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Till Meineke, 11.08.2023

Introducing the Client:

Amy Williams	Seller	- Italian mafiosi - sells several central houses (top10%) over time - needs average outskirt houses over time to hide from the FBI

Introducing the 3 main Questions:

- Q1: What is the average (median) price for the top 10% houses in the center over time?

- Q2: What is the average (median) price for average houses (Grade = 7) in the outskirts over time?

- Q3: What are average houses (Grade = 7) in the north of Seattle (close to highway/freeway access) to "quickly" escape the police to Canada (2.5h drive - 140 miles).

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Introducing: dataset

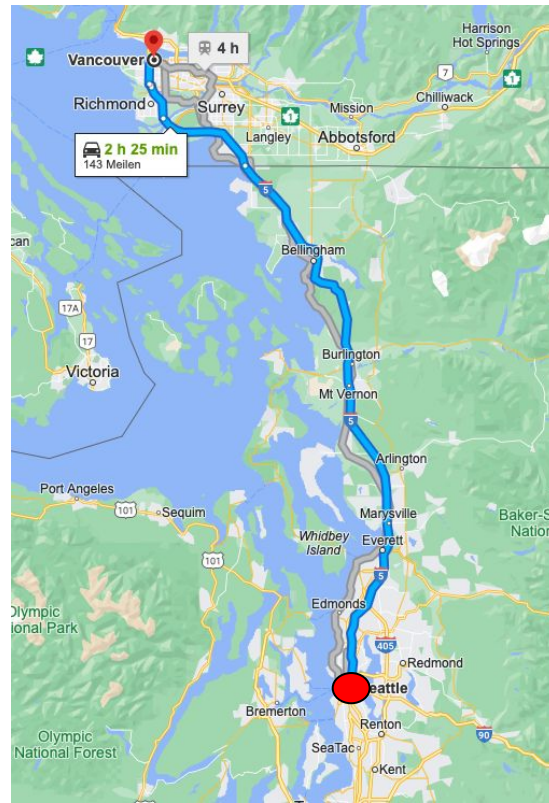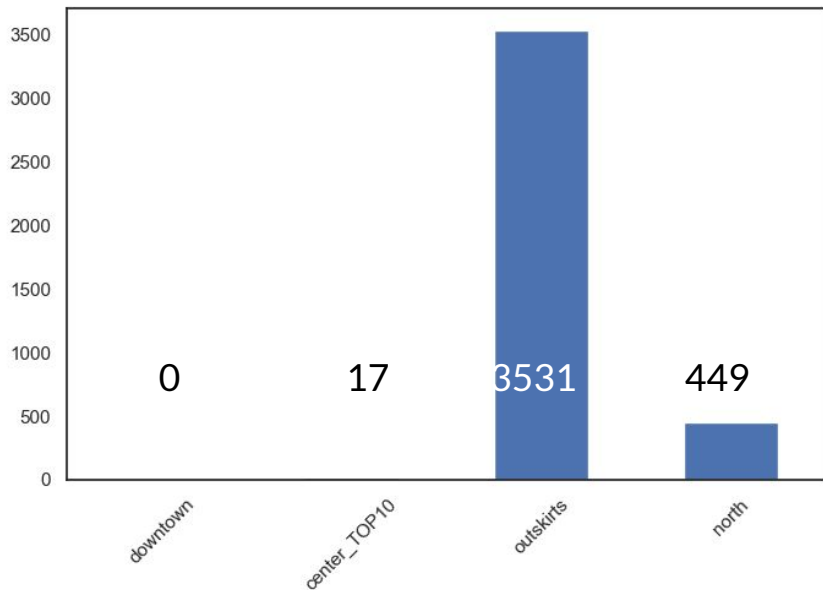- time span:

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

- location:

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

- size:

