

neue haeuser real estates



Till Meineke, 11.08.2023

Introducing the Client:

Amy Williams	Seller	<ul style="list-style-type: none">- Italian mafiosi- sells several central houses (top10%) over time- needs average outskirt houses over time to hide from the FBI
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Introducing the 3 main Questions:

- Q1:
What is the average price for the top 10% houses in the center over time?
- Q2:
What is the average price for average houses in the outskirts over time?
- Q3:
What are average houses in the north of Seattle to "quickly" escape the police to Canada?



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Introducing: dataset

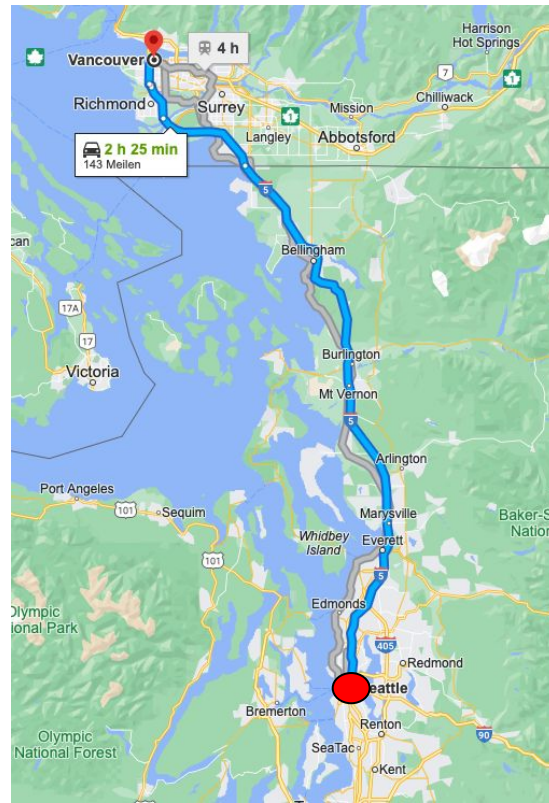
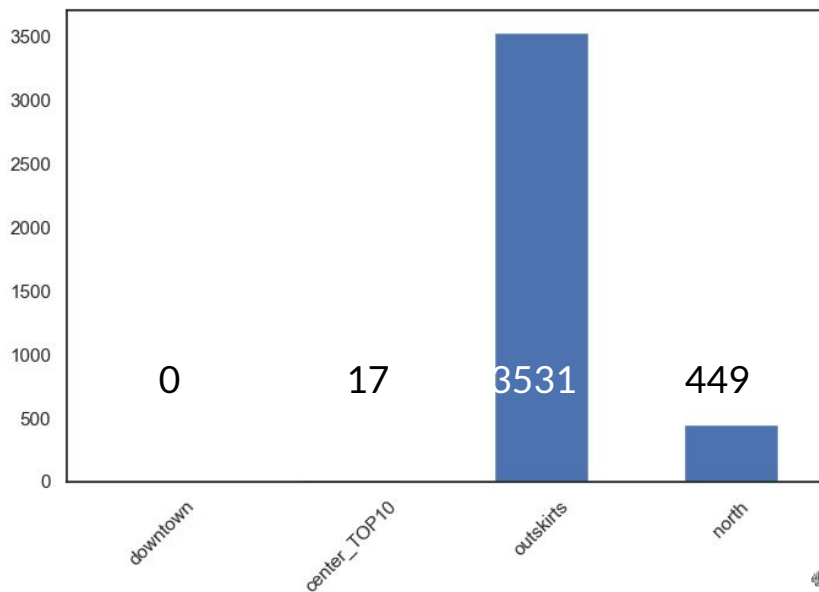
- time span:

Min date: 2014-05-02 Max date: 2015-05-27

- location:

Seattle, King County (USA), downtown, center, outskirts (north)

- size:



