



Seattle Properties Prices

DATA ANALYSIS

Process

1

Collecting and Conecting

We have successfully obtained all of the necessary data and have connected it to our data analytics tools.

2

Build and Analyse

Our team has examined the data and constructed a model to comprehend the features that significantly affect housing prices.

3

Product and Conclusions

How to use and look at data to improve strategies and decision-making to enhance results and accuracy.

Features Impact



- Sqft;
- Waterfront view;
- Bathroom;
- Floors
- Grade;
- Geolocation.

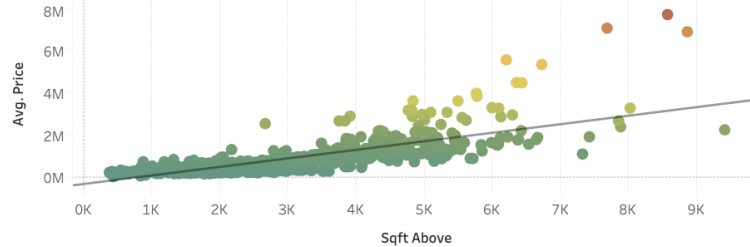


- Date;
- Year-Build;
- View;
- Bedrooms.

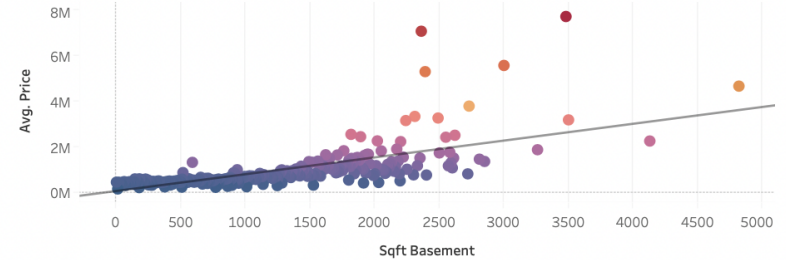