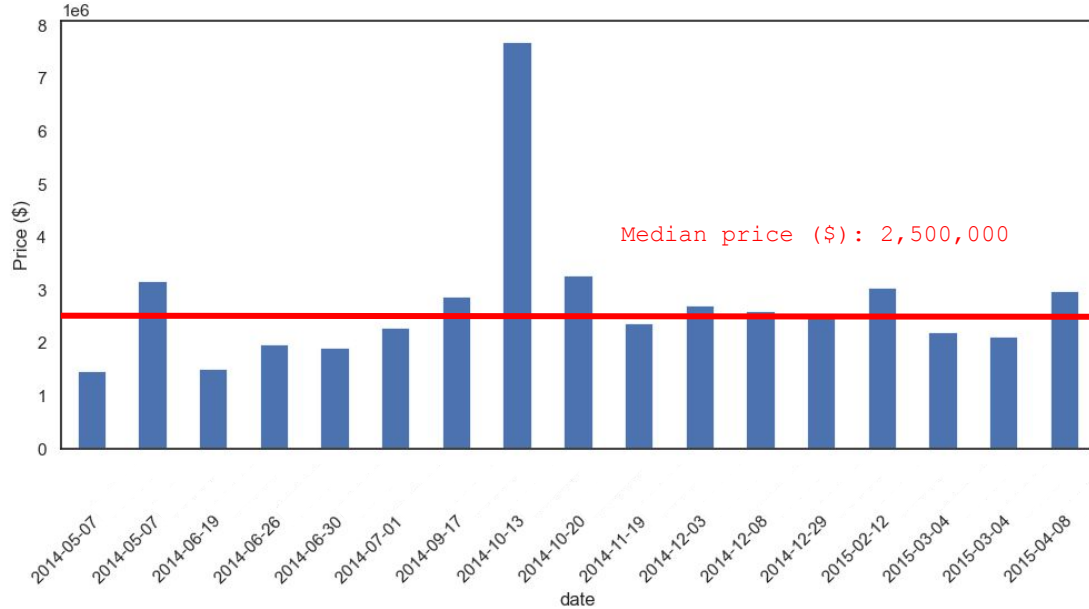0   17   3531   449

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Intro Grades

- **|7| Average grade of construction and design.** Commonly seen in plats and older sub-divisions.|
- |10|Homes of this quality generally have high quality features. Finish work is better and more design quality is seen in the floor plans. Generally have a larger square footage.|
- **|11| Custom design and higher quality** finish work with added amenities of solid woods, bathroom fixtures and more luxurious options.|
- |12| Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.|
- |13| Generally custom designed and built. Mansion level. Large amount of highest quality cabinet work, wood trim, marble, entry ways etc.|
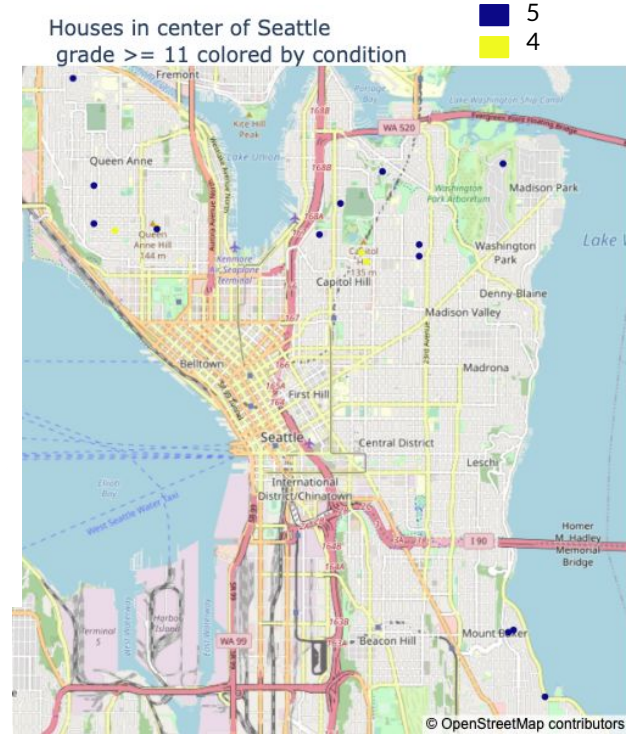
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Q1: What is the average (median) price for the top 10% houses in the center over time?

