

Seattle Housing Analysis

By Flatiron LLC

Presented by Kevin McDonough & Kyle Dufrane

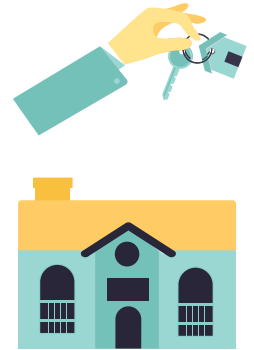


Business Problem

Location



Under-valued

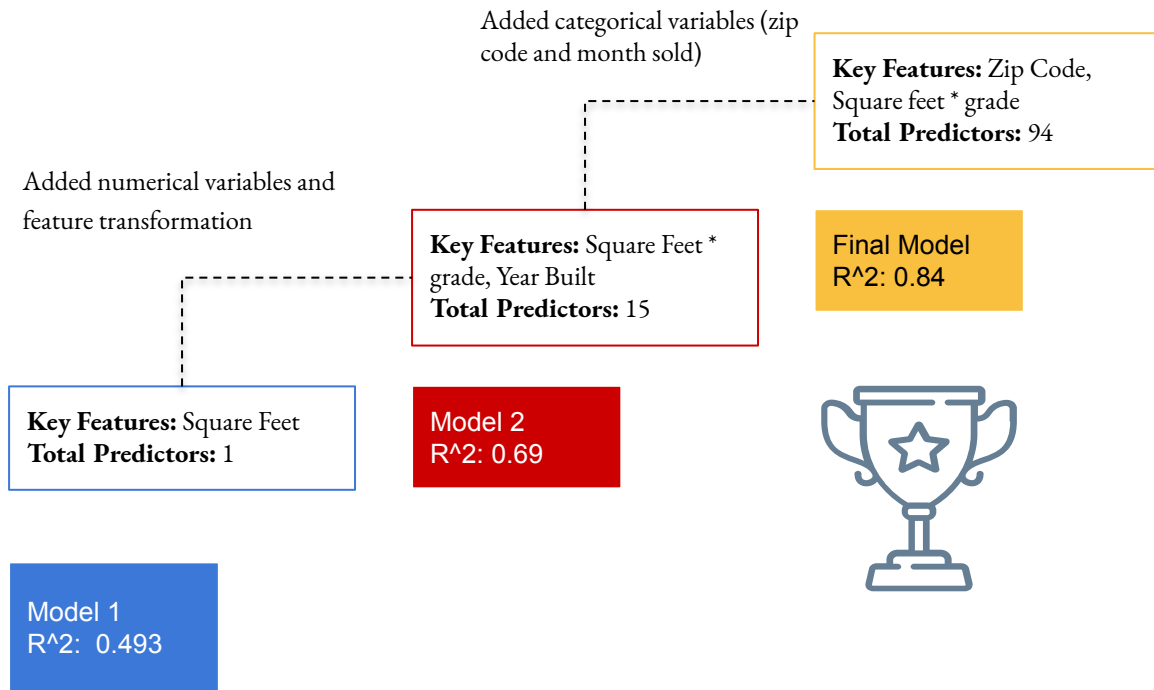


2014-2015 King County Housing Sales Dataset

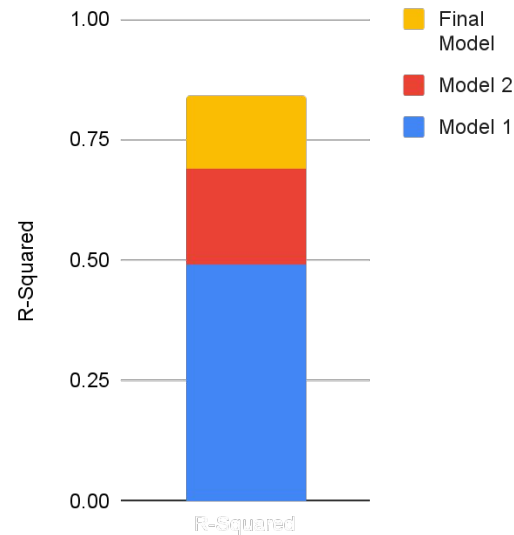
Interactions with GeoPandas & Folium

Linear Regression