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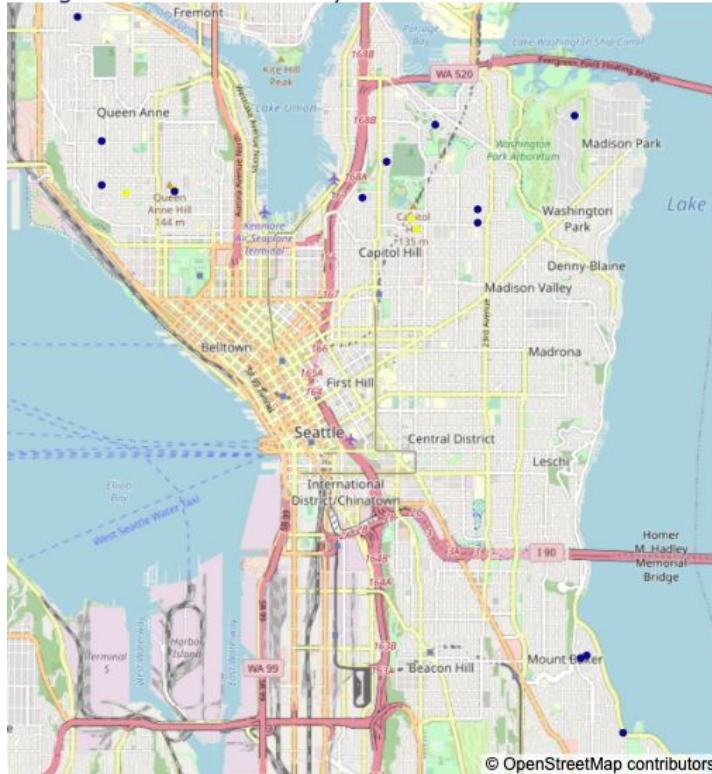
Intro Grades

- |7| Average grade of construction and design.
- |11| Custom design and higher quality



Q1: What are the **top 10% houses in the center**?

Houses in center of Seattle
grade ≥ 11 colored by condition



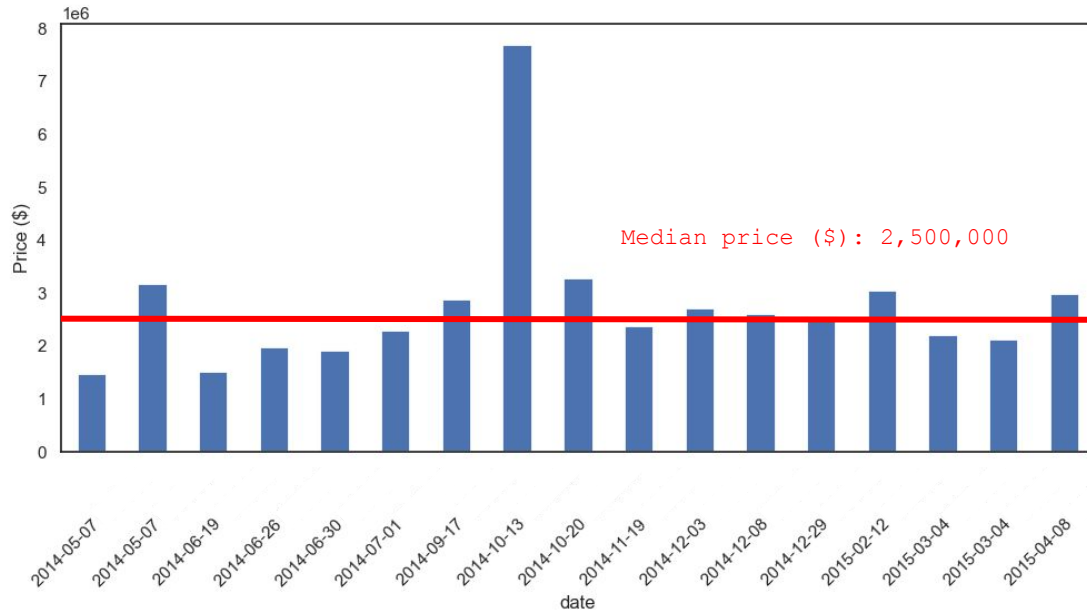
Insides: only 17 houses



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Q1: What is the **median price** for the top 10% houses in the center over time?

