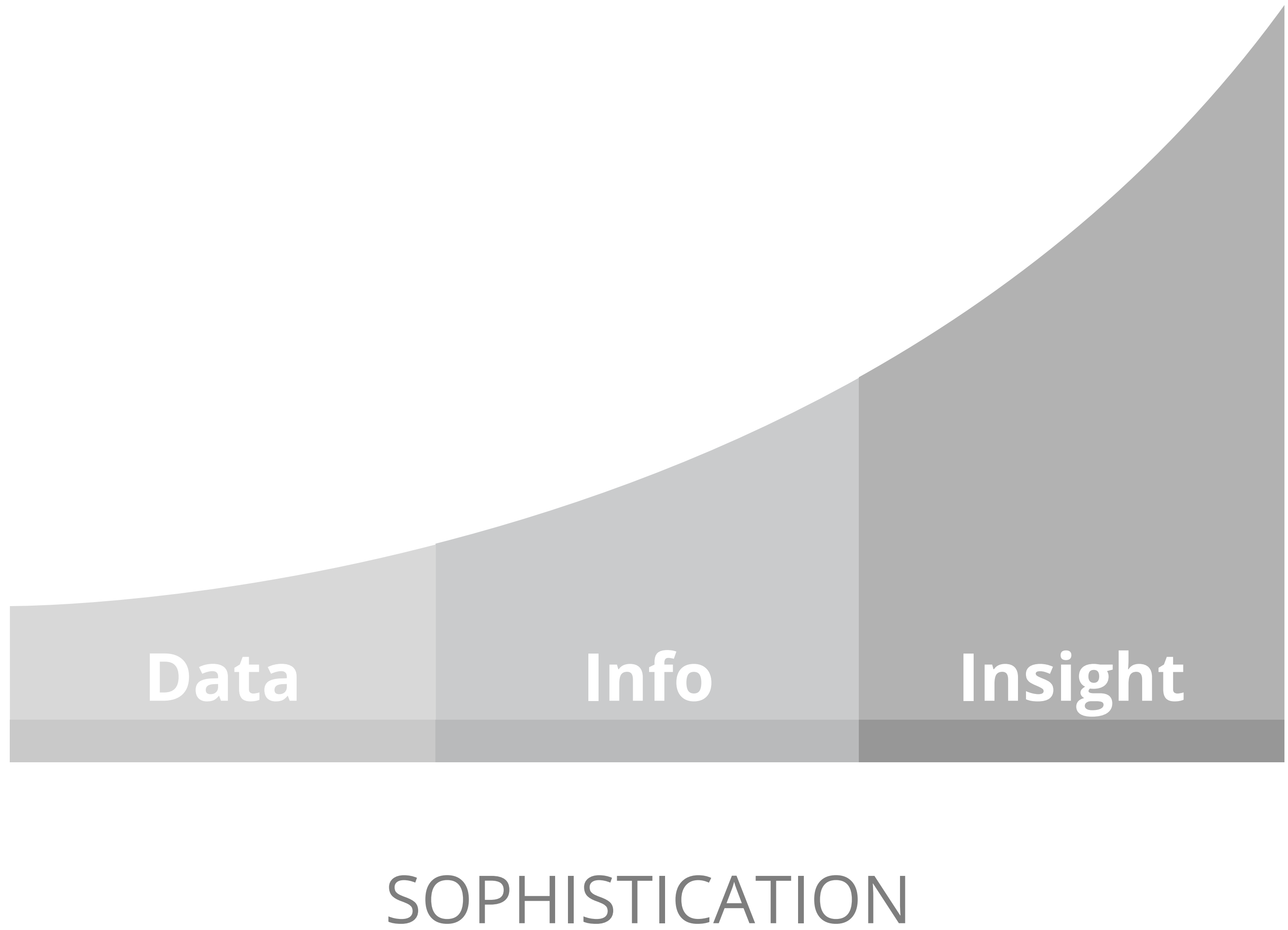
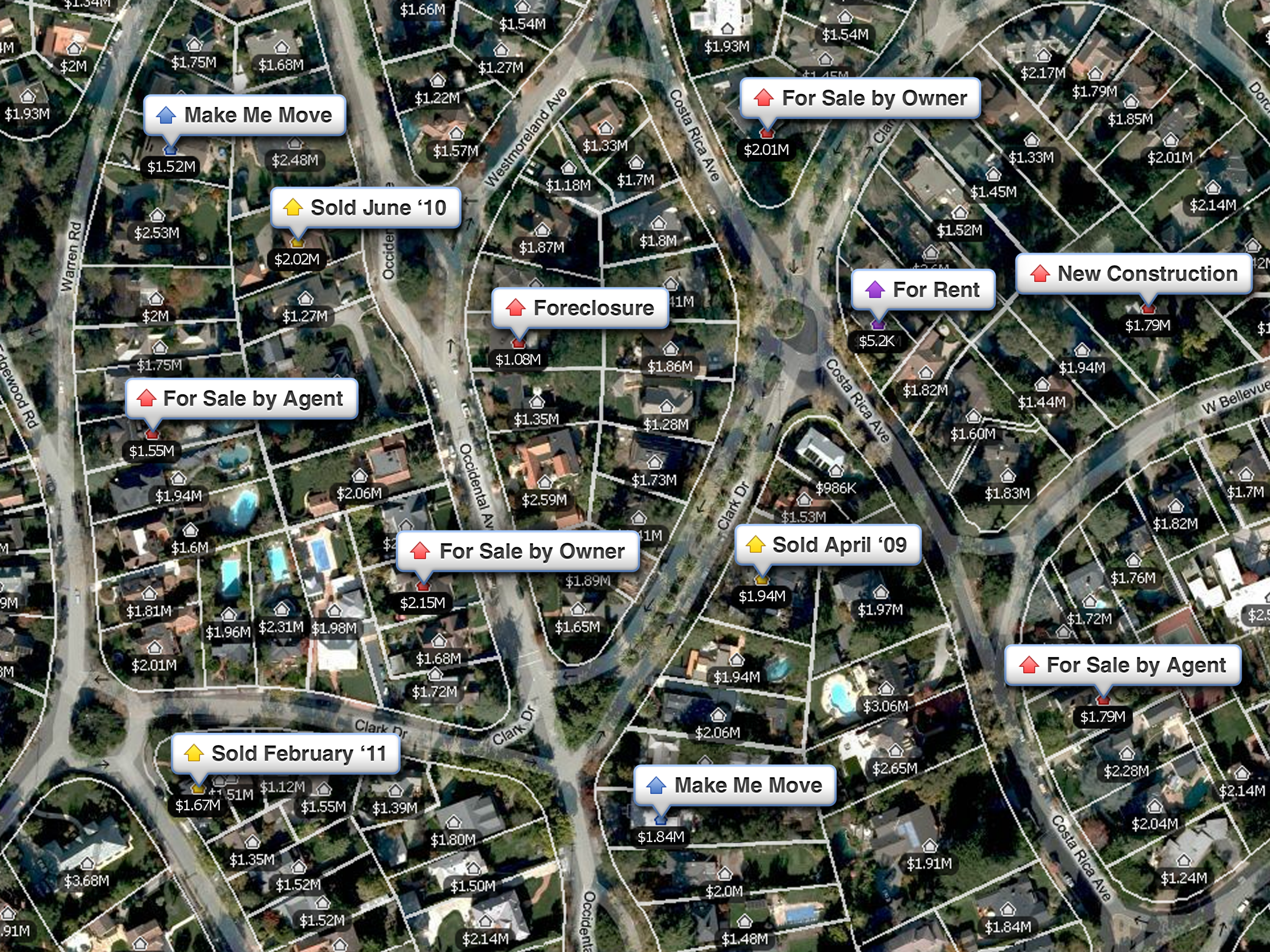
ZILLOW DATA:
FROM DATA TO INSIGHT

