

King County Housing Analysis

By

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Goals

Predict housing prices for income brackets in King County & make recommendations to help buyers & sellers get the most value for their money.

The Process

We used OSEMN & OLS regression to create our model and predictions.

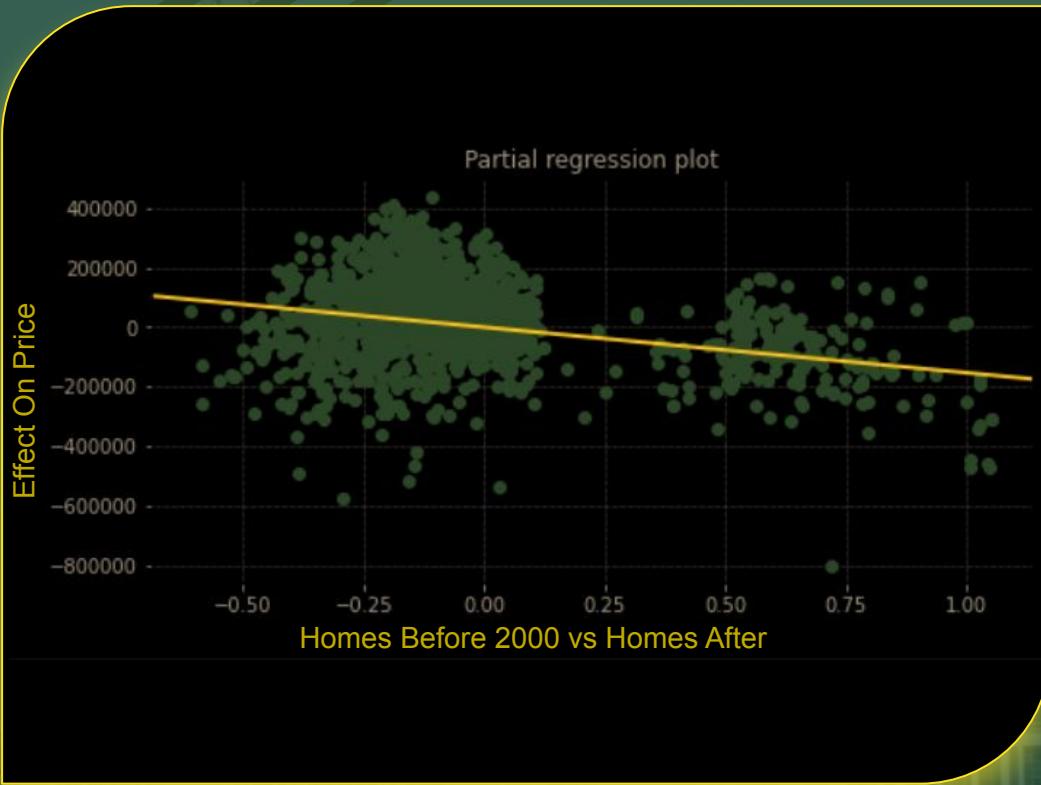
The Data

Data on homes, grocery stores, schools, and restaurants in King County, provided by Flatiron School & ArcGis

BUYERS

High Income

Get a new luxury home!
If you want to live
in a higher income
bracket neighborhood,
the most affordable
homes are the ones
from after 2000.

