

Data Driven Residential Investing Strategy for King County, Washington

Flatiron School | Jason Richards

Overview

- The Purpose
- The Data
- The Questions
- The Results

The Purpose

- Utilizing public information and statistical regression techniques to find if and what factors are relevant to specific residential investing questions in the King County, Washington area.

The Data

- King County Housing
 - 21080 individual observations used to calculate data
 - Features include:
 - Data from 2015

The Questions

- What are the top three features, based on the King County Housing Data, that attribute the most to home price?
- What valid information on location can we determine from the data?
- What valid information can we determine about the time of year that a home is sold?

The Results

- The top three features that attribute to price of home:
 - The total above ground square footage
 - The square footage of the total living space of the nearest 15 neighbors
 - The number of bathrooms
 - Accounted for 43% of predictability of price
 - Note: other features selected when placed together accounted for over half the price (52.9%)
- Location information:
 - Top five selling zipcodes - 98103, 98038, 98115, 98052, 98117 (≥ 500)
 - Bottom five selling zipcodes – 98039, 98148, 98024, 98010, 98102 (≤ 100)
- Time of year information:
 - While there is no significant data for a specific month of selling a home: May, April, and July top the list (≥ 2200)
 - January by far was the worst month to sell a home (< 1000)

QUESTIONS?