

# King County Real estate analysis

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**King County is in  
Washington state.**



# Presentation Overview

A real estate firm is looking to help its customers (homeowners) get the best value for their properties.

The real estate firm needs to analyse **what are the factors** to be taken into account by homeowners in order to increase the value of their properties.



# Data overview



## King County Sales Dataset:

- The data contained 20 columns and approx. 22,000 rows in total.
- Target variable: the price.



# Regression Model

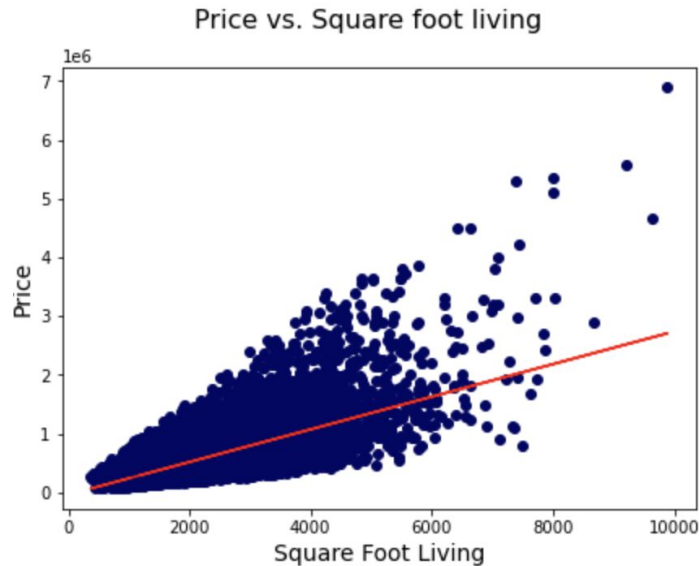
## Key takeaways:

$R^2 = 0.582$

Skew = 0.033

Kurtosis = 2.893

P-values < 0.05 (alpha level) except for  
bathrooms (p-value = 0.689)





# Results and Recommendations

Results:

The grade is the most important factor: a per grade increase will drive the sale price up by **18.2%**

Bedrooms : negative coefficients of **1.4%**

Recommendations: **Grade is the most important factor** to look at for increasing the home value. To do so, homeowners can do the following:

- interior: upgrade AC units, renew plumbing, new kitchen/bathroom appliances, solar panels...etc.
- exterior: New paint, new windows, flowers in the driveway, clean walls and new roof.



- Caution when adding bedrooms: this won't be considered as upgrading the home and can have a negative impact on value of the house.



## Next steps

Have a better understanding of what can be taken into account when assessing the value a property:

- Driveway, is it easy access for strollers/wheelchairs, are the windows double glazed for noise ...etc.
- Take into account some add-ons such as heated pool, well curated backyard, and also some other factors such as the location (how close to hospital or school for example).





# Thank you!

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github: <https://github.com/Kim-Trading/real-estate-analysis-kc>