




# Webinar: Predicting House Sales Prices in the Kings County Market



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# Agenda

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- Introduction
- Objectives and market analysis
- Data Overview
- Results

# Who We are

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Datová Věda Inc. Innovative startup real estate holding group

Mission Statement:

“To provide the average real estate investor an edge against established real estate investment firms to flip homes with data driven decisions.”



# The Problem

- Find the best way to improve sale value
- How can we identify potentially undervalued homes?

# The Market

- High cost homes are less desirable for flipping



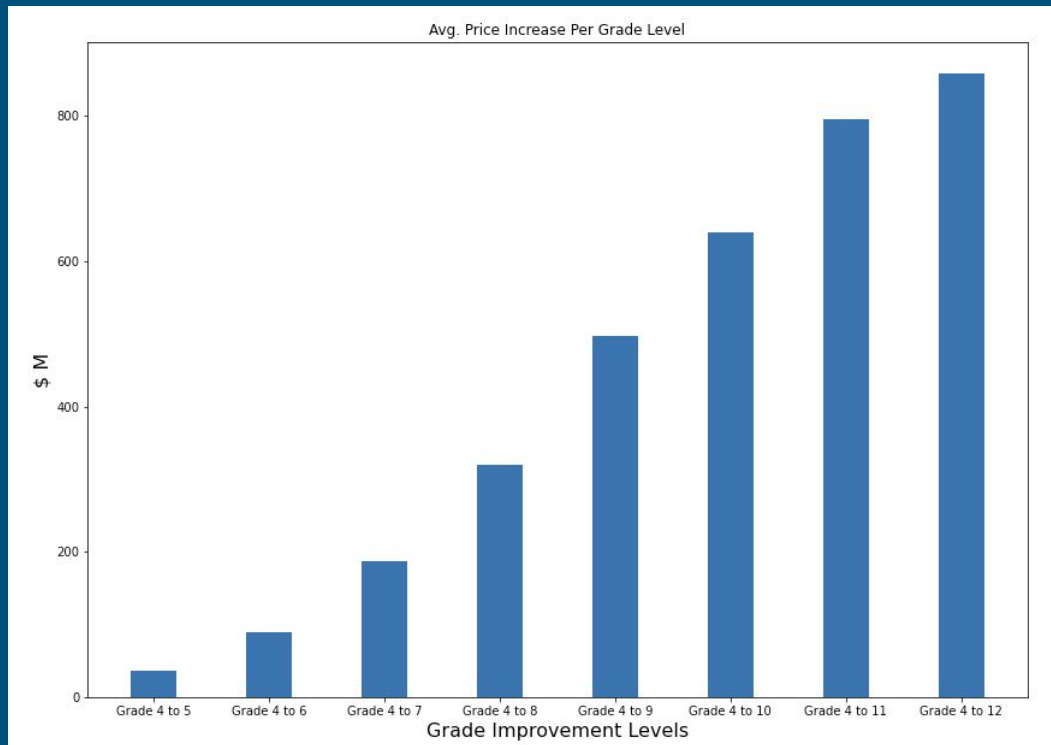
# Best Predicting Factors for House Price

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- We selected Grade and Condition of a home
  - Grade of a home refers to quality of construction of a home
  - Condition refers to the maintenance of a home



# Grade



Grade	Avg Return for Incremental Grade upgrades
Grade 4	
Grade 5	\$35 - 38K
Grade 6	\$88 - 91K
Grade 7	\$180 - 193K
Grade 8	\$314 - 325K
Grade 9	\$490 - 503K
Grade 10	\$633 - 645K
Grade 11	\$791 - 799K
Grade 12	\$855 - 862K

\*\*\* All values were calculated starting from a home of Grade 4

# Condition

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<i><b>Condition</b></i>	<i><b>Lower Price Est.</b></i>	<i><b>Upper Price Est.</b></i>	<i><b>Expected Return from Condition 2</b></i>
Condition 2	\$304k	\$326K	-
Condition 3	\$476K	\$504K	~ \$173 - 178K
Condition 4	\$460K	\$488K	~ \$157 - 162K
Condition 5	\$516K	\$546	~ \$212 - 220K

# Next Steps

- Our redundancy factor is a moderately high value, a causality of working with real imperfect data.
- Create a better estimate with data on previously flipped homes



# King County Website

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Website for the grade and condition  
appendix classifications from King's  
County



# Thank You

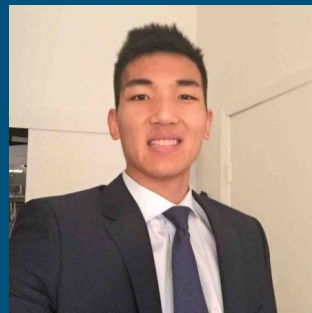


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