



# King County Real Estate Analysis

By Aaron Cherry and Ryan Reilly

# Business Problems

- Location



- Renovation



- Timing



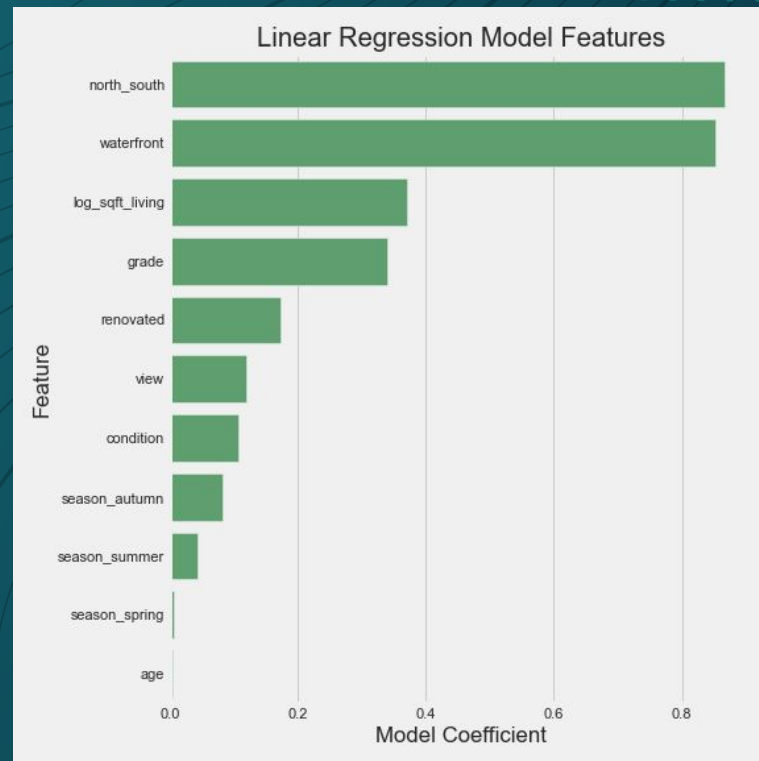
# Home Sales in King County

- Over 21,000 home sales
- 2014 to 2015
- Over 20 home features



## Linear Regression Model

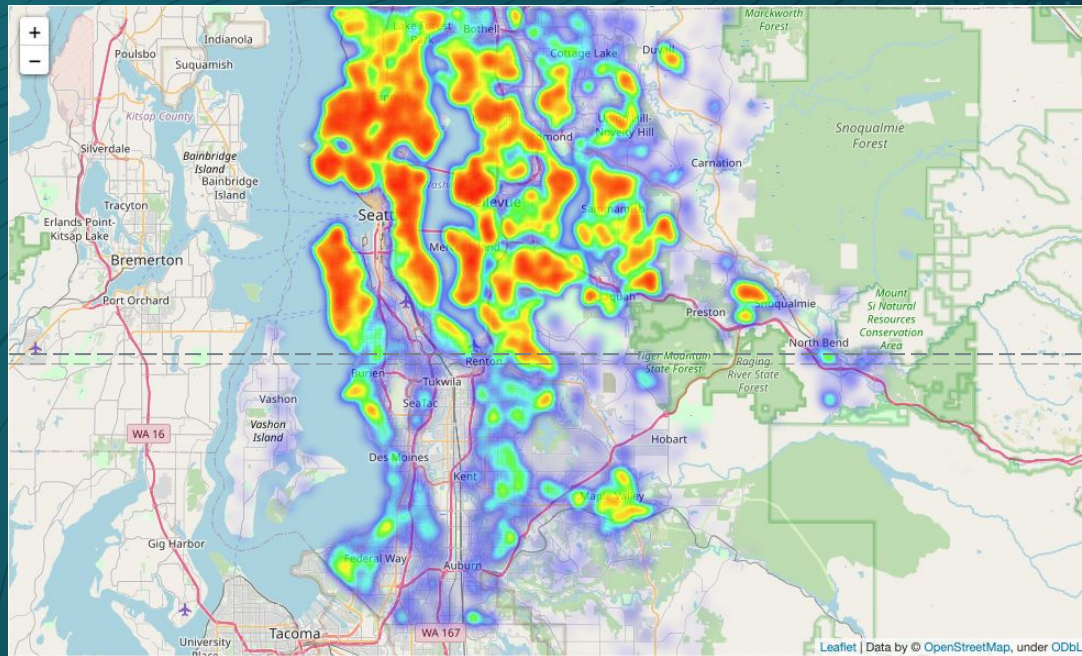
Model	Significant Features	Predictor
Linear Regression	North-South Waterfront Square Feet Grade Renovated View Condition Season Sold	Sale Price