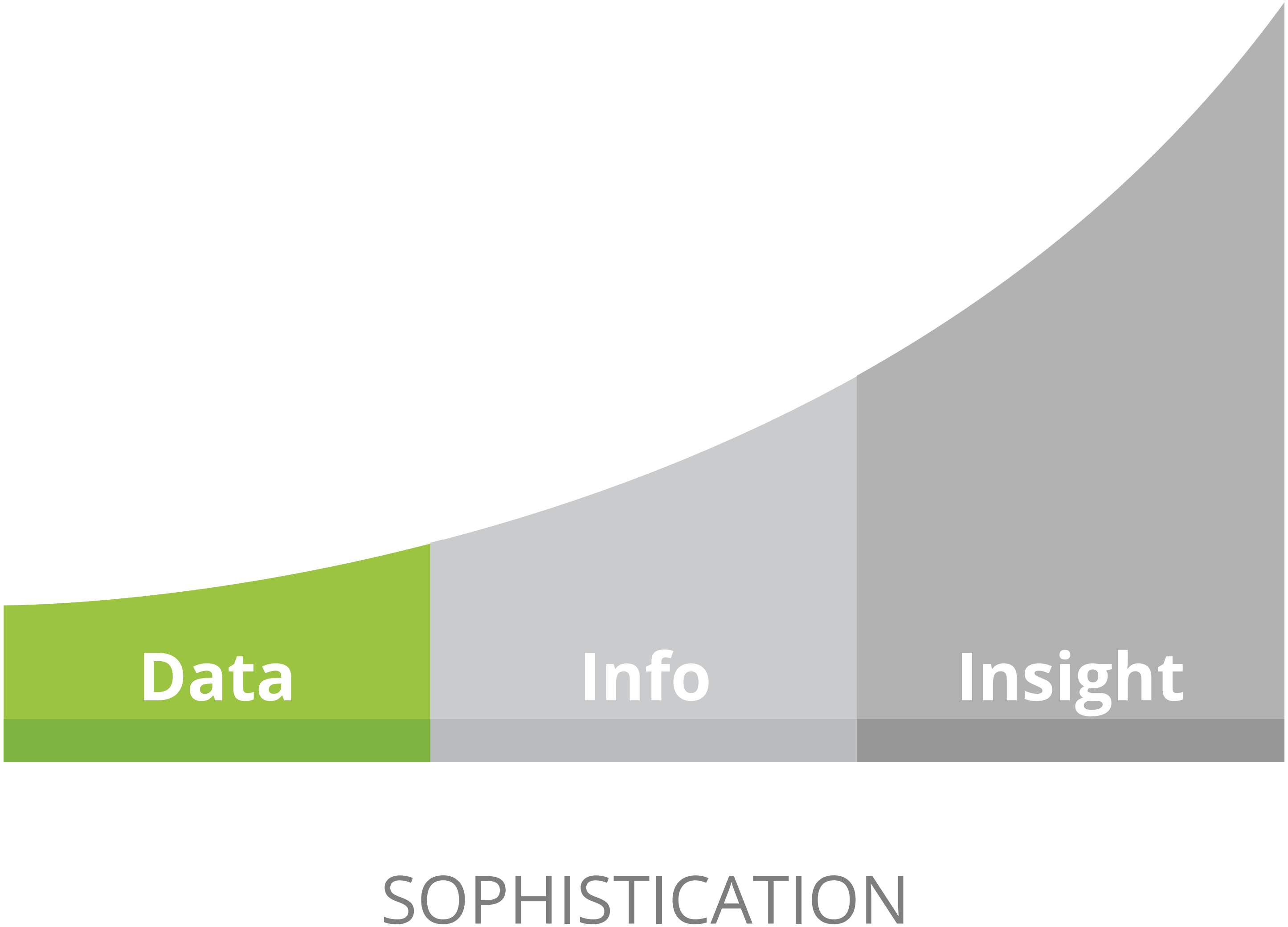
Stan Humphries
Chief Analytics Officer
and Chief Economist
@StanHumphries


Data
Info
Insight
SOPHISTICATION


For Sale by Agent
$1.55M


For Sale by Agent
$1.79M

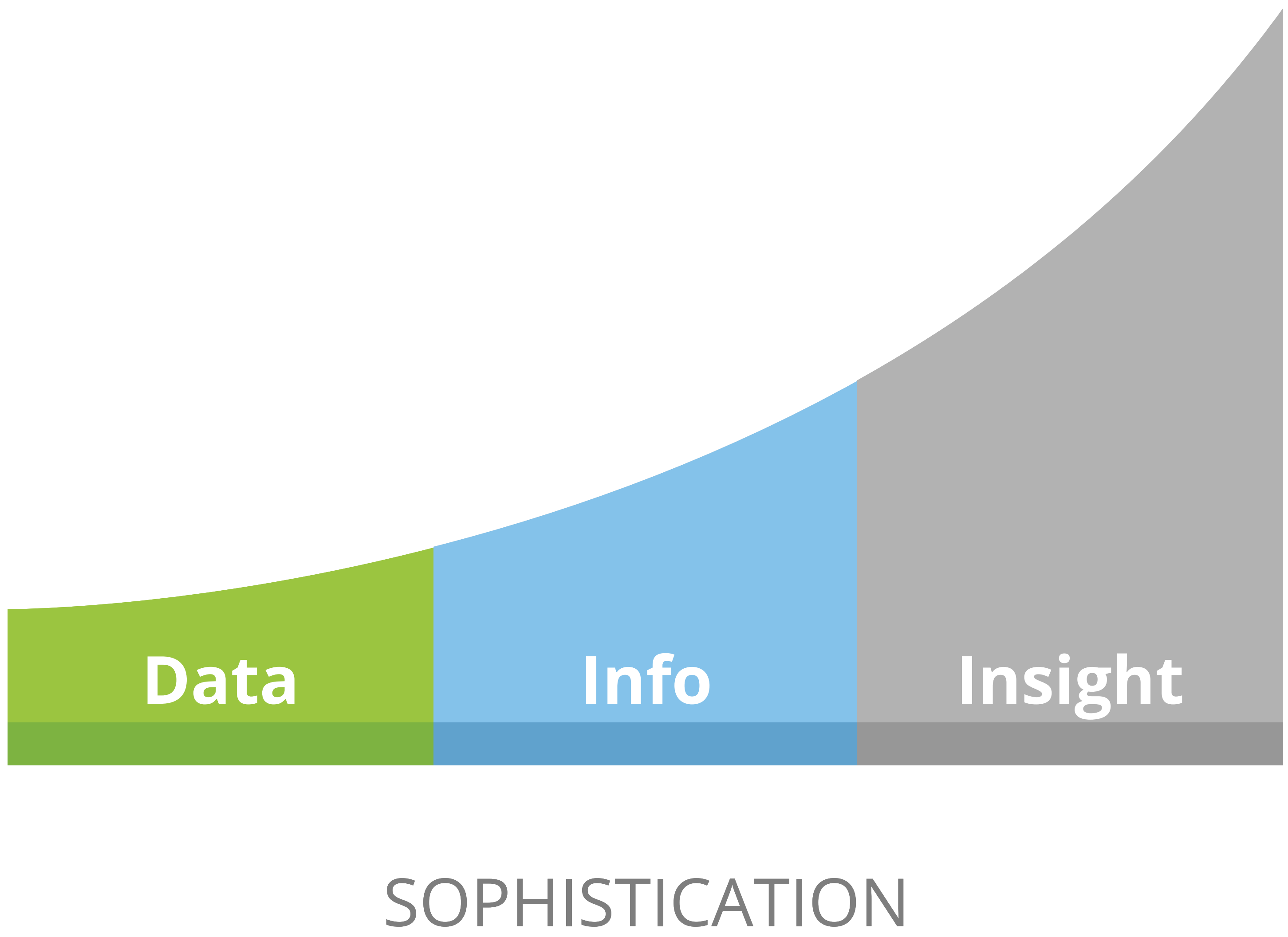

Make Me Move
$1.52M
Sold June '10
$2.02M
For Sale by Agent
$1.55M
Foreclosure
$1.08M
For Sale by Owner
$2.15M
Sold February '11
$1.67M
For Sale by Owner
$2.01M
For Rent
$5.2K
New Construction
$1.79M
Sold April '09
$1.94M
For Sale by Agent
$1.79M
Make Me Move
$1.84M
Warren Rd
Westmoreland Ave
Costa Rica Ave
Occidental Ave
Clark Dr
W Bellevue
$1.75M
$1.68M
$2M
$1.93M
$2.48M
$1.66M
$1.54M
$1.27M
$1.22M
$1.57M
$1.33M
$1.18M
$1.7M
$2.53M
$1.87M
$1.8M
$1.27M
$1.75M
$1.86M
$1.35M
$1.28M
$1.94M
$2.06M
$2.59M
$1.73M
$1.6M
$1.81M
$1.96M
$2.31M
$1.98M
$2.01M
$1.68M
$1.72M
$1.89M
$1.65M
$1.12M
$1.55M
$1.39M
$1.35M
$1.80M
$1.52M
$1.50M
$3.68M
$1.52M
$2.14M
$1.54M
$2.17M
$1.79M
$1.85M
$1.33M
$2.01M
$1.45M
$2.14M
$1.52M
$1.94M
$1.82M
$1.44M
$1.60M
$986K
$1.83M
$1.53M
$1.7M
$1.82M
$1.97M
$1.76M
$1.72M
$1.94M
$3.06M
$2.06M
$2.65M
$2.28M
$2.14M
$2.04M
$1.91M
$2.0M
$1.24M
$1.48M
$1.84M


Data
Info
Insight
SOPHISTICATION

What did it
sell for?