Insides: only 17 houses

Median price ($): 2,500,000

Houses in center of Seattle
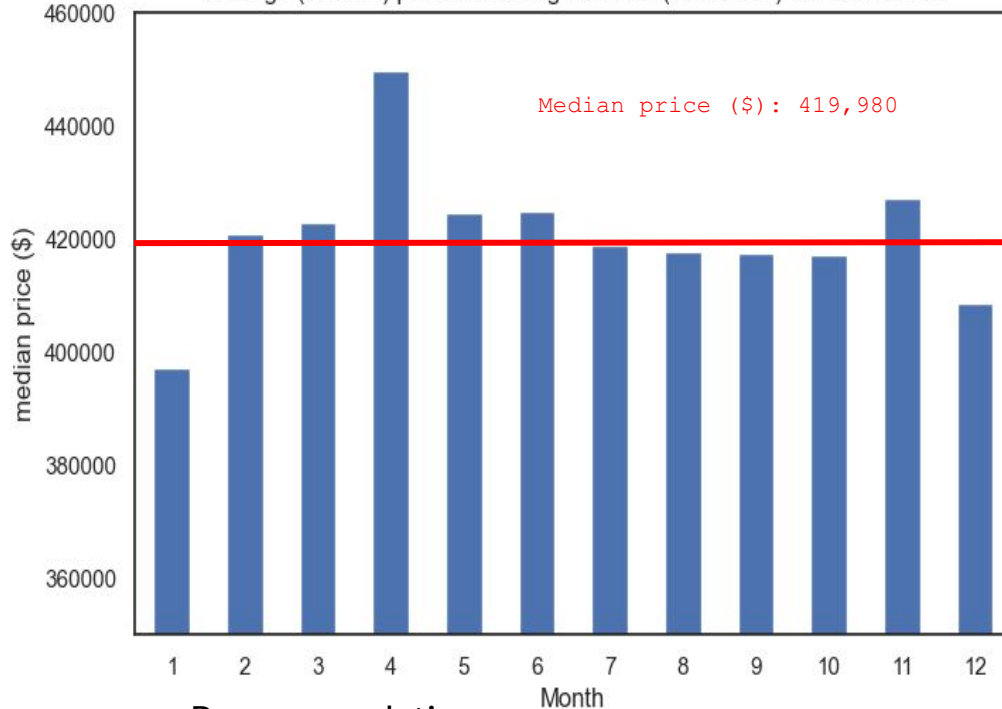grade >= 11 colored by condition

5
4

Recommendation:
- sell in autumn
- don't sell in spring

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Q2: What is the average (median) price for average houses (Grade = 7) in the outskirts over time?
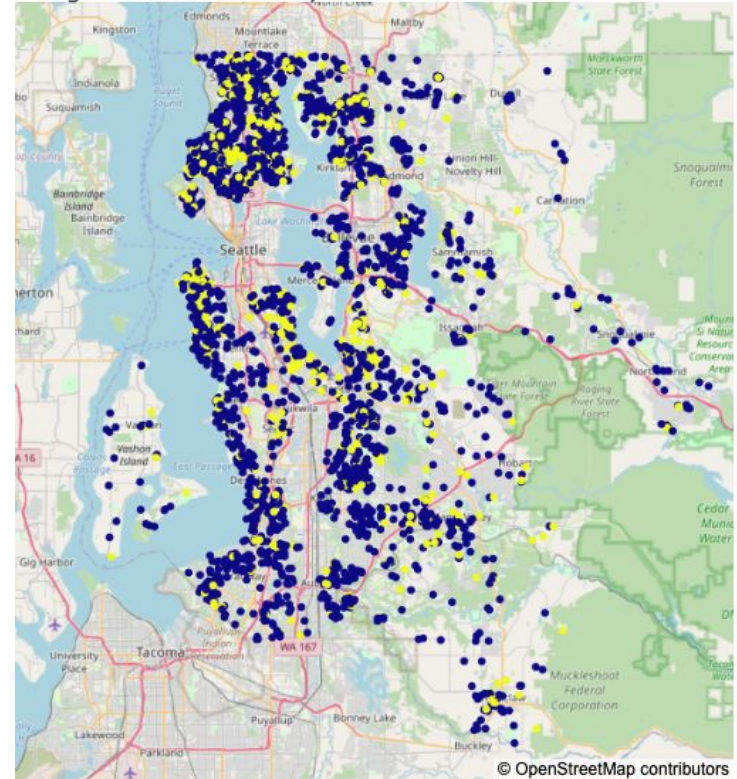

