

Kings County Edition

How to get the most out of your investment

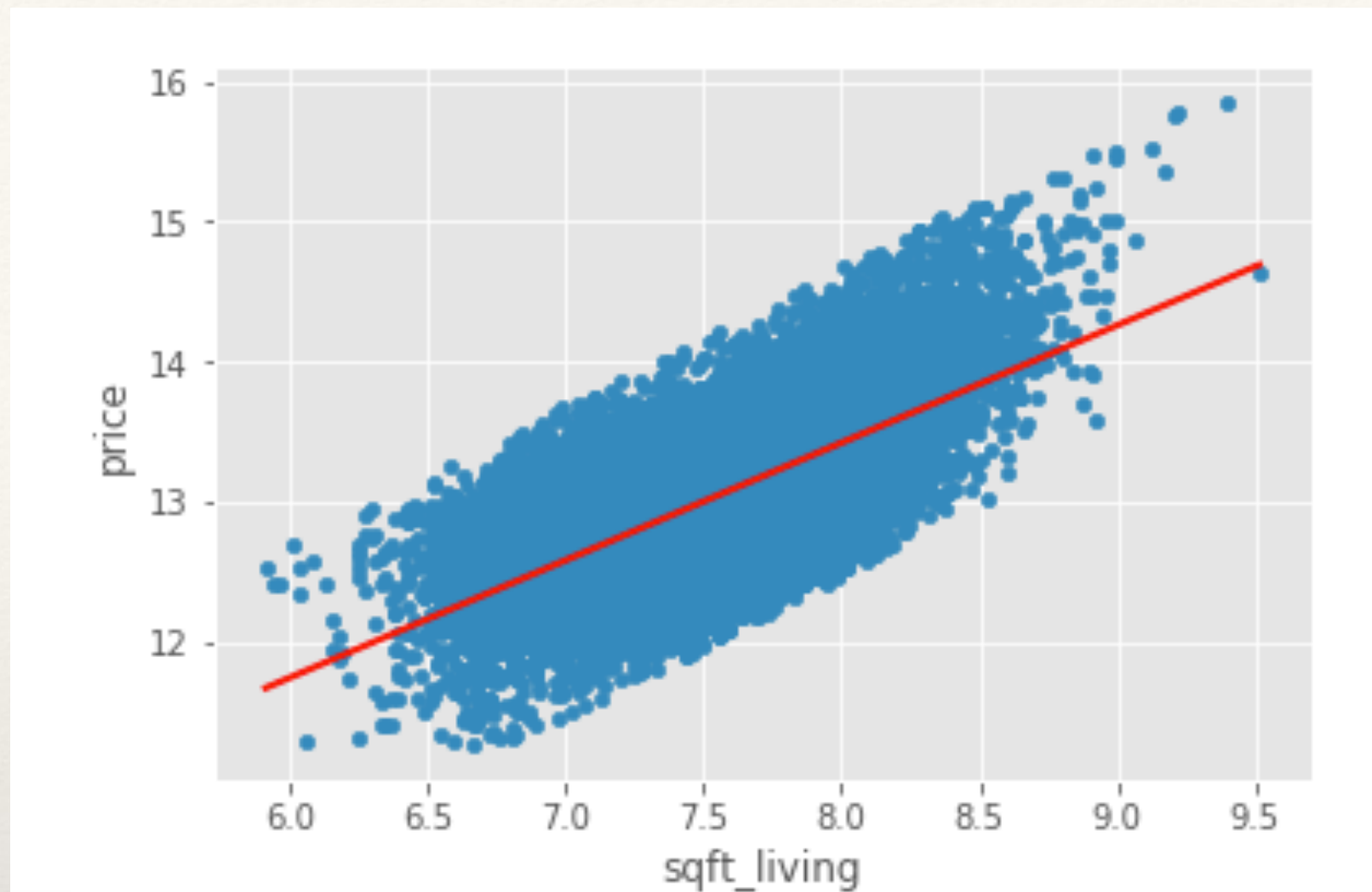
A study of what factors are
driving the prices of property
in Kings County

The Dataset

ID: A notation for a house
Date house was sold
Number of bedrooms per house
Number of bathrooms per house
Square feet of the home
Square feet of the lot
Total floors in the house
Waterfront view
Whether house has been viewed
Condition of the house
Grade assigned to housing unit based on King County grading system
Square feet above ground
Square feet of the basement
Square feet of the lot in 2015
Square feet of the living space in 2015
Year house was built
Year house was renovated (if house has been renovated)
Zipcode
Latitude Coordinate
Longitude Coordinate

