

# KING COUNTY HOUSING PROJECT

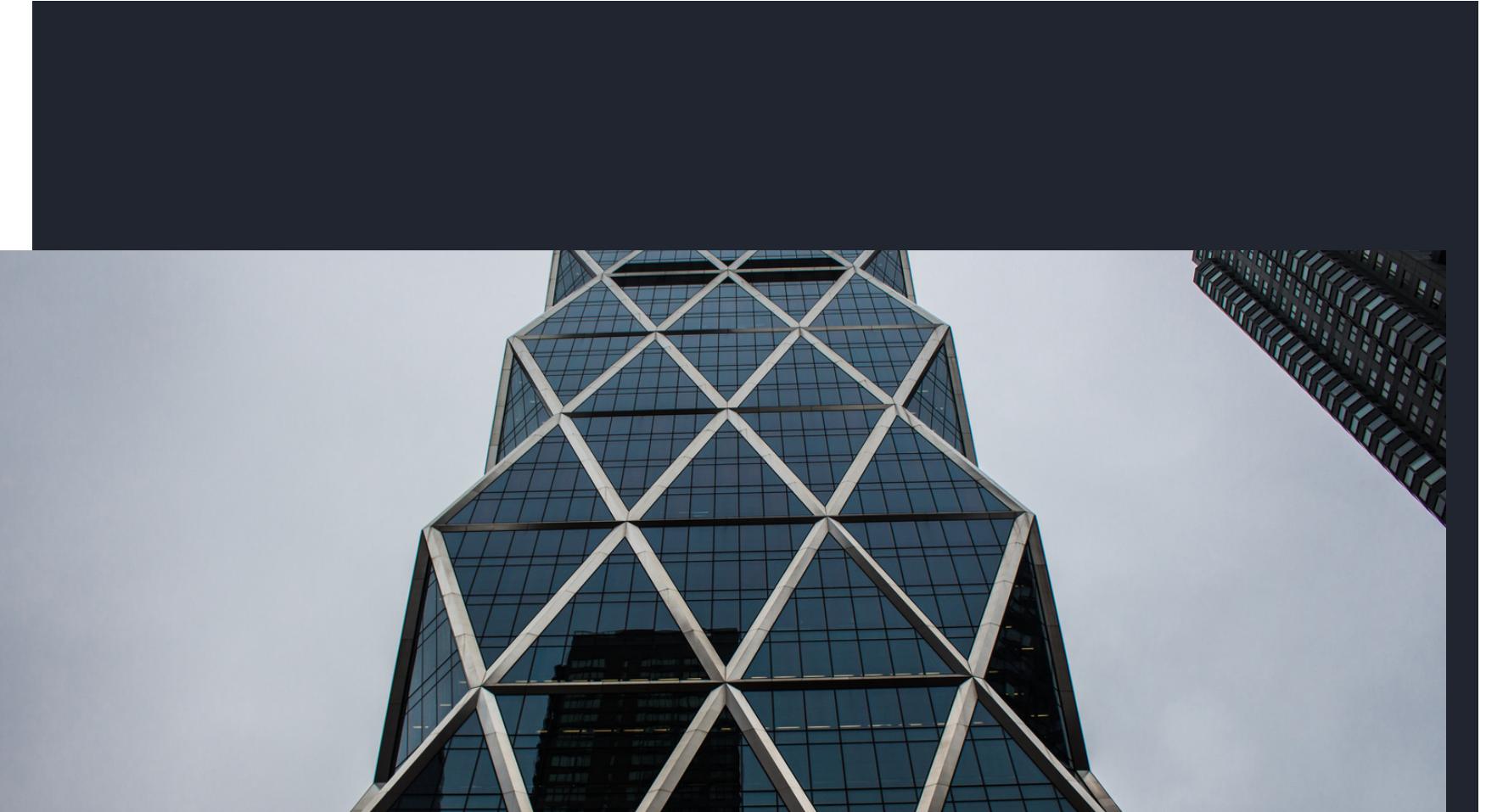
Establishing a Real Estate Business from the ground up



