



BRB PROPERTIES

Builders & Developers

## BRB REALTY LLC: REAL ESTATE PREDICTIVE MODELING

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# INTRO



WHAT WE DO:  
YOUR DREAMS       REALITY

# YOUR GOALS:

Buy and sell homes to young families in the greater Seattle Area (King's County).

At least a 9% ROI

Help young, growing families find safe, family-friendly homes in good school districts at an affordable cost.

# OUR SOLUTION:

MODEL

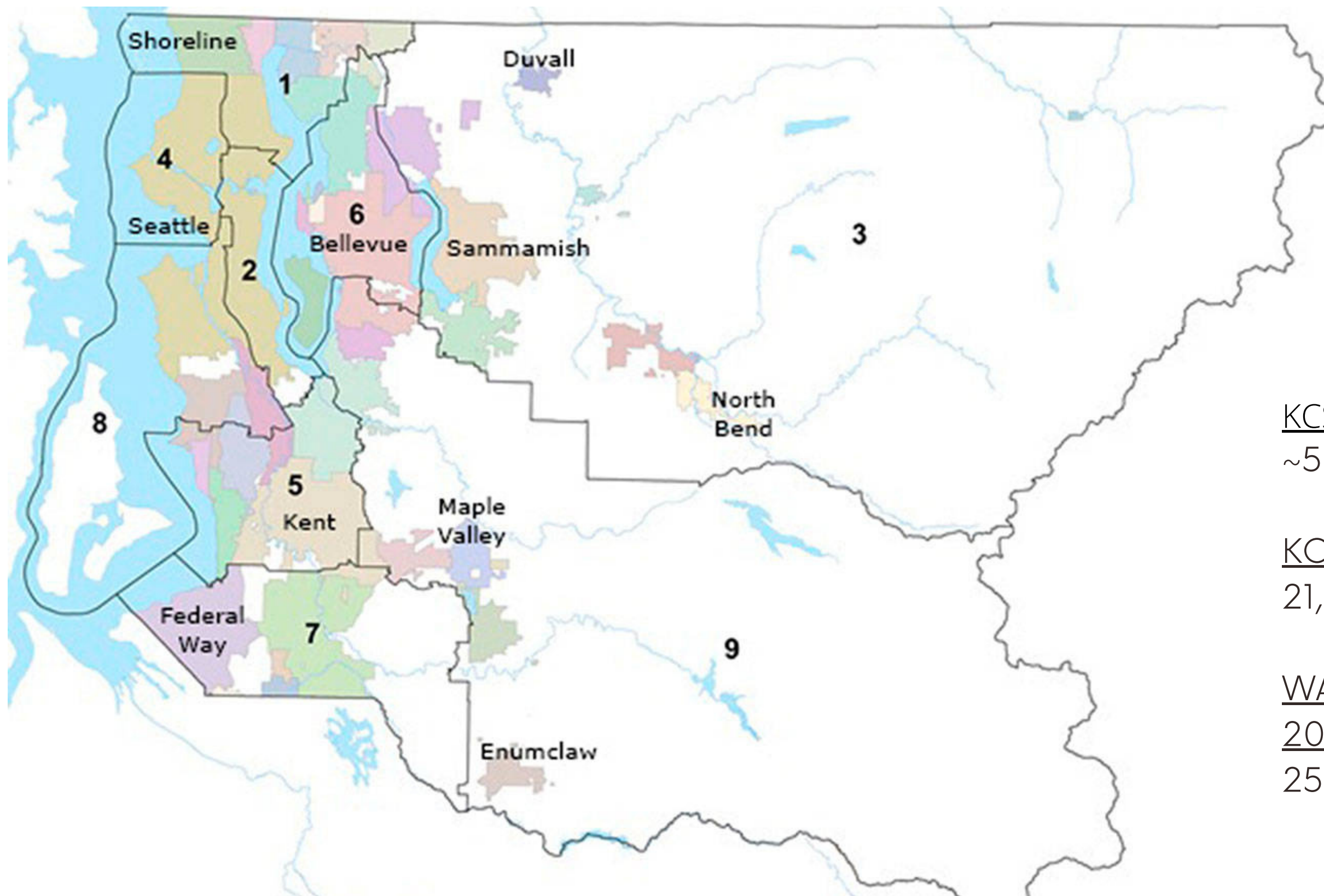


LOCATE



PREDICT