# Location

North vs South: + 137%

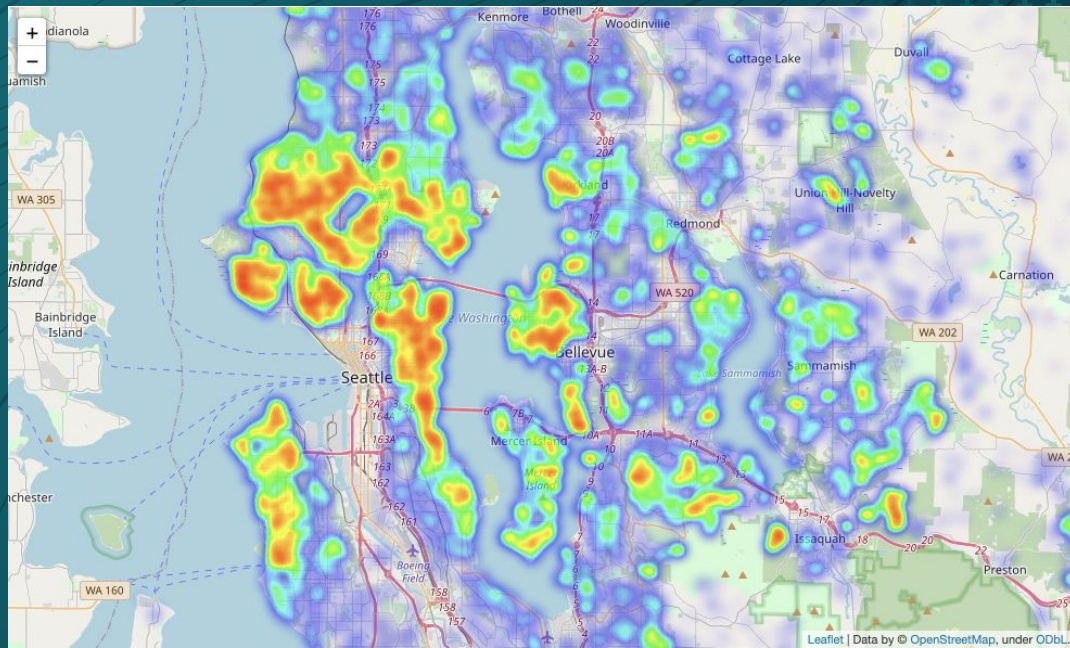
~47.5°





# Location

Waterfront Feature: + 134%

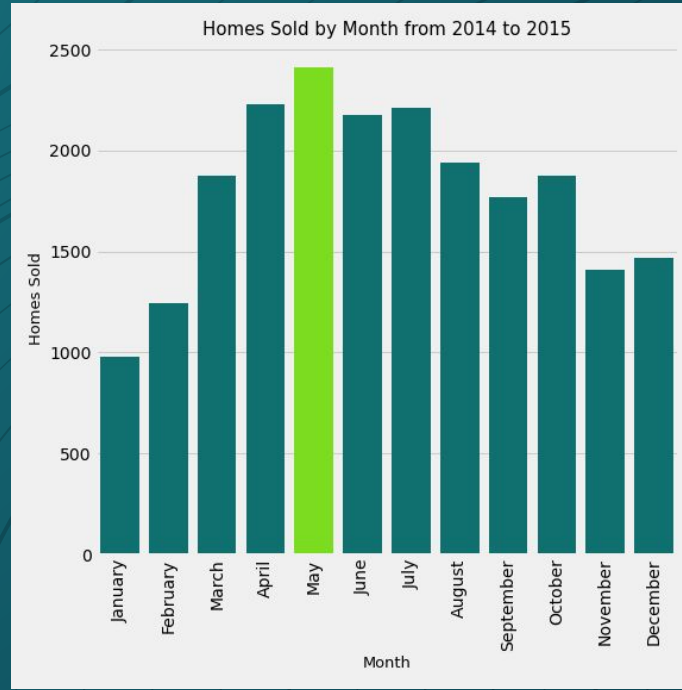


# Renovation

Feature	%
Renovated	19
Square Feet	3.6
Grade	40



# Timing





## Linear Model Comparison

Model	Significant Feature(s)	R <sup>2</sup>	Model Improvement
Base	Square Feet	.49	-
Final	North-South Waterfront Square feet Grade Renovated	.78	<b>58%</b>

# Conclusion

## Location

Best to sell homes on the northern side of King County, close to the big cities and water



## Renovation

Recommend clients to renovate to increase sale price.



## Timing

Consider selling in the late spring, early summer.



