



King County Data Predictors

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Flat Iron Mod 1

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Goal of the Project

To provide real and valid measurements for realtors in the King County area to improve their practice.

With that in mind we have conducted several tests to provide some insight into common misconceptions about the housing market.



Area of Focus

- ▶ Aim to gather insight in some major questions that the King County area would have.
- ▶ With that in mind here are three areas I will focus on in the following questions:
 - ▶ Age of the house and what that means for its prospects.
 - ▶ Are renovated homes better options than ones that are not.
 - ▶ The effect that a waterfront property has on other metrics.

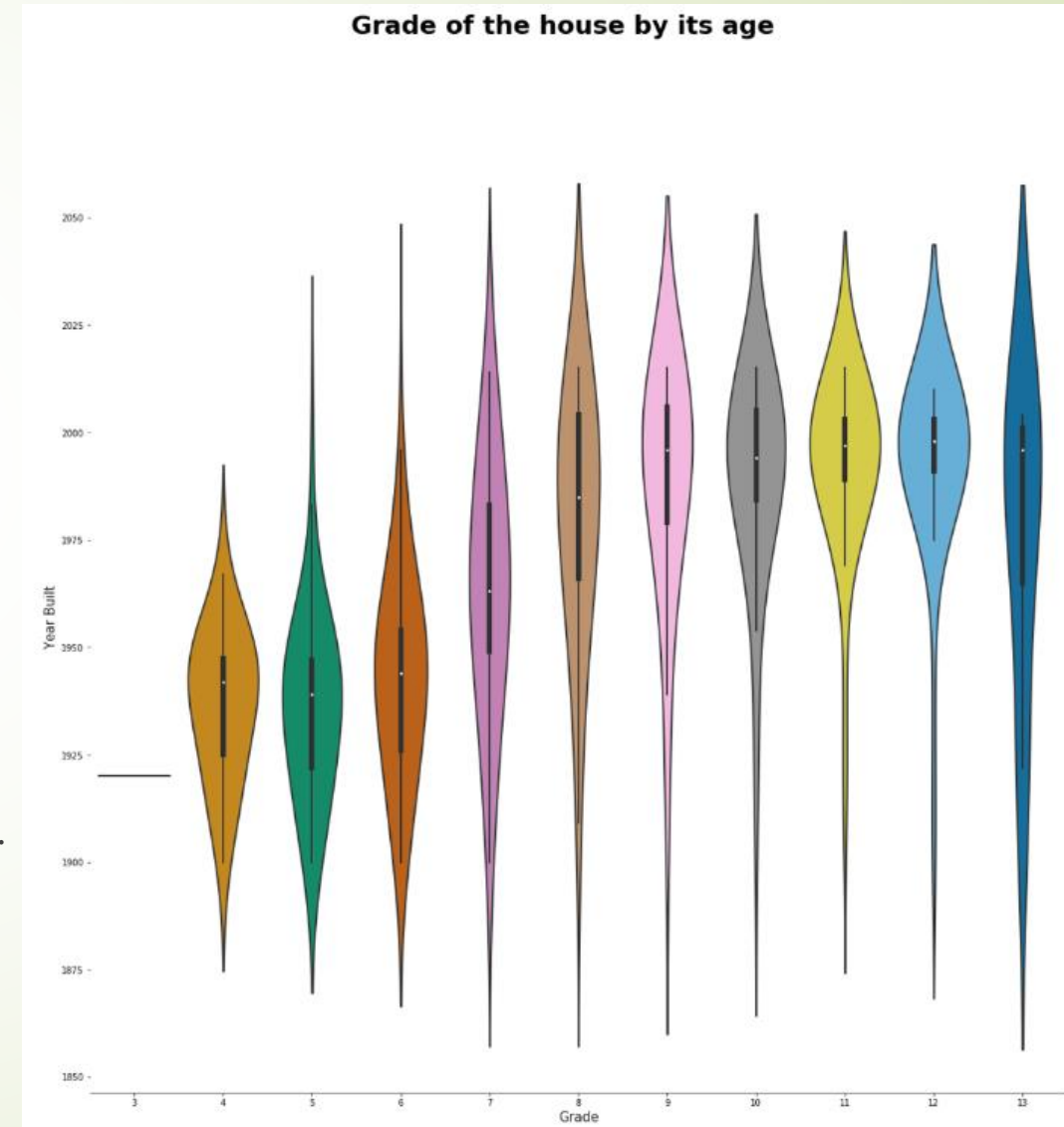


Question 1

What relationship is shared between the year the house was built and it's overall grade (scalar not academic)?

Grade: A system made by K.C. to regulate housing conditions.

- On average older homes tend to have a lower grade and very few have a high grade.
- Higher graded homes tend to be built post 1980.
- Very few outliers relative to the data provided.



Recommendation for Q1

The data for was very telling in that older homes on average have worse grades. Which is especially important to know for those looking for old homes.