# OUR DATA:

KCSO Offense Reports 2020 to Present.csv  
~55,000 crimes

KC\_Housing\_Data.csv  
21,500 homes

WA State School District Rankings  
2020.csv  
250 school rankings

Final:  
20,632

# METHODS

LINEAR REGRESSION MODEL - 1 FEATURE

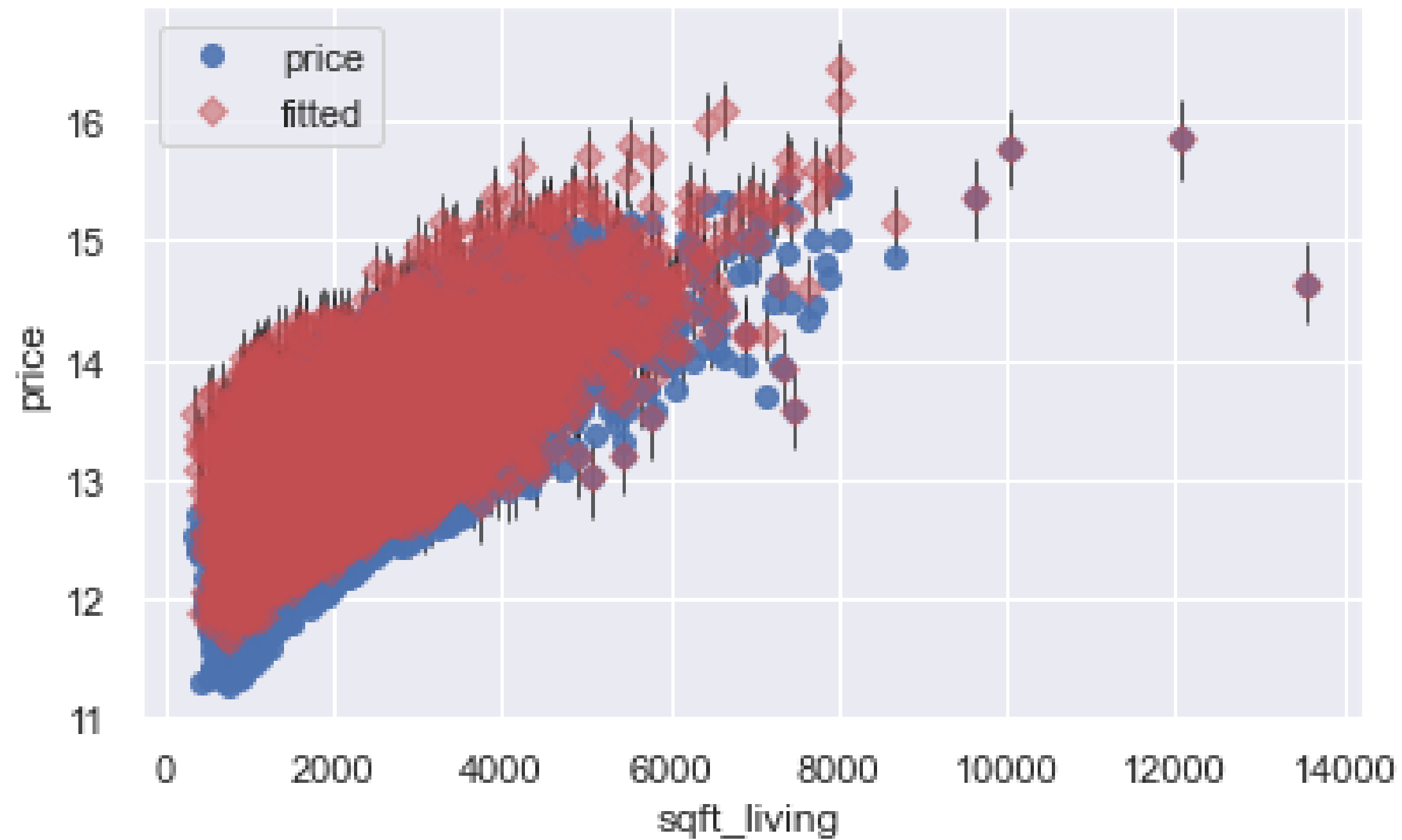
