Real estate markets analysis:

- **Physical features:**

1. Age, conditions, appearances of residences

2. Type of buildings

3. Availability of municipal services

4. Surrounding land uses

5. Quality of infrastructure (transportation, schools, roads, etc.)

6. Proximity to shopping and employment

7. Topography, flood areas, soils, environmental hazards

- **Social features**

1. Demographic traits of the neighborhood's population (age, household size, gender, etc.)

2. Level and existence of neighborhood organizations, community associations, religious centers

3. Level of safety in the neighborhood

4. Population density

- **Economic features**

1. Economic profile of the neighborhood's residents

   – Income levels, occupational skills, employment status, educational attainment

2. Proportion of resident owners to renters

3. Turnover and vacancy rates for rental properties

   – Movement of the neighborhood

4. Amount of vacant land and amount of new construction (land utilization)

5. Relationship of the neighborhood to growth paths

- **Public sector features**

1. Quantity and Quality of Public Improvements and Services

2. Property Taxation and Special Assessments

3. Public Restrictions and Regulations