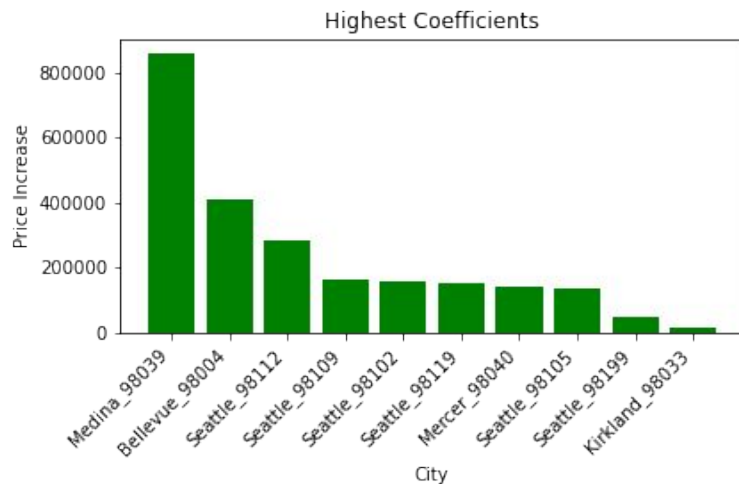
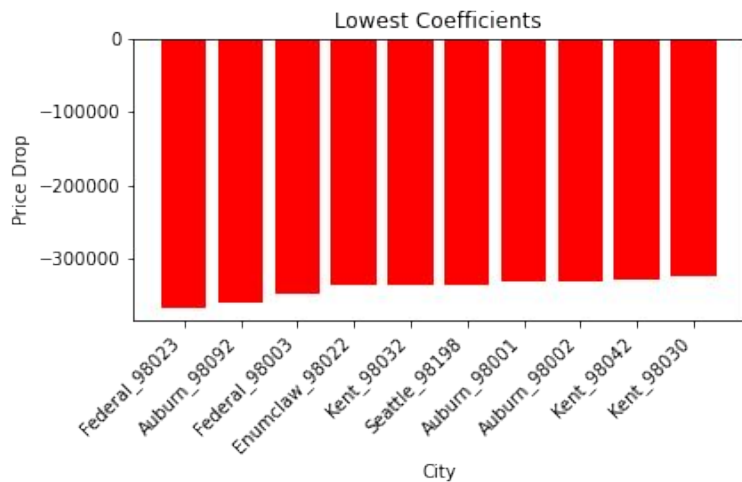
Linear Regression Modeling



R-Squared Model Contributions

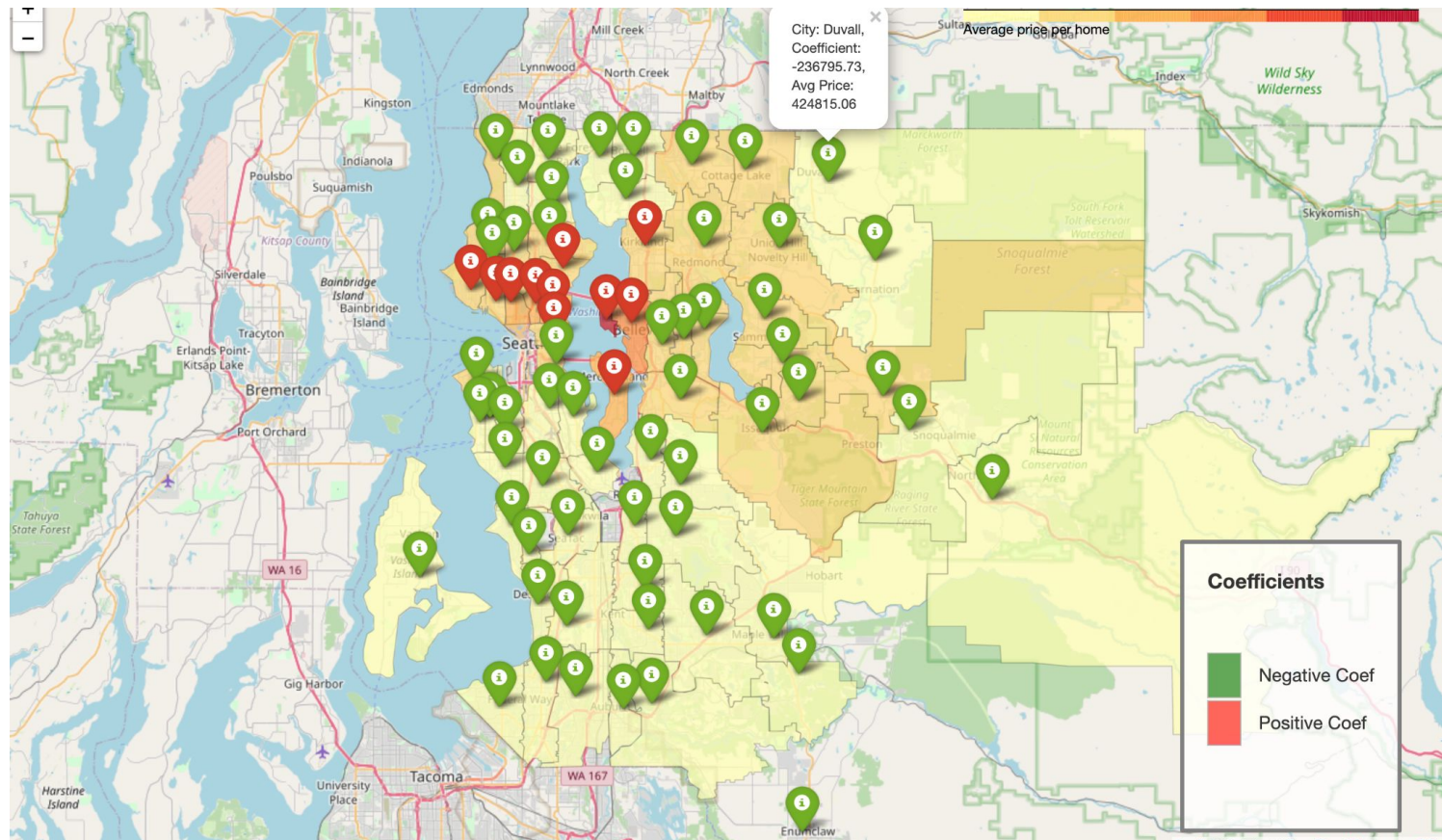


City Effect on Price in Model



Other variables with big impact on price: Waterfront (+\$654,000), 2000s remodel (+\$111,000), bathrooms (+\$28,000) per bathroom and pre-1980s remodel (-\$26,000)