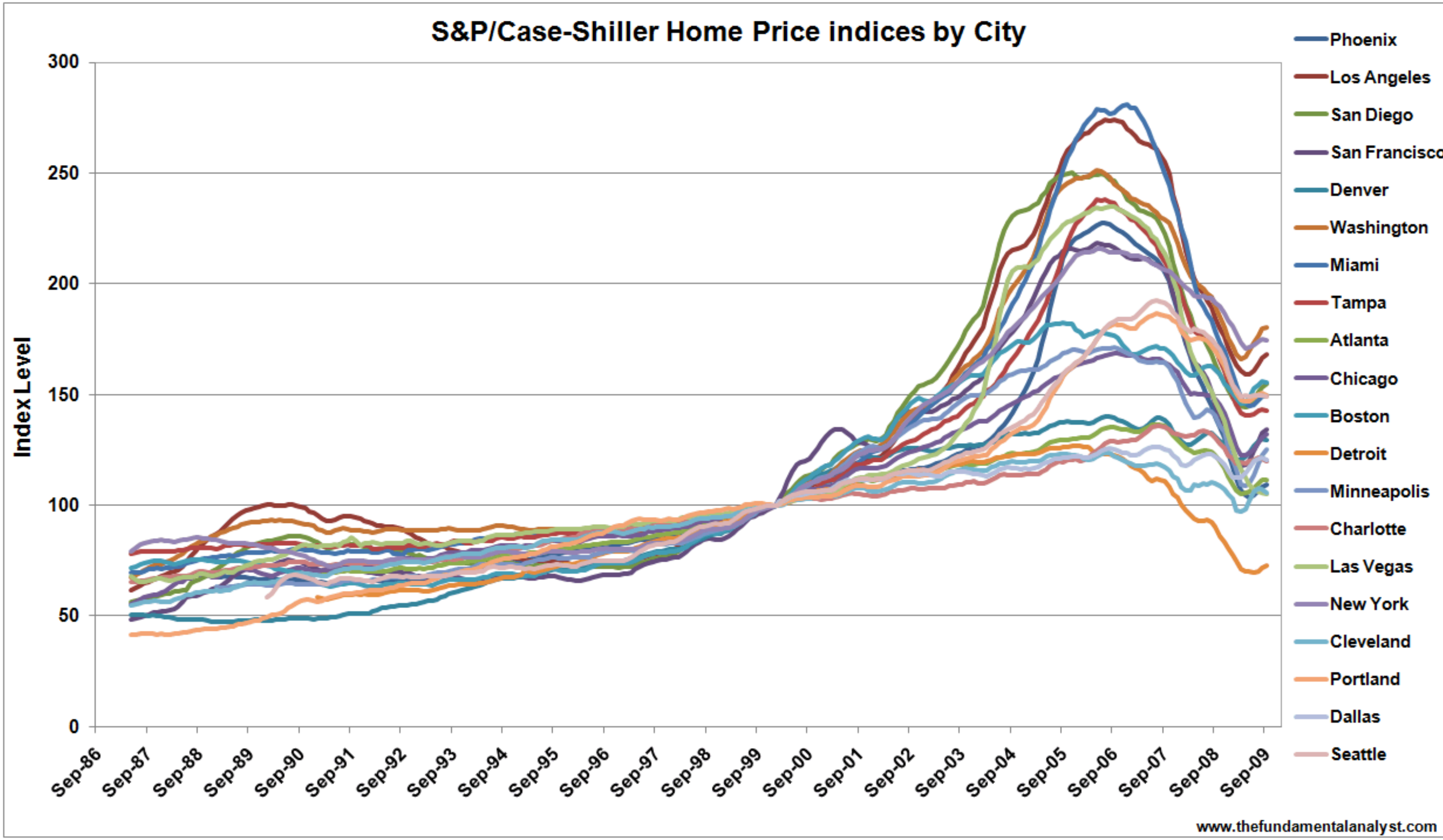
How many
square feet
is it?

When did
it last sell?


Data
Info
Insight
SOPHISTICATION

Did home values go up last year?

Buyers' or sellers' market?


S&P/Case-Shiller Home Price indices by City
Index Level
300
250
200
150
100
50
0
Sep-86
Sep-87
Sep-88
Sep-89
Sep-90
Sep-91
Sep-92
Sep-93
Sep-94
Sep-95
Sep-96
Sep-97
Sep-98
Sep-99
Sep-00
Sep-01
Sep-02
Sep-03
Sep-04
Sep-05
Sep-06
Sep-07
Sep-08
Sep-09
Phoenix
Los Angeles
San Diego
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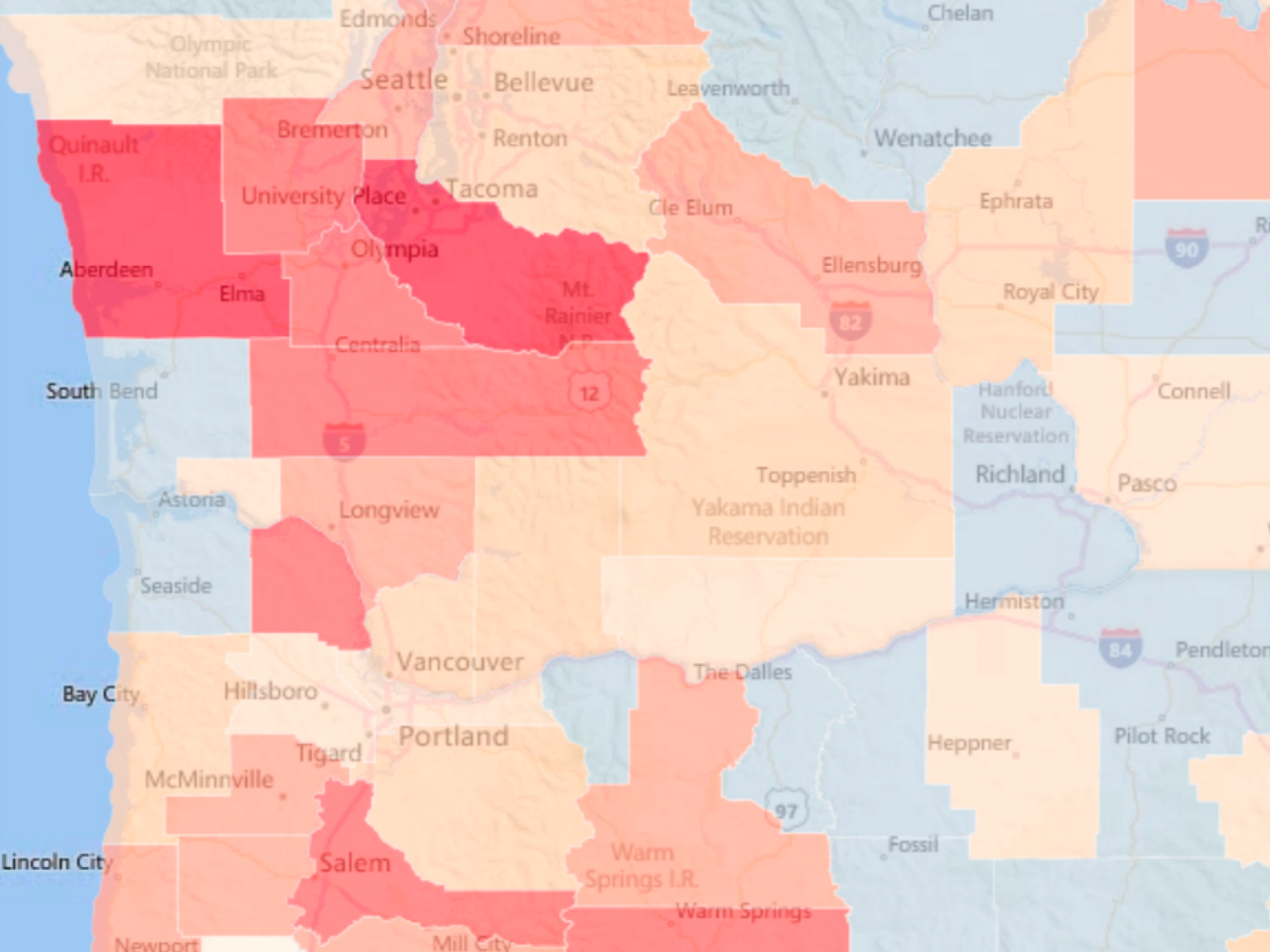
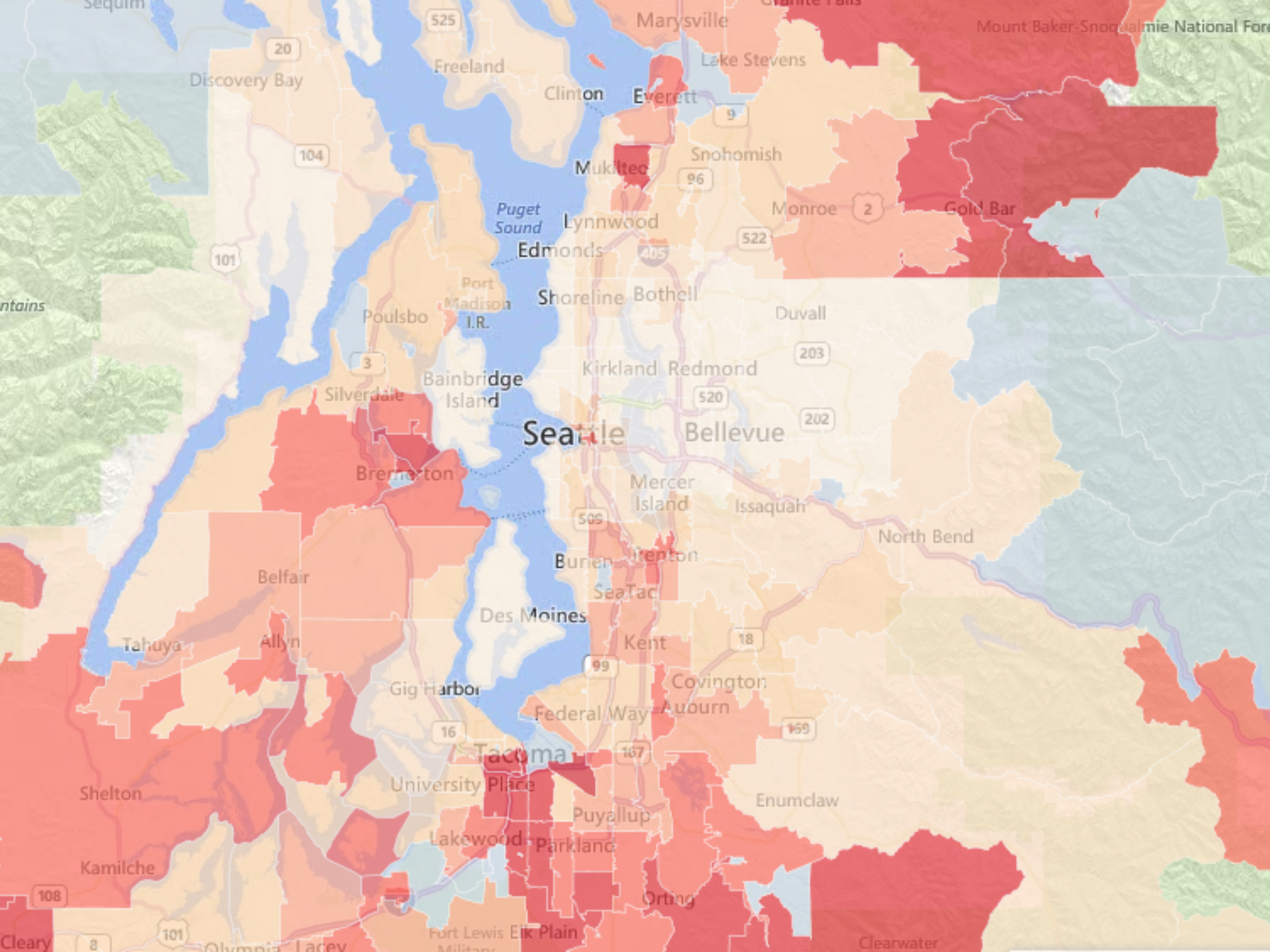
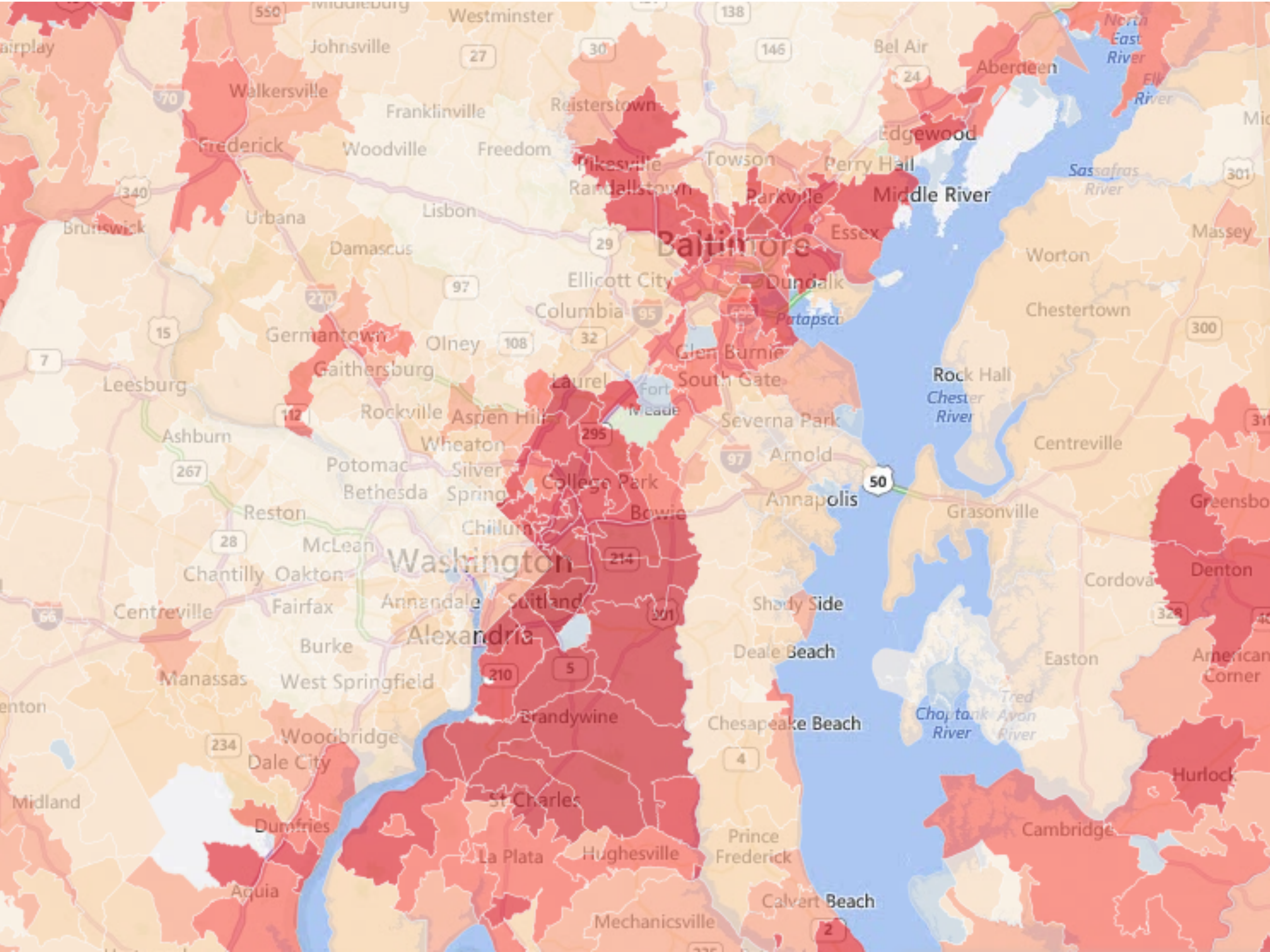