Property's size

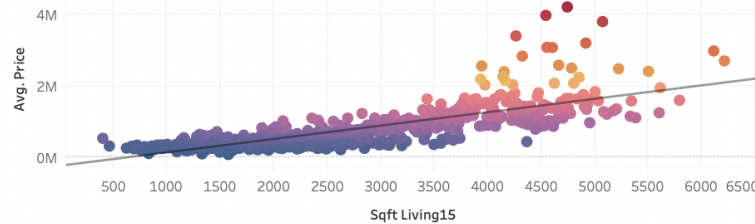
Price vs Sqft Above



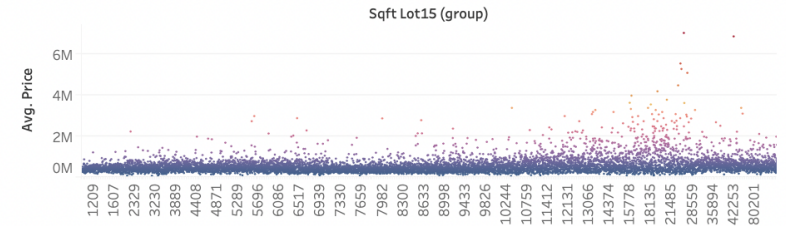
Price vs. Sqft Basement



Price vs. Sqft Living15



Price vs. Sqft Lot15

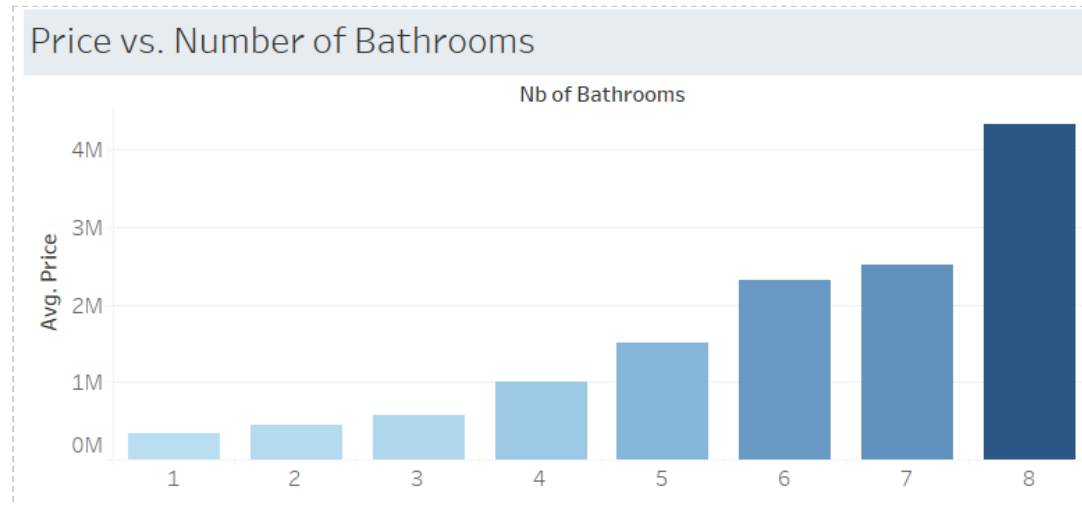
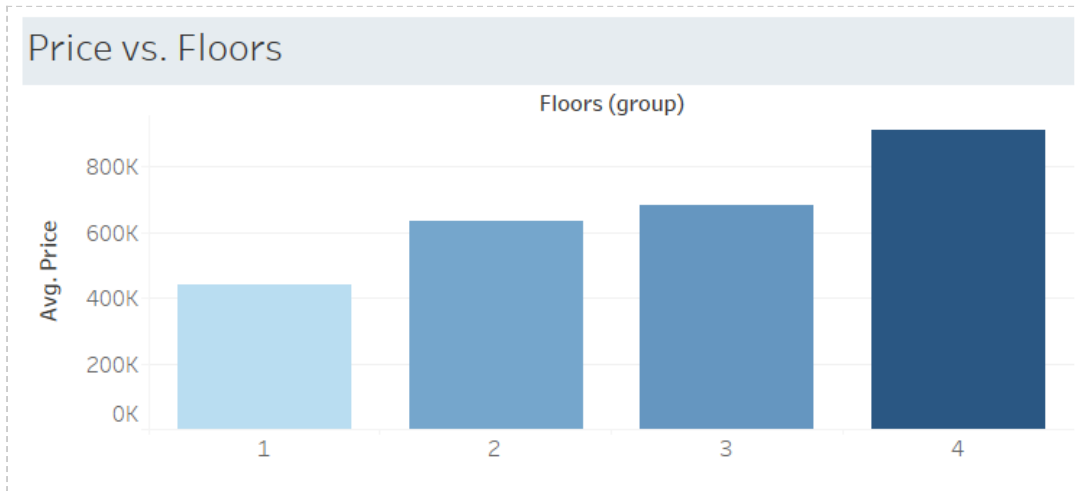


- The higher the square footage of the whole house, the basement and the living room, the higher will be the prices of the houses;
- Lot Size (Sqft15) area is not highly correlated with price.



Components of the house

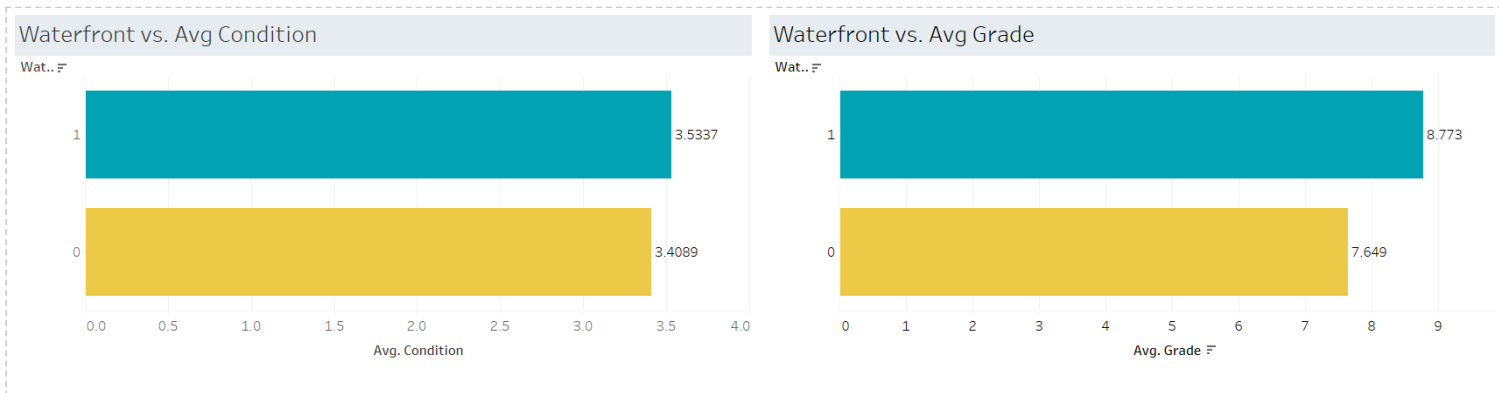
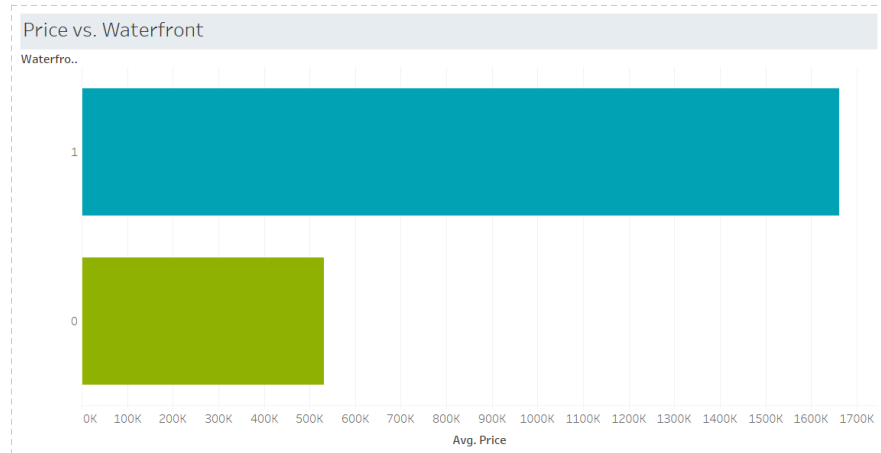
- The higher the number of floors and bathrooms bigger the price.





