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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

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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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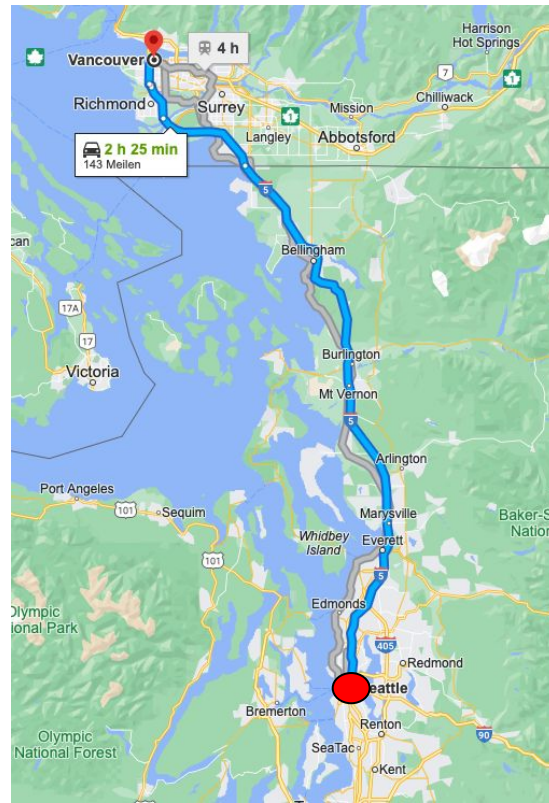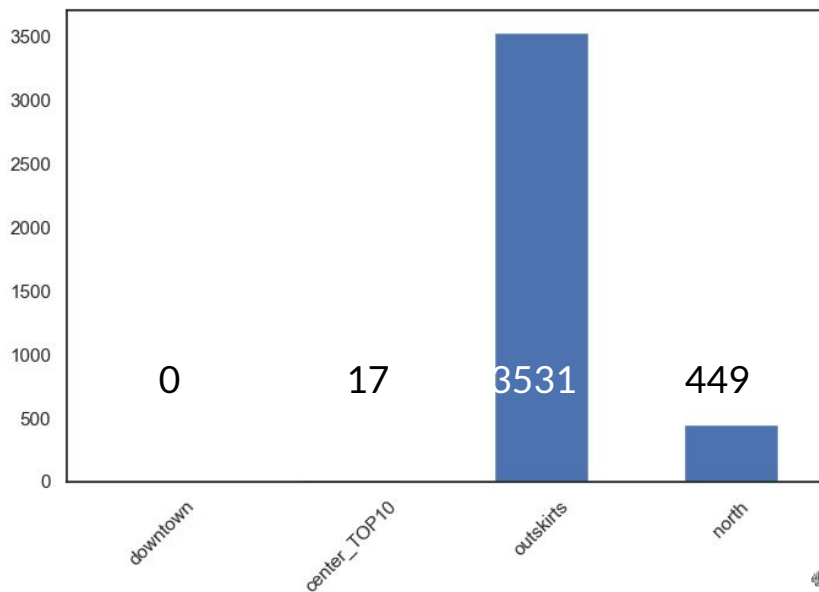
Introducing: dataset

- time span:

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

- location:

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

- size:
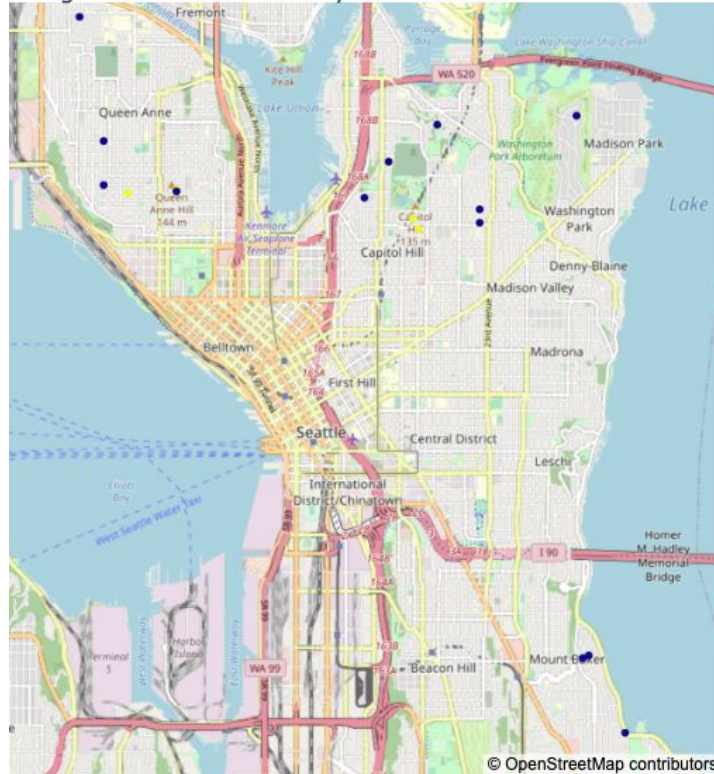

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Intro Grades

-   |7| **Average grade of construction and design.**

-   |11| **Custom design and higher quality**

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

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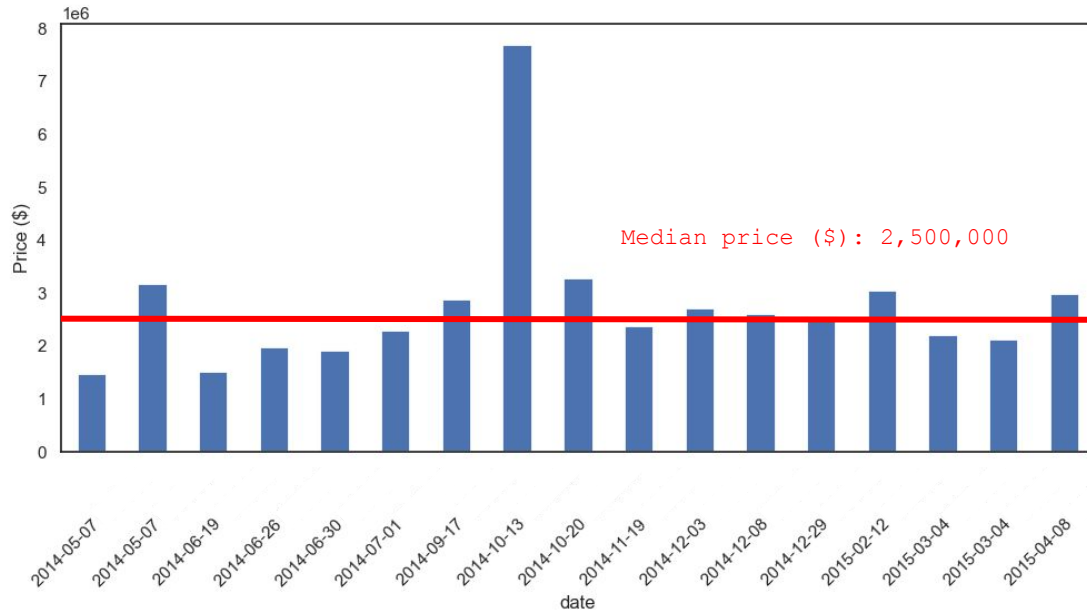grade >= 11 colored by condition

■ 5
□ 4

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

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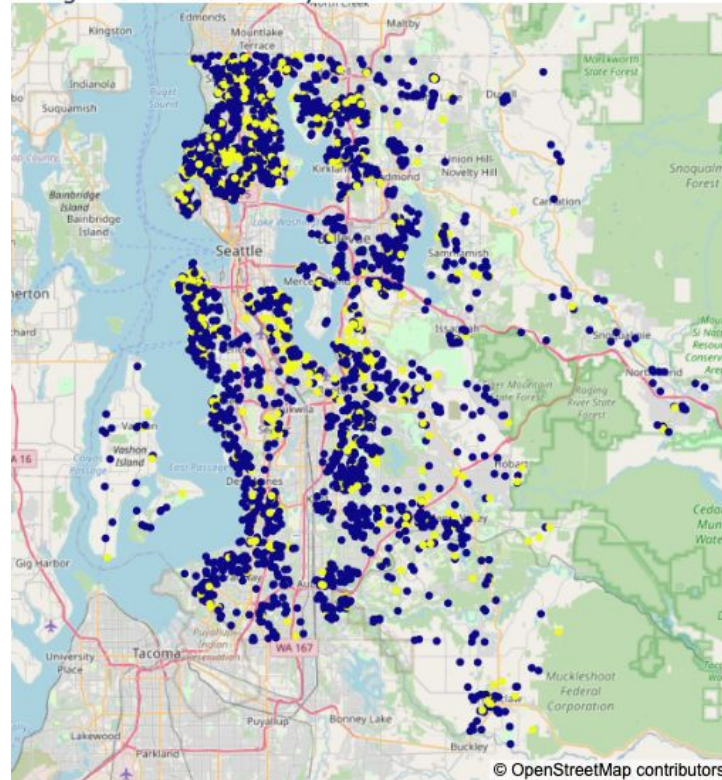
Recommendation:
- sell in autumn
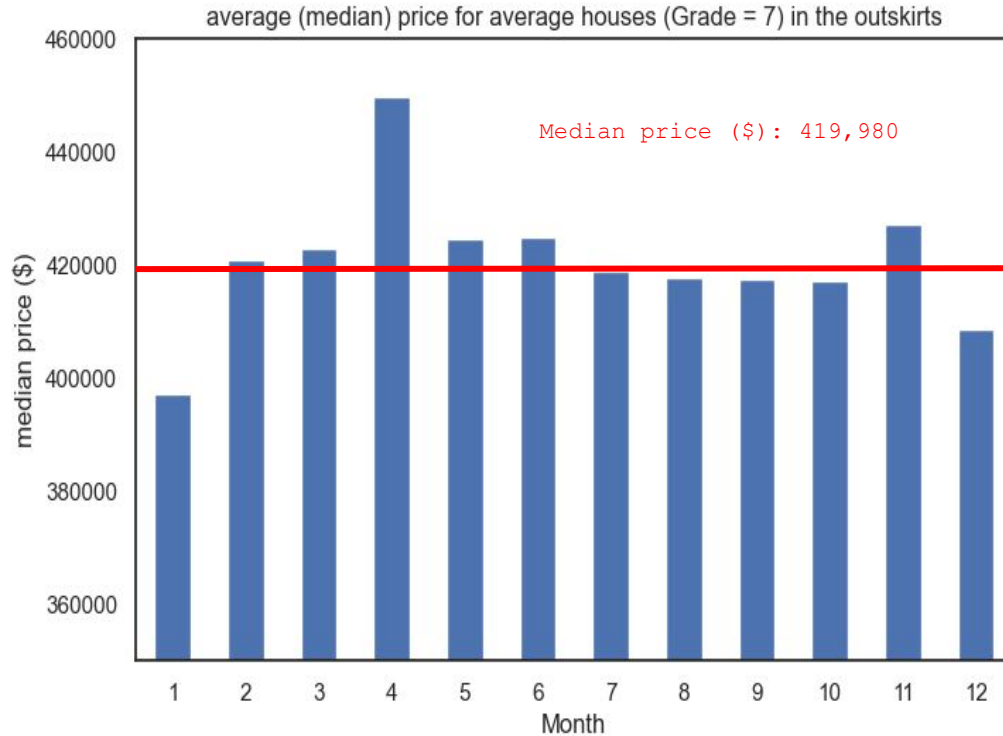- don't sell in spring