The Process

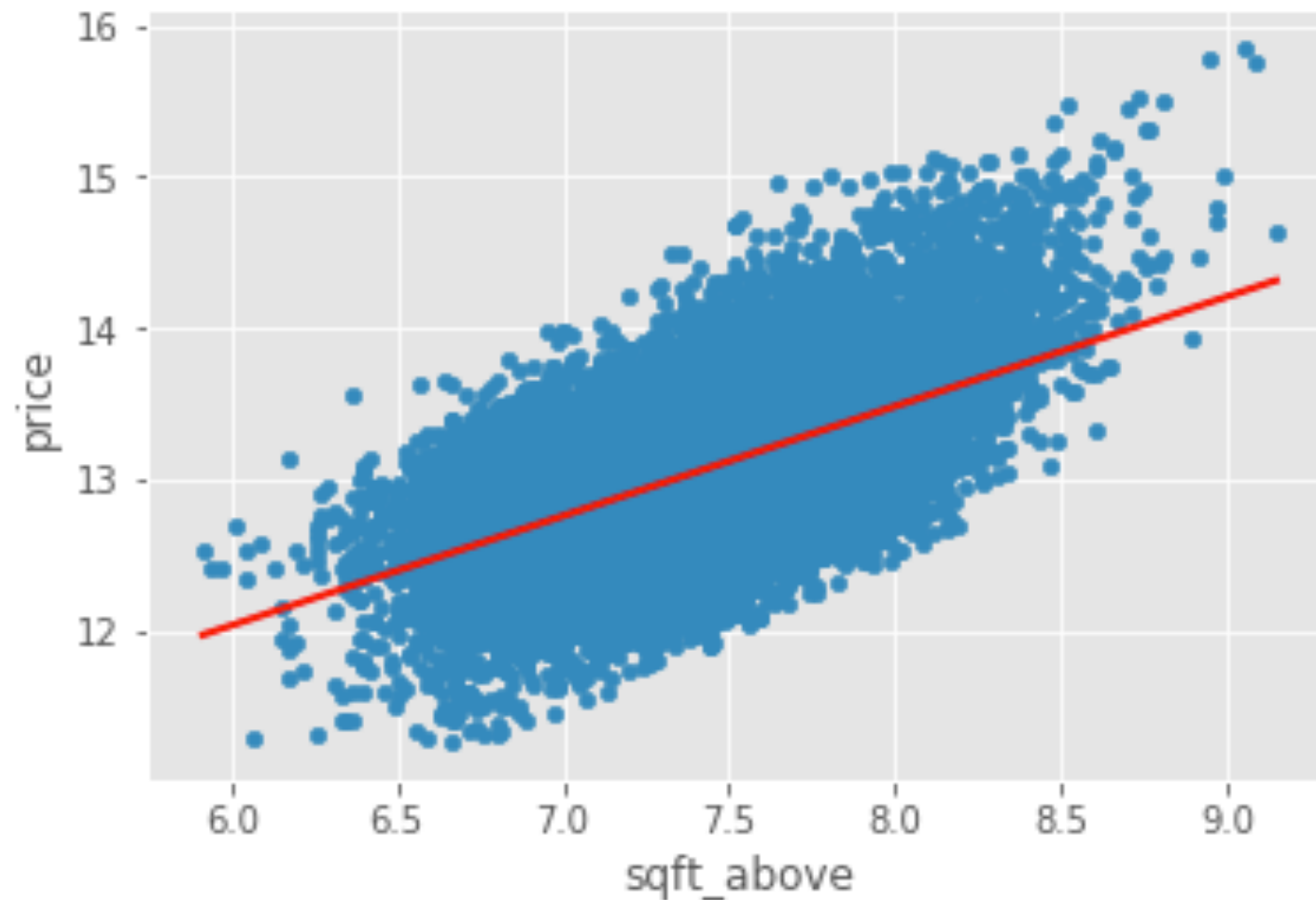
- ❖ The dataset contains information on 21,579 properties in Kings County.
- ❖ I studied how each of the variables in the previous slide effect price of the property in questing
- ❖ After a thorough analysis of our finding I honed in on the variables that had the strongest positive correlation to form my recommendations on how to increase the value of properties in Kings County



