

King County Real Estate Project



Seamus Walsh and Daniel Gieseke
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Overview

- Homeowners and prospective homeowners need the data to make informed decisions!
 - Financing? Move? Rent? Sell?

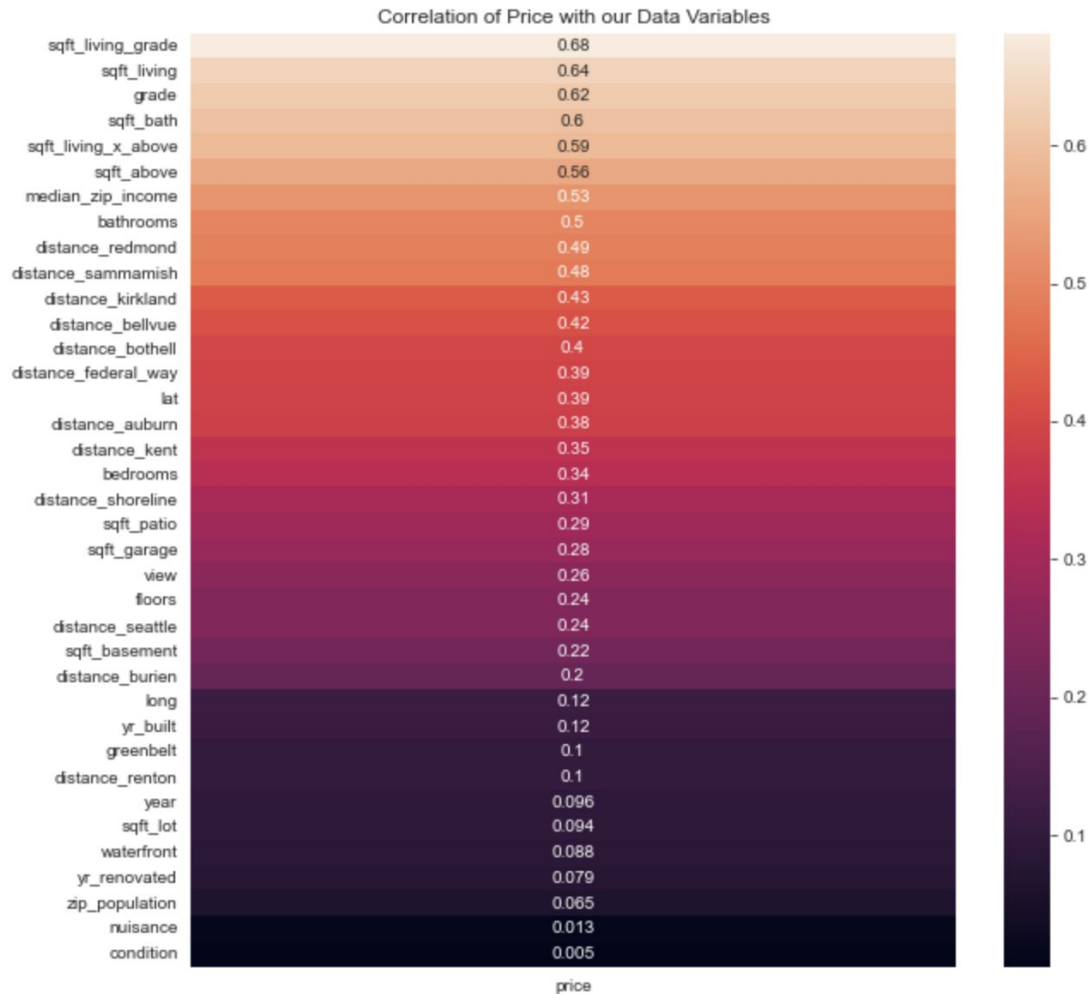
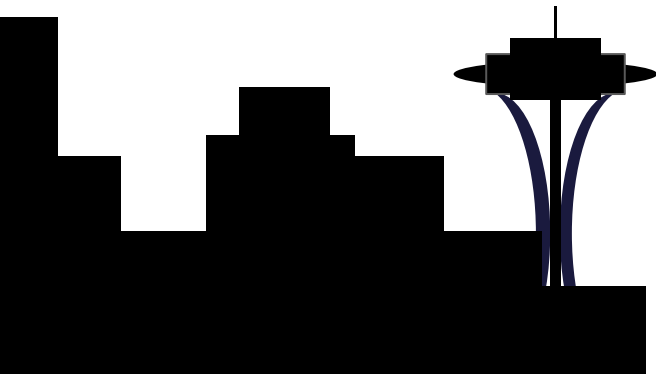