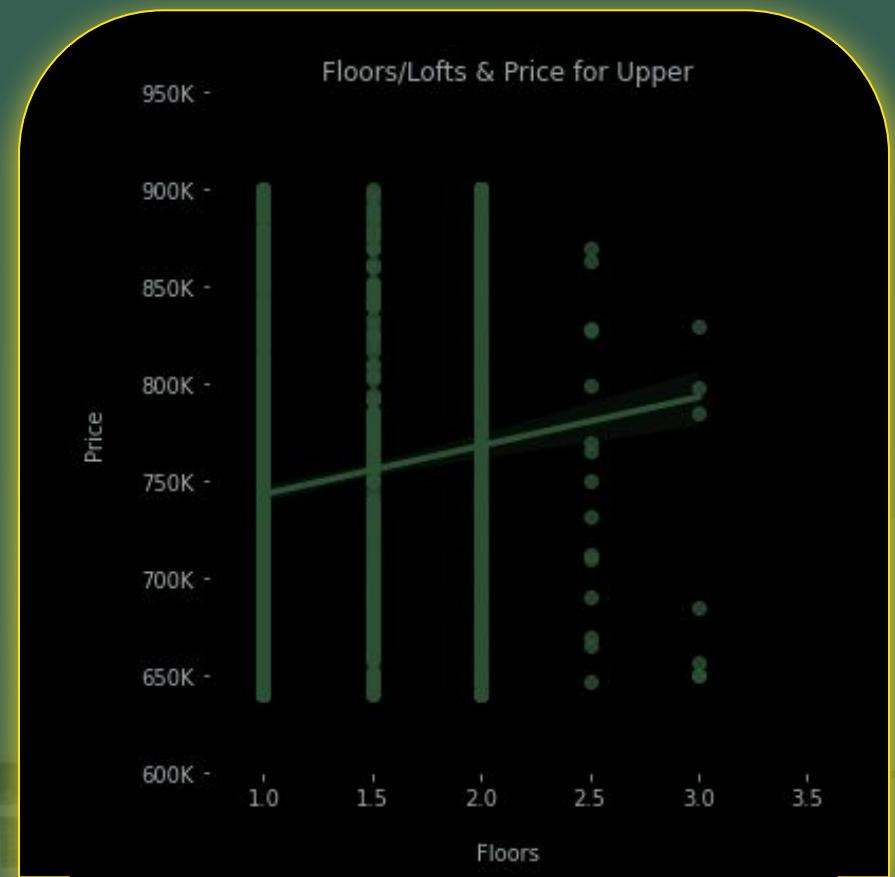


SELLERS

High Income

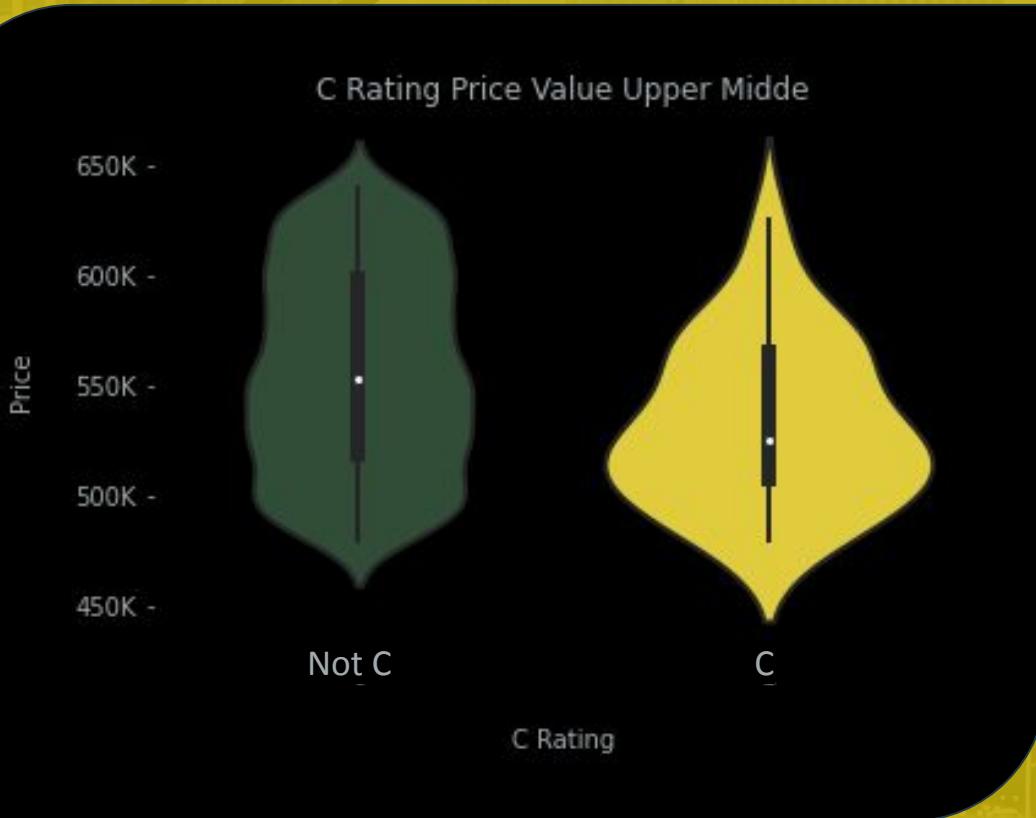
Add a Loft!

it's the most
affordable and hip
way to add cool new
features that should
substantially raise
the sale price of
your home



BUYERS Medium-High Income

Get a new, average home!
if you aim for a
completely average home
that was built
recently, you'll get a
great deal in this
price range



SELLERS Medium-High Income

Fix up your home!

