Swan Dive Risk Is Already in Your Portfolio

Your portfolio has tracts in early structural decline. You won't see it in your NOI for another 18–36 months.

The Problem

Swan Dive — structural population loss, labor contraction, aging demographics — doesn't surface in operating data until occupancy softens. By then, the decline started 2–3 years ago. Small and mid-size REITs make acquisition and hold decisions without the institutional-grade research coverage that would catch it earlier.

The Gap

Appraisals and occupancy reports are lagging indicators. By the time occupancy softens, the demographic decline driving it started 2–3 years ago. Standard market data has no mechanism to surface this signal in advance.

What ZipIntel Does

- **Swan Dive early warning** — `score_decline_composite` at census-tract granularity flags structural decline 2–3 years before it appears in operating data: population loss velocity, labor contraction, aging demographic shift
- **Acquisition signal** — `score_market_index` surfaces tracts where household formation, income velocity, and permit sequencing point to appreciation — before it is priced in
- **Portfolio screen** — run your existing tract list against the full model; score every holding for 3-year decline trajectory

The Backtest

Walk-forward temporal validation — tested on held-out years only, no training/test overlap: **flagged 85% of tracts that gentrified the following year, on data the model had never seen** (AUC 0.852 at T+1). Growth trajectory model: AUC 0.686 at T+1.

Get Started

Pricing: $5K–$500K/yr, tiered by portfolio size. Request a portfolio screen: info@zipintel.eu

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