Extras and Scoring

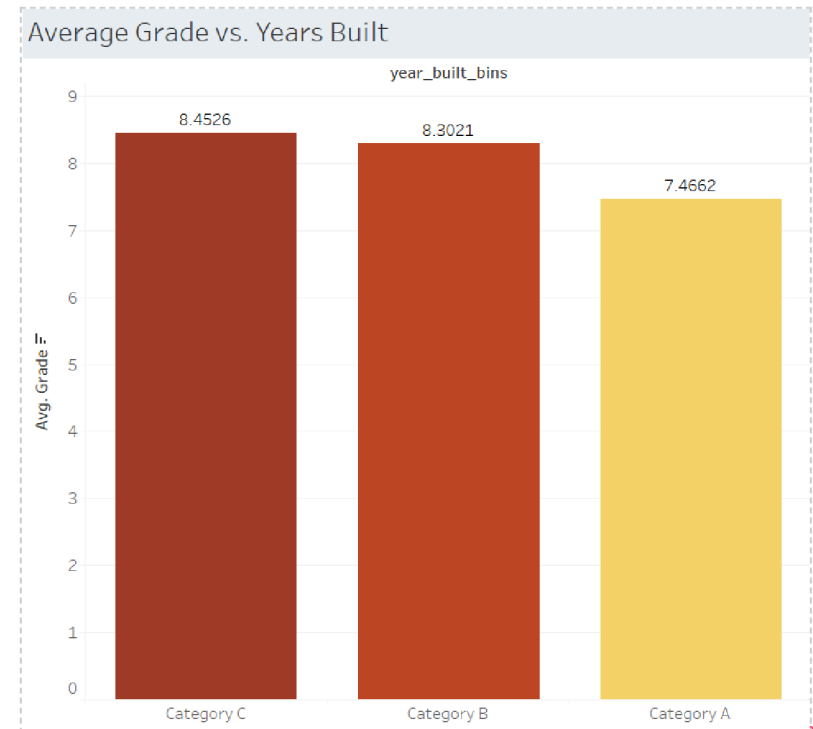
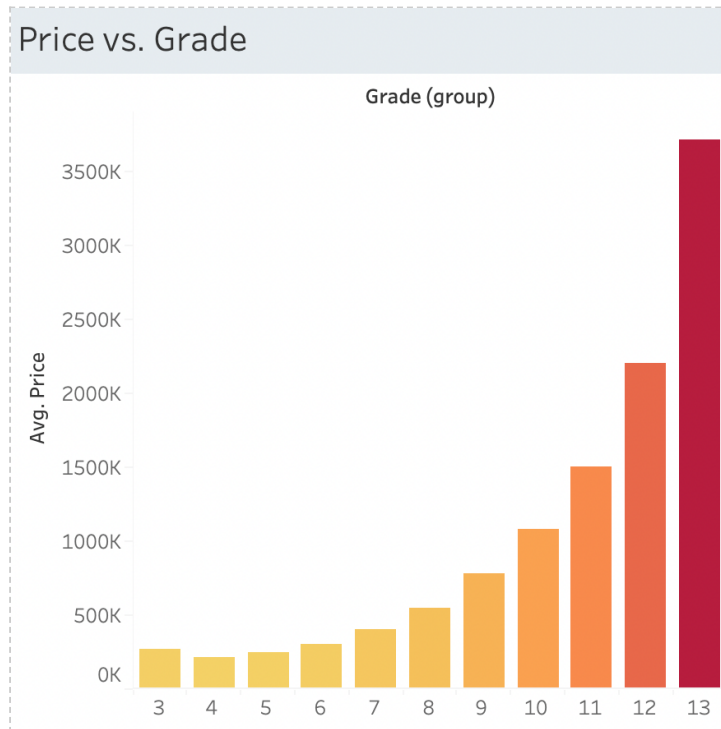
- Waterfront properties are better graded and have higher living conditions;