Chelan
Edmonds
Shoreline
Olympic National Park
Seattle
Bellevue
Leavenworth
Bremerton
Renton
Wenatchee
Quinault I.R.
University Place
Tacoma
Cle Elum
Ephrata
Olympia
Aberdeen
Elma
Ellensburg
90
Mt. Rainier N.P.
Royal City
82
Centralia
Yakima
South Bend
12
Hanford Nuclear Reservation
Connell
5
Toppenish
Richland
Pasco
Astoria
Longview
Yakama Indian Reservation
Seaside
Hermiston
84
Pendleton
Vancouver
The Dalles
Bay City
Hillsboro
Portland
Tigard
Heppner
Pilot Rock
McMinnville
97
Fossil
Warm Springs I.R.
Lincoln City
Salem
Warm Springs
Newport
Mill City


Marysville
Mount Baker-Snoqualmie National Fore
Lake Stevens
Freeland
Discovery Bay
Clinton
Everett
Snohomish
Mukilteo
Puget Sound
Lynnwood
Monroe
Gold Bar
Edmonds
Port Madison I.R.
Shoreline
Bothell
Poulsbo
Duvall
Kirkland
Redmond
Bainbridge Island
Silverdale
Seattle
Bellevue
Bremerton
Mercer Island
Issaquah
North Bend
Burien
Renton
Belfair
SeaTac
Des Moines
Tahuya
Allyn
Kent
Covington
Gig Harbor
Federal Way
Auburn
Tacoma
University Place
Shelton
Enumclaw
Puyallup
Lakewood
Parkland
Kamilche
Orting
Fort Lewis
Elk Plain
Cleary
Lacey
Clearwater