Make your homes look
nicer by doing
things like: adding
a nice walkway,
garden, some trim or
fix up your roof

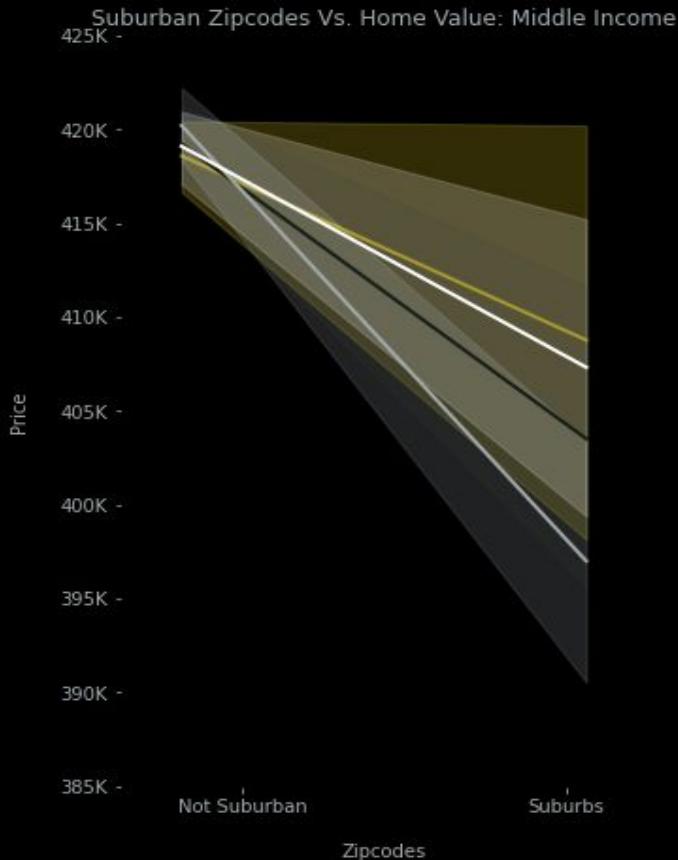


BUYERS

Medium Income

Get away from the skyscrapers!

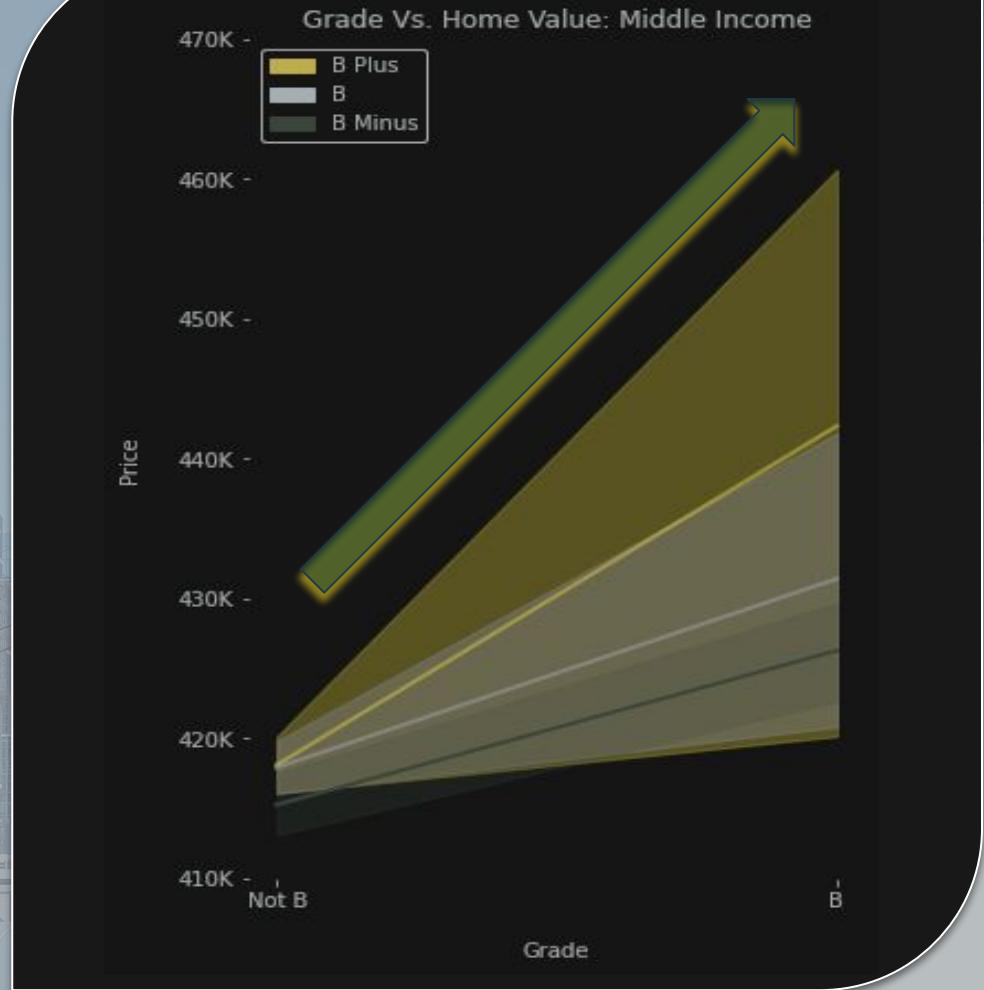
Moving just a bit off into a Seattle or Bellevue suburb will both save you money, and get you closer to grocery stores & schools.



