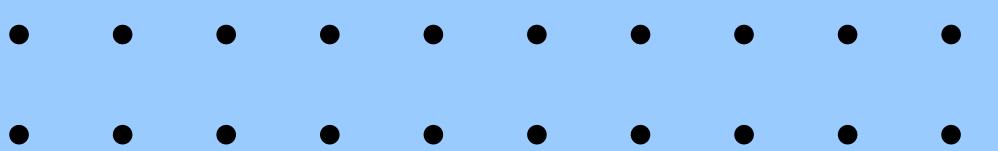




REAL ESTATE ANALYSIS

PRICE PREDICTIONS



REAL ESTATE MARKET 2022

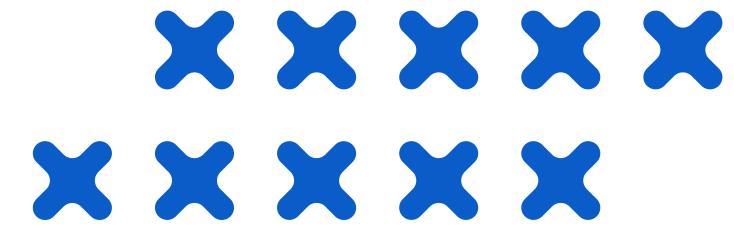
Median home
value is \$357,810

- Median Home Value (1-Year Forecast): +1.4%



Median Household
Income: \$64,994

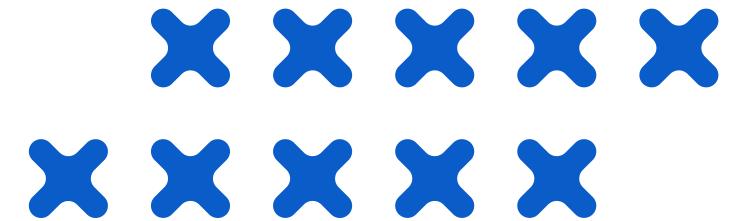
Homes Sold:
314,221 (-29.5%
year over year)



**BUYING OR SELLING A
HOME IS TOUGH!
SO MANY
CONSTANTLY
CHANGING FACTORS!**

**HOW TO MAKE THE
RIGHT DECISION?**





THE GOALS:

- **REVEAL FACTORS THAT INFLUENCE HOME PRICES THE MOST**
- **PROVIDE ADVICE TO HOMEOWNERS ON HOW HOME RENOVATION AFFECTS THE PRICE**

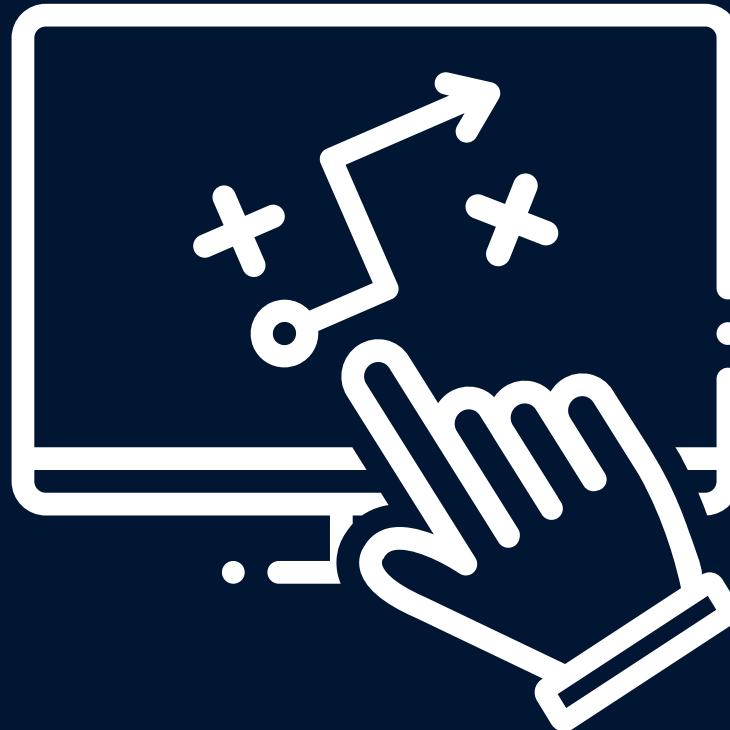


DATA

For the research, we used the following datasets:

- The King County, WA, real estate DataBase

We used the simple regression method for modeling and finding parameters that can influence home prices the most.



