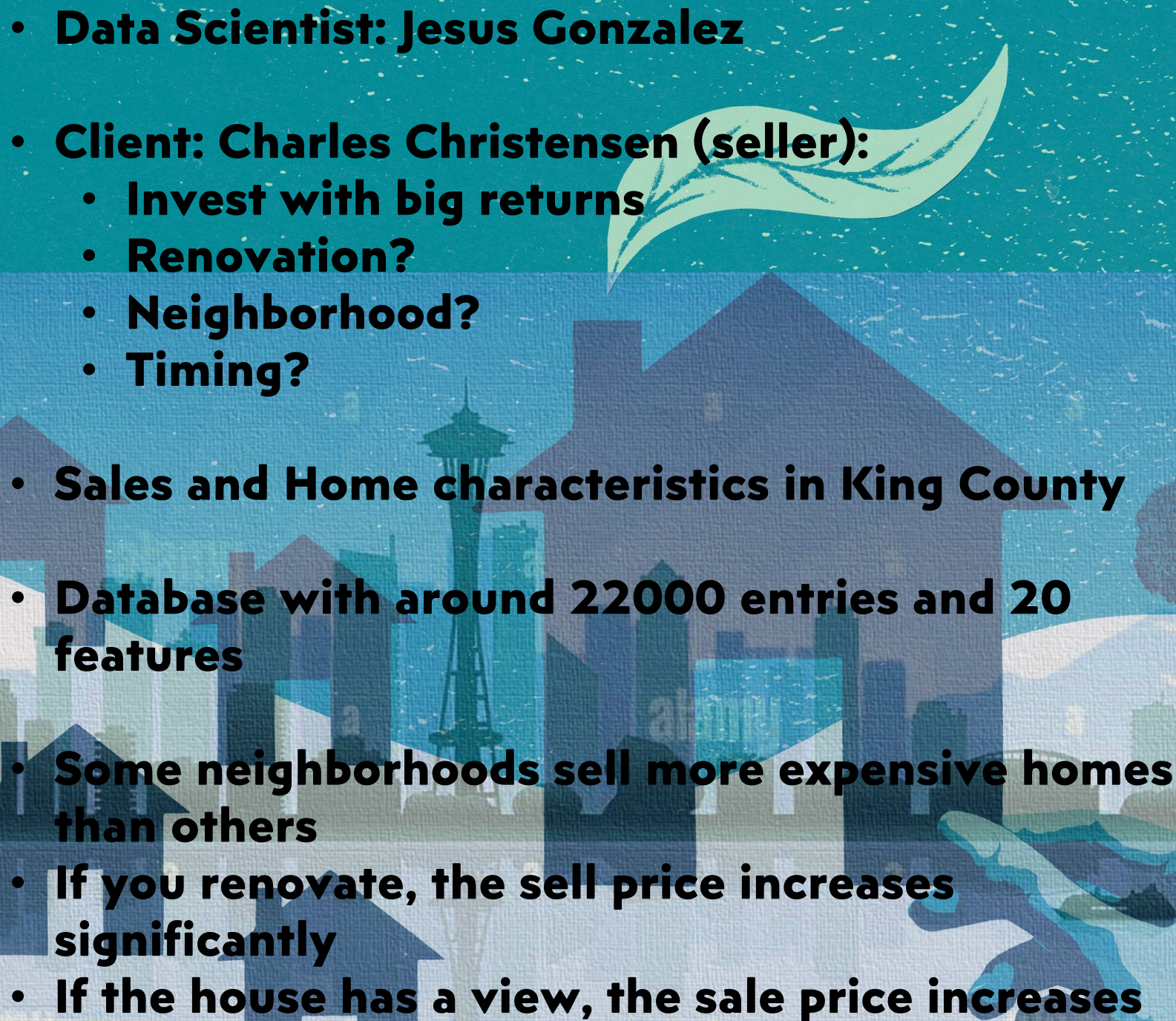


Seattle

Invest in Real Estate?



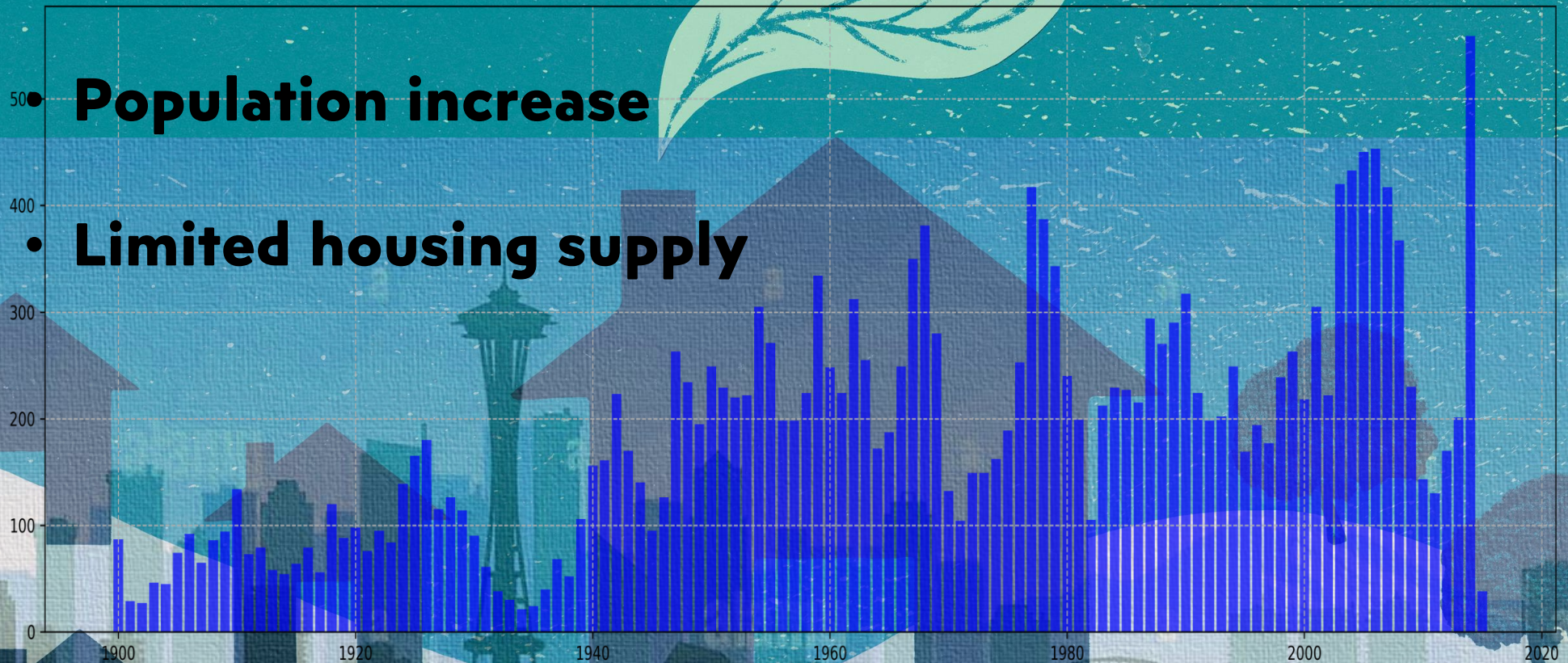
- 
- The background is a stylized illustration of a city skyline, likely Seattle, with a prominent tower (the Space Needle) visible. In the foreground, a large, light blue hand is pointing towards a house. The sky is a deep blue with white stars. A white, leaf-like shape is positioned above the house.
- **Data Scientist: Jesus Gonzalez**
 - **Client: Charles Christensen (seller):**
 - **Invest with big returns**
 - **Renovation?**
 - **Neighborhood?**
 - **Timing?**
 - **Sales and Home characteristics in King County**
 - **Database with around 22000 entries and 20 features**
 - **Some neighborhoods sell more expensive homes than others**
 - **If you renovate, the sell price increases significantly**
 - **If the house has a view, the sale price increases**