# STAKEHOLDERS

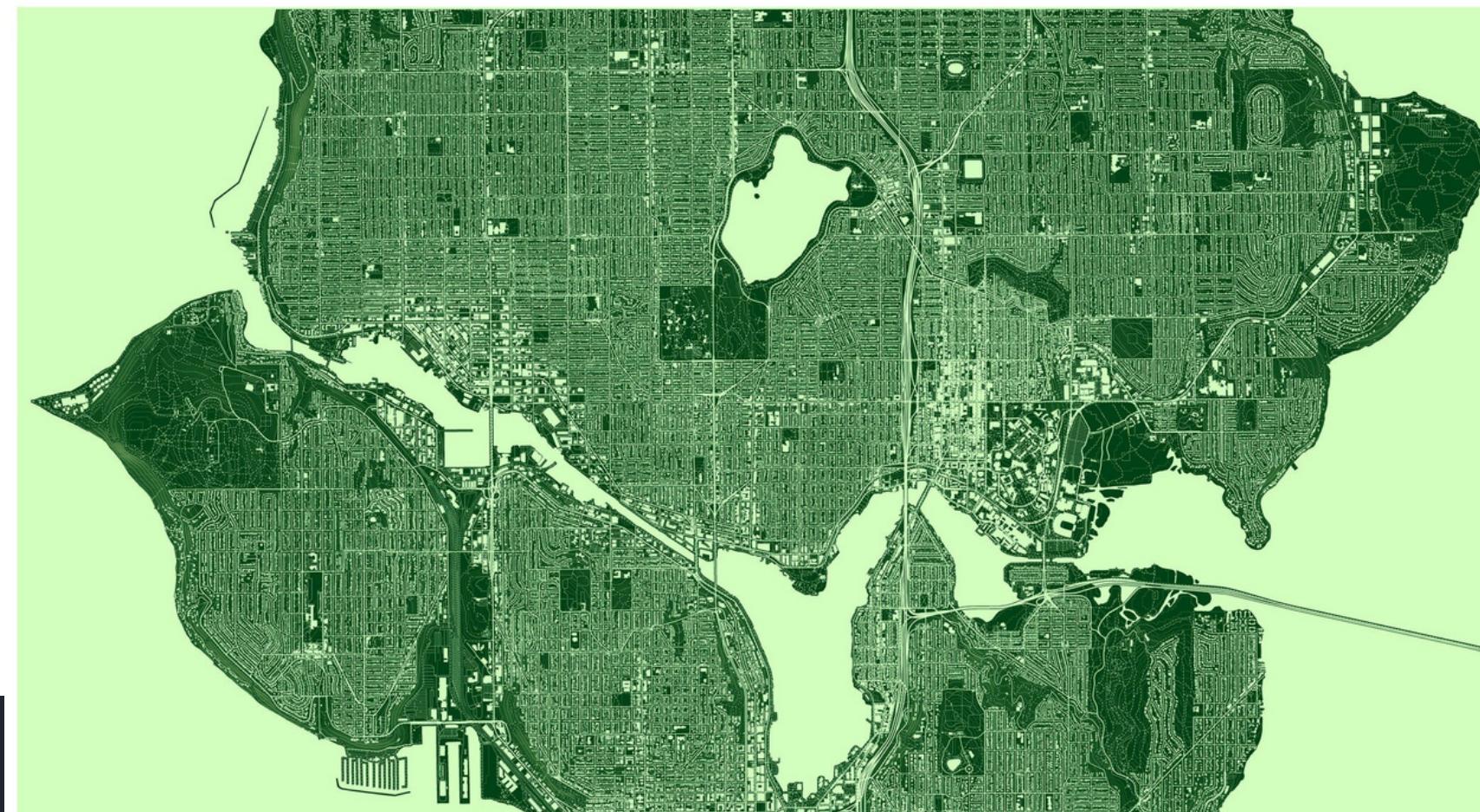
Beacon Clean Machine LLC is a real estate business located in Seattle, Washington.