DATA ENGINEERING

RECURSIVE ELIMINATION METHOD

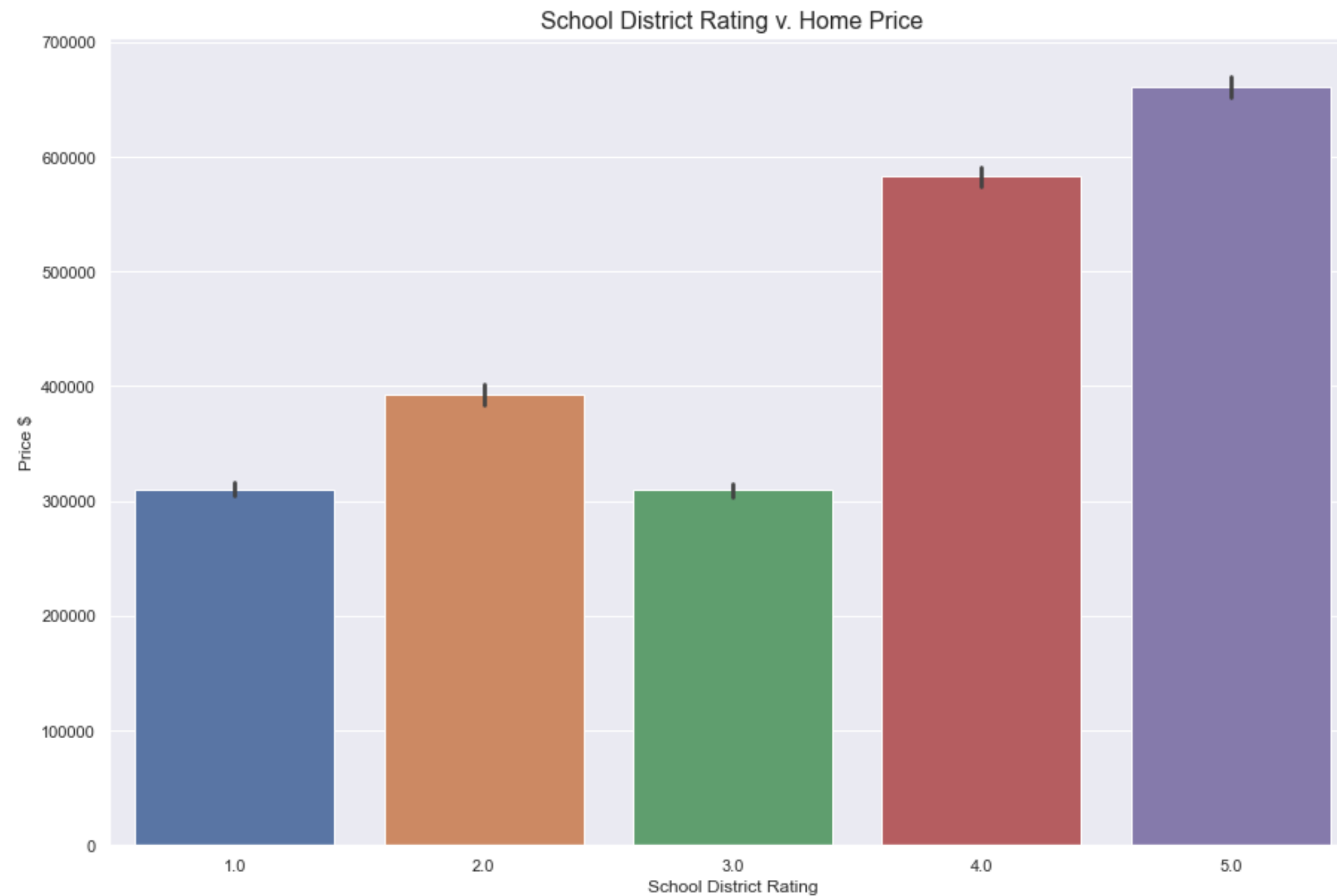
LINEAR REGRESSION MODEL - MULTIVARIABLE

MULTICOLLINEARITY ANALYSIS

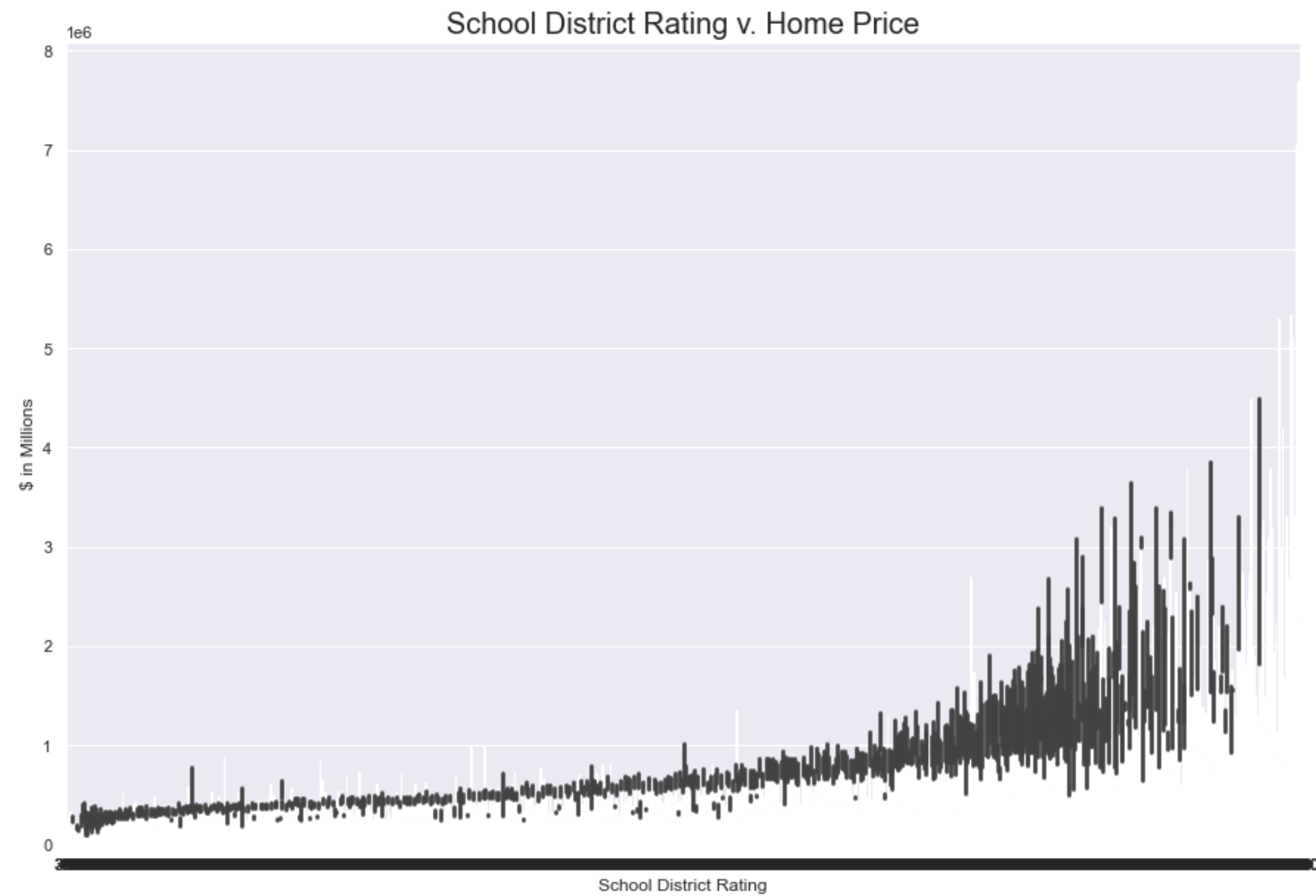
# LINEAR REGRESSION MODEL – SINGLE VARIABLE



