading economic indicator, but must take into account income growth as well. Investments are riskier when job growth and incomes are falling, less risky when they are both strong.

**Labor Force Growth:** is recalculated monthly for most local markets, is a key component of two commonly used employment calculations created by the BLS; the labor force participation rate and the unemployment rate.

**Median Income Growth:** is the amount, which divides the income distribution into two equal groups like half, having incomes above the median and half has incomes below the median. Median income is a core leading economic indicator.

**Net Worth Growth:** is defined as assets minus liabilities. It is a concept applicable to individuals and a key measure of how much a household is worth. A consistent increase in net worth indicates good financial health.

**New Business Growth:** is based upon the number of new businesses entering a new market/area. Typically this indicator is a good leading indicator of overall growth.

**Population Growth:** or the lack of it - has a strong effect on local demand for housing. Investments with strong population and income growth are usually less risky and the combination usually leads to very high growth.

**Unemployment Rate Growth:** is a closely watched statistic because a rising rate is seen as a sign of a weakening economy that may call for a cut in interest rate. Similarly, a falling rate indicates a growing economy, which is usually accompanied by a higher inflation rate and may call for an increase in interest rates.

**Vacancy Rate Growth:** is useful metrics for evaluating a rental property. High vacancy rates indicate that the local real estate market is not renting well, on the other hand, low vacancy rates point to strong rental sales.

**6, 12, 24, and 36 Months Forecast:** A forecast of expected price changes within the selected boundary level. Our predictive models focus on Census Block Group data and all higher levels. We aggregated and tested to see if monthly and quarterly variables have any influence on the future prices of real estate. Some of the variables we tested include: Median Home Value, Median Income, Affordability, Migration, New Businesses Established, New Jobs Created, Population, Unemployment Rate, and many others. We tested these variables using various methods, such as regression, spatial-temporal (space/time) analysis, and sensitivity analysis. For over 85% of the 340,600 markets tested. Our accuracy was over 96%, which means an accuracy of  $\pm 2\%$ .

## About Zip Analyser

Zip Analyser is an online aggregator of current local growth data, which utilizes real-time variables such as job-growth and area vacancy rates, which delivers real-time market comparisons, interactive reports, and data maps for real estate professional. Our system drills the analysis down to the Block Level in any neighborhood and then produces easy-to-understand heatmaps and custom data maps for businesses. With Zip Analyser you can access all 388 Metro Markets, 3,142 Counties, 17,000 Neighborhoods, 20,000 Cities, 43,000 Zip Codes, 73,057 Census Tracts, and 217,740 Block Groups visually and instantly, without having to buy needless reports or stale data.

Our mission is to solve complex geospatial and location analysis problems for investors, real estate brokers, appraisers, government planning agencies, direct marketers, and other industry professionals. To develop a fast and easy-to-use system, where our clients can quickly find the top investments or anything they need or desire within any select local market.

Zip Analyser combines the most up-to-date local growth information with real estate property data to deliver the most advanced information available to a real estate professional. These are using clear and easy formatting, so investors can print and instantly identify changes in their local markets. With Zip Analyser anyone from homeowners to institutional investors can access accurate and reliable growth data based on the factors and variables that are important to you in terms of an individual or business.

Using Zip Analyser technology, investors can now access the most current local growth data online and make smart location-based decisions. It is important to know when to buy or when to sell, or even where to relocate or build. Create wealth in any neighborhood, while reducing risk. In addition, Zip Analyser is an easy to use intuitive visual platform.

Our rigorous analytics offer a disciplined approach to ratings that take into account hundreds of factors. If you believe Zip Analyser may have reached a misleading conclusion or find a questionable data field, please let us know ASAP at [info@zipanalyser.com](mailto:info@zipanalyser.com).

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