

King County Housing Prices Linear Regression

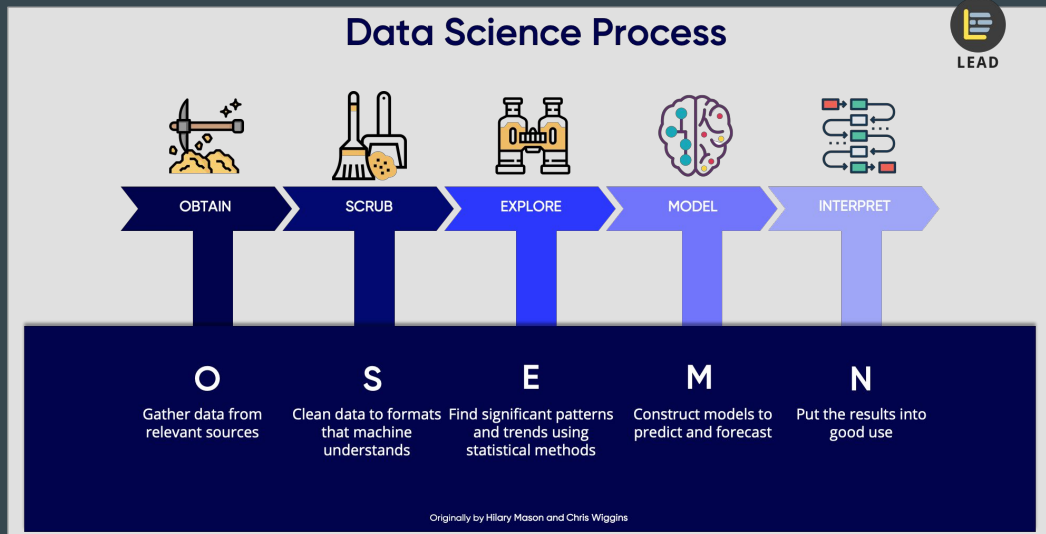
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Project Goals

Properly assess property
value in the King county
real estate market.

The Process



Obtained the data from a datafile from kaggle.

Scrubbed out irrelevant or unusable data.

Search for and visualize significant patterns.

Construct models to predict future prices.

From there we use the information to make better informed decisions when determining the price of a home.

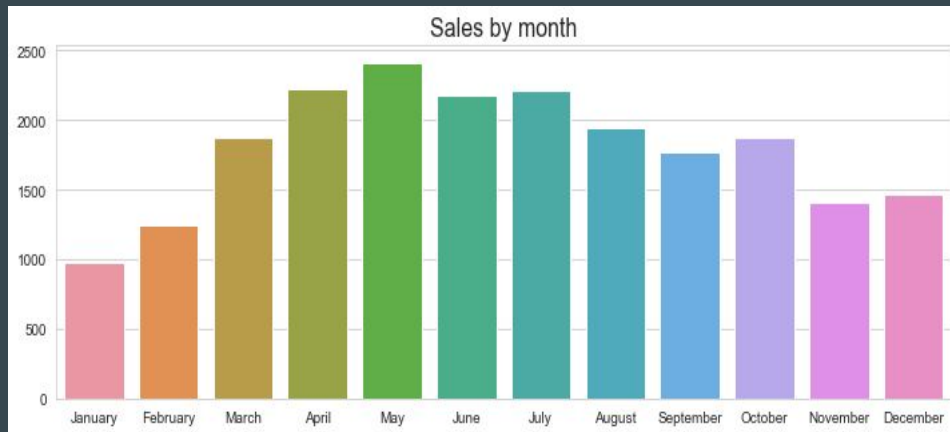
Location and price



The single greatest factor in determining the price of a home is location. An extreme example would be the difference in price of a home in a dense upscale neighborhood over, say the same size home in rural area.

The darker areas on the map indicate locations with higher value homes.

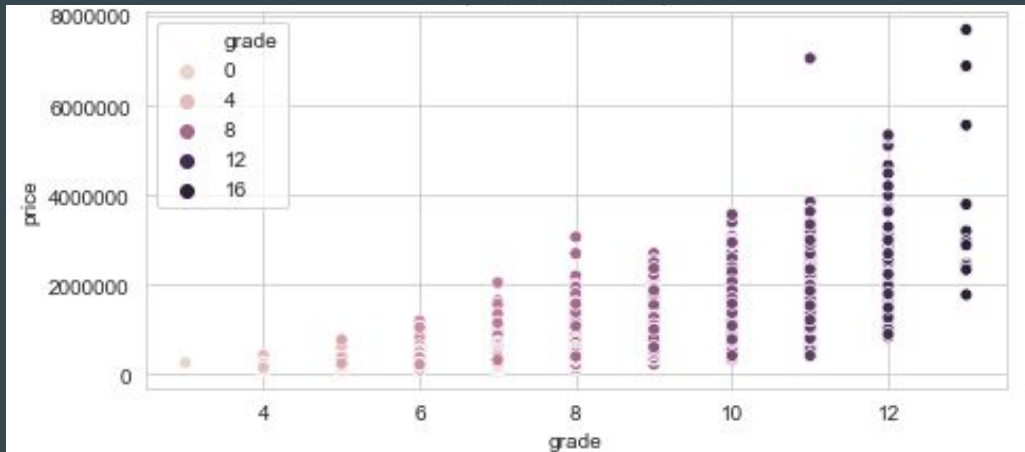
Market activity by time of year



The housing market tends to pick up in the Spring and stays strong through early summer before dipping again in the fall.

The best time to list property would be in early to mid spring in order to catch this increase in activity.

Impact of Grade on Price



Primary concerns

1

- Property Location

2

- Property Size

3

- Time of year

The factors that we should look at in the greatest detail when looking price a property to buy or sell is as follows:

- The location has the single greatest impact on the sale price of a home.
- Within a given location the second factor to consider is the size of the home.
- In order to ensure an expeditious and high value sale we should look to list and transact in the spring to early summer months.

Future Work

1. Look into variances in price specific to a given location
2. Explore margins based on property condition.
3. Explore rental statistics for potential long term holdings.

1. Look into variances in price specific to a given location. This will give us greater insight into the factors that have a stronger impact on a specific locality.
2. Explore margins based on property condition. This will allow us to find specific properties that could be used for investment purposes with the intent to repair or renovate a home.
3. This will allow us to evaluate whether an investment property is better to flip or to potentially hold for long term profits.

Thank You