# Next Steps

## Features

Consider including features outside of our dataset

## Neighborhood

Consider neighborhood factors

## Counties

Consider county by county comparisons

## More Sale History

View more sales going back 5-10 years

# Team



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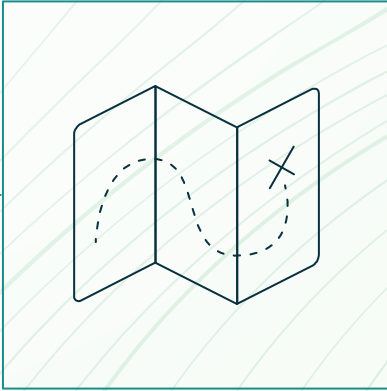


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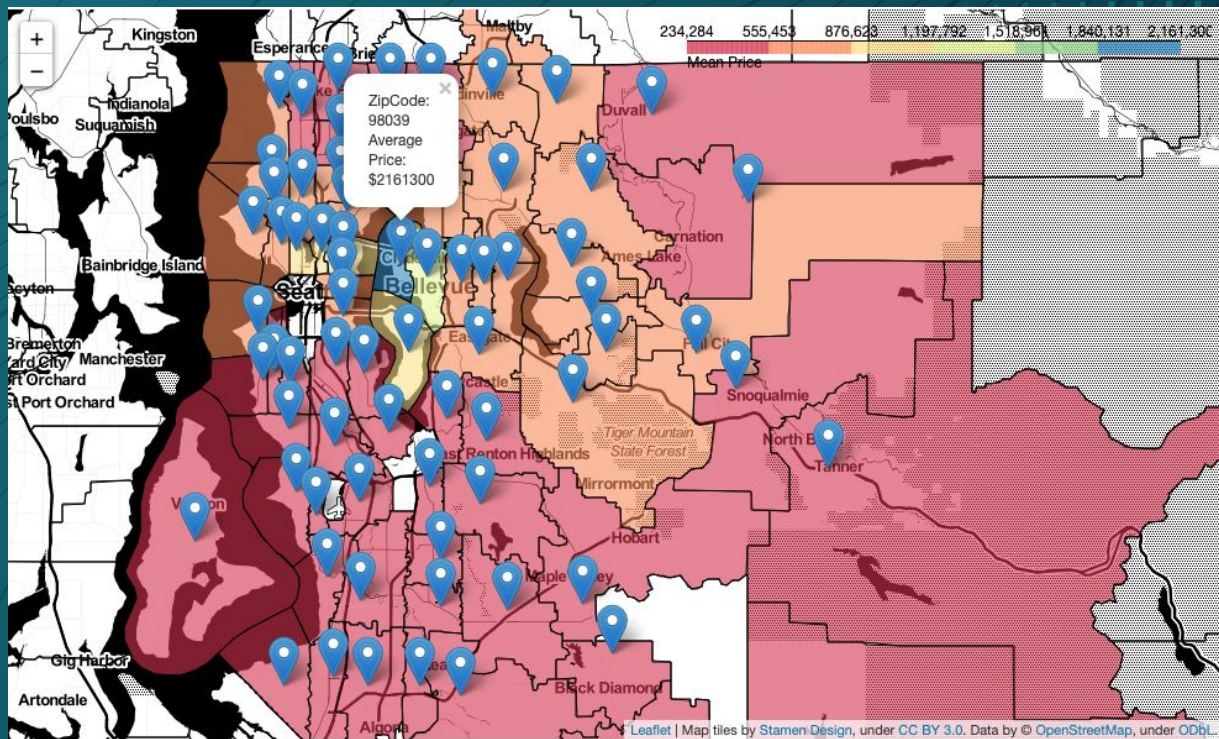
# Thanks!

**Any questions?**

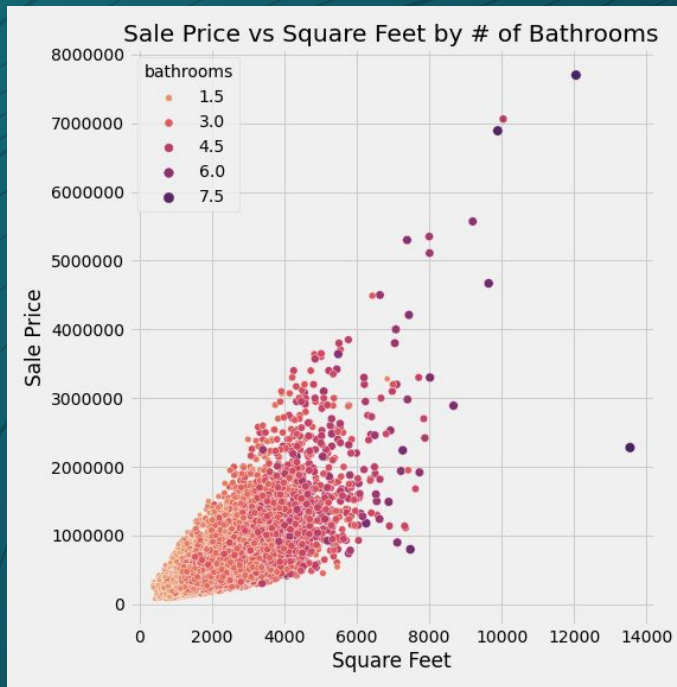


# Auxiliary Slides

# Location



# Renovation



# Renovation



# Location





# Renovation

