Buying in King County

Michael Tiernan

David Brown

Business Problem

◦ You are new to the area and are looking to buy property in King County, WA

◦ What features should you look for when choosing your future home?

How can we help?

Using a data-driven methodology, we can key in on specific features that you are interested in to find the home that is best fit for you.

What we'll focus on today…

- Number of bathrooms

- Condition of the house
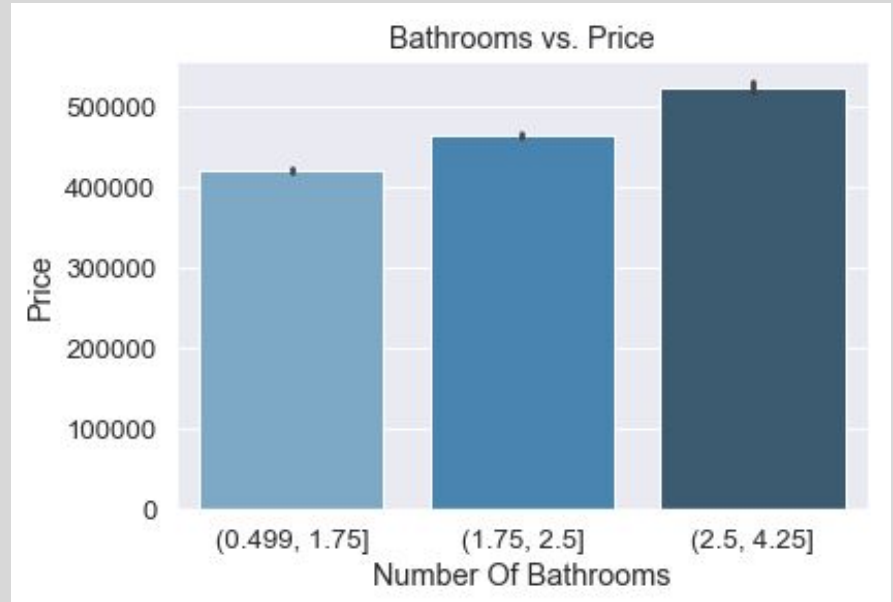
- Distance from the cities

and their effect on price!

Recommendation 1

As bathrooms increase ⇨ price increases

If you are looking to save money, we recommend looking for a house with less than 2 bathrooms

If you are looking for a house on the higher-end of the market, we recommend looking for a house with at least 2.5 bathrooms
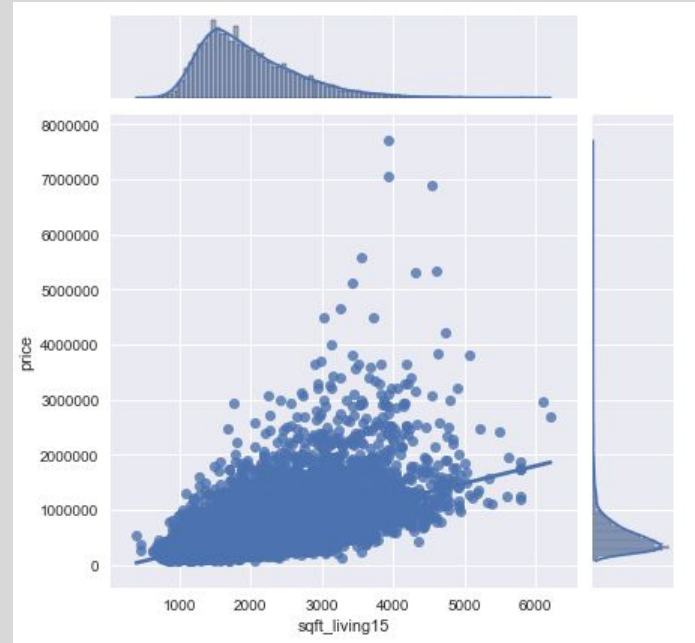

Bathrooms vs. Price

Recommendation 2

As the living space of your neighbors (in terms of sqft) increases ⟹ price increases

For those seeking a house on the lower end, we recommend to look for a house where the sqft of the neighbors is on the smaller end, anywhere below 1,500 sqft.

Higher end house seekers would recommend buying where their neighbors have 2,500 sqft of living space or more.
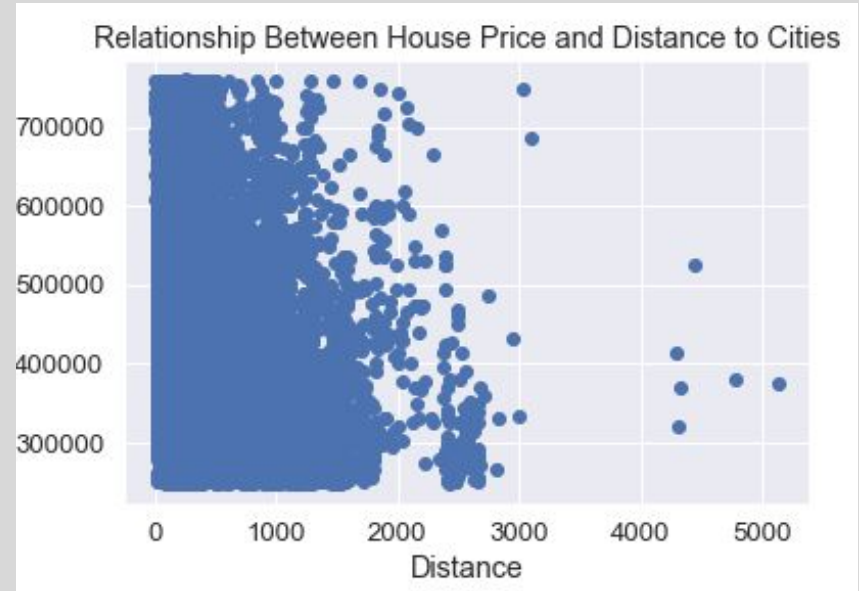
Recommendation 3

As distance increases ⟹ price increases

Bellevue is more expensive than Seattle

We recommend those looking to save money on their home purchase to look outside of the cities.

Relationship Between House Price and Distance to Cities

Future Work

1. How has the housing situation changed since then? Are there better predictors?

2. Why is the relationship so strong between price and proximity to cities?

3. What are the best predictors of price for homes outside of King County?

4. What is the effect that interest rates have on housing prices?

5. How much of an impact do property taxes have on the sale of homes?

Thank you!

◦ **Name:** Michael Tiernan

◦ **GitHub:** @MJ-AllDay-67

◦ **LinkedIn:** https://www.linkedin.com/in/michaeljohntiernan/

Name: David Brown

GitHub: @davebrown271

LinkedIn: linkedin.com/in/davebrown271/