# DATA ENGINEERING: SCHOOL DISTRICT RATING VS. PRICE

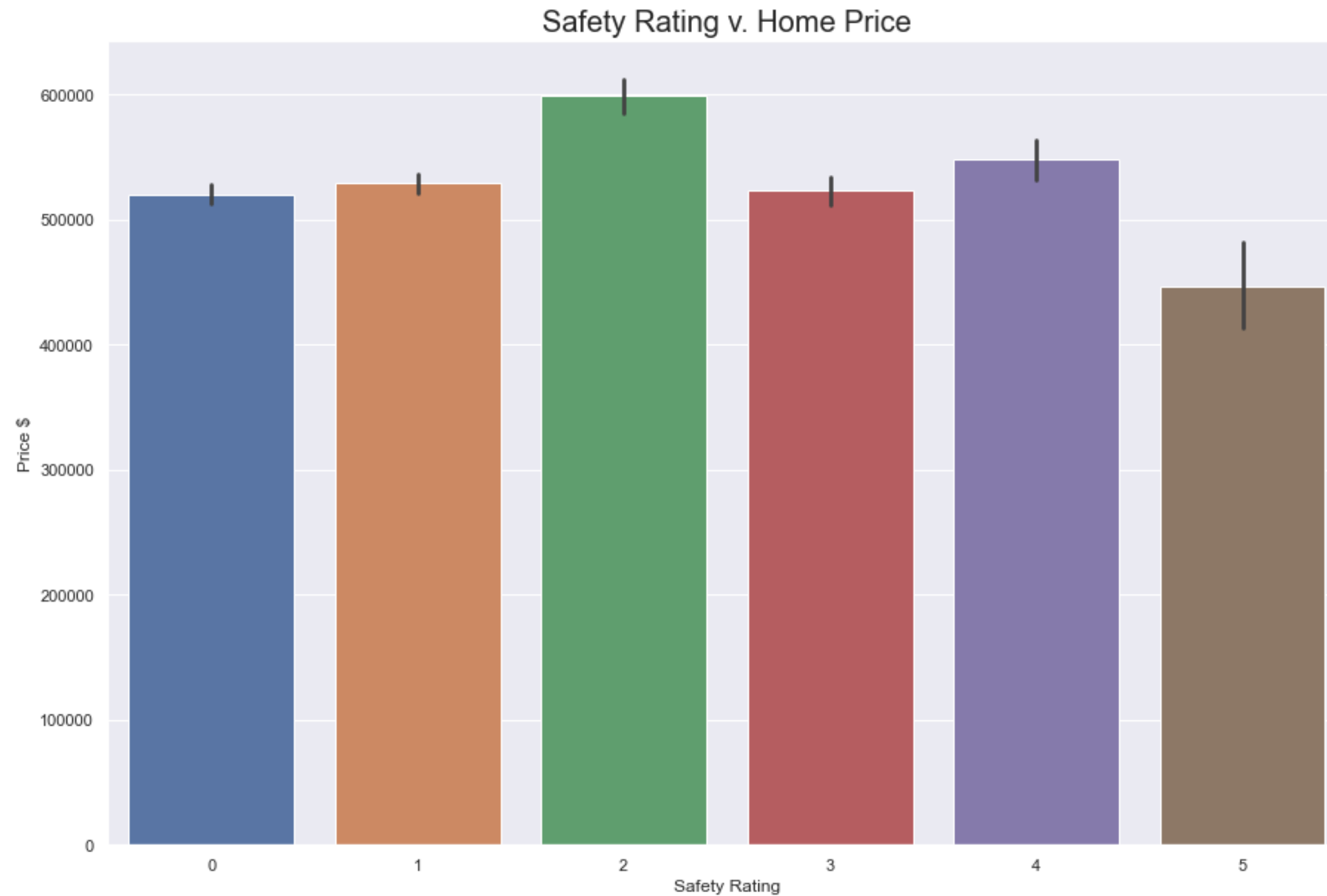