Westminster
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Aberdeen
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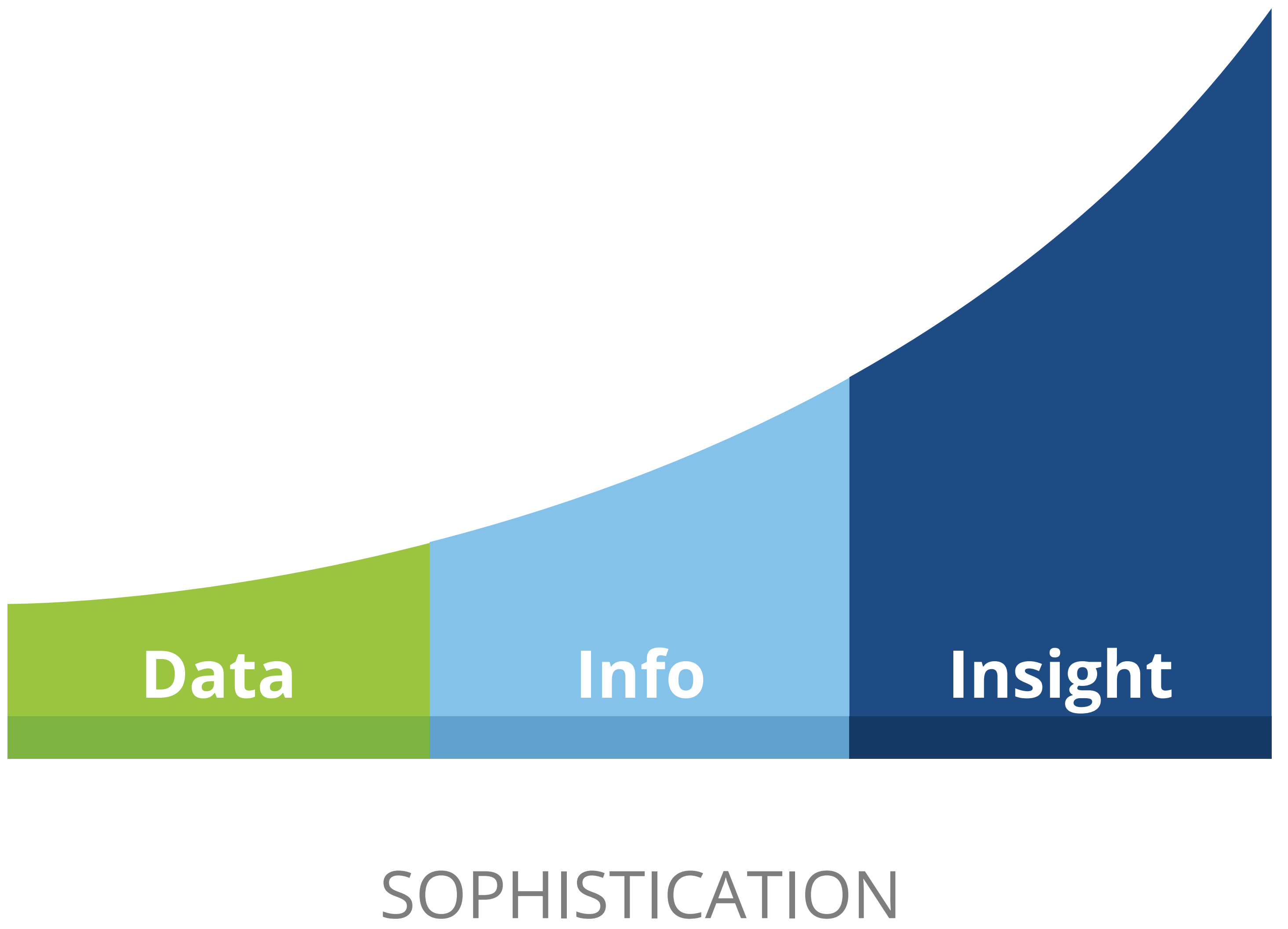
Elk River
Walkersville
Franklinville
Reisterstown
Edgewood
Frederick
Woodville
Freedom
Pikesville
Towson
Perry Hall
Randallstown
Parkville
Middle River
Sassafras River
Lisbon
Urbana
Brunswick
Baltimore
Essex
Massey
Damascus
Worton
Ellicott City
Dundalk
Columbia
Chestertown
Germantown
Olney
Patapsco
Leesburg
Gaithersburg
Glen Burnie
South Gate
Laurel
Rock Hall
Chester River
Fort Meade
Rockville
Aspen Hill
Ashburn
Severna Park
Wheaton
Centreville
Arnold
Potomac
Silver Spring
Bethesda
College Park
Annapolis
Reston
Bowie
Grasonville
Chillum
Greensboro
McLean
Washington
Chantilly
Oakton
Cordova
Denton
Centreville
Fairfax
Annandale
Suitland
Shady Side
Alexandria
Burke
Deale Beach
Easton
American Corner
Manassas
West Springfield
Brandywine
Chesapeake Beach
Choptank River
Tred Avon River
Woodbridge
Dale City
St Charles
Hurlock
Midland
Dumfries
Prince Frederick
Cambridge
La Plata
Hughesville
Aquia
Calvert Beach
Mechanicsville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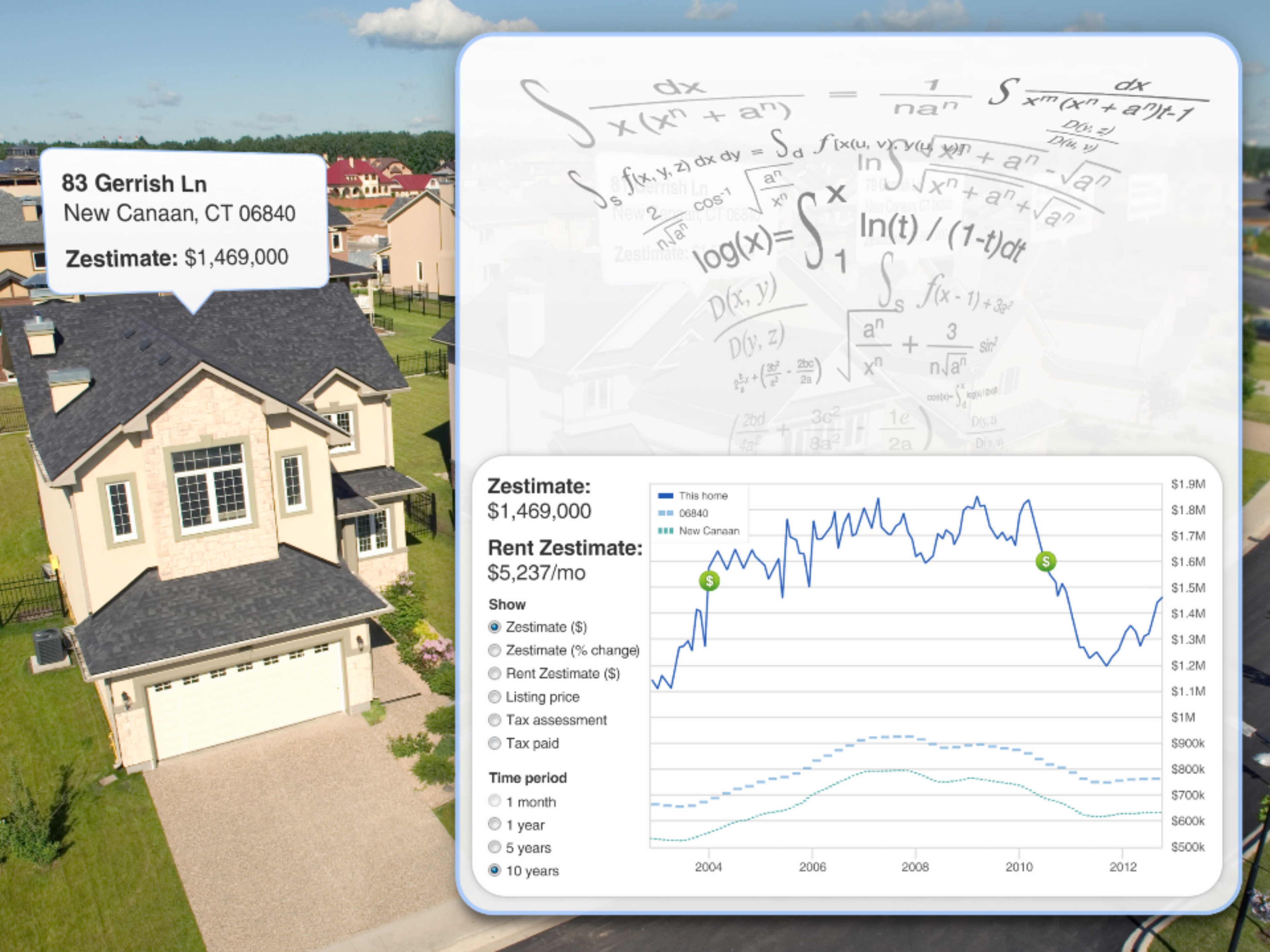
SOPHISTICATION

What’s my home worth?

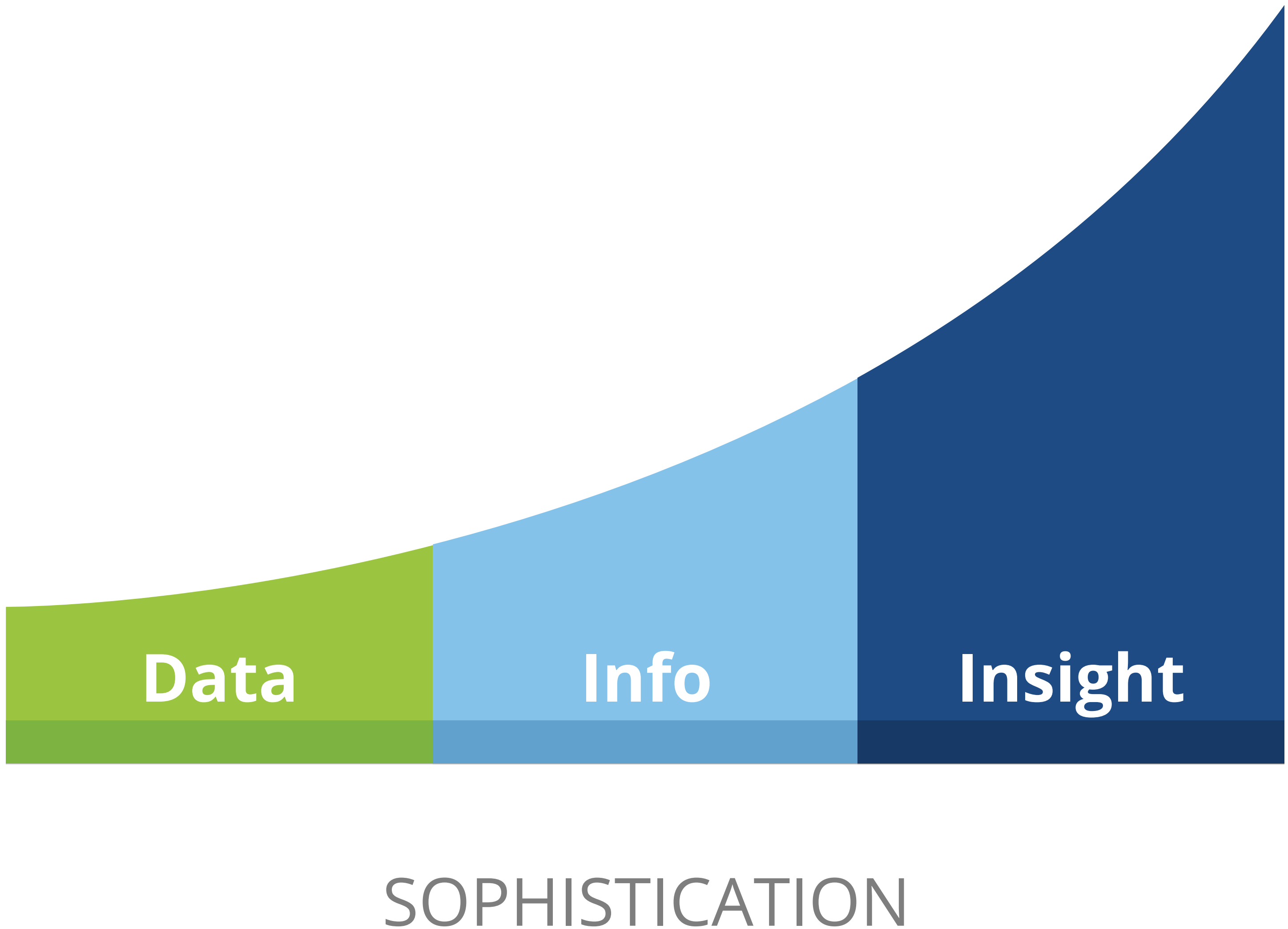
What will it be worth next year?