Data Analysis

- Our data sources:
 - King County Housing Data
 - Based on homes sold in King County
 - Over 30,000 sales, looking at 23 different features
 - US Census Bureau (via Point2Homes.com)

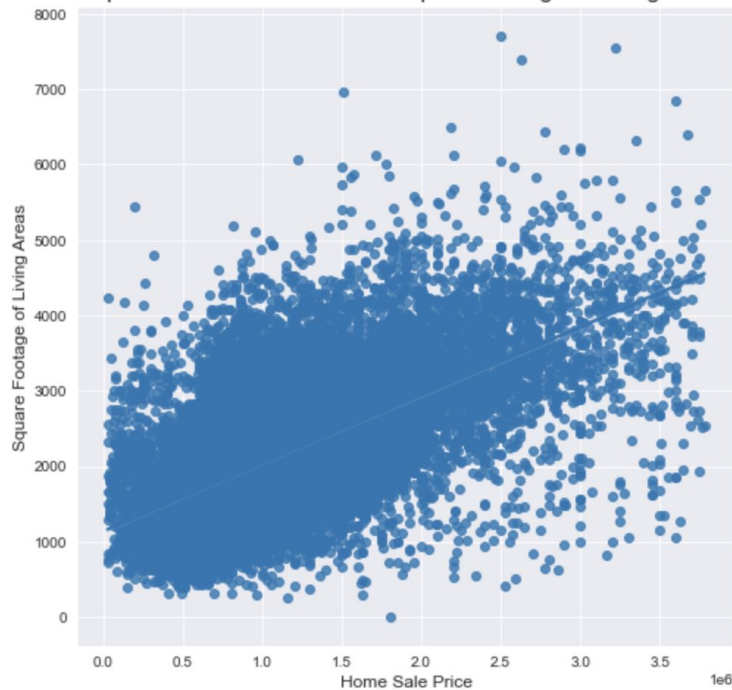


Where to begin?



Relationship Between Home Sale Price and Square Footage of Living Area

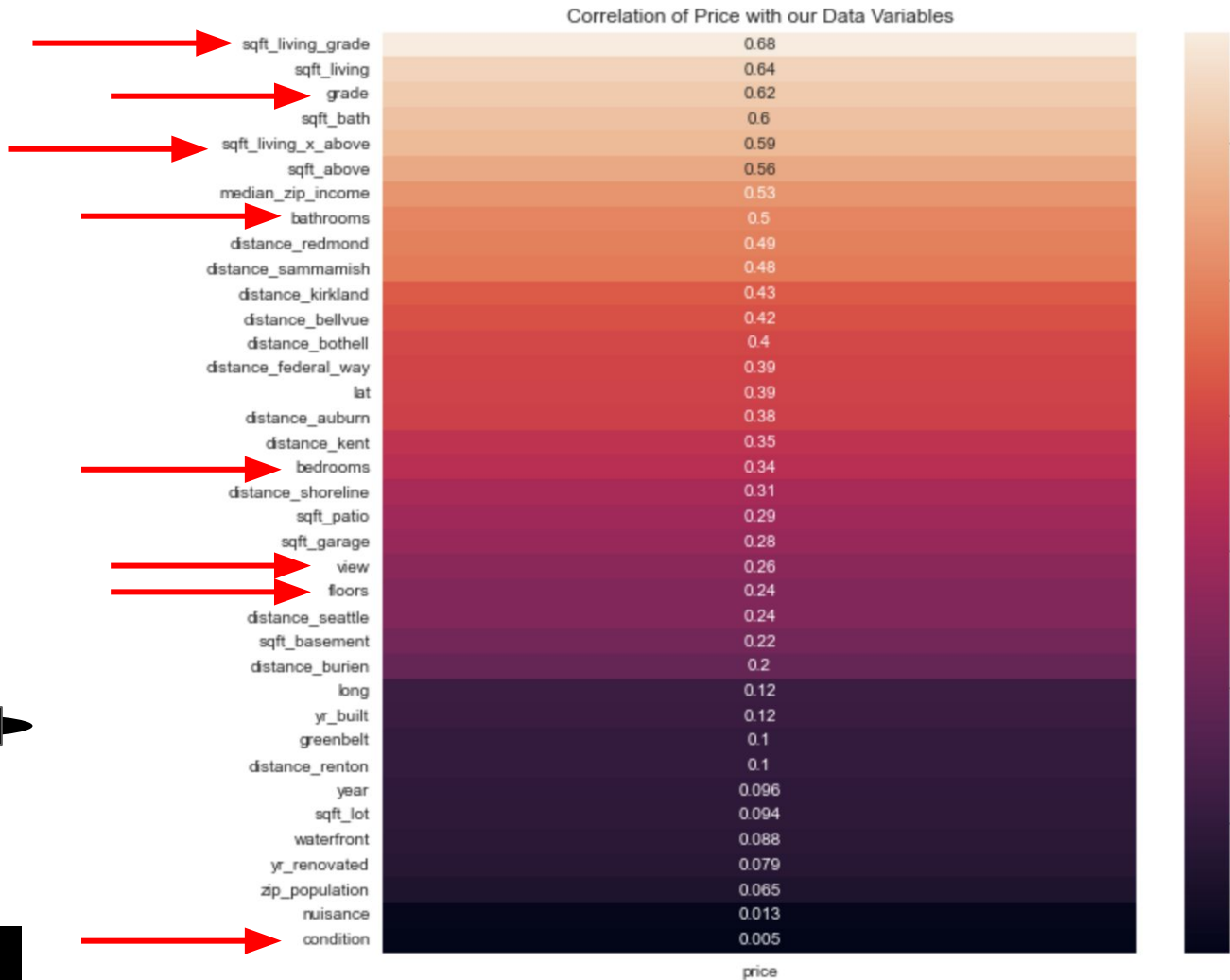
Relationship between Home Price and Square Footage of Living Areas in Home



