Seatle Properties Prices

DATA ANALYSIS

YEL Consulting

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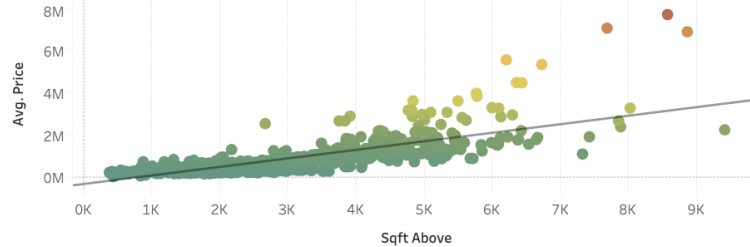- Waterfront view;
- Bathroom;
- Floors
- Grade;
- Geolocation.

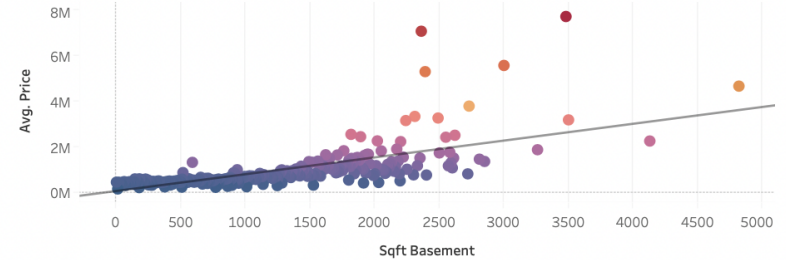**−**
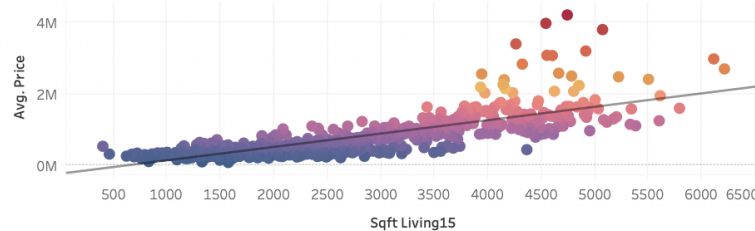- Date;
- Year-Build;
- View;
- Bedrooms.

Property's size
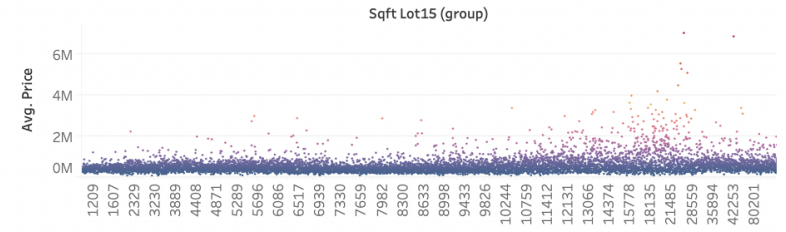
- The higher the square footage of the whole house, the basement and the living room, the higher will be the prices of the houses;

