

House Flipping

Andrew J Moy

A dark blue diagonal gradient bar that starts from the bottom left corner and extends towards the top right corner, covering the lower half of the slide.

Kings County, Seattle, WA.



WELCOME!

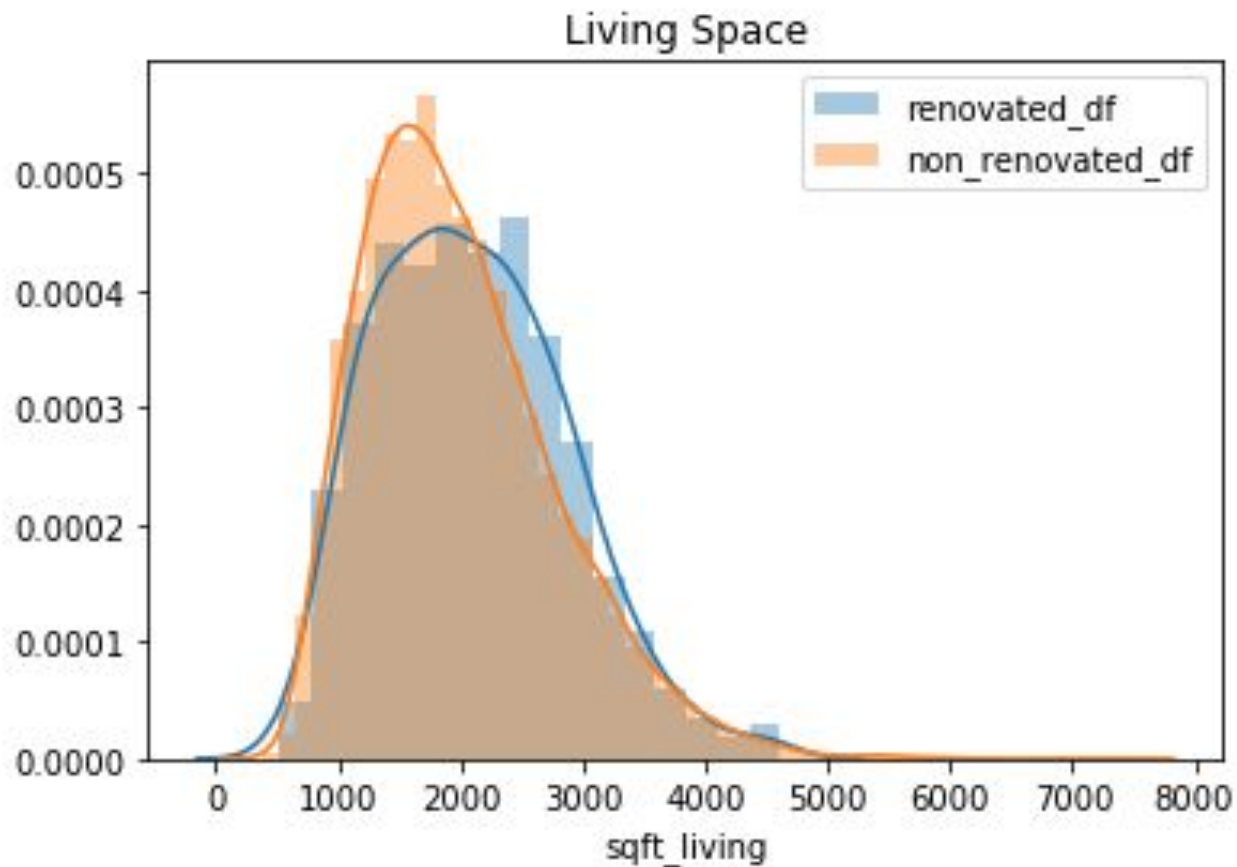
We received information from Kings County and want to determine if its the next hot spot for flipping houses.

Let's determine if it'll be worth it.

