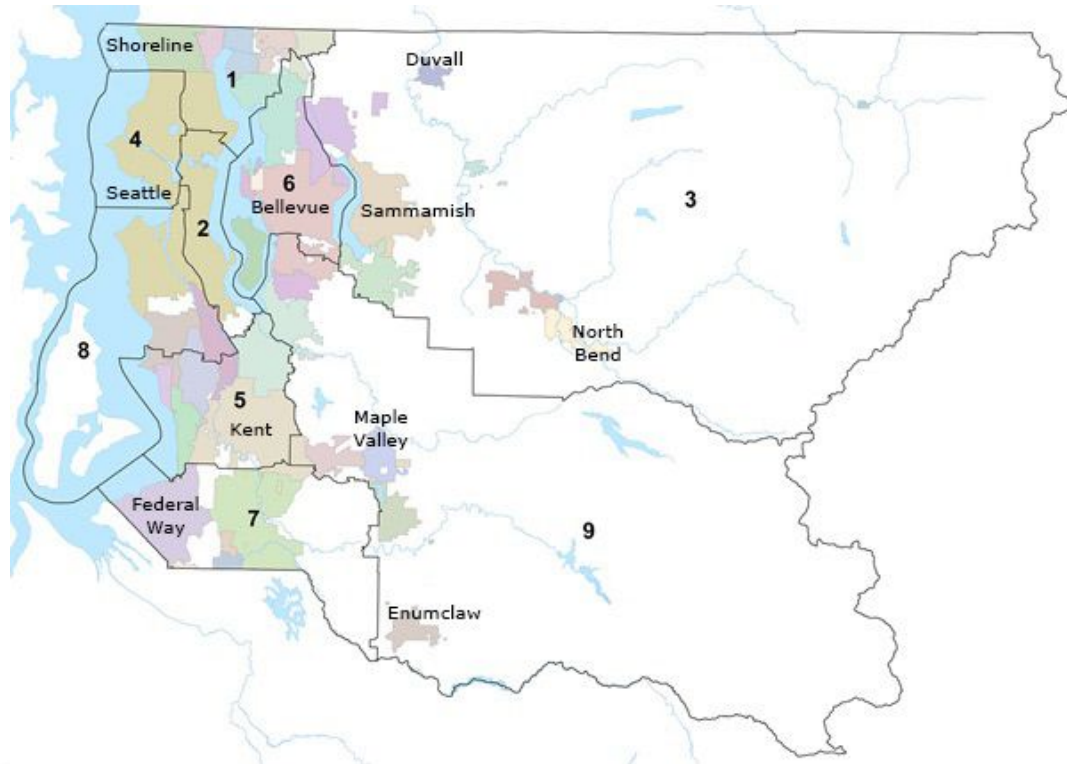


# King County Real Estate





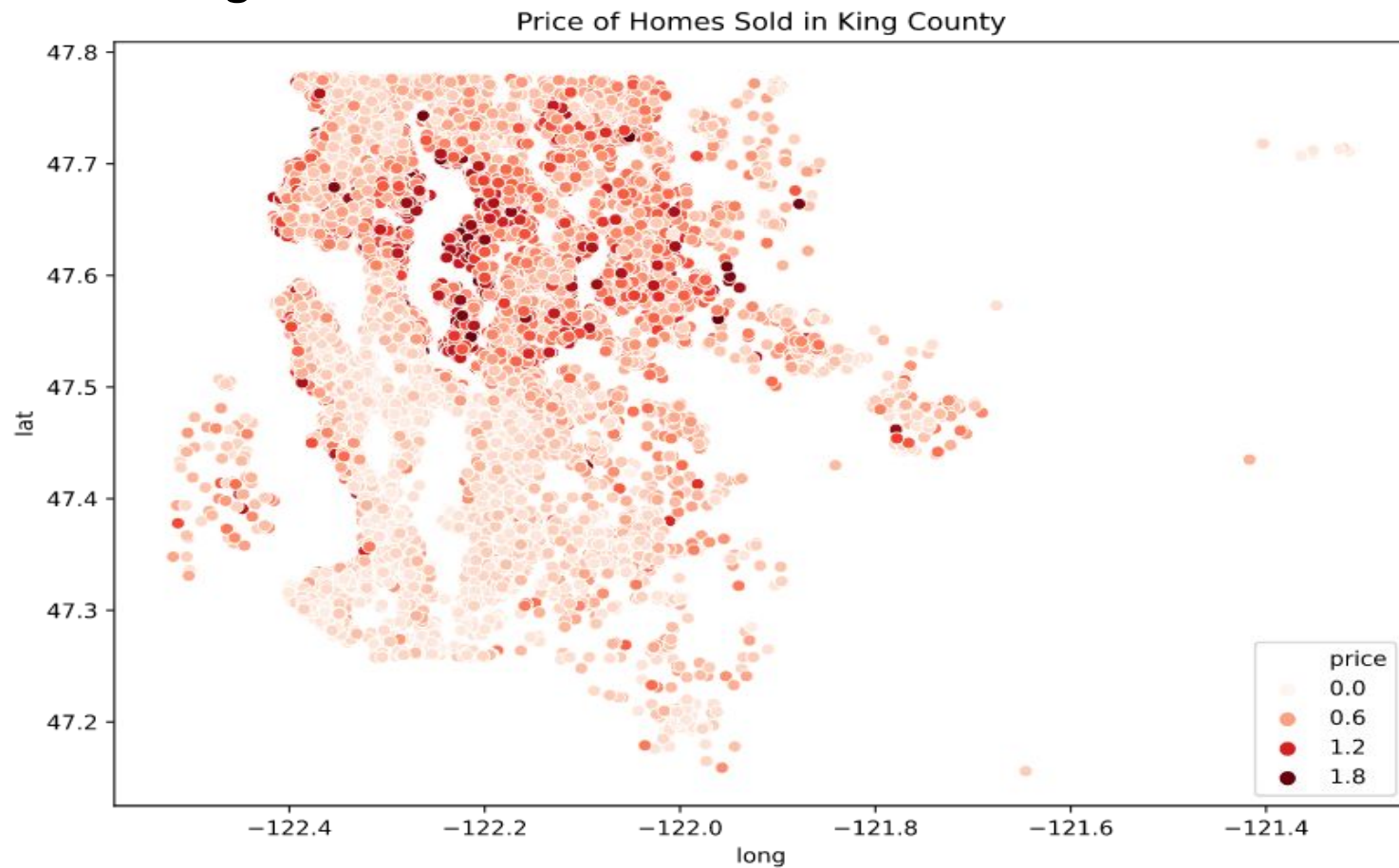


## King County Facts

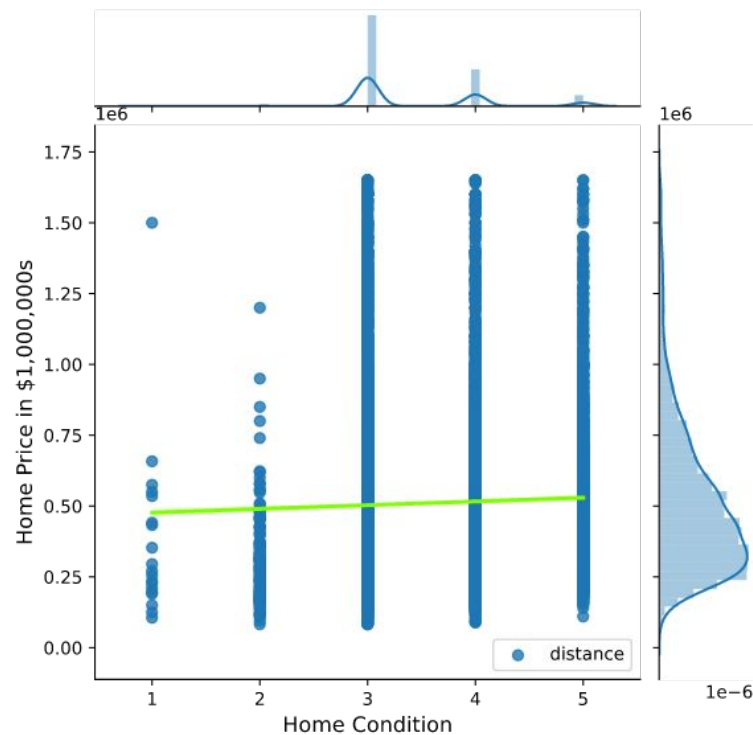
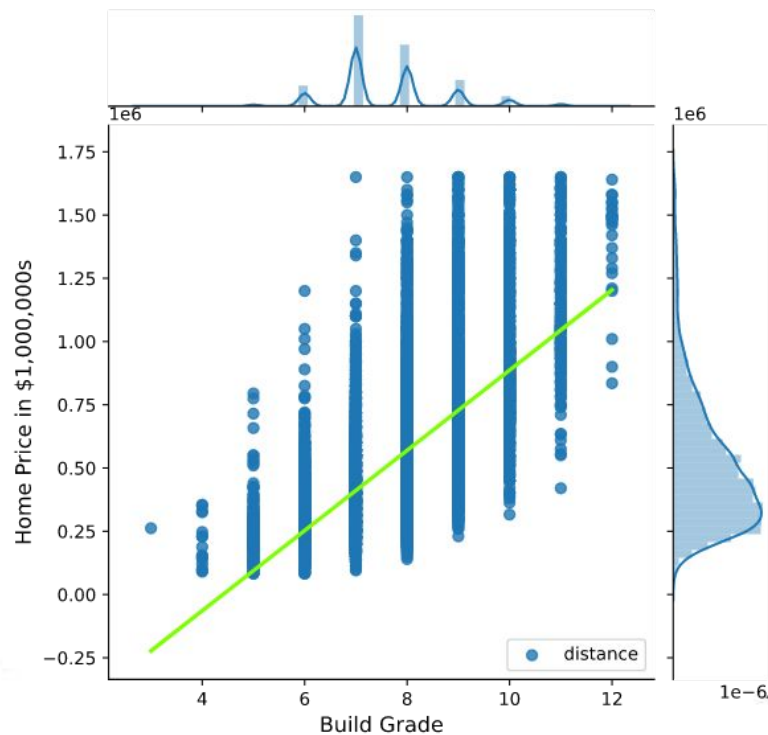
- ~2,250,000 people
- 2,307 square miles
- Average home price:
  - **\$540,000**
- 75% of homes cost less than **\$645,000**
- Minimum home price:
  - **\$78,000**
- Average home size:
  - **2080 Square Feet**