SELLERS Middle Income

Get your grades up!

Simply adding trim or a nice garden can add substantial value to your home, the higher the grade the more valuable it's likely to be!

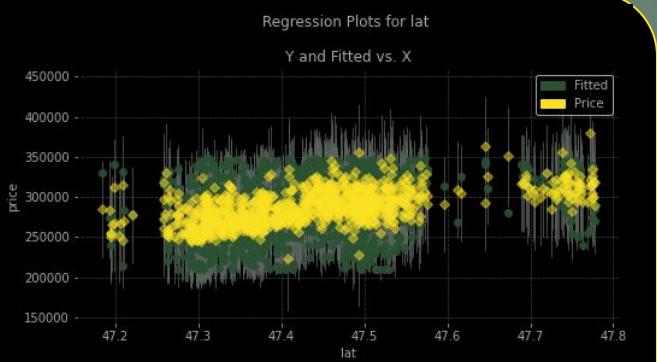


BUYERS

Lower Income

Move out of the city!

Moving into a more rural area will allow you to live closer to more grocery stores for cheapest.



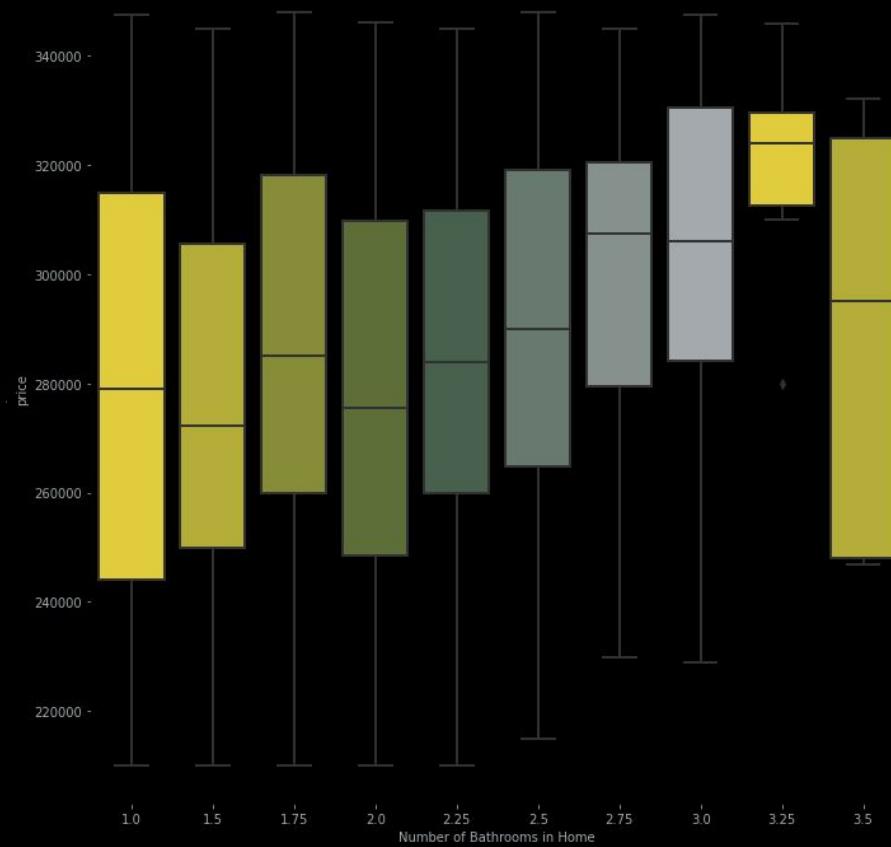
SELLERS

Lower Income

Add bathrooms!

so long as you don't exceed a 1:1 ratio for bedrooms and bathrooms, each bathroom should add value to your home

Number of Bathrooms Vs. Price in Lower Income Homes



Conclusion

Different incomes have different priorities when it comes to buying or selling a home. In short, Low Income tends to put more priority on space, While Middle Income homes tend to put more on location and grade, a trend that will increase with importance as you go up income brackets.

Future Work

- Extrapolate stringent values quantifying King County's Grade scale in order to provide people with measurable quantiles to track or control their Grade score
- Calculate the distance to transit hubs, transit routes, travel locations and timetables to see its impact on housing data
- Investigate Zipcode on future development prospects based on the land value, and existing infrastructure in the region to predict future suburban growth.

Thank You

For additional information on how we came to these conclusions and completed this project, please check out our Github Repository below:
<https://github.com/Fennecnightingale/regression-project>