SEATTLE

Substantial Returns

- Strong economic growth

Real estate through time

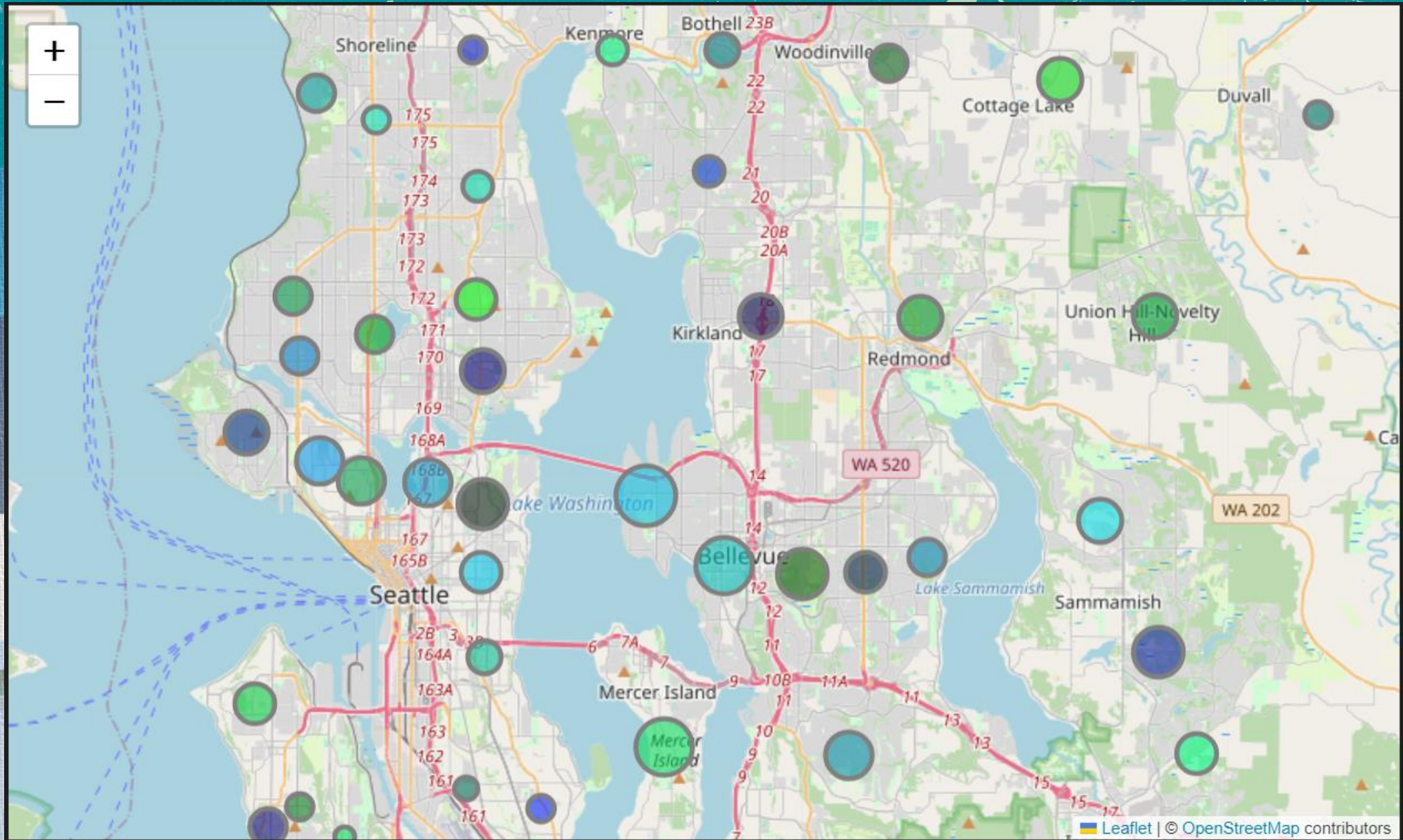


- Population increase
- Limited housing supply

- High rental yields
- Quality of life

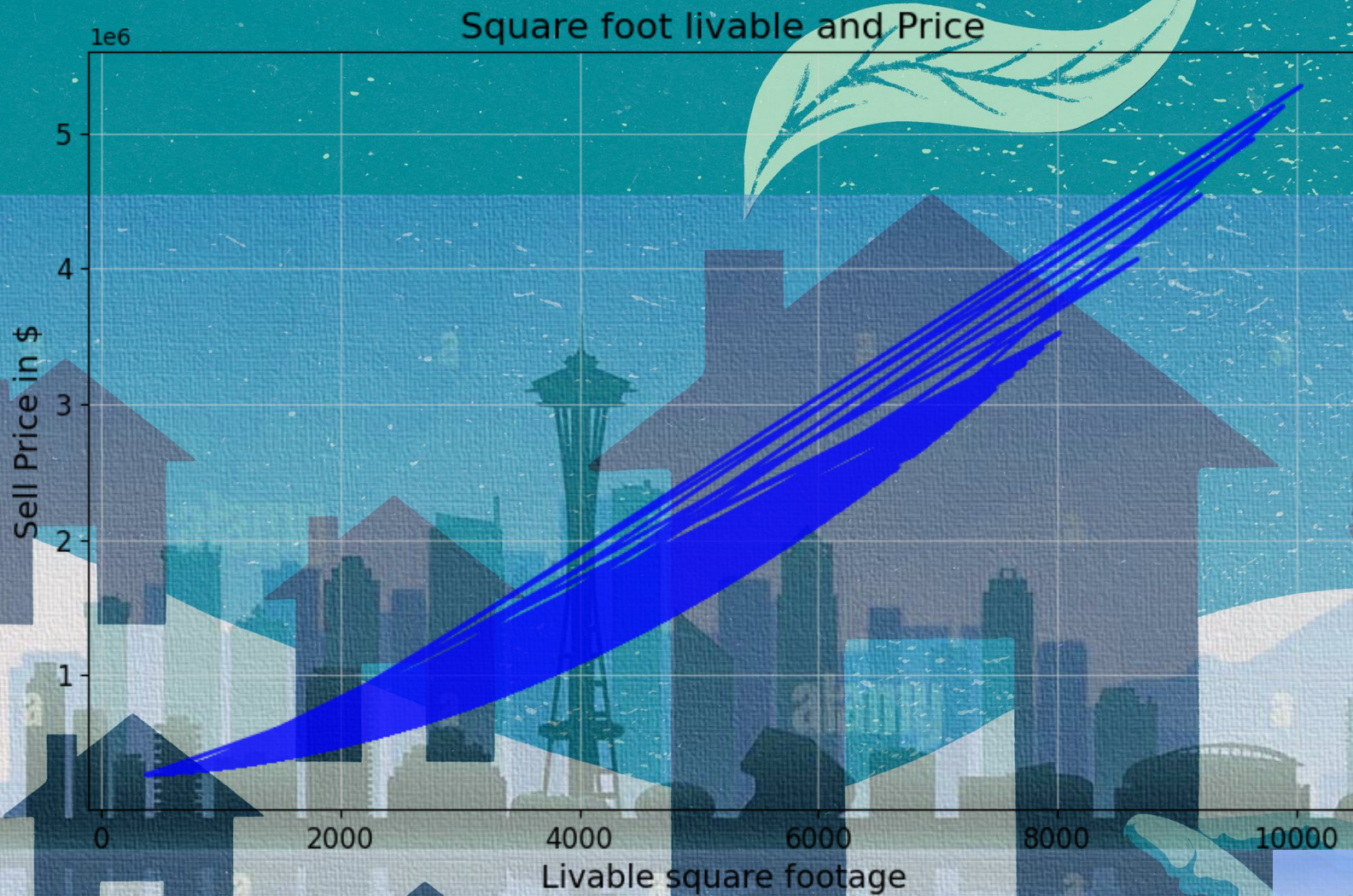


Major influential factors :