# DATA ENGINEERING: SQUARE FOOT LIVING VS. PRICE

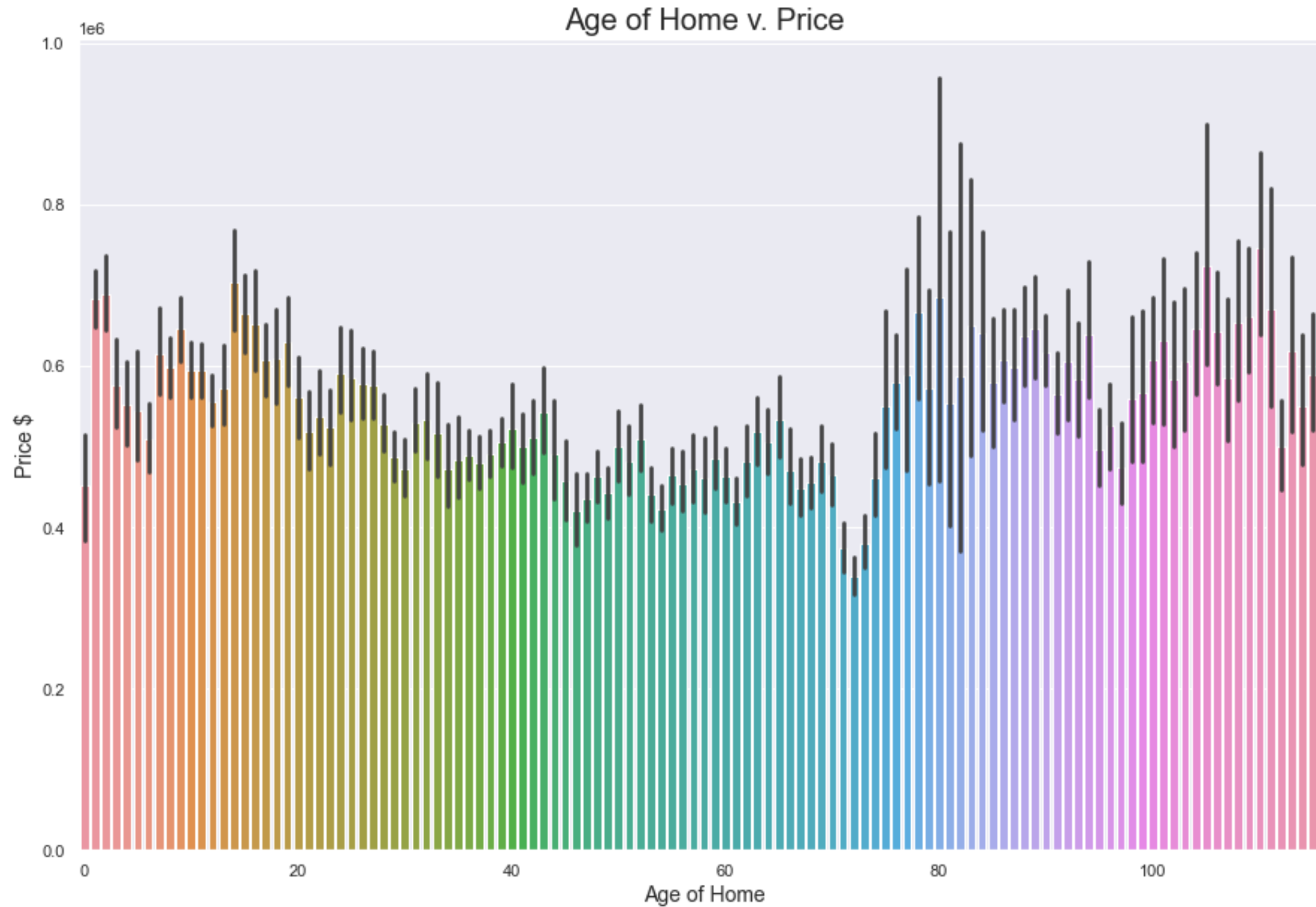