average (median) price for average houses (Grade = 7) in the outskirts

Median price ($): 419,980

Recommendation:
- buy in december or january
- sell in april

Houses in outskirts of Seattle grade = 7 colored by condition
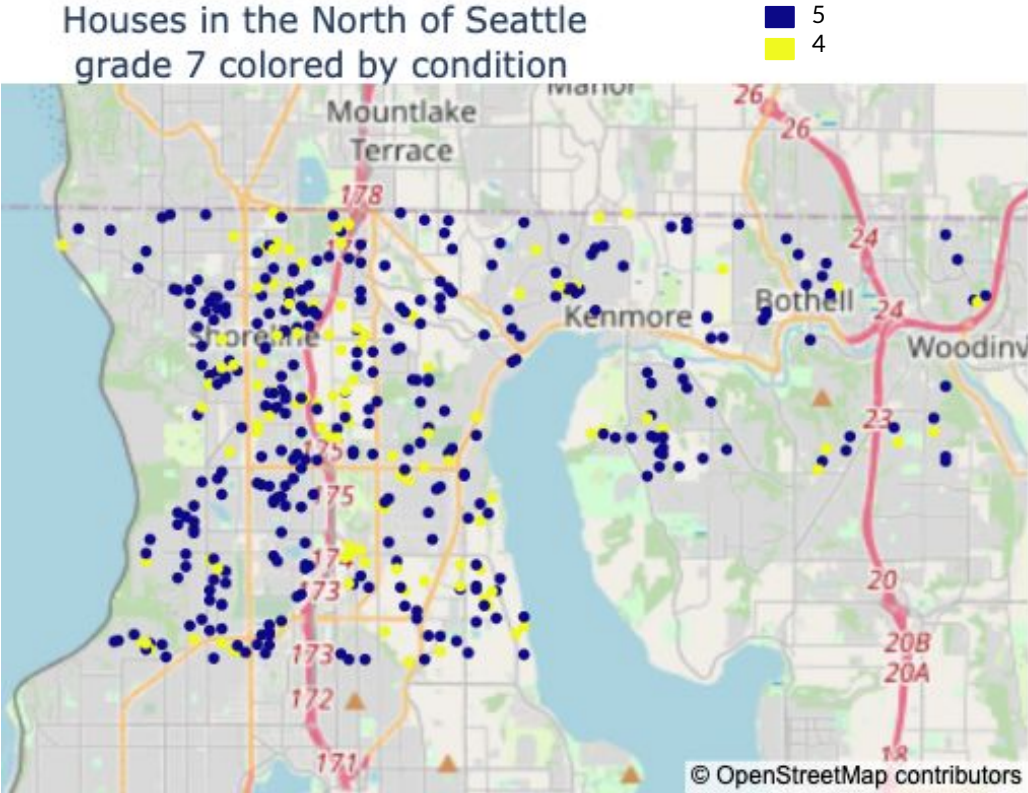
5
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Q3: What are average houses (Grade = 7) in the north of Seattle (close to highway) to "quickly" escape the police to Canada?

Number of houses: 449

Median price ($): 405,000

Houses in the North of Seattle grade 7 colored by condition

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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

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Future work:

- selecting fiting houses

- refining customer needs

impact and applications:

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HOWs

focus on methodology