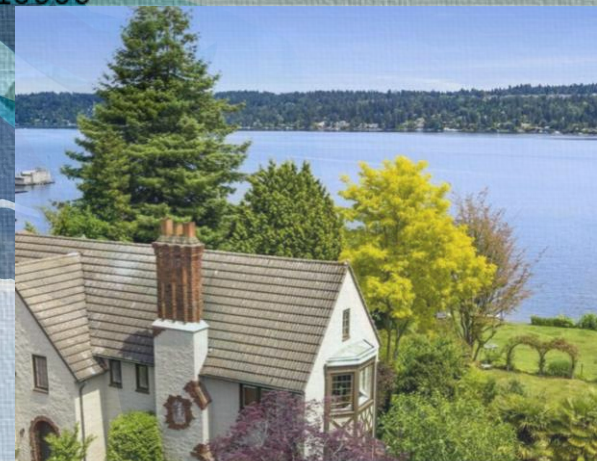


Location and neighborhood

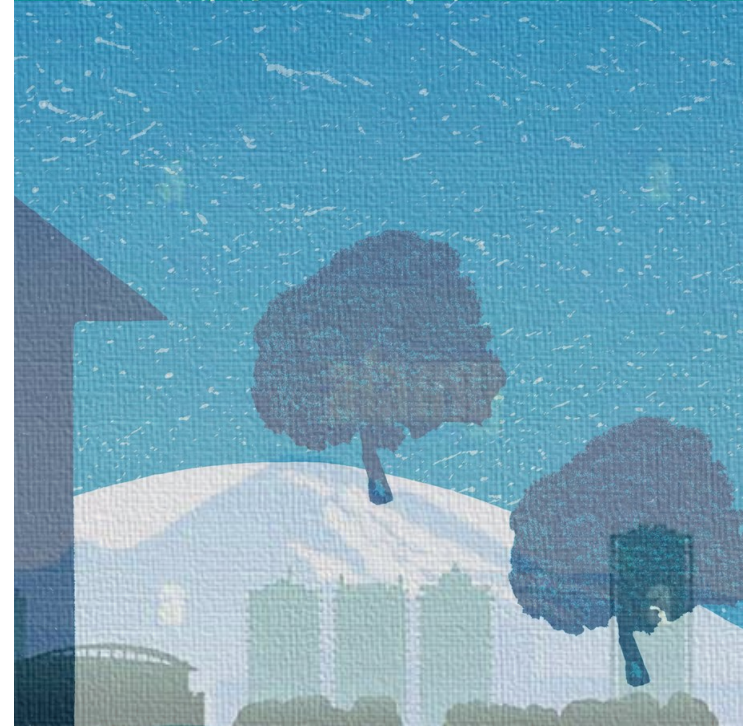
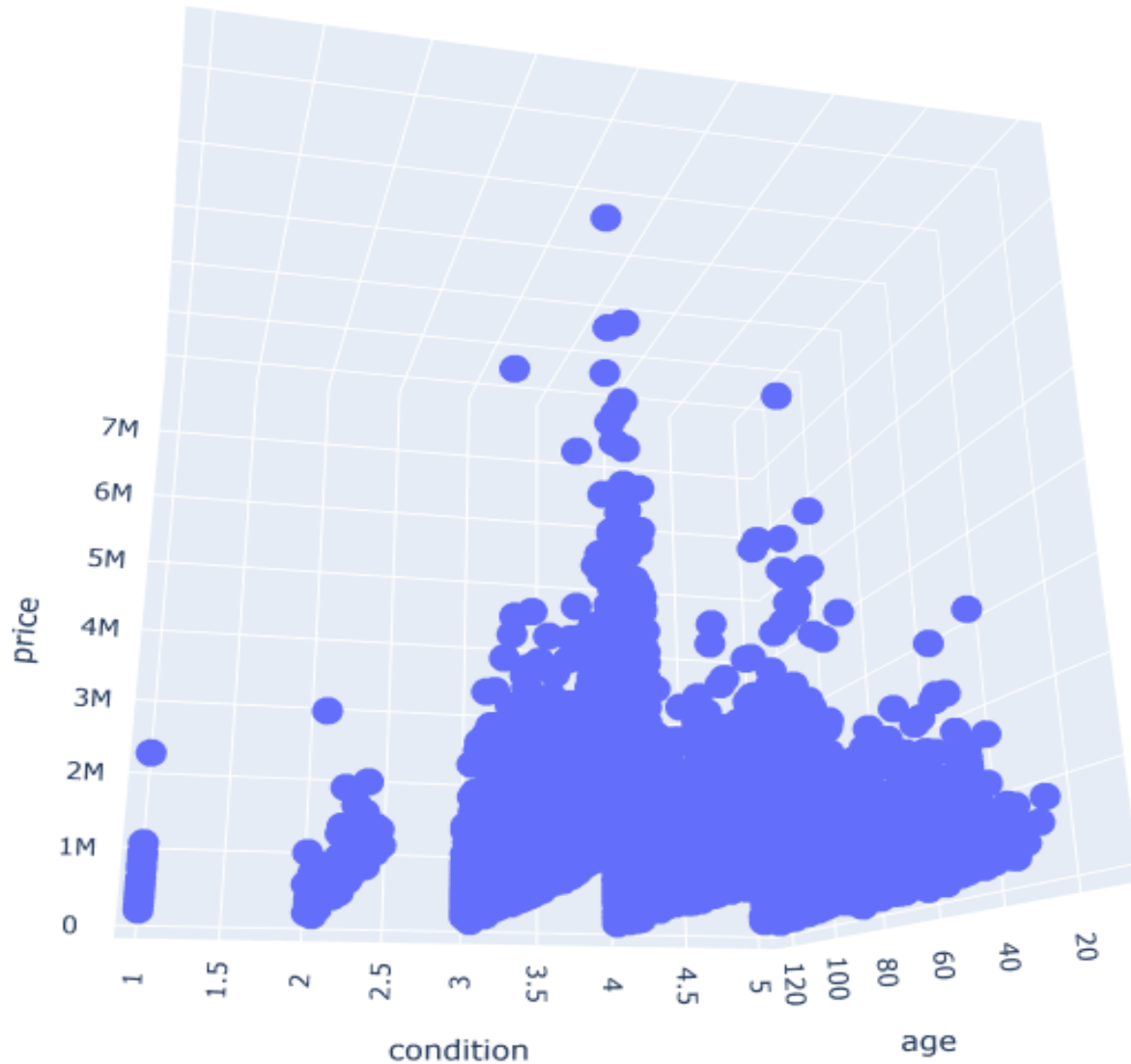
Major influential factors :