The business is currently looking to expand and is on the lookout for underutilized properties in desirable neighborhoods to renovate/build multi family houses to fully utilize the property for rental/selling purposes



# OBJECTIVES

- Clean and Analyze a housing dataset from King County, Washington
- Figure out specific features that drives house prices up
- Create multiple linear regressions of house features to determine which one has the best correlation with price
- Graph visuals that cater to the stakeholders business problem



## DATA SOURCE

- King County House Sales Dataset
- "kc\_house\_data.csv"

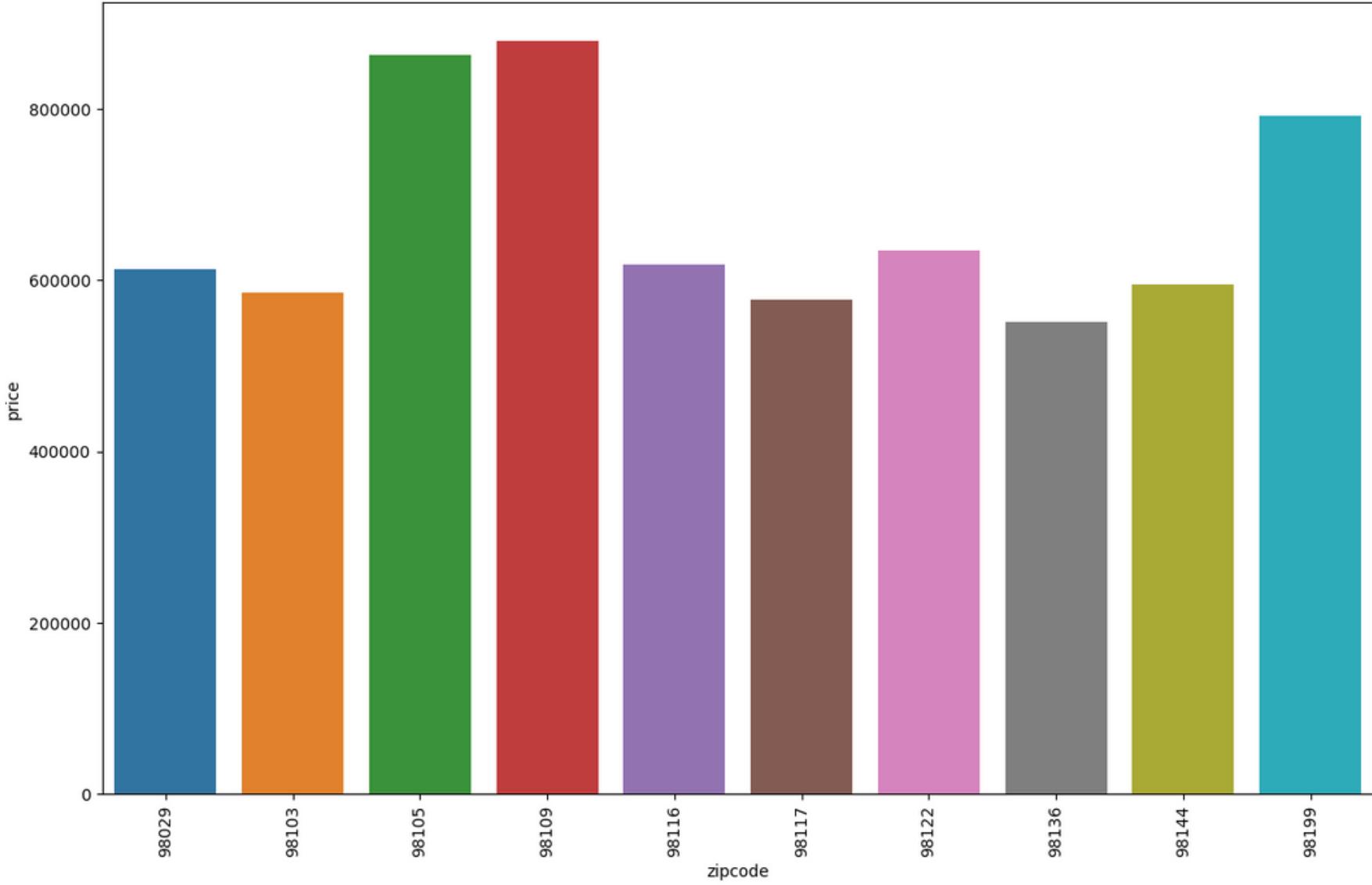
# SUMMARY

- Specific Features to consider before buying a house:
  - Location Features: Zipcode, Waterfront, View
  - Lot Size Features: Square foot living, square foot lot, Floor to Area Ratio
  - Construction Features: Grade
  - Structural Features: bathrooms
  - Best time of month to list/sell a house: Summer