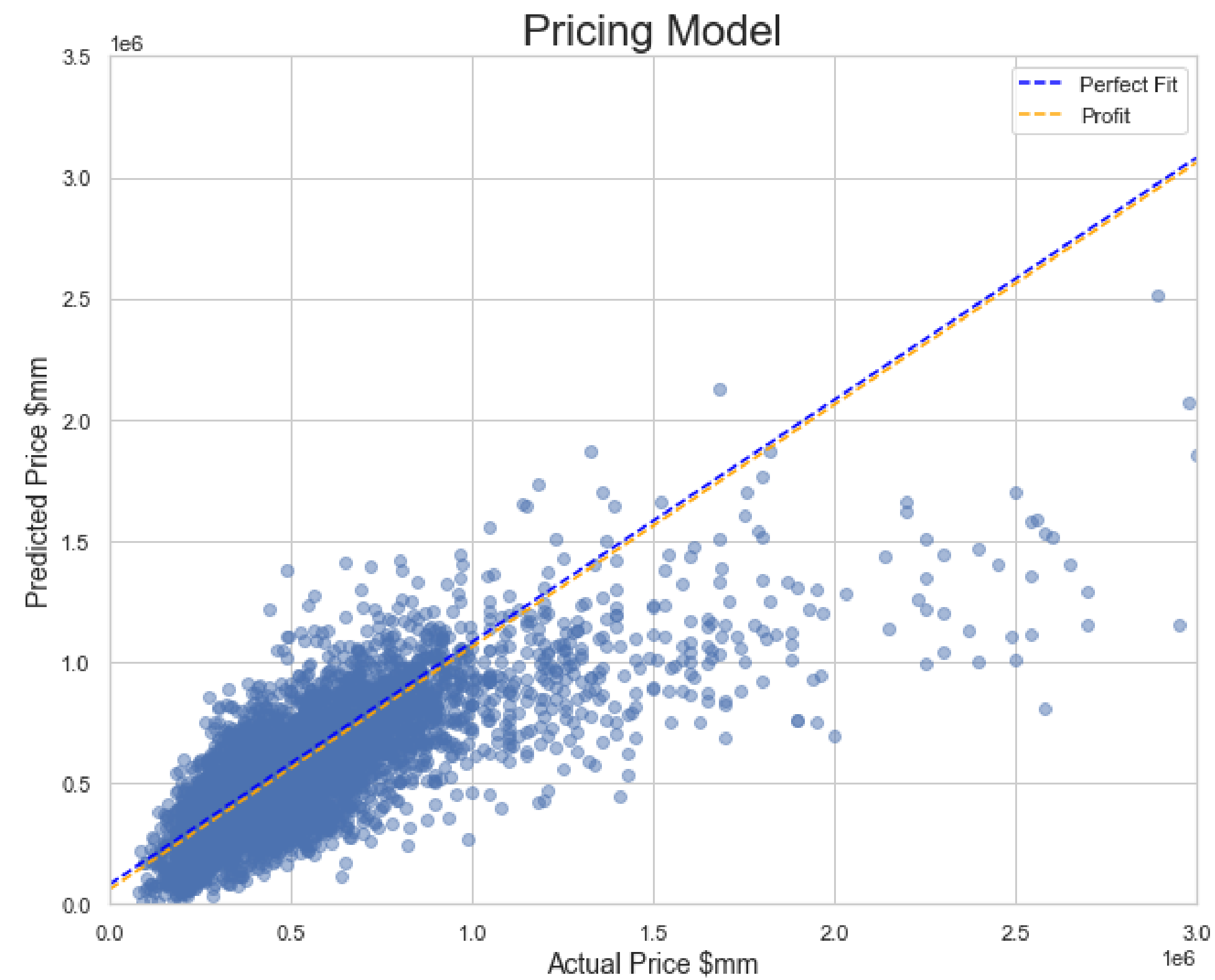
# DATA ENGINEERING: SAFETY RATING VS. PRICE