Property size and layout

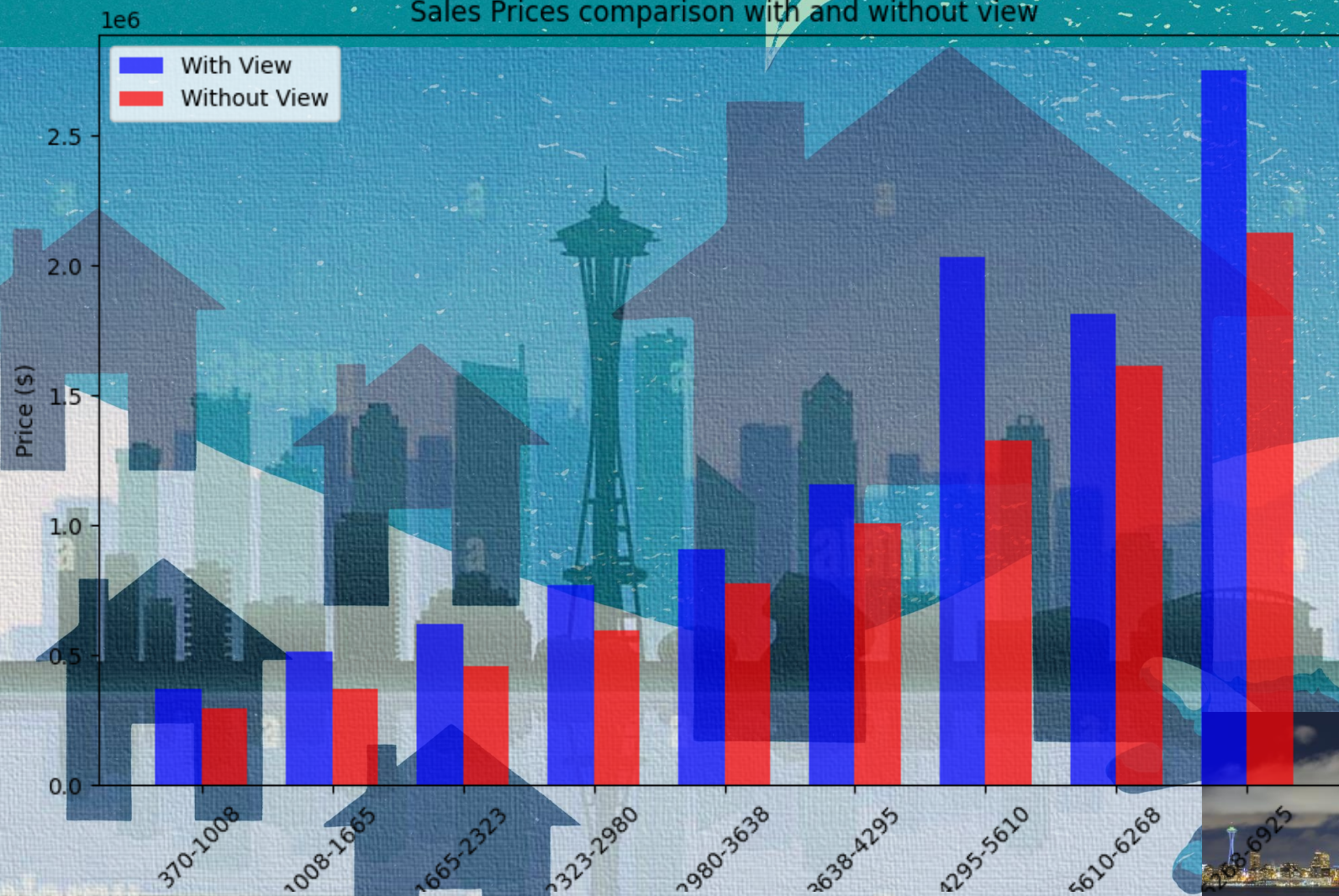


Major influential factors :