- Lot Size (Sqft15) area is not highly correlated with price.
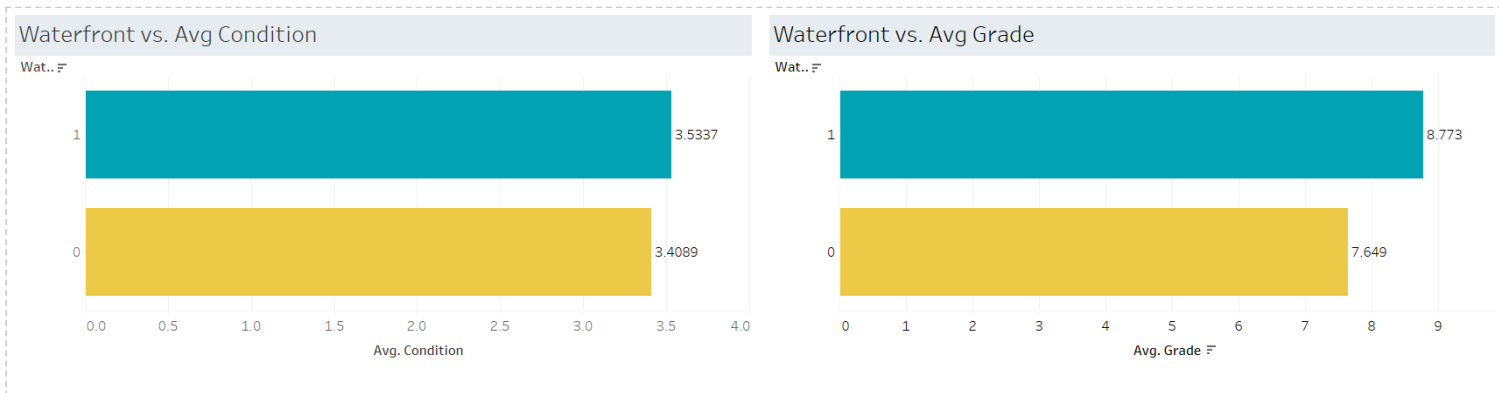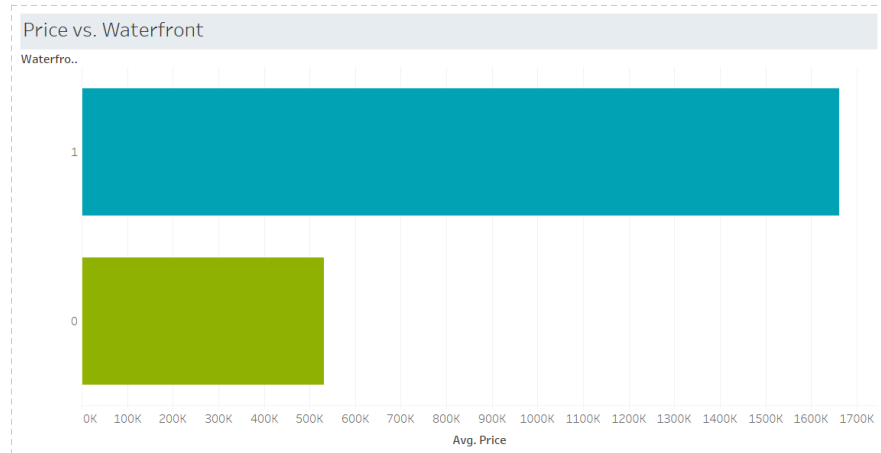
Components of the house

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

Price vs. Floors
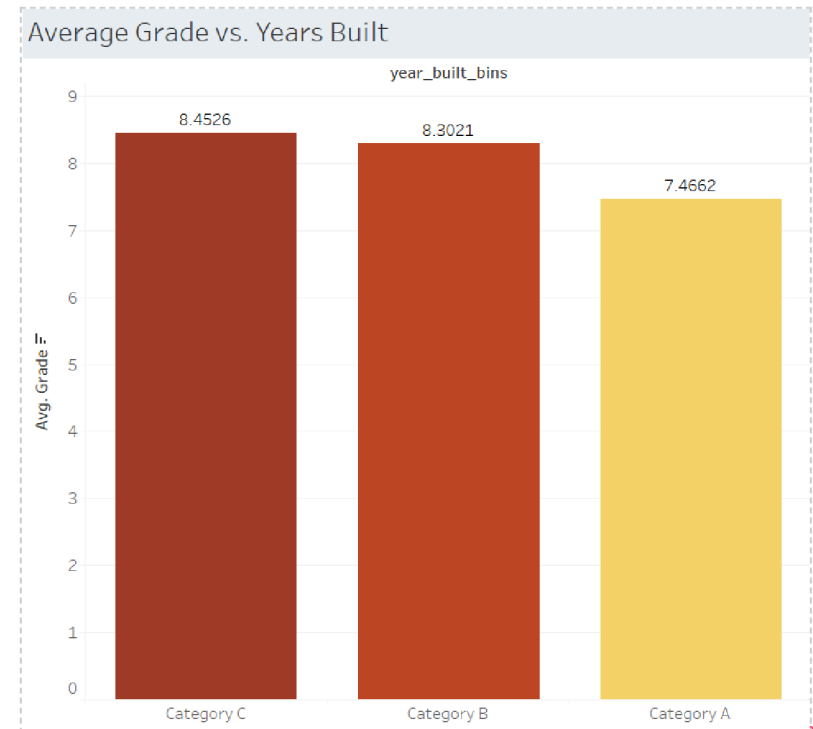
Floors (group)