Should I buy or rent?



83 Gerrish Ln
New Canaan, CT 06840
Zestimate: $1,469,000
Zestimate:
$1,469,000
Rent Zestimate:
$5,237/mo
Show
Zestimate ($)
Zestimate (% change)
Rent Zestimate ($)
Listing price
Tax assessment
Tax paid
Time period
1 month
1 year
5 years
10 years
This home
06840
New Canaan
$1.9M
$1.8M
$1.7M
$1.6M
$1.5M
$1.4M
$1.3M
$1.2M
$1.1M
$1M
$900k
$800k
$700k
$600k
$500k
2004
2006
2008
2010
2012

2006	2016
43 million *Daily Valuations Created*	**100 million** *Daily Valuations Created*
60 million *Total Homes Covered*	**115 million** *Total Homes Covered*
34 thousand *Unique models developed daily*	**7.5 million** *Unique models developed daily*
2 TB *Data consumed in valuation process*	**25 TB** *Data consumed in valuation process*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Record Traffic:
166 MILLION
monthly unique users
March 2016

Search data

HOME IMPROVEMENT PROJECTS

MORTGAGE QUOTES

User feedback

Updates to home facts

Consumer feedback

Home views

Contacts to agent

Zillow Rent Index

Home Value Forecast

Inventory Tiers

Cash Buyers

Rent Forecast

Zillow Home Value Index

Breakeven Horizon

Price-to-Rent Ratio

Buy vs. Rent

Affordability Tiers

Zestimate

Best Time to List

Home Value Tiers

Negative Equity

Recent Home Sales

Price to Income

Millions of Transactions

New Construction

Rentals

Owner Profiles

Coming Soon

Rent Affordability

Mortgage Affordability

FSBO

Make me Move

Assessor

DEEDS

Mortgages

Millions of Unique Listings

Foreclosures

Renter Profiles

Property Facts

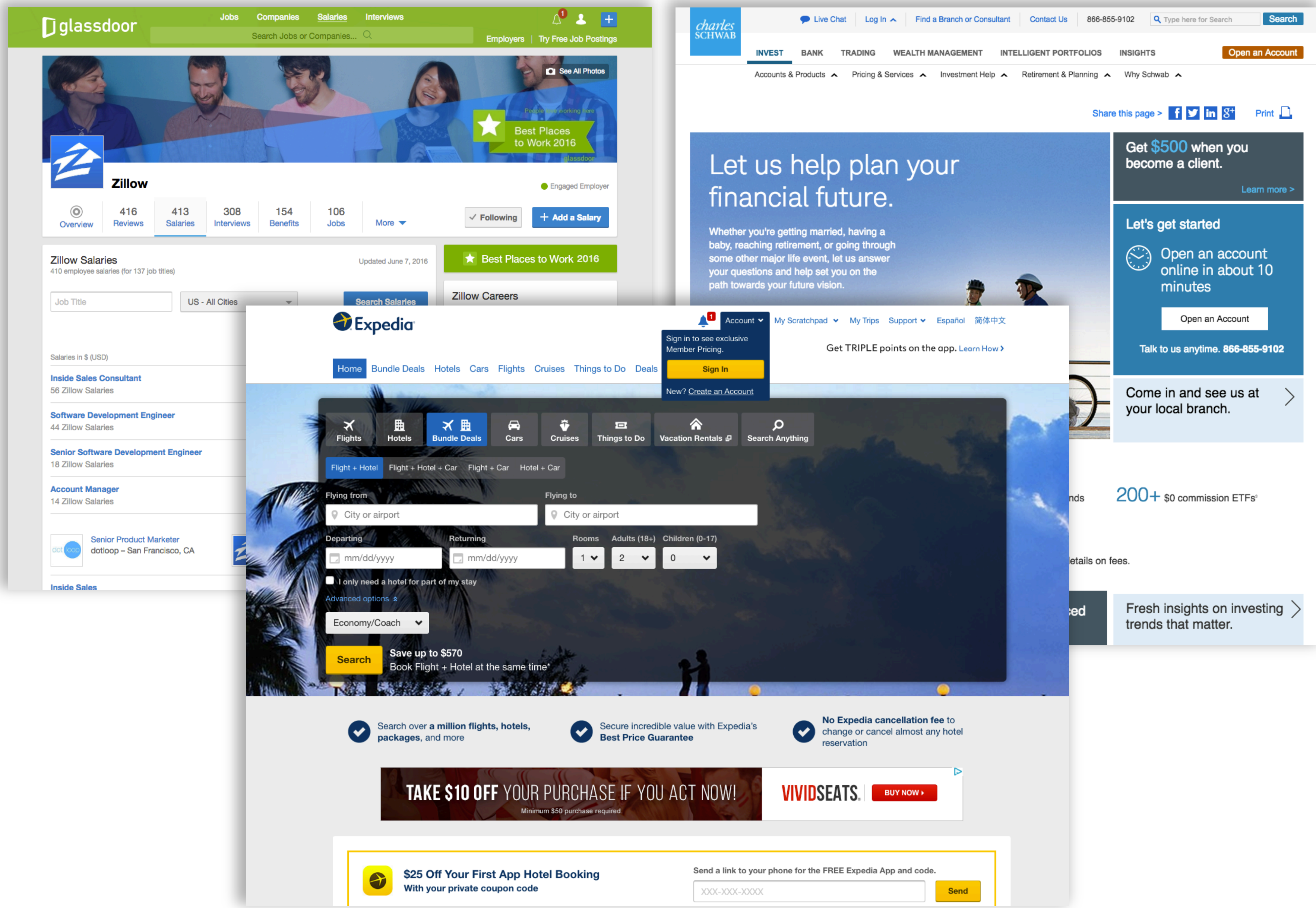

BIG DATA

Which ‘hoods are hot?

How many of your neighbors are moving next month?

How many foreign buyers are there in So Cal?