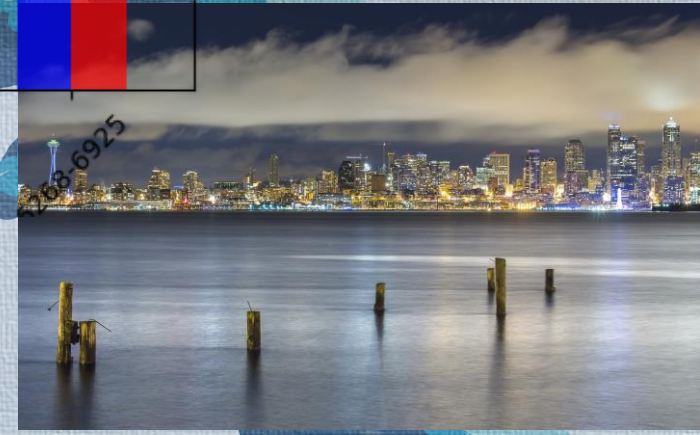


Condition and age

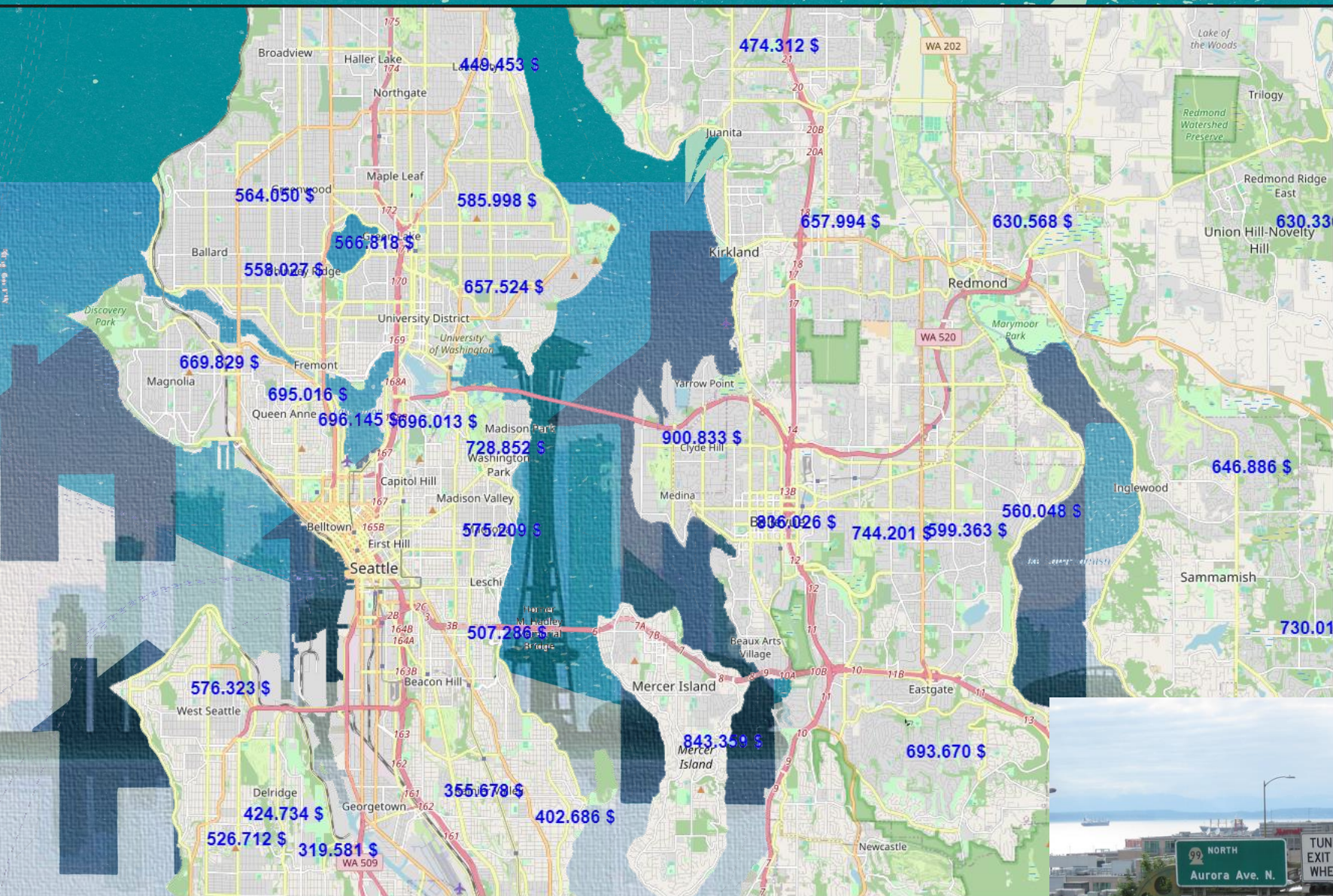
Major influential factors :