Extras and Scoring

- Higher-graded houses have been built after 2000 ;

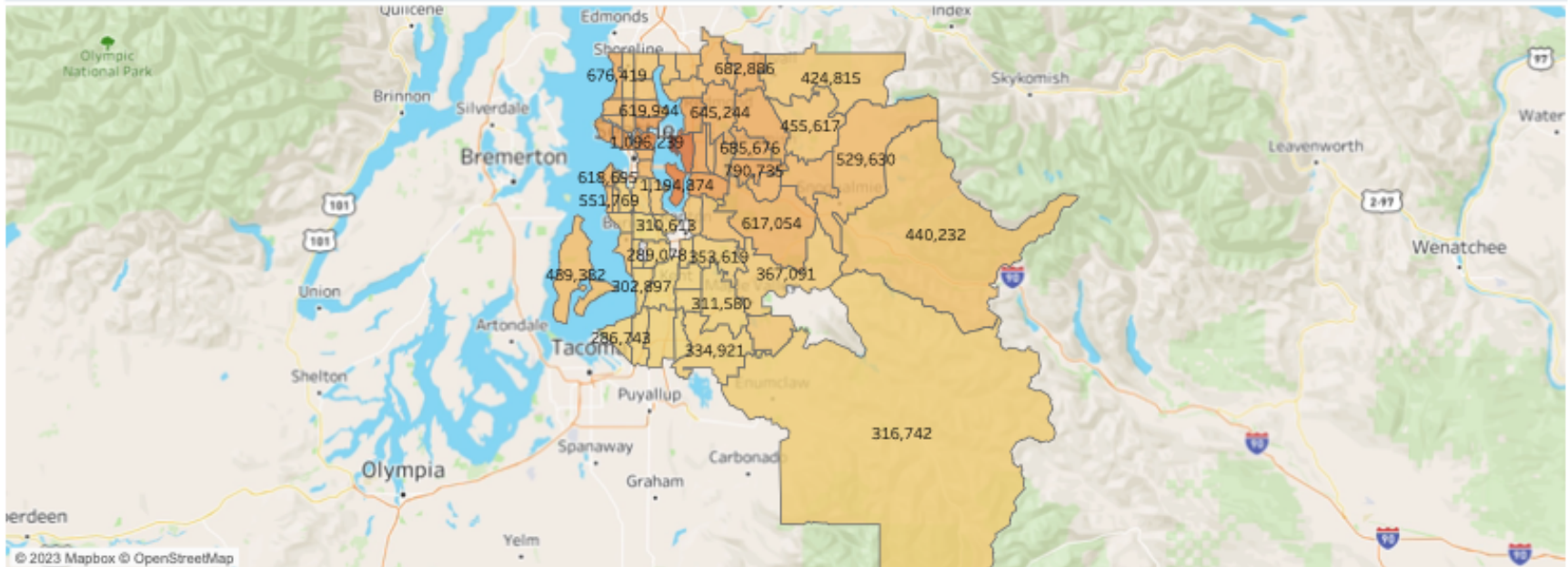




Location

- Central properties, especially those on the waterfront are highly valued

Price per Zipcode

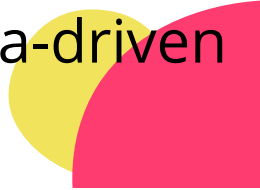




Conclusions

- When targeting clients on the higher end, we recommend looking at properties having the positive features analyzed previously;
- Mid-range properties are usually located outside the central area, normal-sized;
- The most common properties in your portfolio are 2-4 bedroom houses and mid-range priced;
- The average property price has increased for properties built after 2010;
 - This could also be related to scarcity - if between 1900 and 2000 there were 16,841 properties built, after 2010 there is only 1,090.

This is only the beginning of a journey related to data-driven decision making.





Thank You!

Questions?