R-Squared = .406

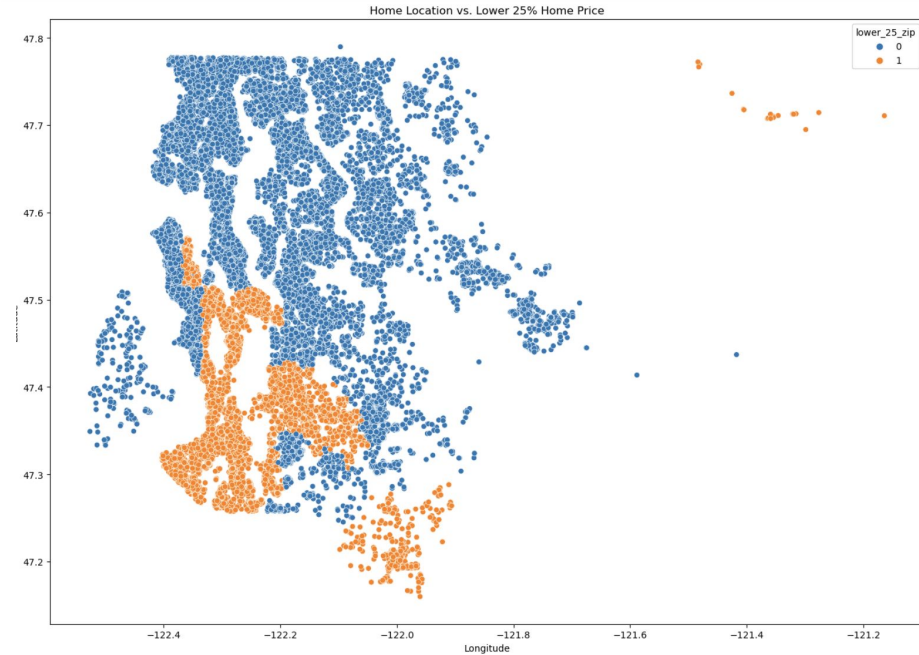
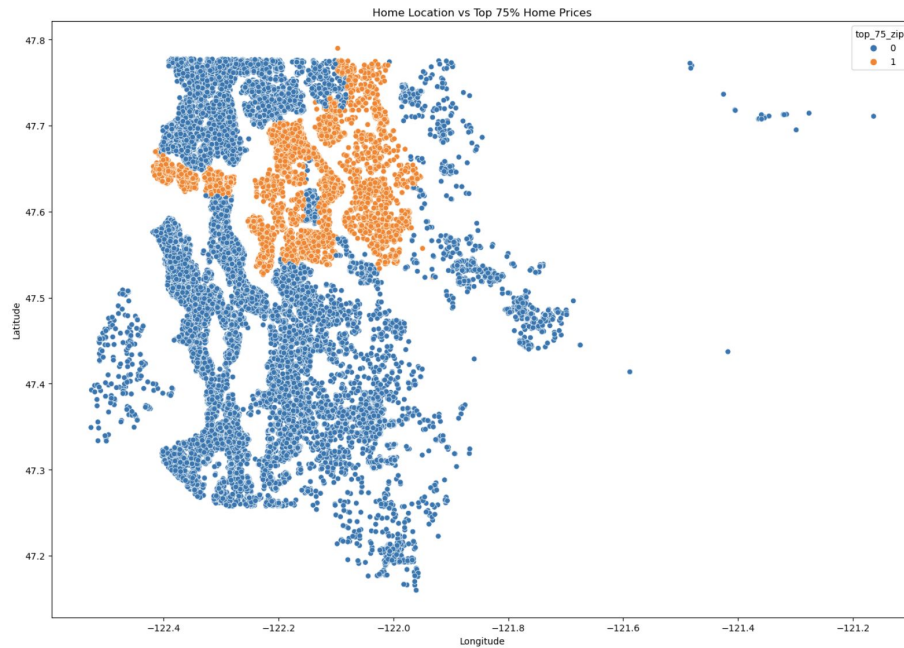
MAE = 338783

