SEATTLE REALTY

Modeling Real Estate

House Flipping

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Introduction

Seattle Home Flippers

CLIENT

- Provide answers to where and what

What we do

BUSINESS PROBLEM

- Identify key features that increase value

Goals

Find properties

ZIPCODE

- Identify neighborhoods with most profitable opportunities

Renovate

BUYER'S DESIRE

- Find aspect that translates most to sale price

Make Money

BUSINESS DESIRE

Buy cheap, sell high

Data Introduction

Where We Got Our Data

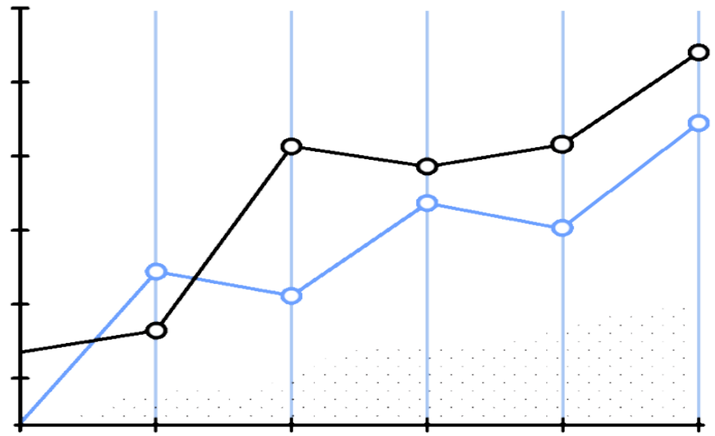
- Extracted from Seattle, King County housing sales
- Over 19,000 homes in data set
- Data describes house features, property details, and neighbor info

Final Model

Findings

Main drivers of sale price:

- Square Feet
- Zip code



Accuracy

- Explains almost 85% of variance
- On average our final model was off by around $70000

Cash Cows

Living Space

AREA IN FEET SQ.

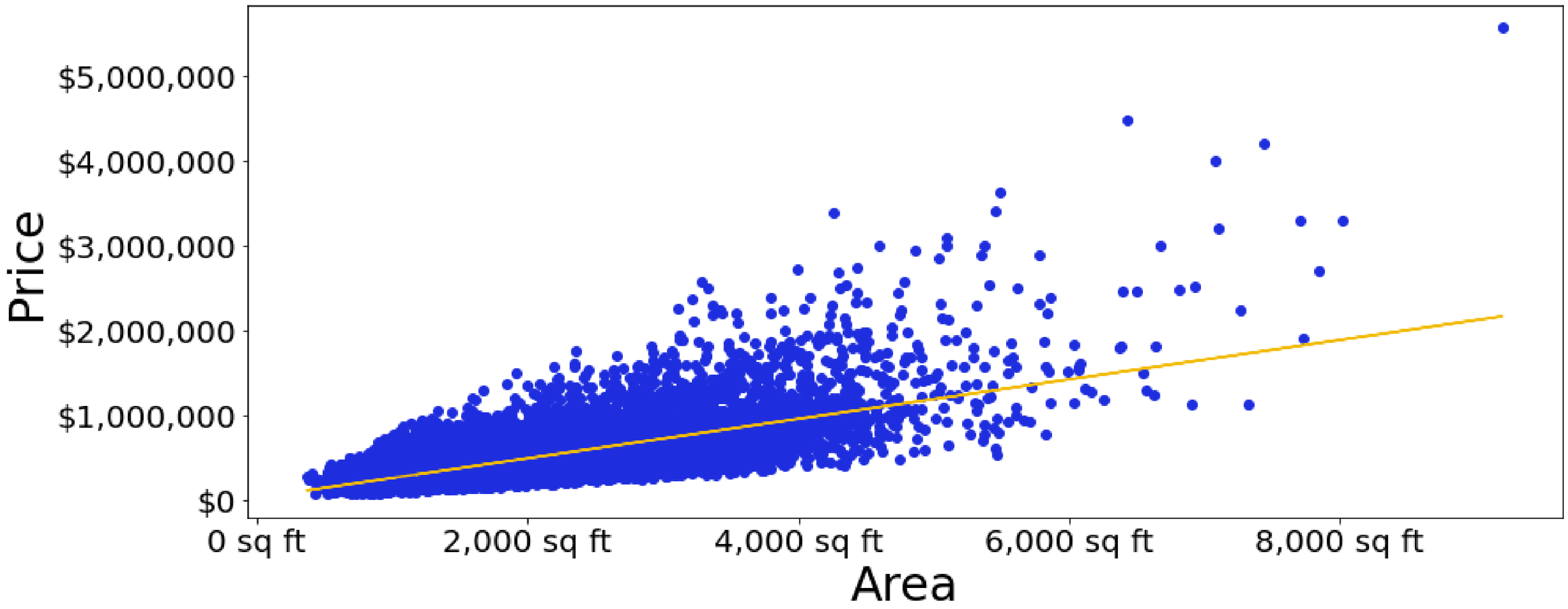
More living space = $$

Location

AUBURN, WA

Zip with lowest average sale price

Square Feet Against Price



What this means:

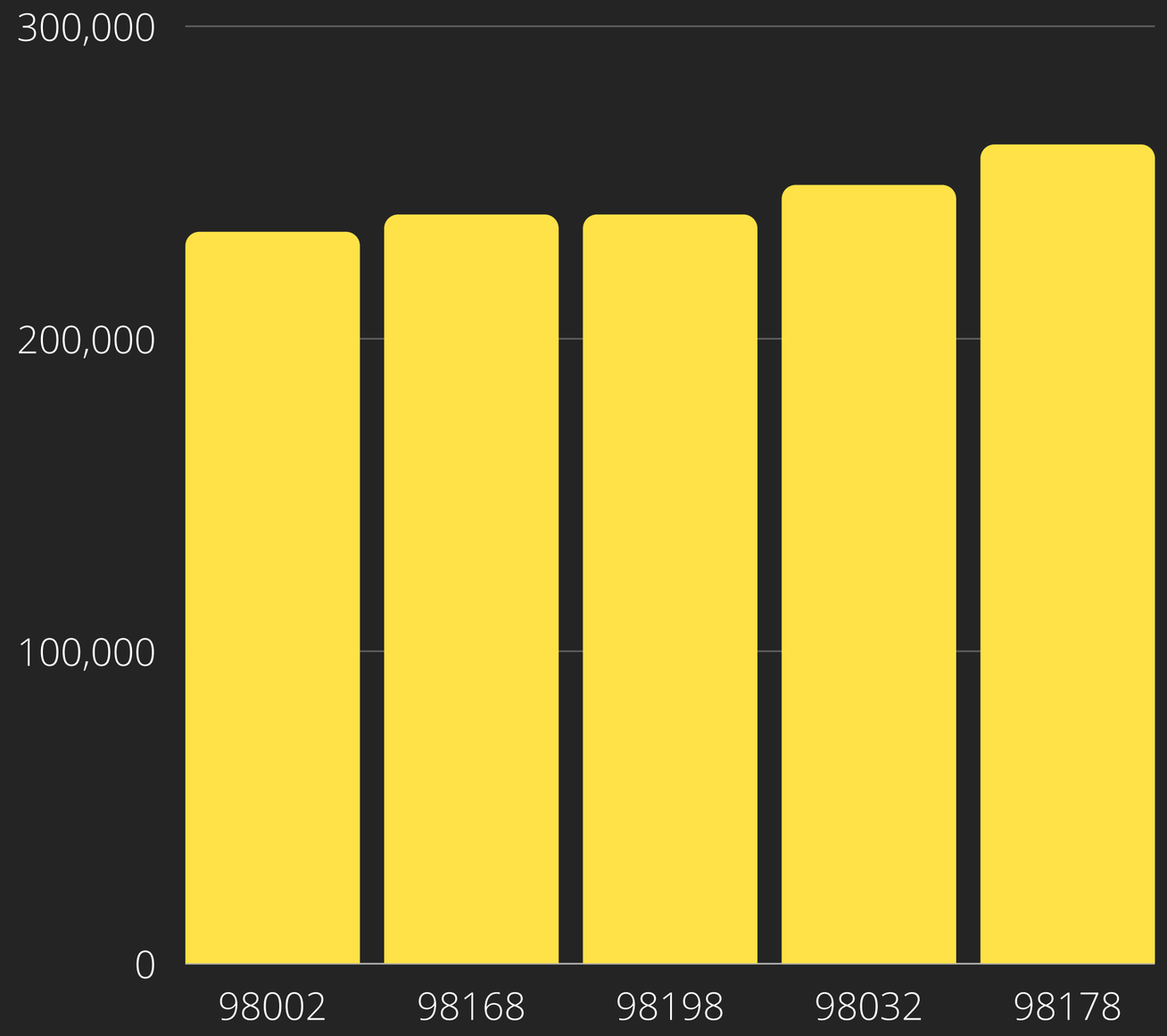
Every 100 square feet increases price by 3.25%

Best Investment Locations

Auburn, Washington 98002

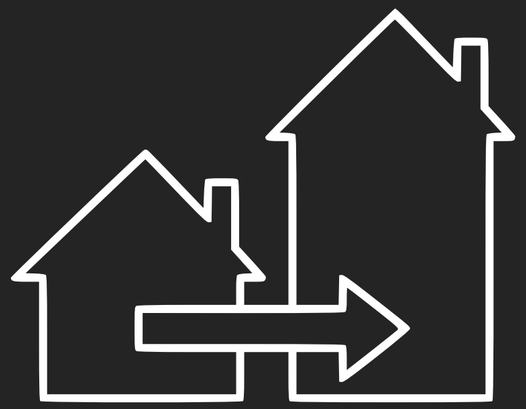
Average Cost:

$234,103.65



Conclusions

What?



Increase Square footage

Where?

Invest in Auburn

Future

- Isolate homes below average compared to neighbors
- Identify the effects on other features due to change in condition
- Pull data on trending areas around Seattle
- Further data cleanse

Questions