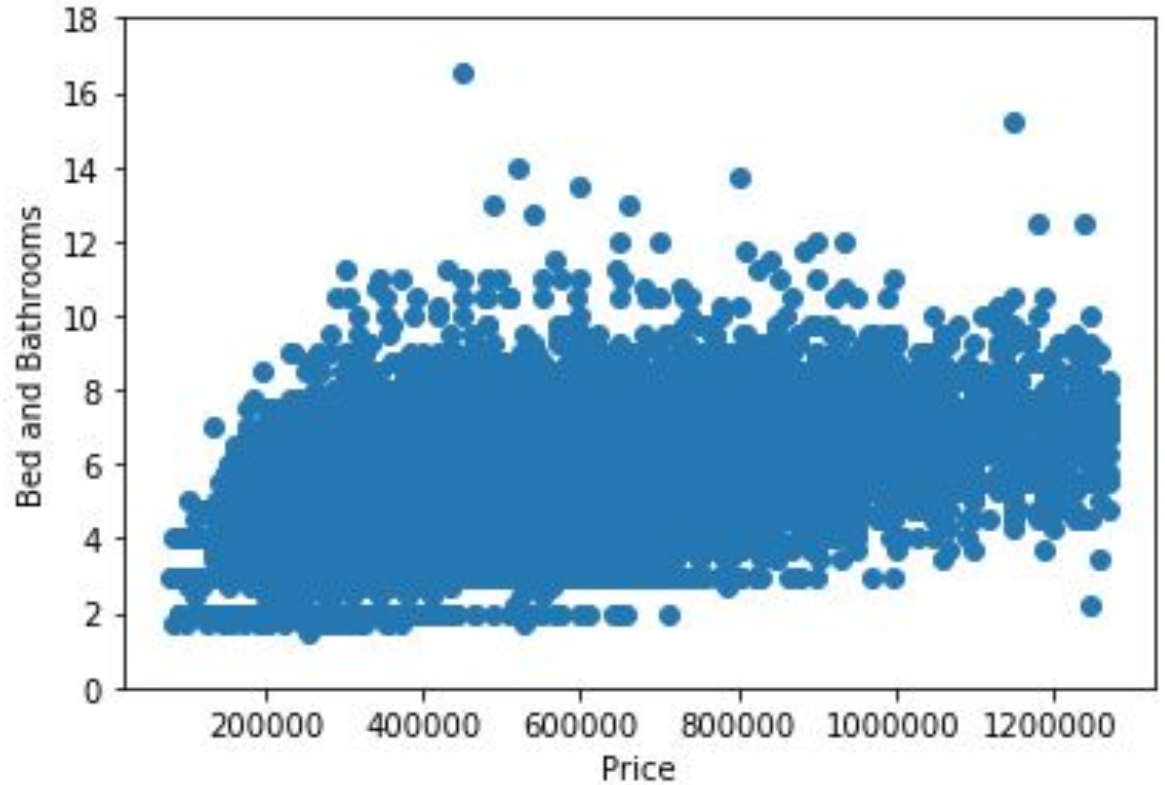


- ❖ Have other people increased their living space?
- ❖ Does having more bedrooms and bathrooms mean more money?
- ❖ Will it be worth it?