Insides: only 17 houses



Recommendation:

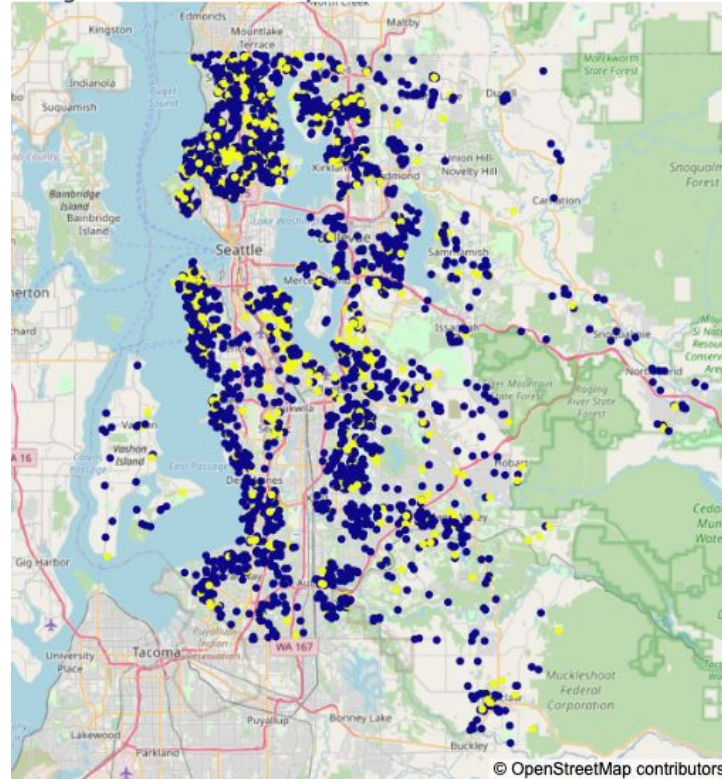
- sell in autumn
- don't sell in spring



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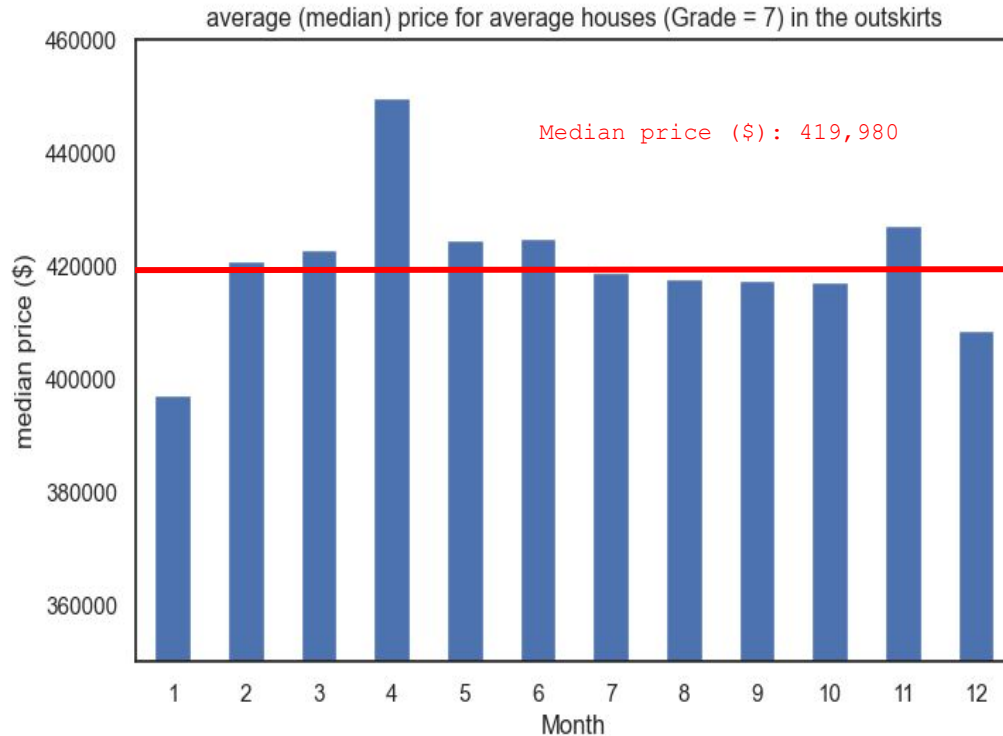
Q2: Where are the **average houses in the outskirts**?