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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?

average (median) price for average houses (Grade = 7) in the outskirts
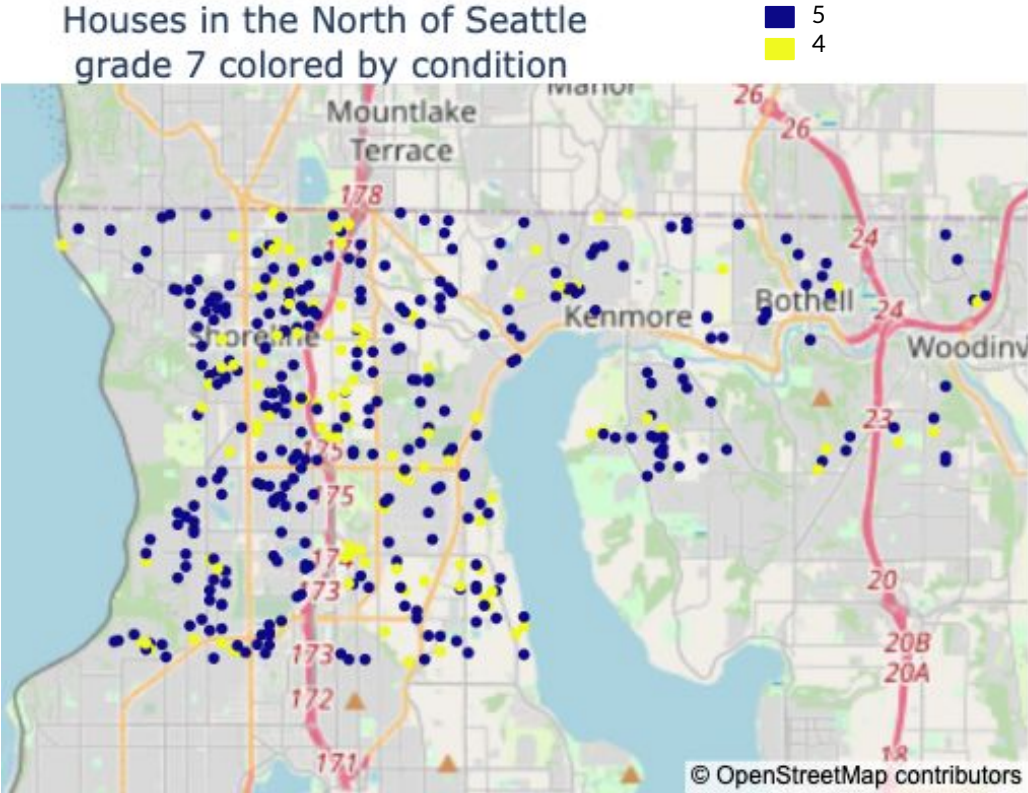
Median price ($): 419,980

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

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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

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impact and applications:

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HOWs

focus on methodology

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