Additional Features



Location, Location, Location!

Top 75% and Bottom 25% House Price X Zip Code

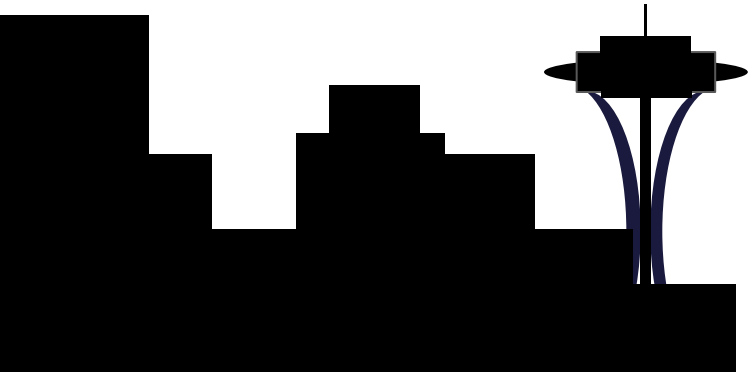


Location Features

- Population of Zip Code
- Median Income of Zip Code
- Number of Whole Foods in a Zip Code
- Distance from city centers
- Distance from up-and-coming neighborhoods
- Waterfront Proximity

R-squared = .755

MAE = 197,248

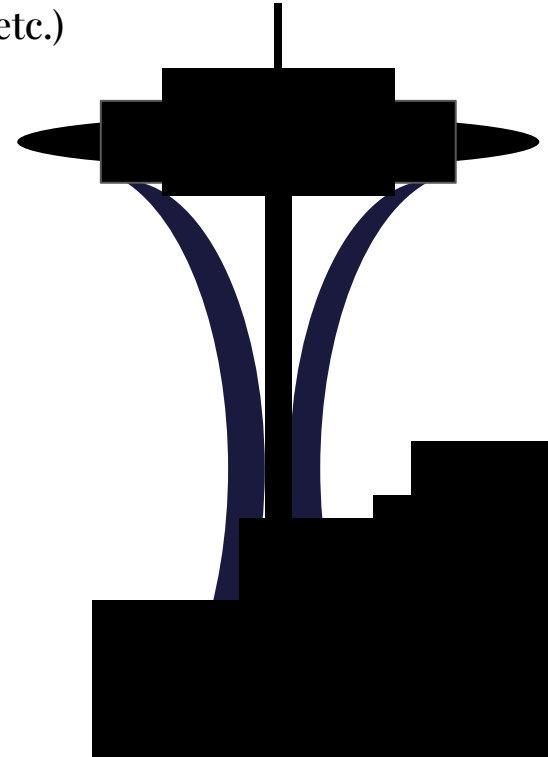


Recommendations and Features to Consider

- Distance from Bellevue and Kirkland
- Whole Foods in Your Zip Code
- Median Income of People in Your Zip Code

Future Work

- Gathering more data:
 - Types of homes (single family, multi-unit, attached/detached, etc.)
 - Explore relationship with time/year with trends
 - Explore social factors (demographics, schools, crime rates)
 - Larger sample sizes



Questions?

Thank You!

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