Views and natural surroundings



Major influential factors :

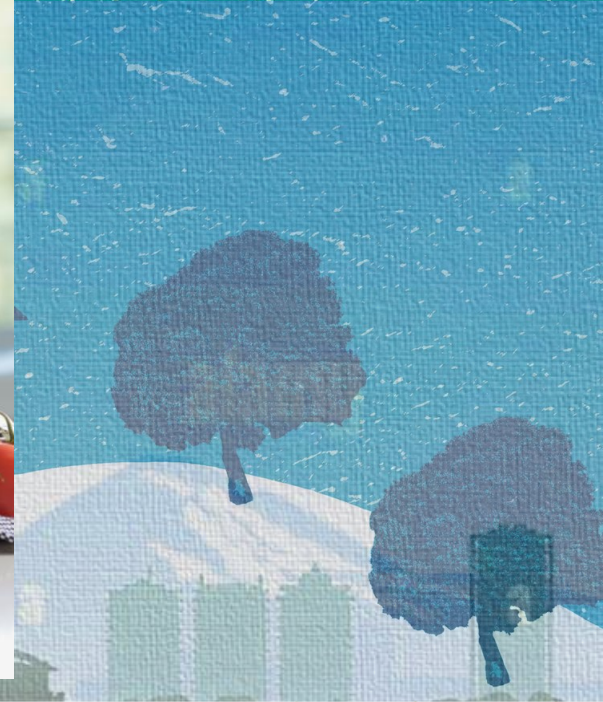


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Transportation and access



Major influential factors :

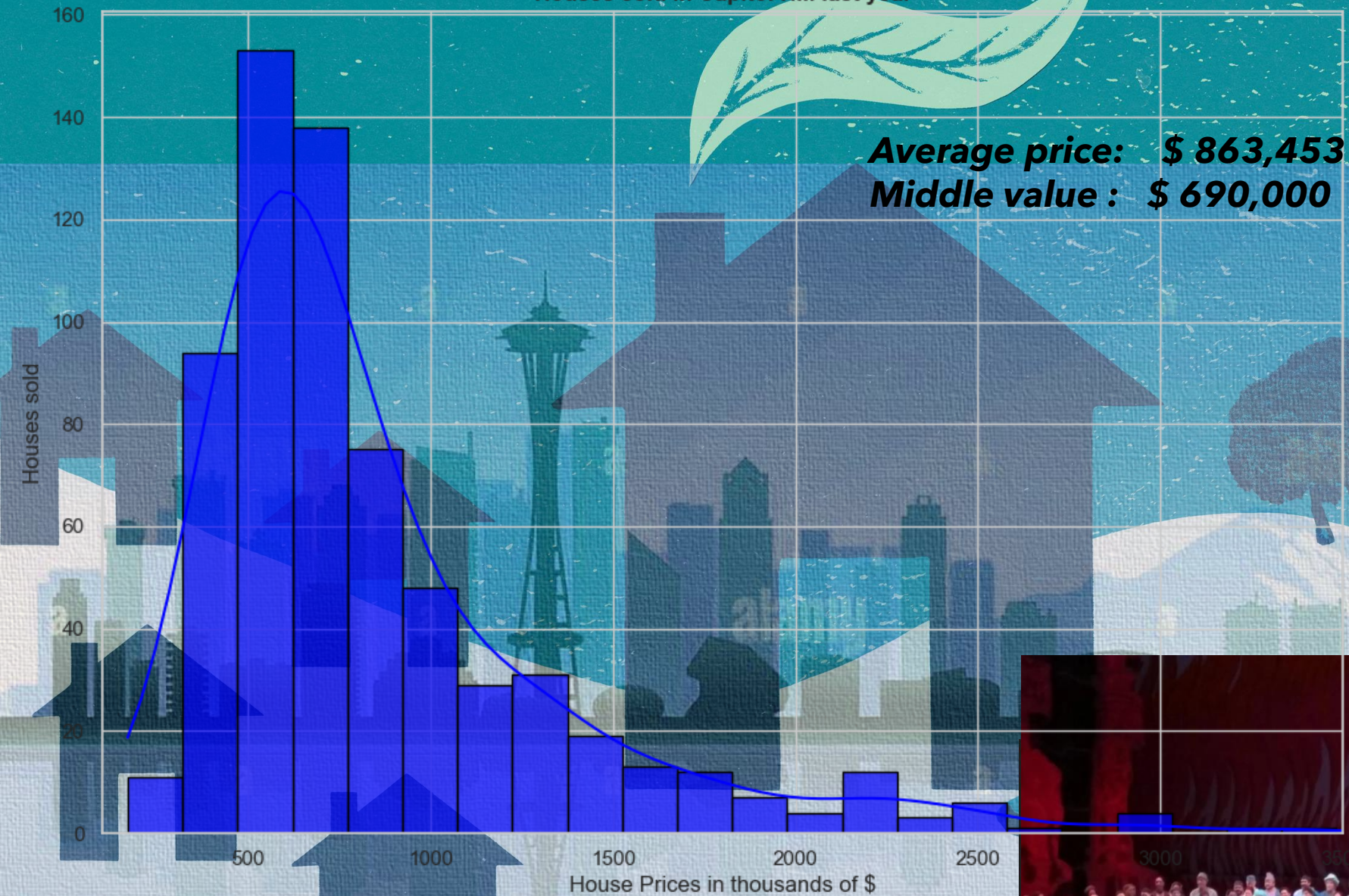


**Modern features
and upgrades**



Top neighborhoods :