FREE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Zillow Careers
Job Title
US - All Cities
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Salaries in $ (USD)
Inside Sales Consultant
56 Zillow Salaries
Software Development Engineer
44 Zillow Salaries
Senior Software Development Engineer
18 Zillow Salaries
Account Manager
14 Zillow Salaries
Senior Product Marketer
dotloop – San Francisco, CA
Inside Sales
charles SCHWAB
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New? Create an Account
Get TRIPLE points on the app. Learn How
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Bundle Deals
Hotels
Cars
Flights
Cruises
Things to Do
Deals
Flights
Hotels
Bundle Deals
Cars
Cruises
Things to Do
Vacation Rentals
Search Anything
Flight + Hotel
Flight + Hotel + Car
Flight + Car
Hotel + Car
Flying from
City or airport
Flying to
City or airport
Departing
mm/dd/yyyy
Returning
mm/dd/yyyy
Rooms
Adults (18+)
Children (0-17)
I only need a hotel for part of my stay
Advanced options
Economy/Coach
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Save up to $570
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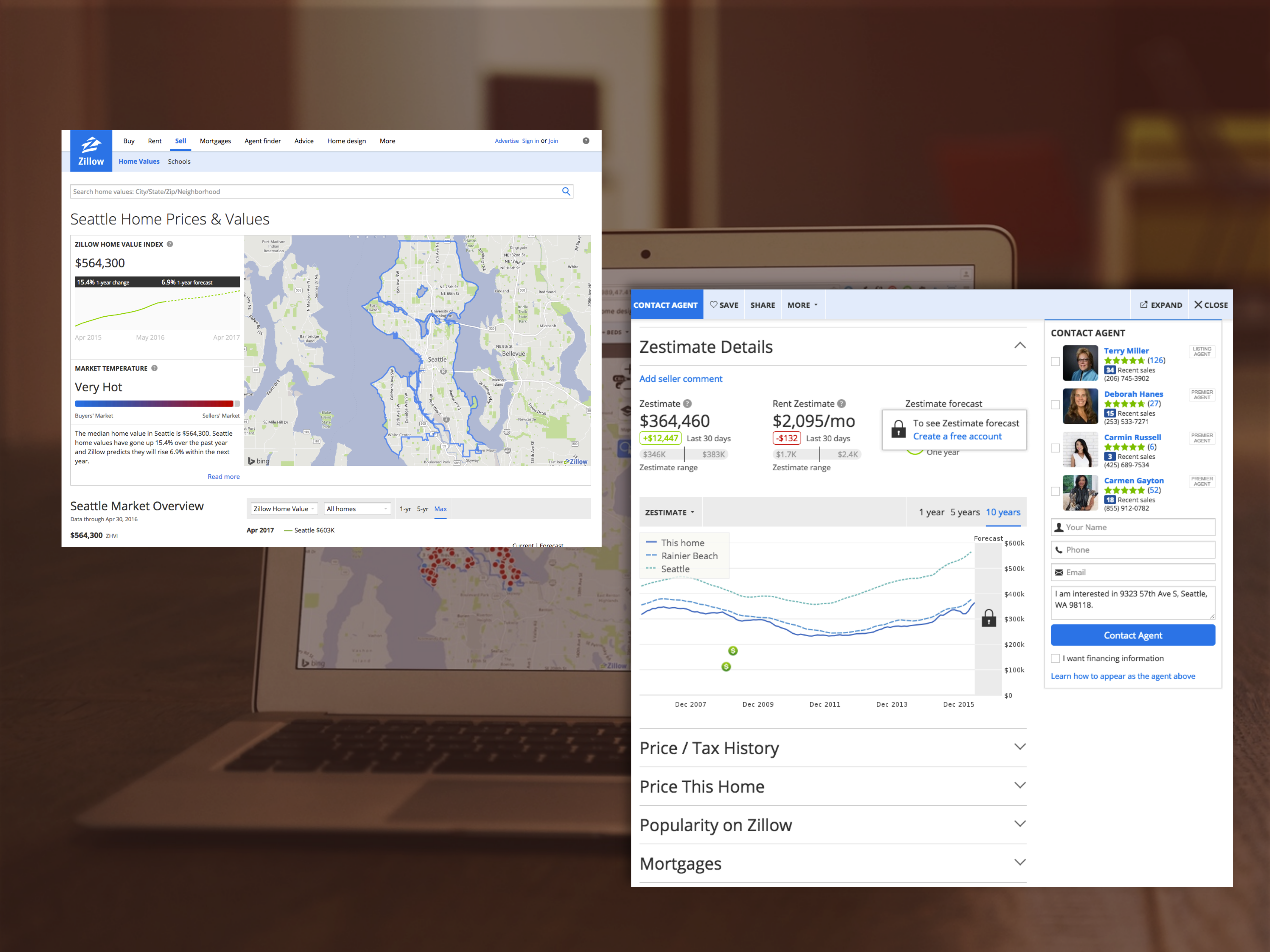
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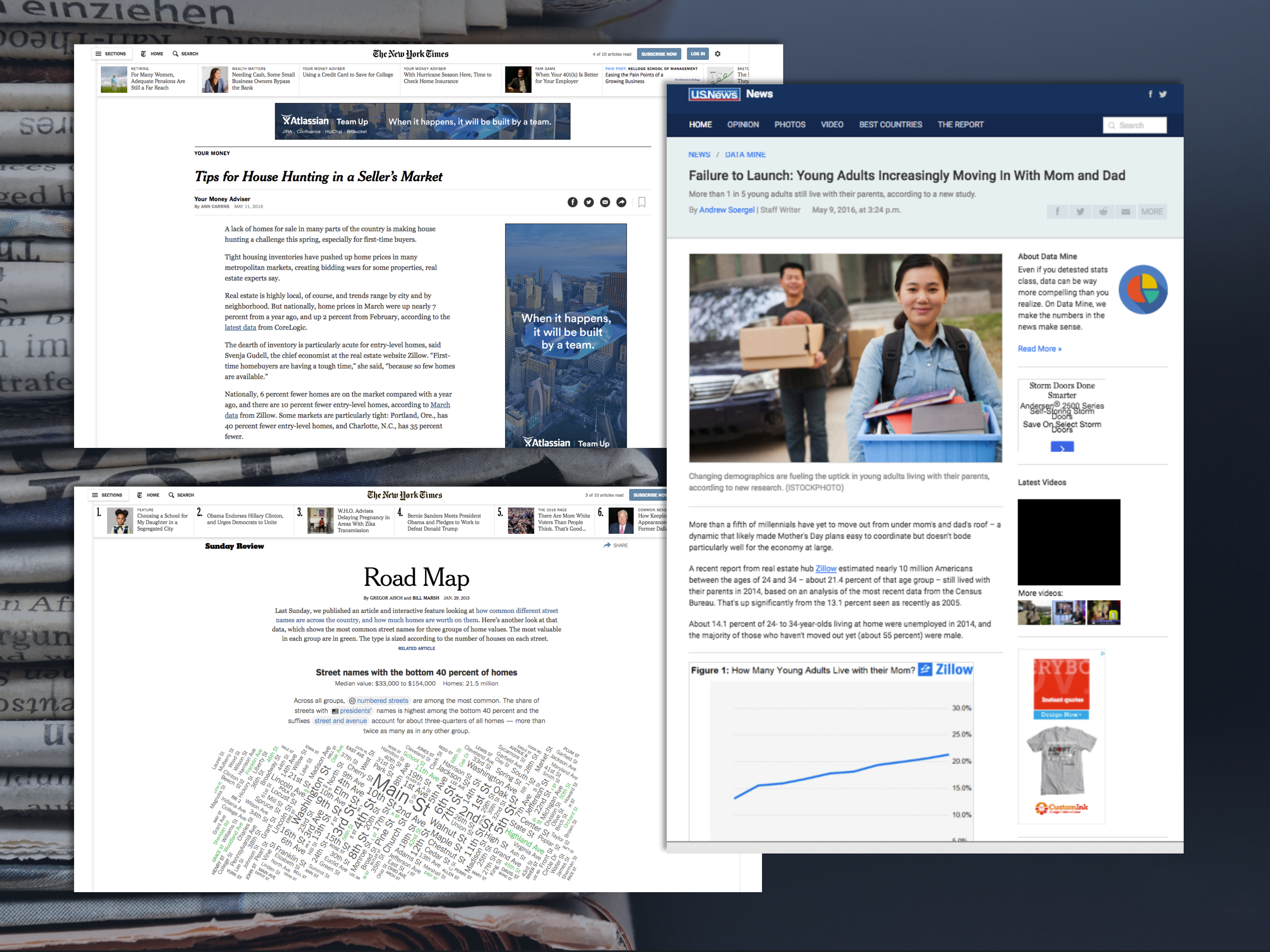
ZILLOW HOME VALUE INDEX
$564,300
15.4% 1-year change
6.9% 1-year forecast
Apr 2015
May 2016
Apr 2017
MARKET TEMPERATURE
Very Hot
Buyers' Market
Sellers' Market
The median home value in Seattle is $564,300. Seattle home values have gone up 15.4% over the past year and Zillow predicts they will rise 6.9% within the next year.
Read more
Seattle
Bellevue
Seattle Market Overview
Data through Apr 30, 2016
$564,300 ZHVI
Zillow Home Value
All homes
1-yr
5-yr
Max
Apr 2017
Seattle $603K
CONTACT AGENT
SAVE
SHARE
MORE
EXPAND
CLOSE
Zestimate Details
Add seller comment
Zestimate
$364,460
+$12,447
Last 30 days
$346K
$383K
Zestimate range
Rent Zestimate
$2,095/mo
-$132
Last 30 days
$1.7K
$2.4K
Zestimate range
Zestimate forecast
To see Zestimate forecast
Create a free account
One year
ZESTIMATE
1 year
5 years
10 years
This home
Rainier Beach
Seattle
Forecast
$600k
$500k
$400k
$300k
$200k
$100k
$0
Dec 2007
Dec 2009
Dec 2011
Dec 2013
Dec 2015
Price / Tax History
Price This Home
Popularity on Zillow
Mortgages
CONTACT AGENT
Terry Miller
(126)
34 Recent sales
(206) 745-3902
LISTING AGENT
Deborah Hanes
(27)
15 Recent sales
(253) 533-7271
PREMIER AGENT
Carmin Russell
(6)
3 Recent sales
(425) 689-7534
PREMIER AGENT
Carmen Gayton
(52)
18 Recent sales
(855) 912-0782
PREMIER AGENT
Your Name
Phone
Email
I am interested in 9323 57th Ave S, Seattle, WA 98118.
Contact Agent
I want financing information
Learn how to appear as the agent above



YOUR MONEY

Tips for House Hunting in a Seller's Market

Your Money Adviser
By ANN CARRNS MAY 11, 2016

A lack of homes for sale in many parts of the country is making house hunting a challenge this spring, especially for first-time buyers.

Tight housing inventories have pushed up home prices in many metropolitan markets, creating bidding wars for some properties, real estate experts say.

Real estate is highly local, of course, and trends range by city and by neighborhood. But nationally, home prices in March were up nearly 7 percent from a year ago, and up 2 percent from February, according to the latest data from CoreLogic.

The dearth of inventory is particularly acute for entry-level homes, said Svenja Gudell, the chief economist at the real estate website Zillow. "First-time homebuyers are having a tough time," she said, "because so few homes are available."

Nationally, 6 percent fewer homes are on the market compared with a year ago, and there are 10 percent fewer entry-level homes, according to March data from Zillow. Some markets are particularly tight: Portland, Ore., has 40 percent fewer entry-level homes, and Charlotte, N.C., has 35 percent fewer.