## Question 1 Insights

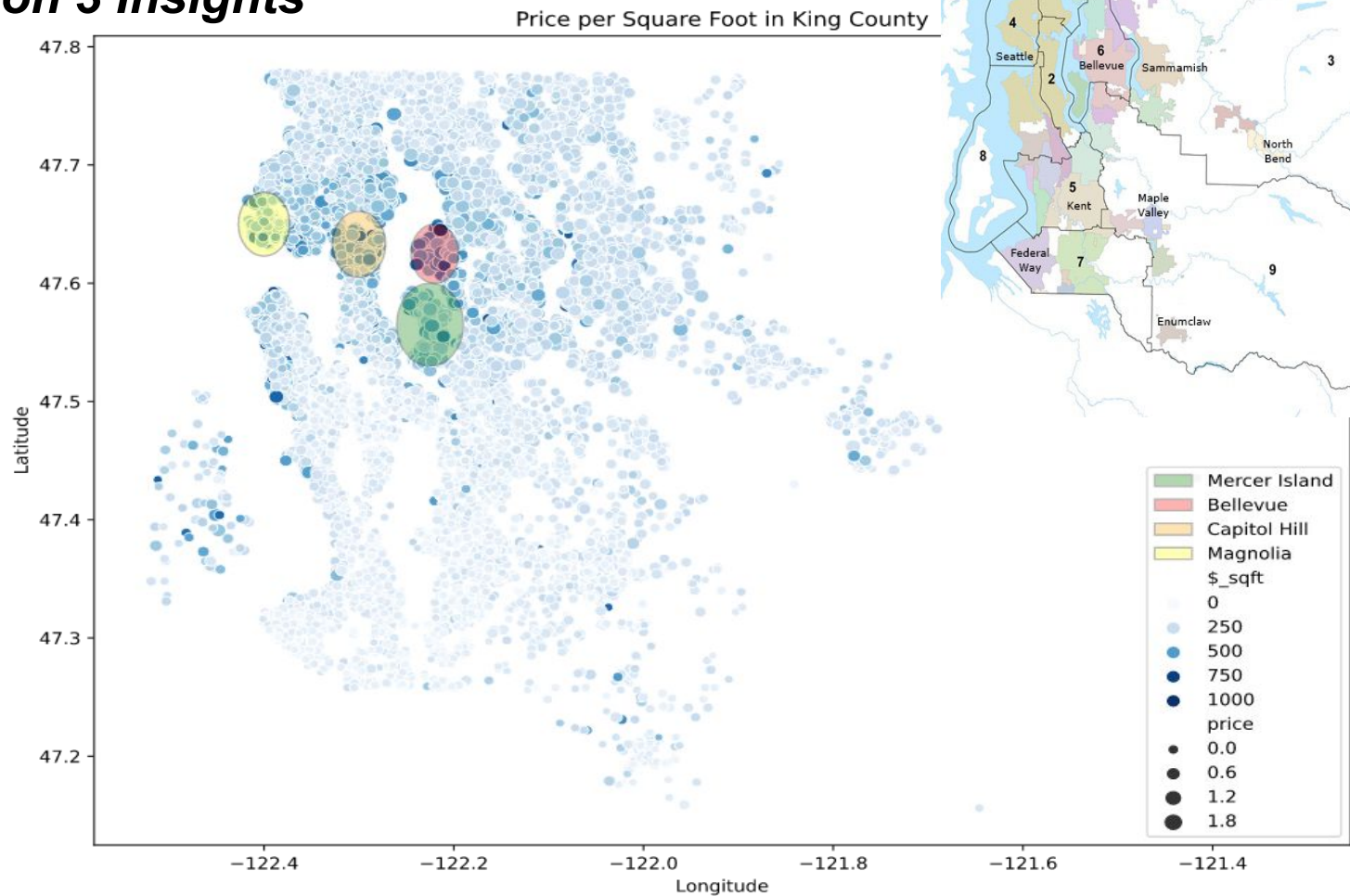


## Question 2 Insights

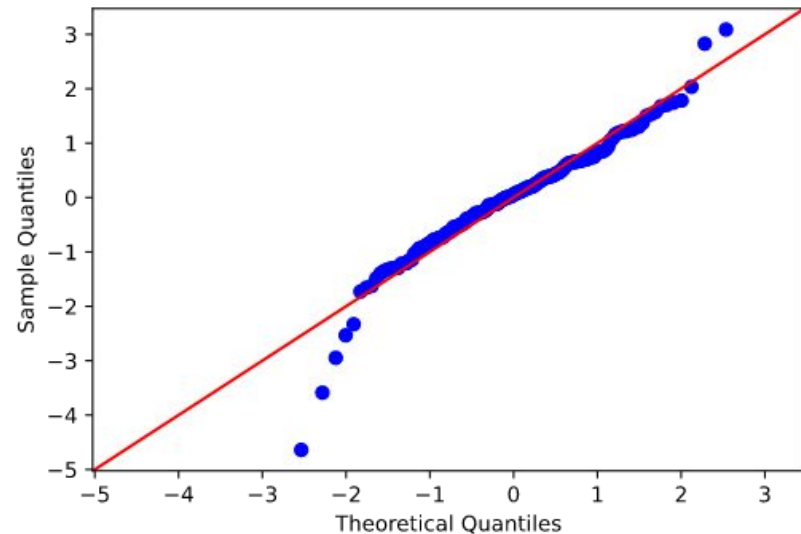
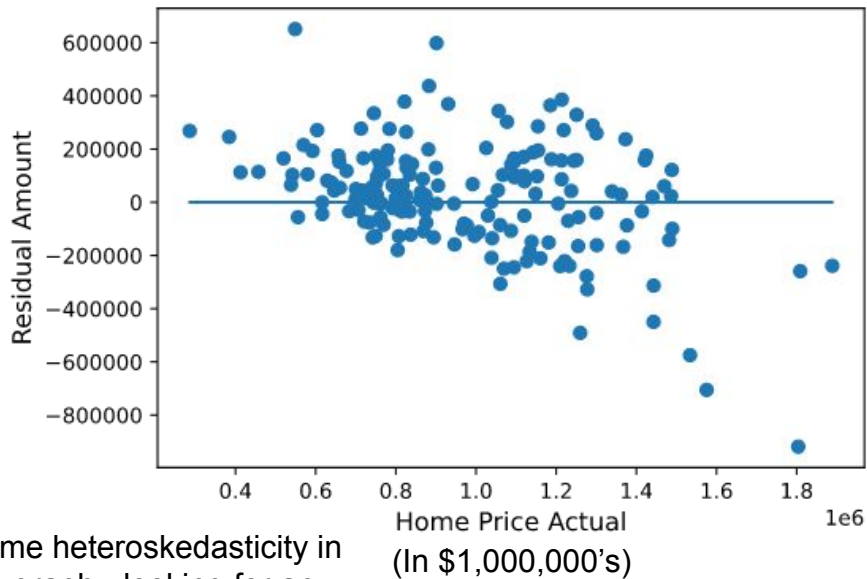




## Question 3 Insights



## Question 4 Insights



# Summary and Recommendations

- Square feet as well as distance from Seattle are highly important to creating a good model for the general King County Area. Making predictions based on those two features is a reasonably predictable endeavor.
- We recommend, however, that neighborhood specific regressions are used to predict home price. It is also likely that certain features may be good regressors in individual neighborhoods and locating which neighborhoods prefer certain features would be highly useful.
- As always, location is the most important factor to the price of a piece of property.





# Future Work

- Analysis of the housing market must be neighborhood specific. Individuals with different income are going to be able to afford what they can afford. Similarly, not every person will put the same importance on specific features that another would. Breaking datasets into neighborhoods is crucial to building a model.
- Isolate which neighborhoods that are most important to the client and create neighborhood specific models.
- Create functions to quickly optimize the model



A spiral-bound notebook with a white cover and lined pages is positioned diagonally on a light-colored wooden surface. The words "Thank You!" are written in a large, black, cursive font across the middle of the notebook. The wooden background features horizontal planks with visible grain and some minor cracking. The notebook's metal spiral binding is visible along the top edge.

Thank  
You!