# DATA ENGINEERING: AGE OF HOME VS. PRICE



# LINEAR REGRESSION MODEL – MULTIVARIABLE



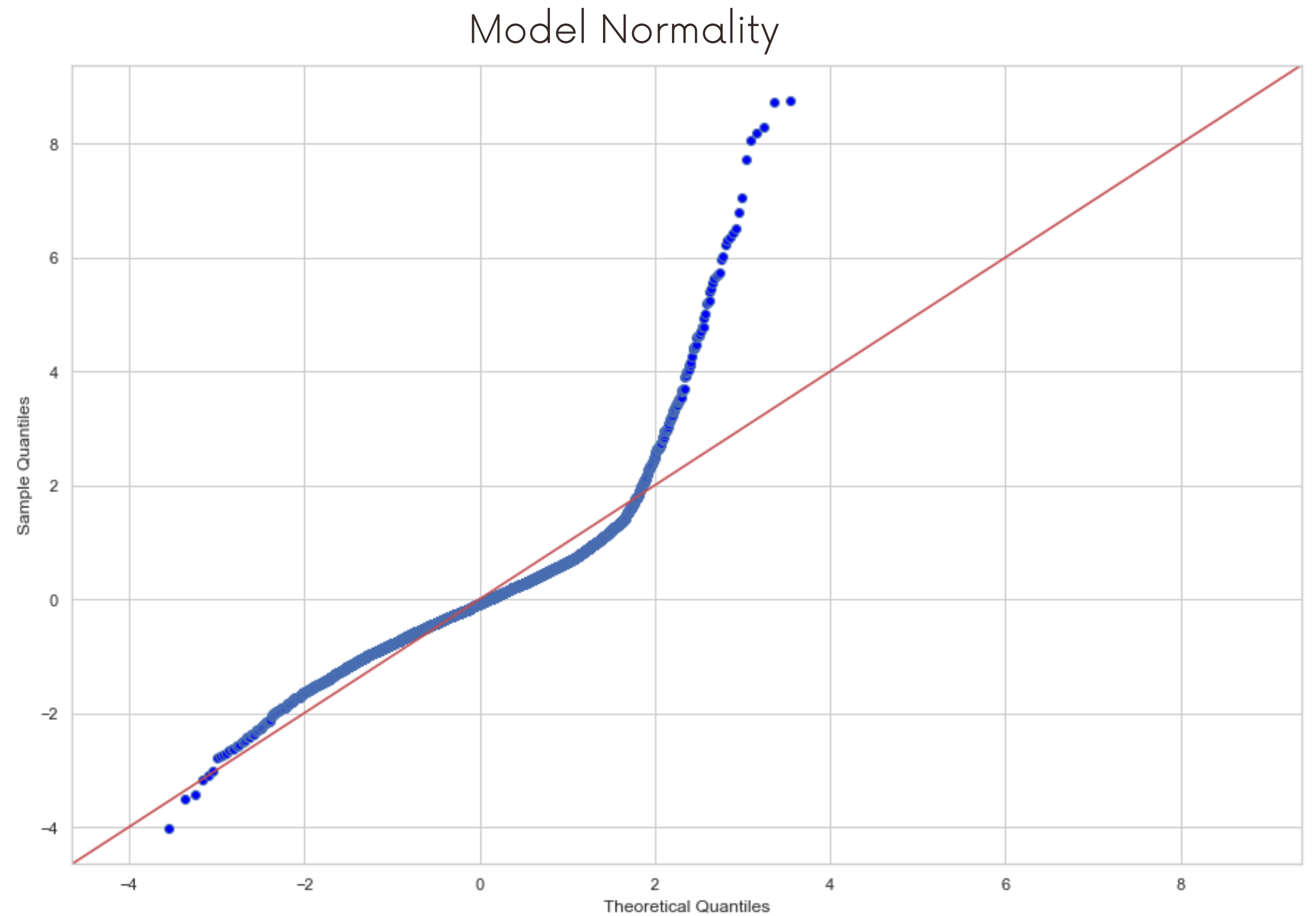


# LIMITATIONS

SAFETY RATING

LIMITED TIME FRAME

NO LINEAR DATA



# RECOMMENDATIONS

- IN ADDITION TO SQ-FT LIVING:
  - SCHOOL RATING
  - SAFETY RATING
  - HOME AGE
- EXPLORE DATA POINTS UNDER PROFIT LINE, SPECIFICALLY WITH:
  - High Safety Rating
  - High School Rating
  - High "Grade" score

# NEXT STEPS

Compare linear Data

Further Investigate Safety Data

Consider the cost of construction/  
renovation vs. current value

Explore Date of construction with  
cost of construction vs. current  
value







# FLATIRON SCHOOL

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