Houses sold in Capitol Hill last year



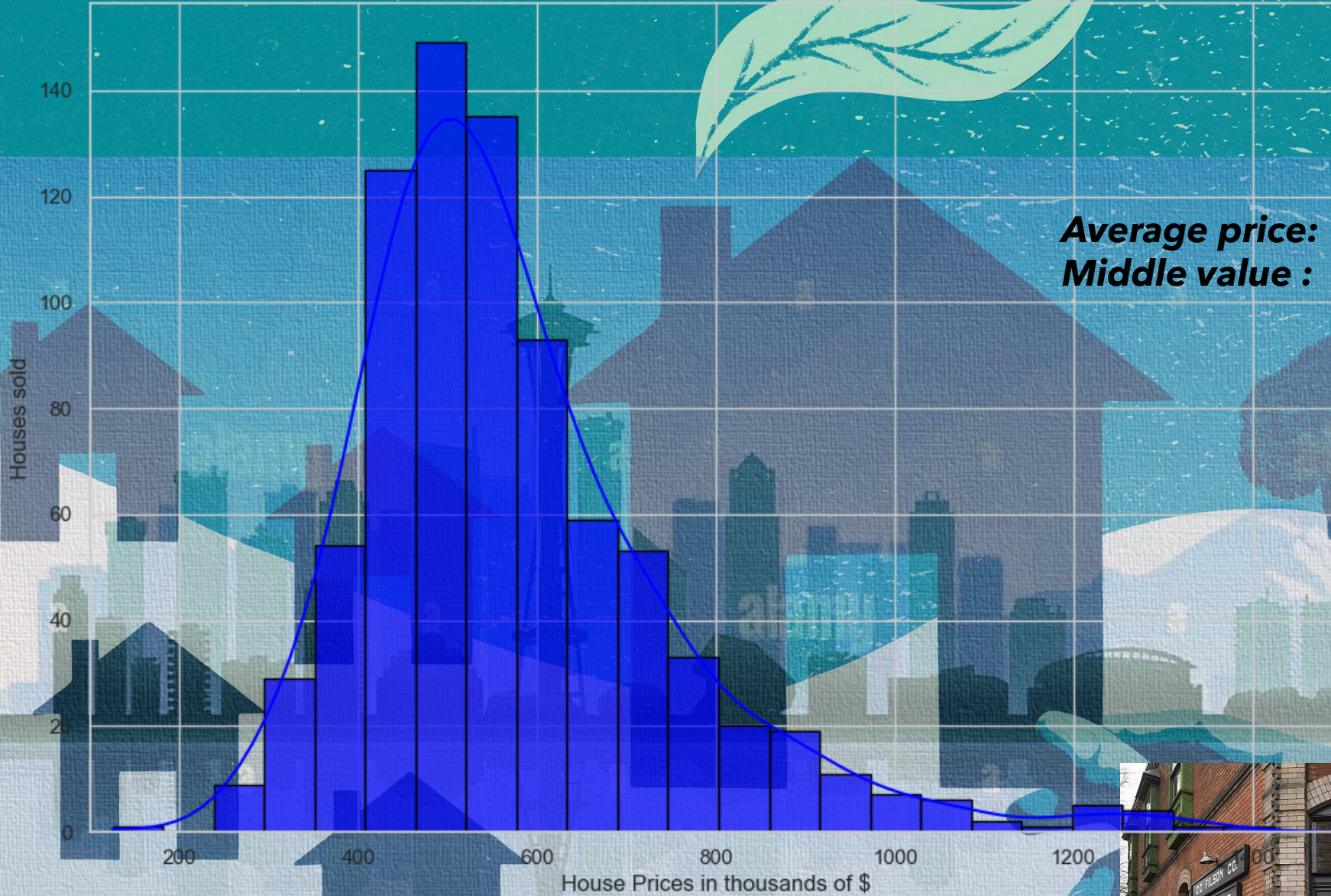
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Capitol Hill



Top neighborhoods:

Houses sold in Ballard last year



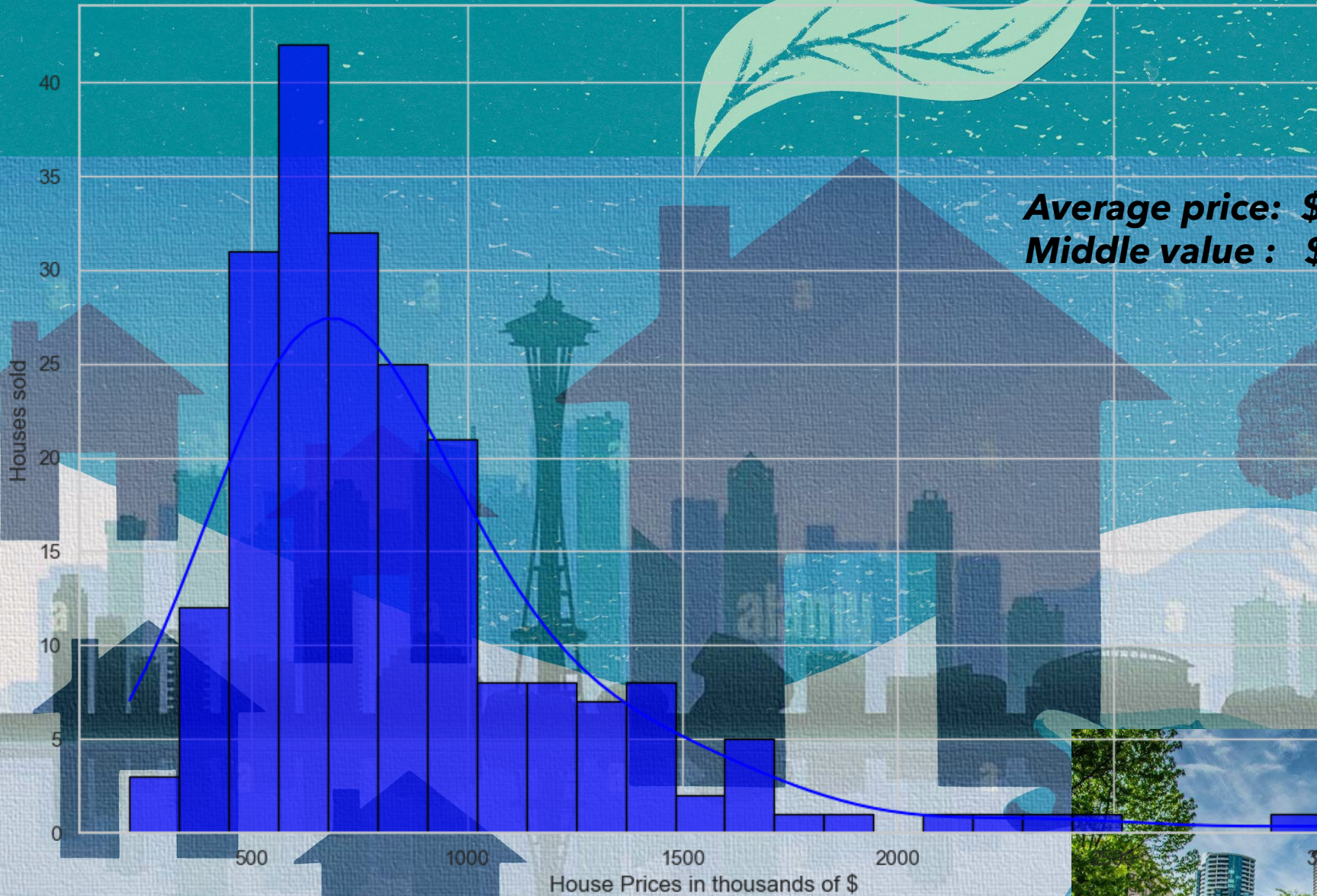
Average price: \$ 577,573
Middle value : \$ 536,000