Sunday Review

Road Map

By GREGOR AISCH and BILL MARSH JAN. 29, 2015

Last Sunday, we published an article and interactive feature looking at how common different street names are across the country, and how much homes are worth on them. Here's another look at that data, which shows the most common street names for three groups of home values. The most valuable in each group are in green. The type is sized according to the number of houses on each street.

RELATED ARTICLE

Street names with the bottom 40 percent of homes

Median value: $33,000 to $154,000 Homes: 21.5 million

Across all groups, numbered streets are among the most common. The share of streets with presidents' names is highest among the bottom 40 percent and the suffixes street and avenue account for about three-quarters of all homes — more than twice as many as in any other group.

NEWS / DATA MINE

Failure to Launch: Young Adults Increasingly Moving In With Mom and Dad

More than 1 in 5 young adults still live with their parents, according to a new study.

By Andrew Soergel | Staff Writer May 9, 2016, at 3:24 p.m.

Changing demographics are fueling the uptick in young adults living with their parents, according to new research. (ISTOCKPHOTO)

More than a fifth of millennials have yet to move out from under mom's and dad's roof – a dynamic that likely made Mother's Day plans easy to coordinate but doesn't bode particularly well for the economy at large.

A recent report from real estate hub Zillow estimated nearly 10 million Americans between the ages of 24 and 34 – about 21.4 percent of that age group – still lived with their parents in 2014, based on an analysis of the most recent data from the Census Bureau. That's up significantly from the 13.1 percent seen as recently as 2005.

About 14.1 percent of 24- to 34-year-olds living at home were unemployed in 2014, and the majority of those who haven't moved out yet (about 55 percent) were male.

Figure 1: How Many Young Adults Live with their Mom? Zillow

About Data Mine

Even if you detested stats class, data can be way more compelling than you realize. On Data Mine, we make the numbers in the news make sense.

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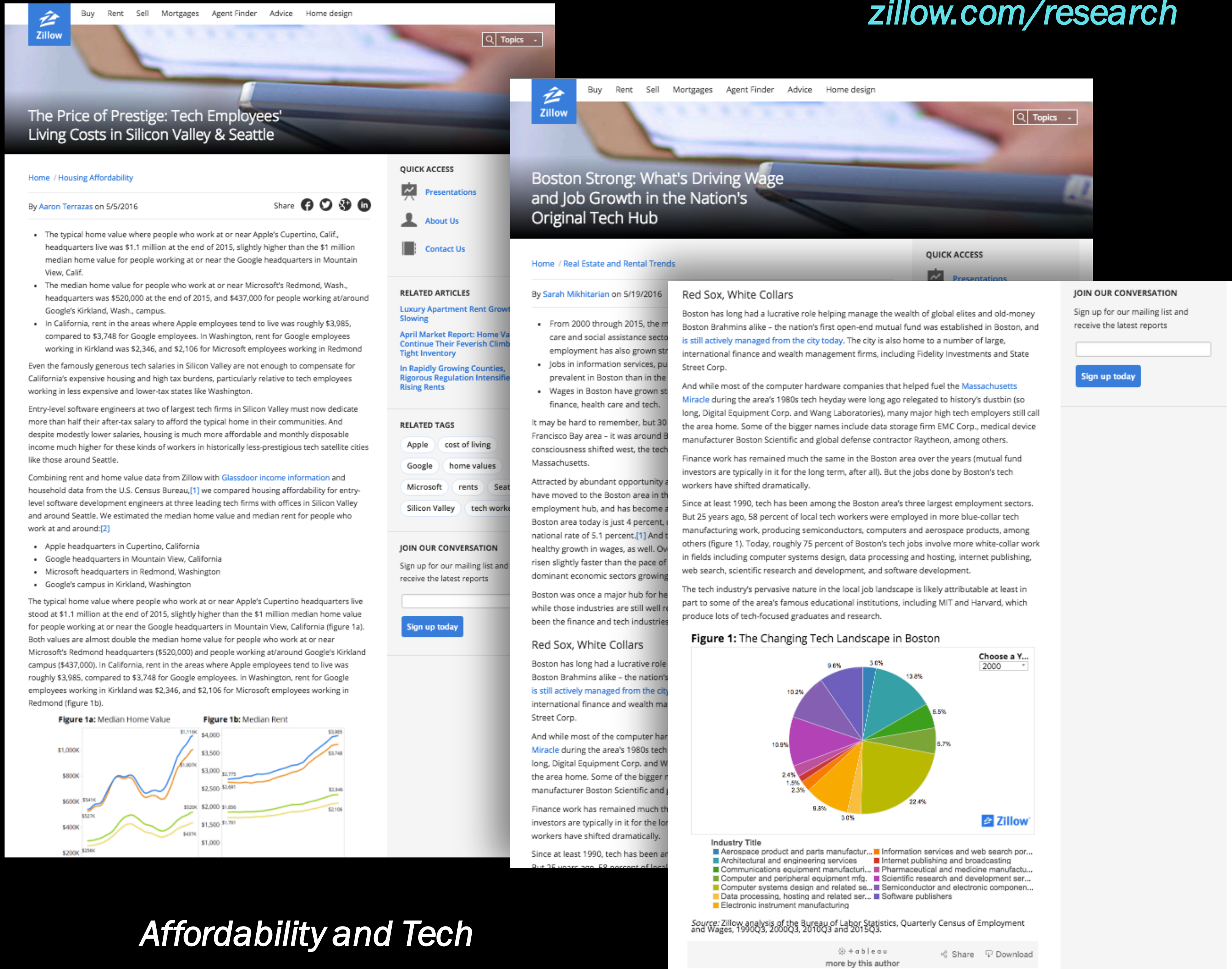

Affordability and Tech

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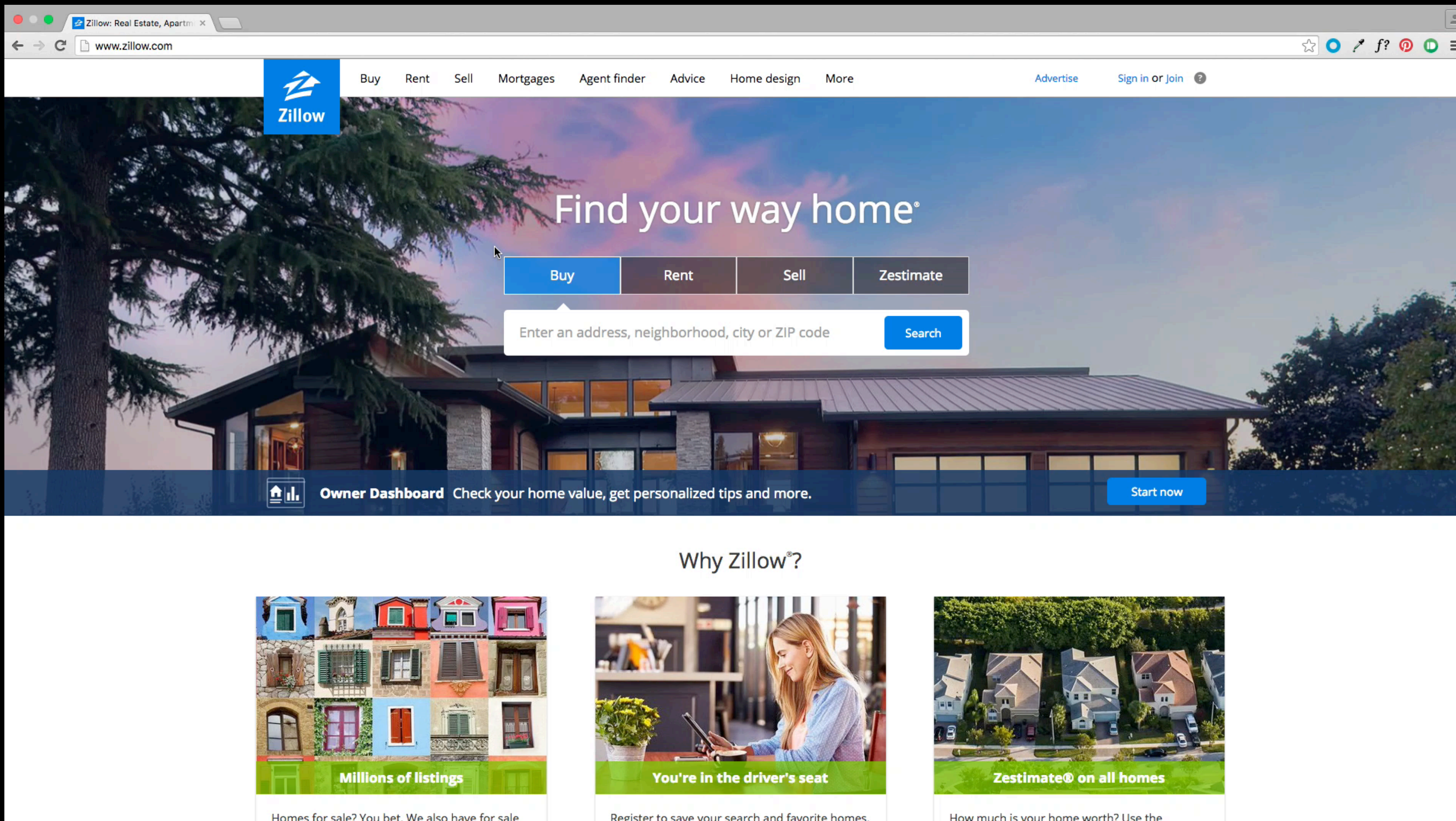
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