Price vs. Number of Bathrooms

Nb of Bathrooms
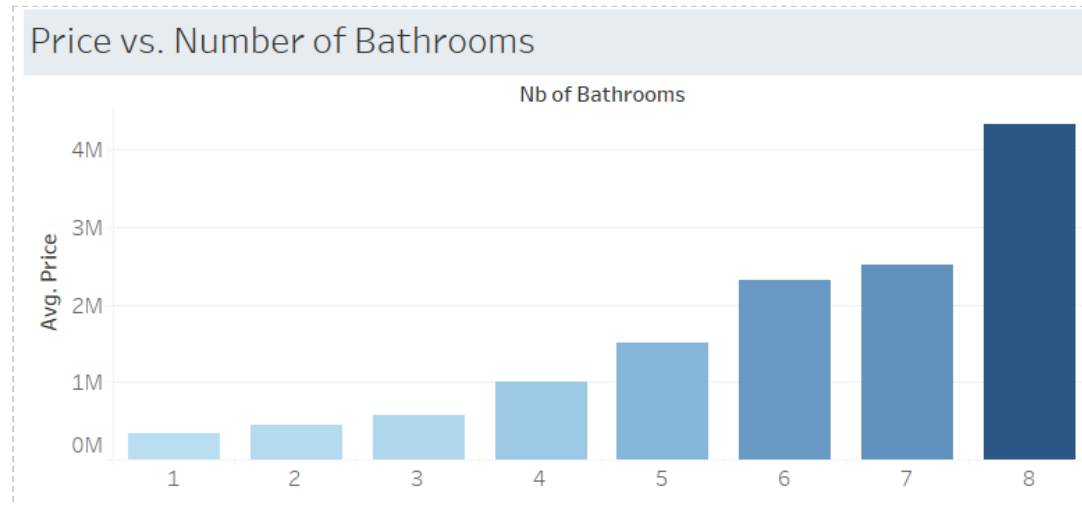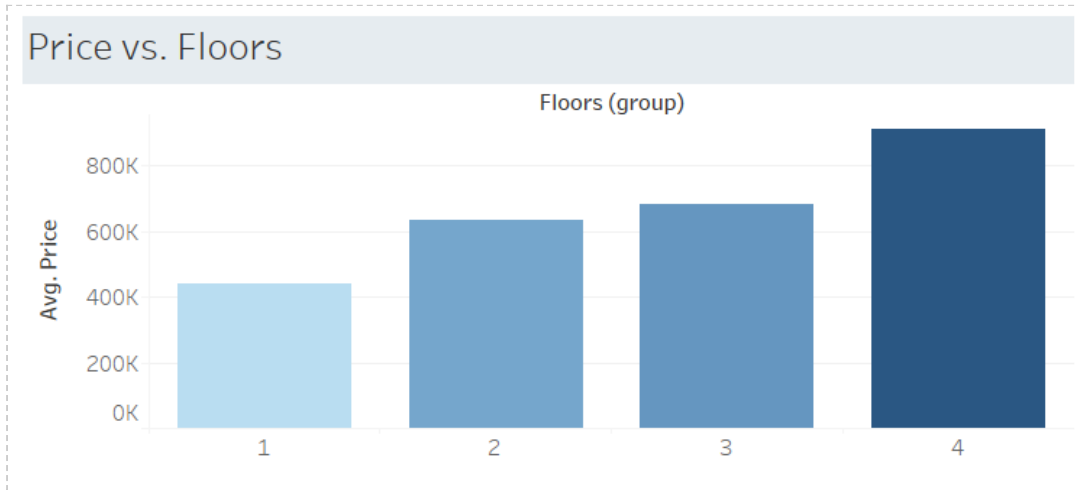
Extras and Scoring

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

Price vs. Waterfront

Waterfro..

Waterfront vs. Avg Condition

Wat..

	Avg. Condition
1	3.5337
0	3.4089

Waterfront vs. Avg Grade

Wat..