Housing Prices by Location



Further Insights



Family

- Family with 3 young children



Bedrooms

- Looking for 4BR



School District

- Want to buy in good school district



Square Footage

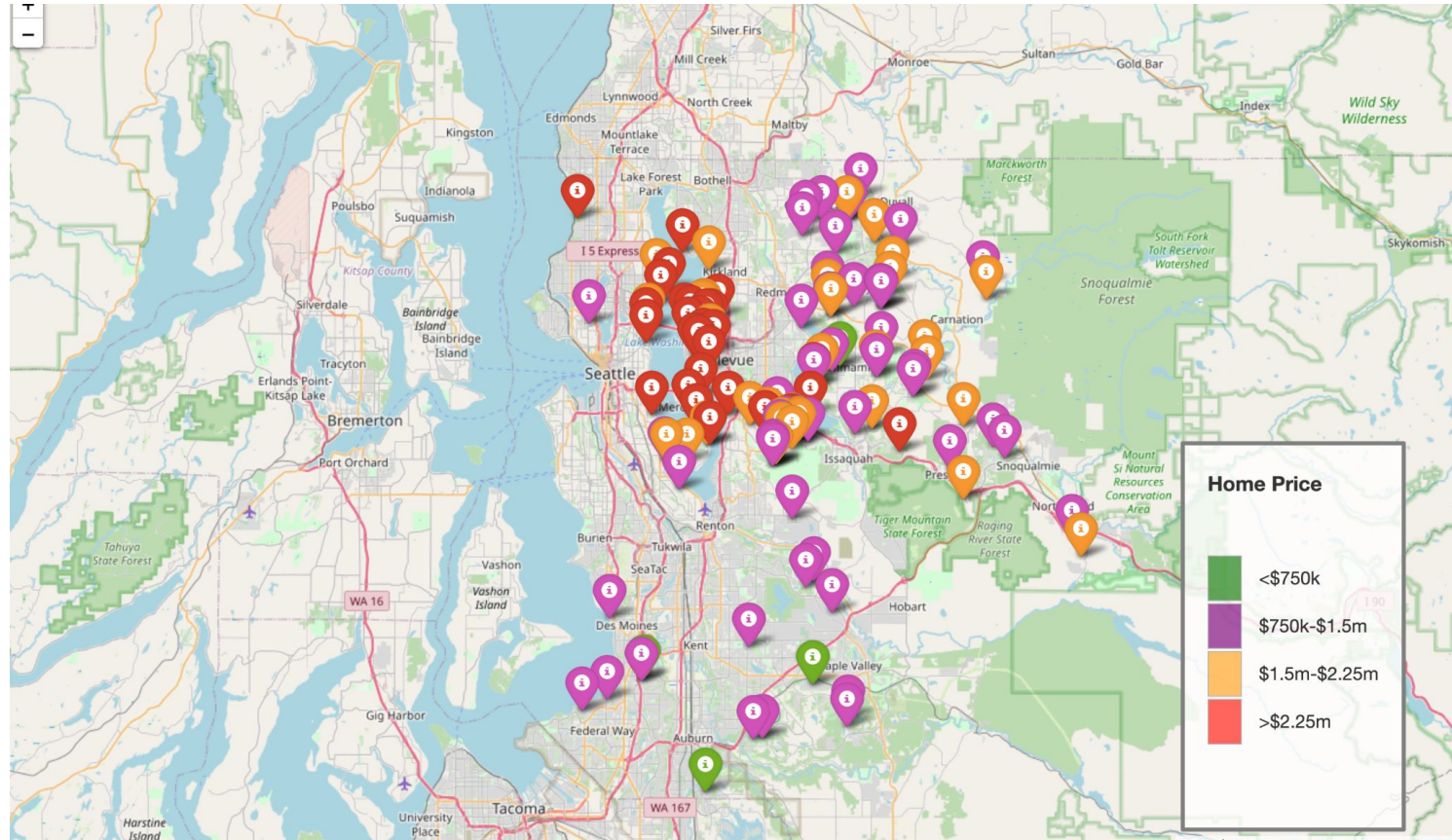
- Maximize square footage (4,000+ sqft)



Price

- Minimize Price

Housing & Predictive Price



Next Steps

**School
District**



**Use Model
in Active
Housing
Market**



**Refining the
Model**



THANKS

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