HOW DID WE DO IT

1

Data cleaning

2

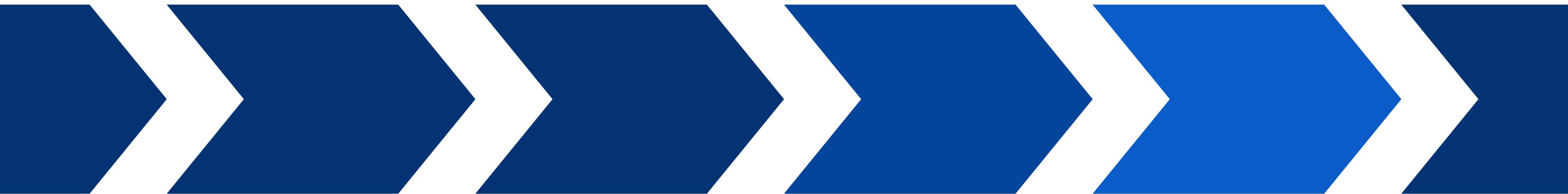
Data preparation

3

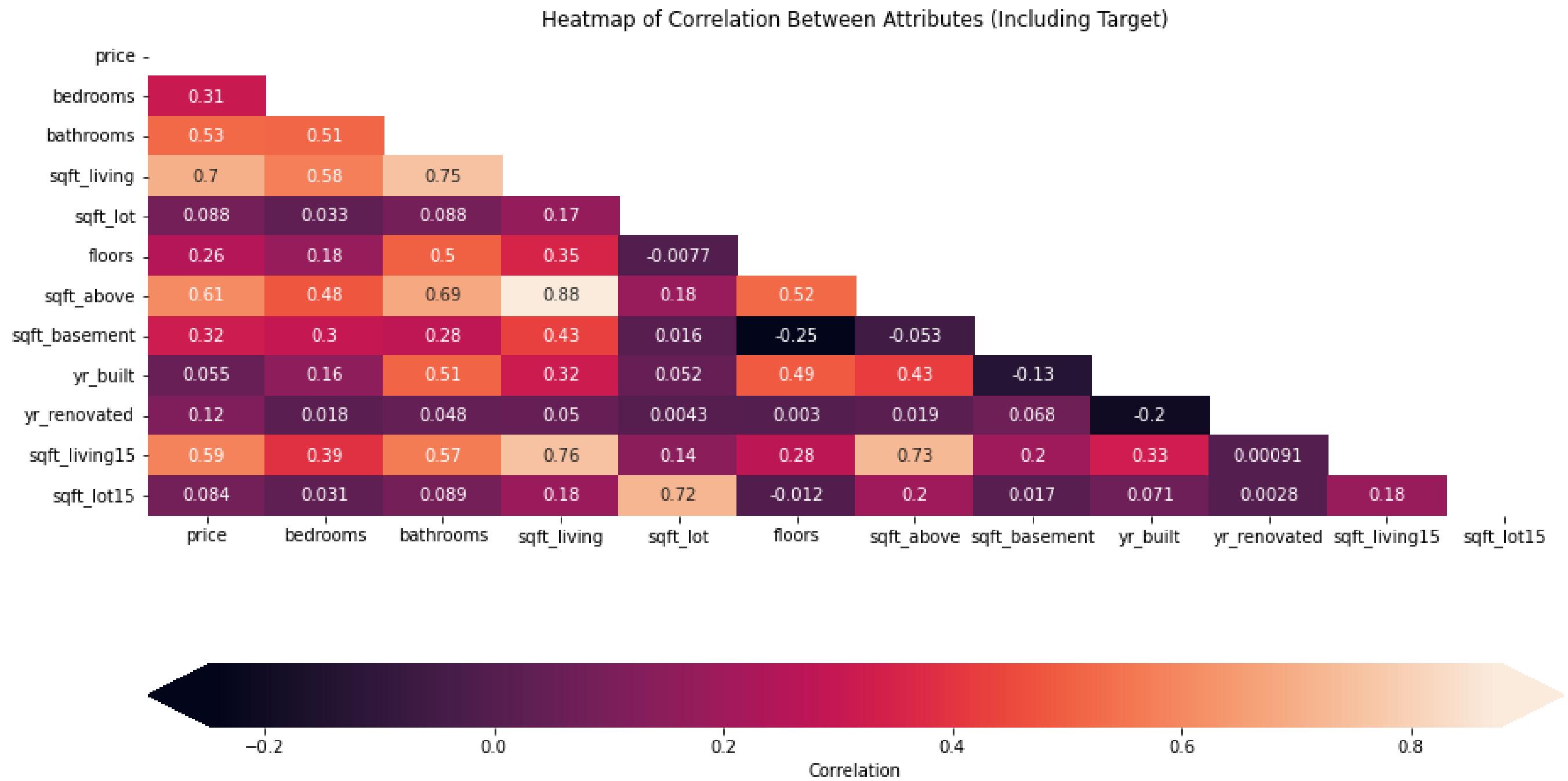
Model building
and verification

4

Further
recommendations



CORRELATIONS HEATMAP



CORRELATIONS

price

	price
sqft_living	0.702004
sqft_above	0.605481
sqft_living15	0.586495
bathrooms	0.525029
grade_11 Excellent	0.356823
sqft_basement	0.323018
bedrooms	0.308454
view_EXCELLENT	0.307035



CONCLUSIONS

It was found that every additional square foot increases the home price by \$272.51

It was also found that:

- Every additional bathroom increases the home price by \$10,690.00
- Every additional bedroom decreases the home price by \$46,380.00



BUSINESS RECOMENDATION

Based on the modeling results, we recommend our customers:

- Increasing Living Area (by, for example, adding a second floor, our outdoor expansion)
- Adding more bathrooms
- Decreasing the number of bedrooms.



We suggest further investigation of how features such as 'Grade' and 'View' affect home prices.



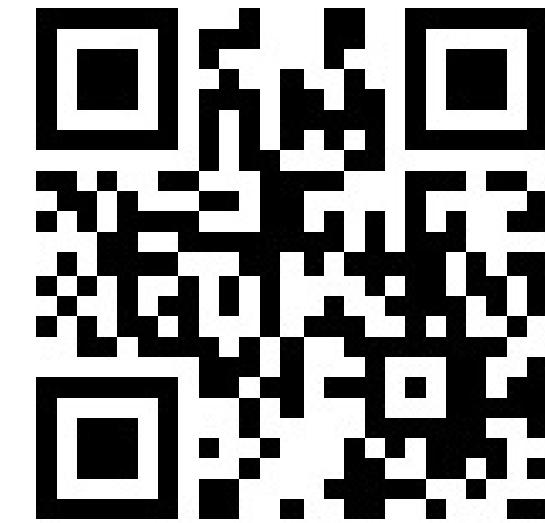
THE TEAM



LinkedIn



Andrei Mikhailov
DATA SCIENTIST



am@mikhailovandrei.com

Thank you.