Ballard



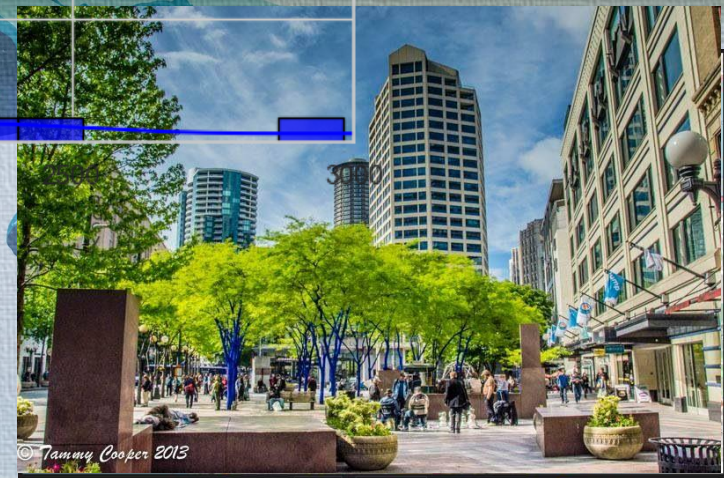
Top neighborhoods :

Houses sold in West Lake last year



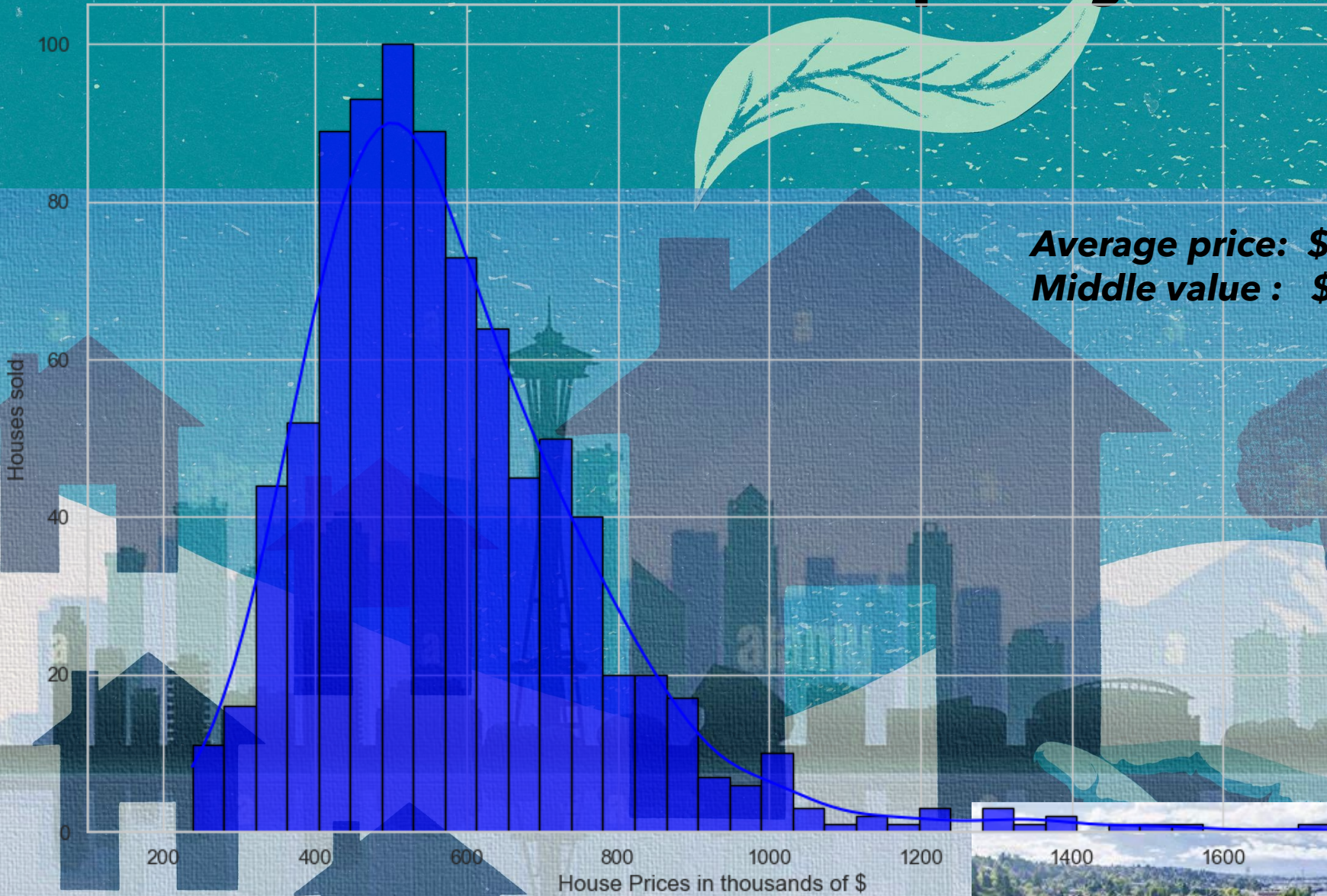
Average price: \$ 889,613
Middle value : \$ 729,000

Westlake



Top neighborhoods :

Houses sold in West Lake last year



Average price: \$ 583,229
Middle value : \$ 543,000

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Freemont





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