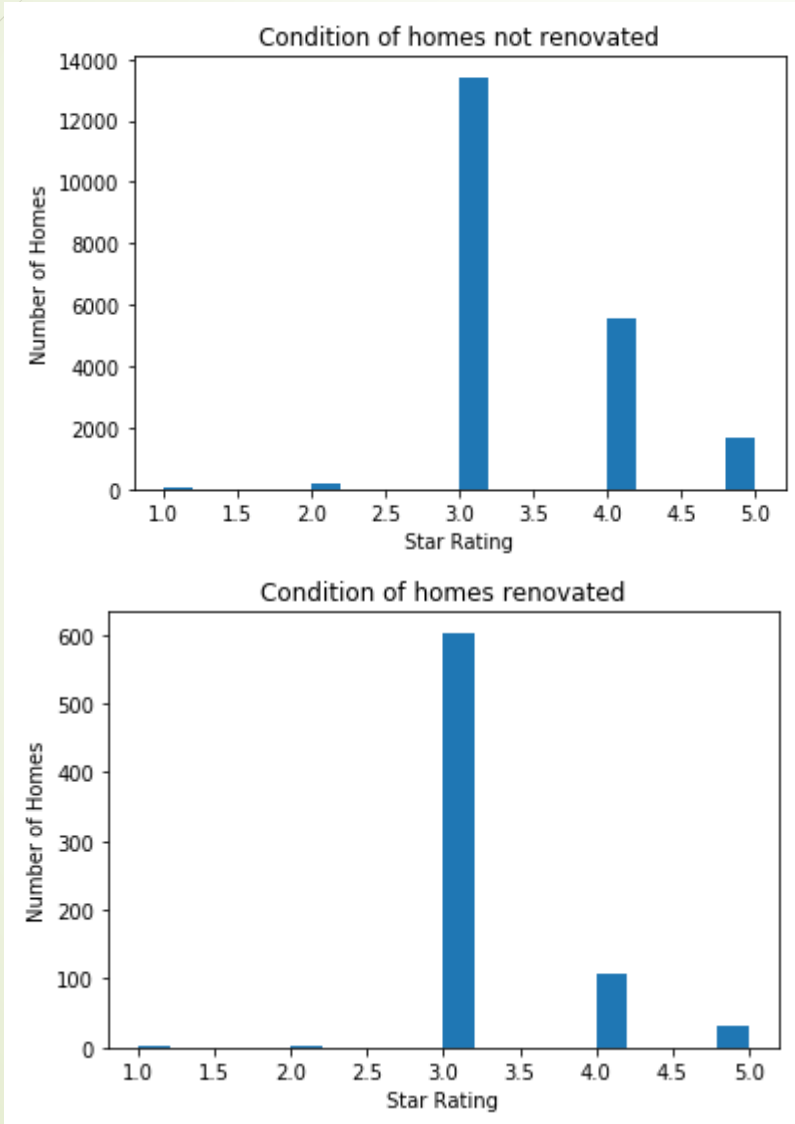


Our findings go along with the common misconception that older homes are better. Houses like that exist but are the exception and not the norm.



The number of exceptional cases are very low so it is not easy as a realtor to find a house that is over a certain age and also in great grade.

Question 2



Does renovating a house lead to the house being in better rating?

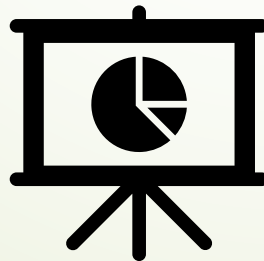
- Houses that are renovated on average cost more money (graph not shown) and on average have worse rating.
- There is a .2 star rating out of 5 difference for houses that are not renovated.

Recommendation for Q2

It is a common misconception that renovating a house makes it more attractive, however the rating of the homes are on average lower.

This means that for potential buyers who is looking for a home that is meant to be a high end forever home is less likely to be a renovated home.

Realtors should also let potential buyers know that while a renovated home may cost more money it does not have a strong indicator that the home is better.



Question 3

What relationship does the house being waterfront property have to do with price and overall size?

- The size of the overall property does not affect the price of the home very much.
- When compared to size of the home itself there is a much stronger relationship.





Recommendation for Q3

Because we can see that the size of the house does matter for the price. The fact that the overall property size does not is a telling sign for our data.

We know that while price and size of the home have a solid positive relationship, there is virtually no relationship shared between price and total property size.

Realtors who focus more on the overall property size are misled in that there is no rhyme or reason to the size of the property relative to the price. So buyers looking for a home with large yard have quite the menagerie of options as do realtors when showing them.



Final Thoughts

Most of the findings from the data did not have strong relationships so it was easier to disprove a relationship than it was to prove one.

The info obtained does break some common misconceptions or beliefs that buyers would have so it further improves the realtors knowledge of the area.

A potential way to further dive into the findings or to obtain more accurate ones would be to take data from more than just a single year.



Thank you