	Avg. Grade
1	8.773
0	7.649

Extras and Scoring

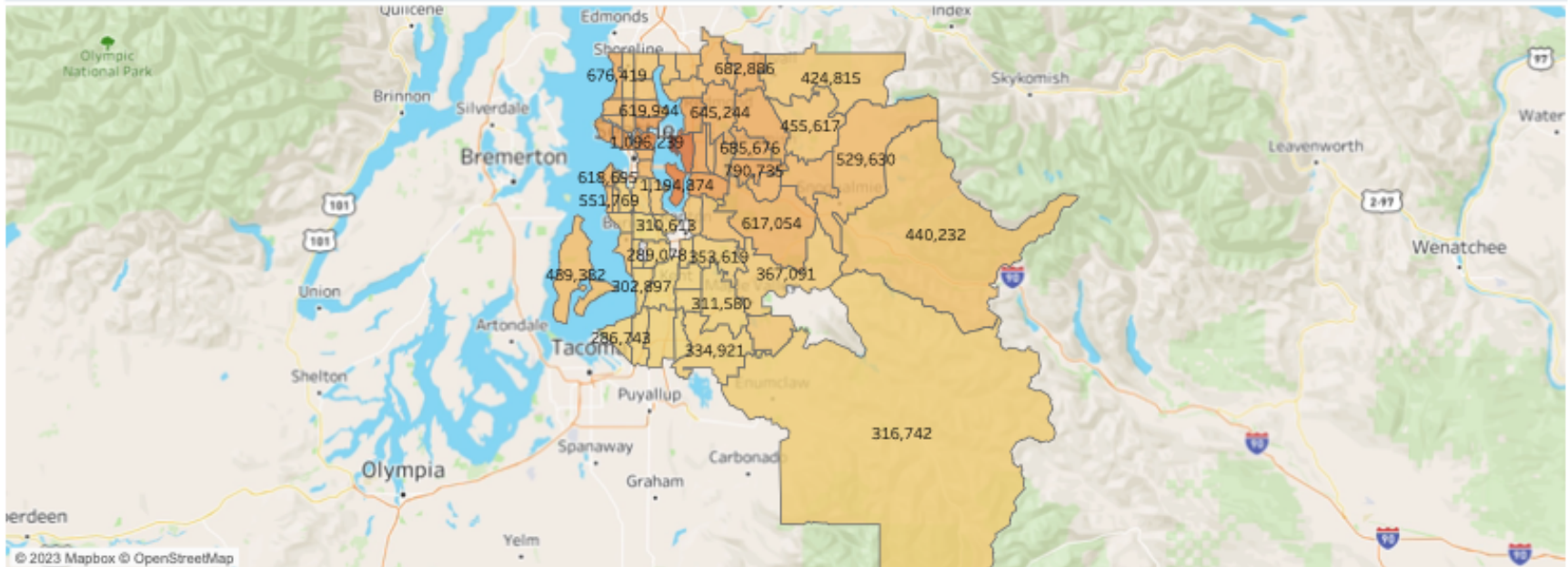- Higher-graded houses have been built after 2000 ;
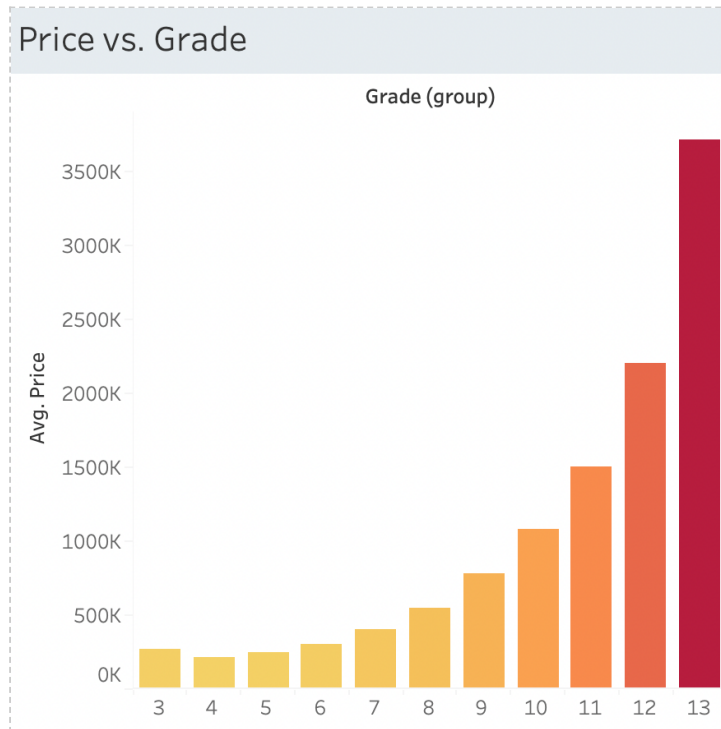
Location

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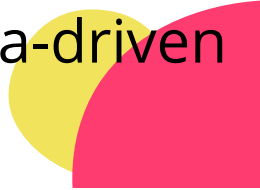
Price per Zipcode

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?