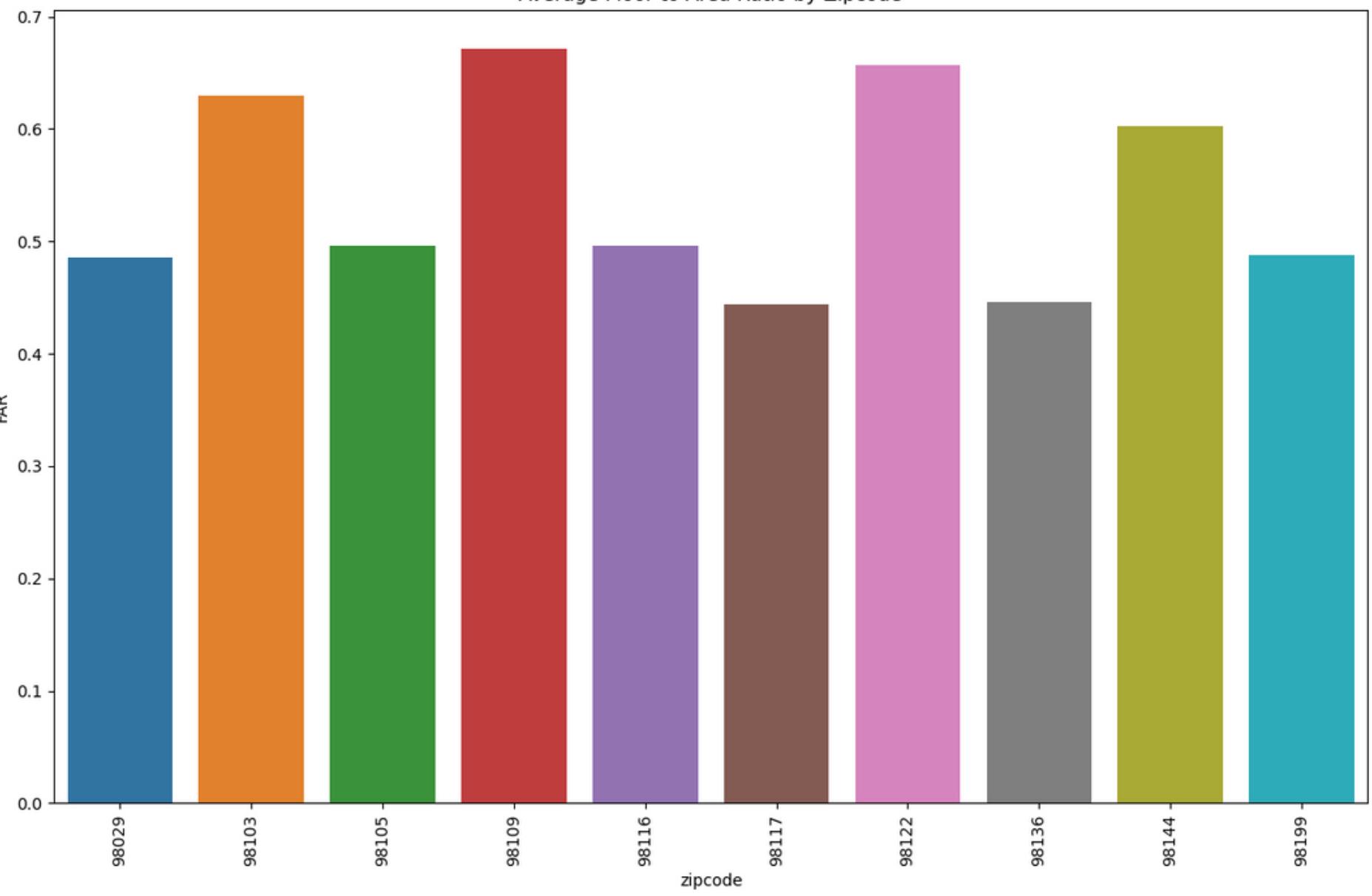




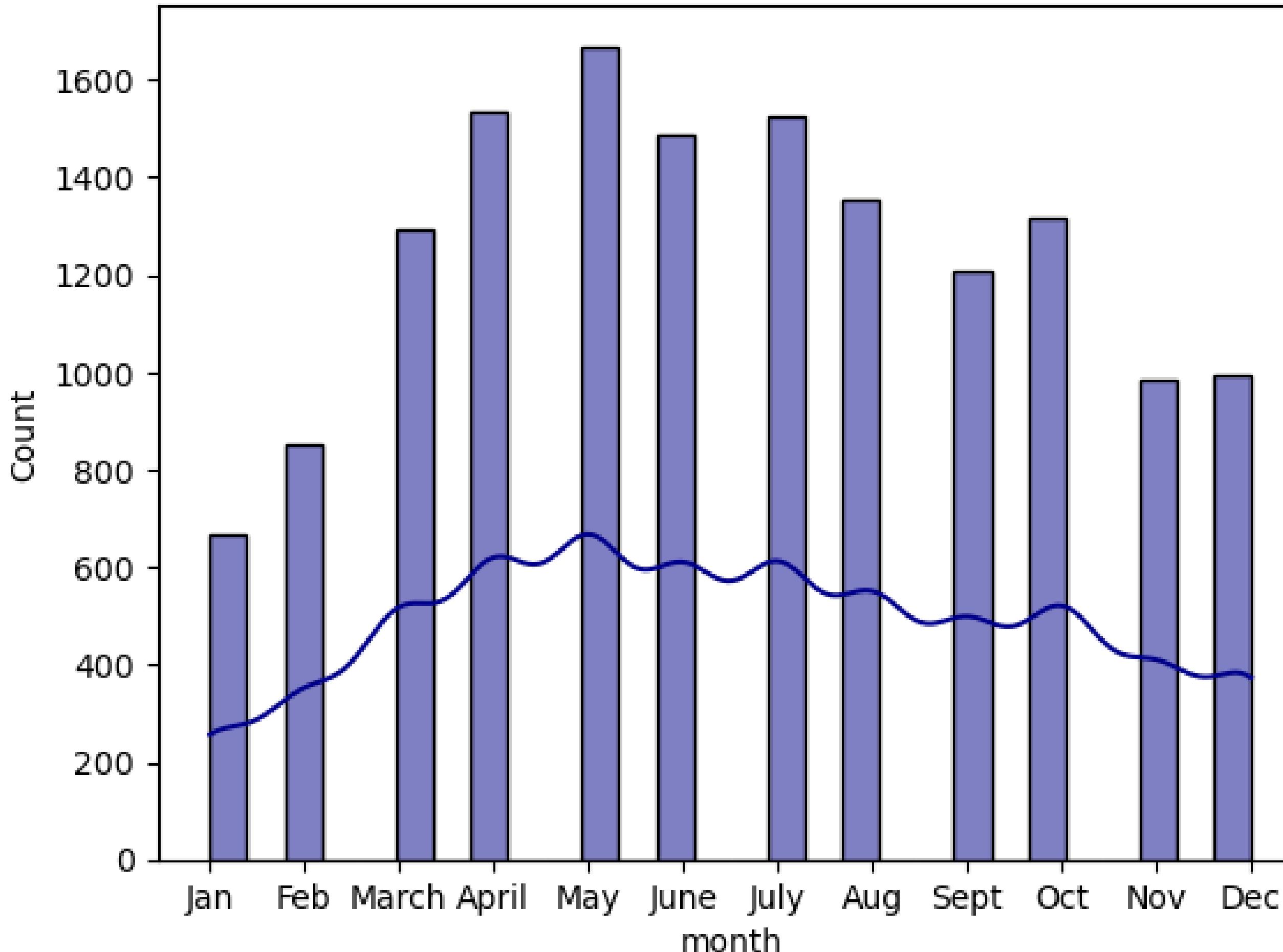
Zipcode by Mean Price

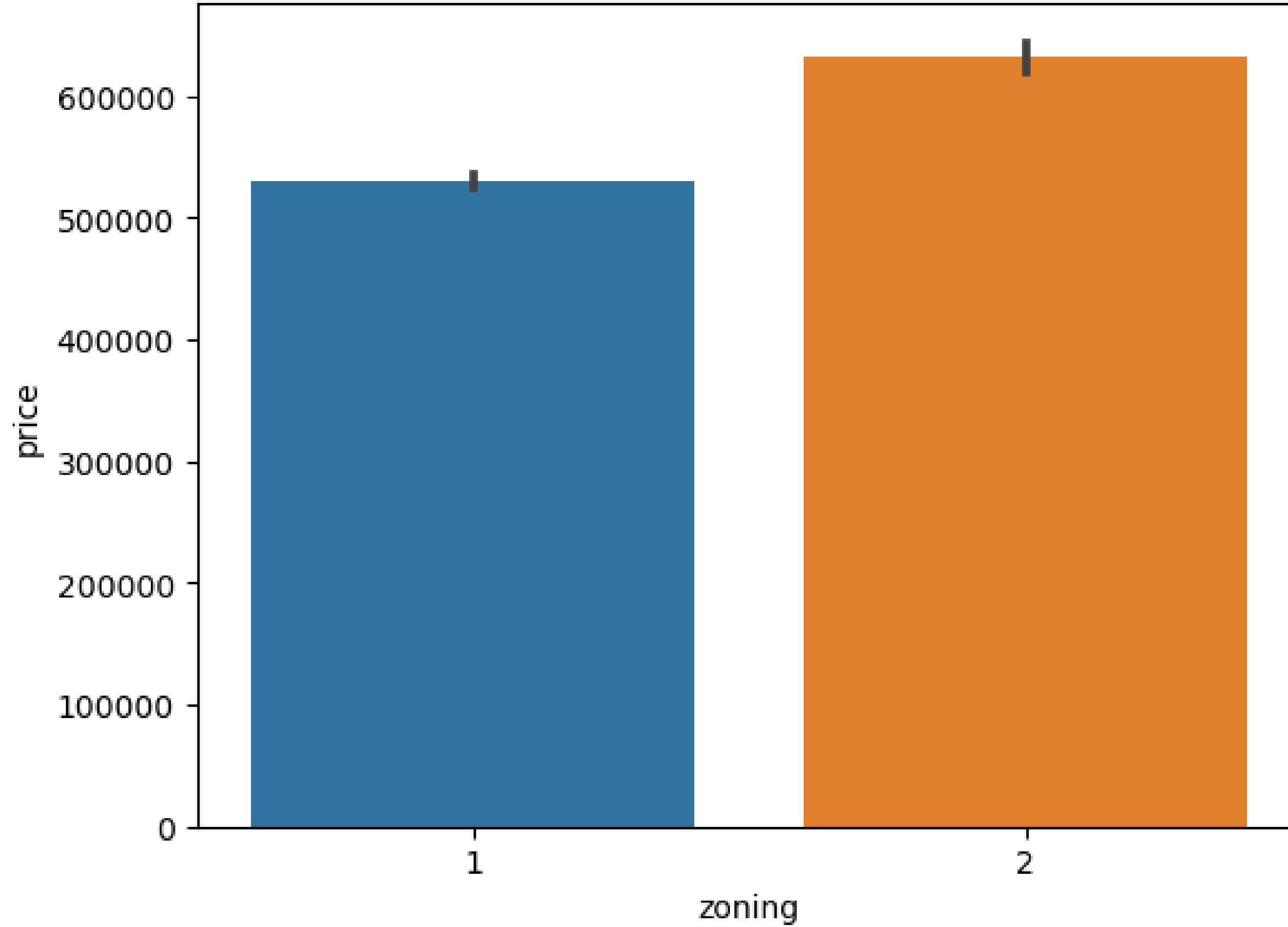


Average Floor to Area Ratio by Zipcode

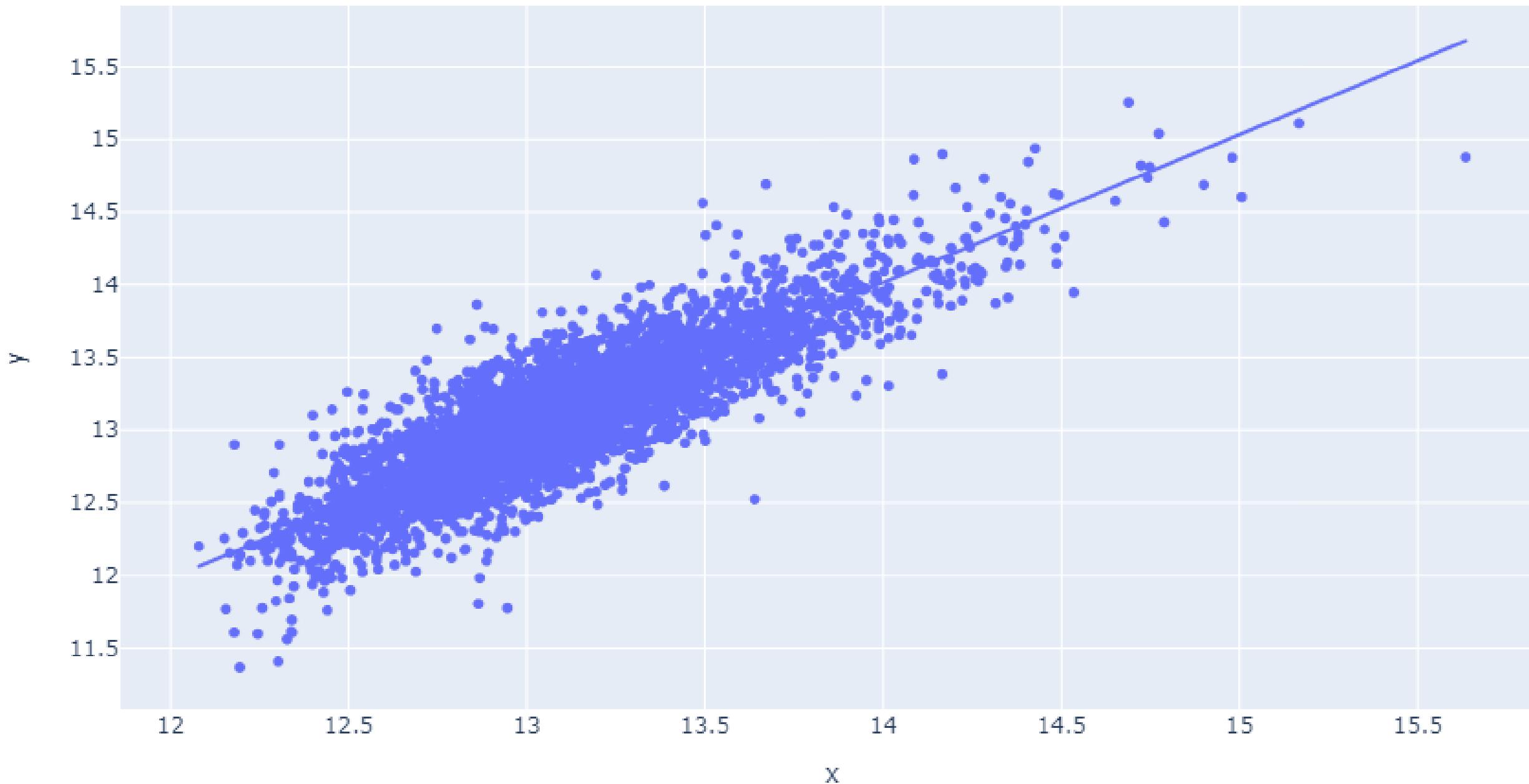


## Number of Houses Sold per month





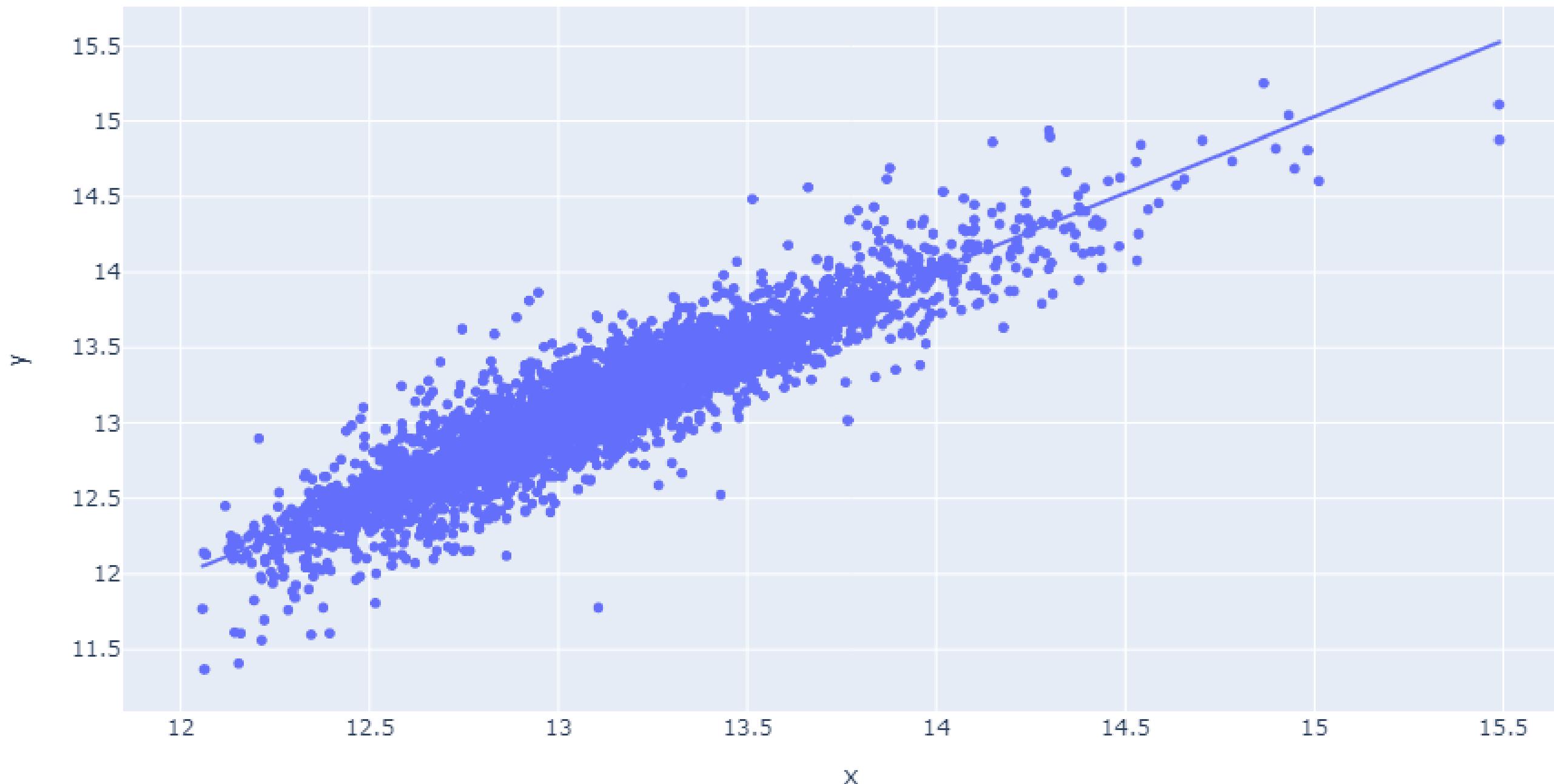
# Base Model



Coefficient of Determination:  
0.74

- Square foot living: 102.00
- Bathroom: 806.09
- Waterfront: 704363
- View: 78246.68
- Grade: 74083.12
- FAR: 63634.91

# LINEAR REGRESSION



Coefficient of Determination:  
0.85

# RECOMMENDATIONS



01

Use a more current house dataset that contains the most recent increase in appraised value every year to see which zipcodes contain the highest percentage increase in house and land value

02

Find a foreclosed houses dataset to add to the current house dataset given to look for auctioned houses sold by the city  
(this could potentially give the highest ROI if applied to the filtered dataframe used)

03

List house for selling/renting during Summer

A wide-angle photograph of a sunset over a body of water. The sky is filled with warm, orange, and red hues, transitioning into a darker blue at the top. In the distance, the silhouette of a city skyline is visible against the bright sky. The water in the foreground reflects the colors of the sunset.

# THANK YOU

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