Houses in outskirts of Seattle
grade = 7 colored by condition



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Q2: What is the **median price** for average houses in the outskirts over time?



Recommendation:

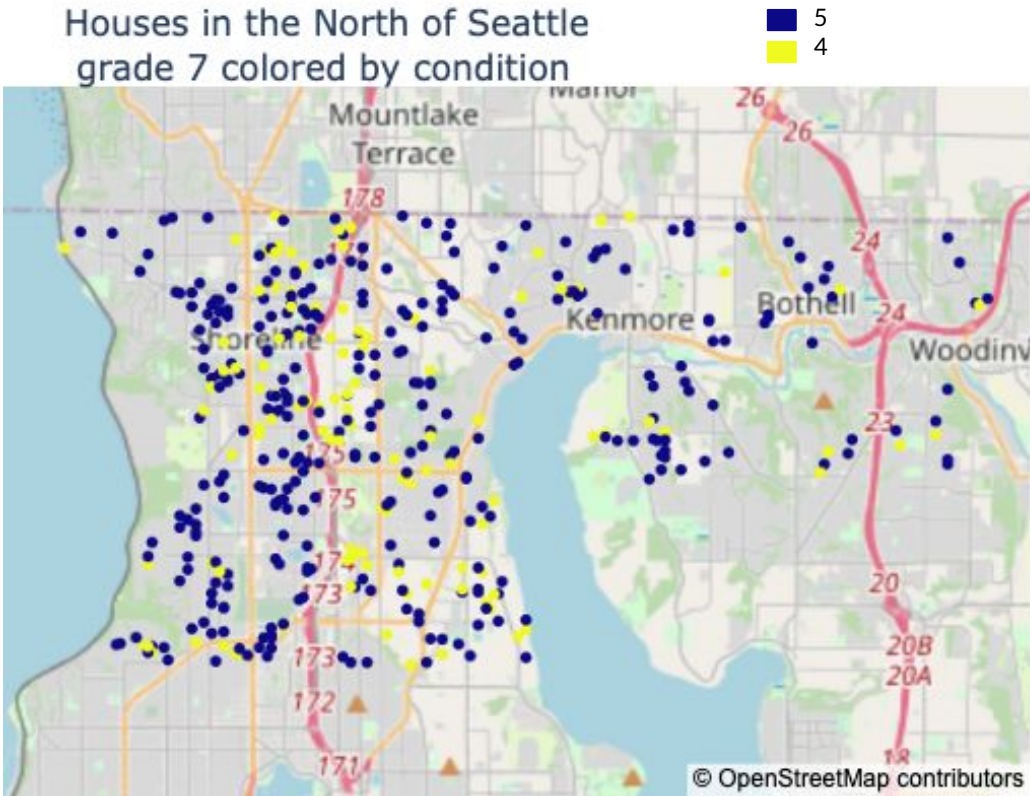
- buy in december or january
- sell in april



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Q3: What are **average houses in the north** of Seattle to "quickly" escape the police to Canada?

Number of houses: 449
Median price (\$): 405,000



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Recommendations:

Top10% houses in the center:

- sell in autumn
- don't sell in spring
- median price (\$): 2,500,000

Average houses in the outskirts:

- buy in december or january
- sell in april
- median price (\$): 419,980

Average houses in the north:

- cheaper than average outskirts
- median price (\$): 405,000



Future work:

- select fitting houses
- refine customer needs