Recommendation One

Big houses = Big bucks

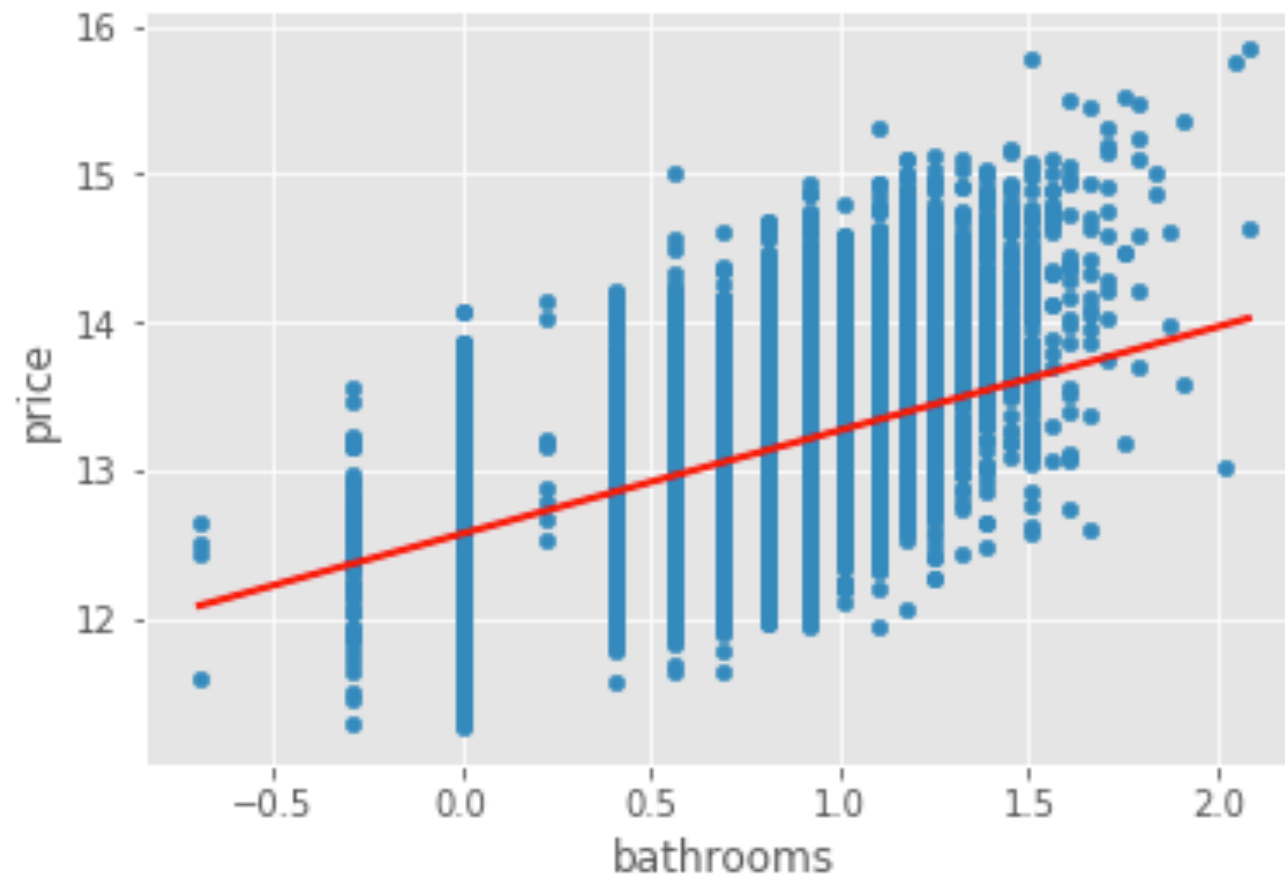
On average a 10% increase in the square footage of the living space yielded an increase of %9.3 in price



Recommendation Two

Keep it above
ground

when expanding your homes
concentrate on space that is above-
ground. On average, an increase in
20% increase square footage above
ground yielded approximately 6%
increase in price



Recommendation three

More Bathrooms

Based on our data, on average the price of a house increases by 24% for every bathroom added to the living space

Conclusions

- ❖ This area tends to place value in large houses above all, increased square-footage will help your prices
- ❖ When increasing the size of your house focus on space above ground and bathrooms