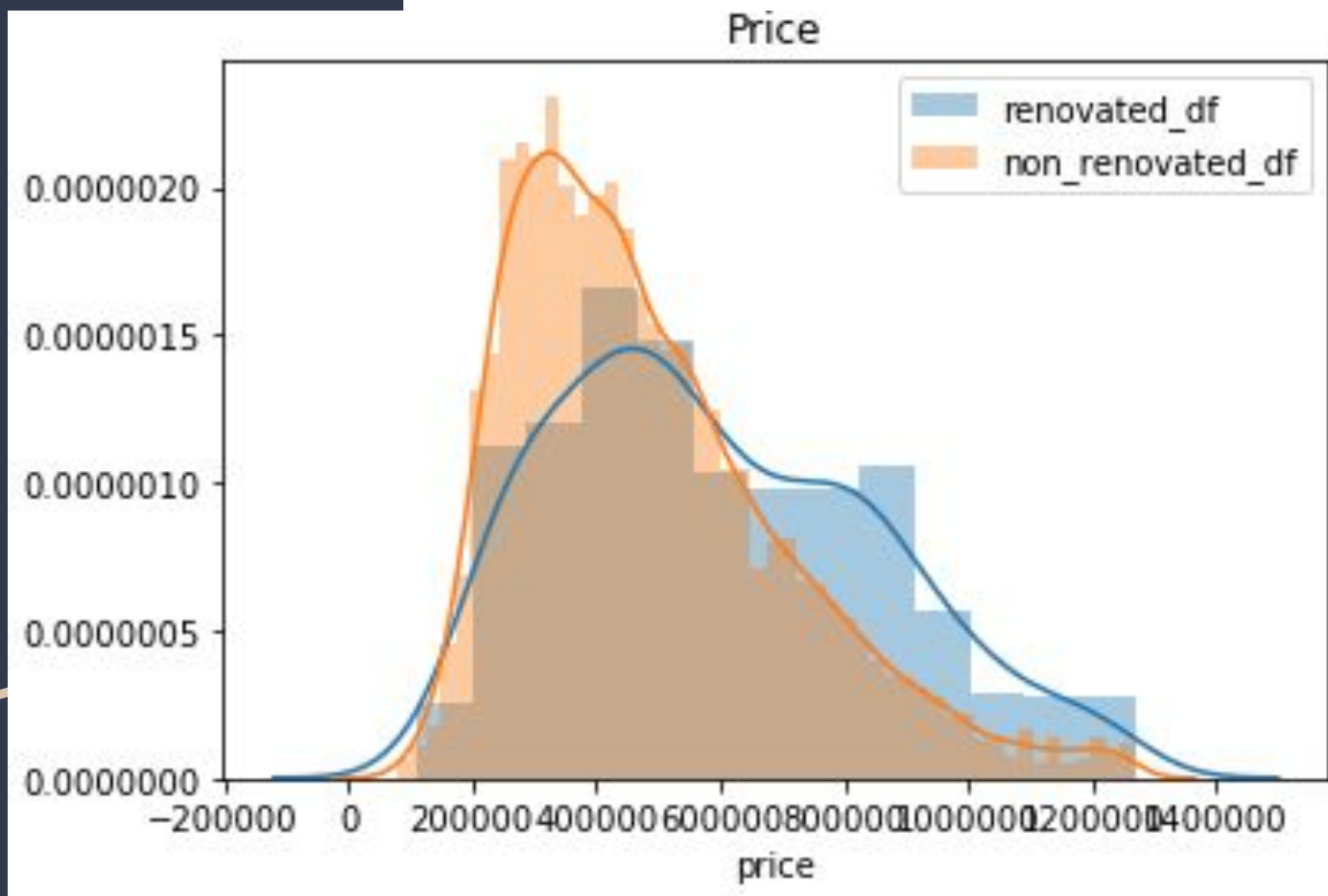
Living Space



Bedrooms and Bathrooms



Prices



Future Works



MONEY MONEY MONEY!!!

- How much will this cost?
- Does waterfront matter as well?
- What if we can build up and make Apartment complexes?

Thank You!!



For the most important thing there is, your time!

Now let's go out there and flip houses!



Model

Based on correlation, certain features effected price more than others.

Condition, Amount of living space, and the amount of bed/bathrooms were the top.

NEED

- Add Living Space
- Add Bed and Bathrooms
- Renovate!!

```
condition surpassed threshold with vif=18.301215084673352
grade surpassed threshold with vif=41.176963936672635
bed_bath surpassed threshold with vif=32.70293877544729
sqft_living surpassed threshold with vif=19.601525706161485
Model contains multicollinear features
```

OLS Regression Results

```
=====
Dep. Variable:          price      R-squared (uncentered):      0.910
Model:                  OLS        Adj. R-squared (uncentered):    0.910
Method:                 Least Squares    F-statistic:                4.187e+04
Date:                  Thu, 22 Oct 2020    Prob (F-statistic):         0.00
Time:                  09:43:10          Log-Likelihood:            -2.7833e+05
No. Observations:      20756            AIC:                       5.567e+05
Df Residuals:          20751            BIC:                       5.567e+05
Df Model:               5
Covariance Type:       nonrobust
=====
```

	coef	std err	t	P> t	[0.025	0.975]
view	4.91e+04	1715.482	28.622	0.000	4.57e+04	5.25e+04
condition	626.6557	1380.774	0.454	0.650	-2079.770	3333.081
grade	4.032e+04	940.717	42.858	0.000	3.85e+04	4.22e+04
bed_bath	-2.409e+04	1145.258	-21.033	0.000	-2.63e+04	-2.18e+04
sqft_living	153.0959	2.303	66.477	0.000	148.582	157.610

```
=====
Omnibus:                1868.793    Durbin-Watson:              1.970
Prob(Omnibus):           0.000      Jarque-Bera (JB):           2640.823
Skew:                   0.727       Prob(JB):                   0.00
Kurtosis:               3.969       Cond. No.                   3.32e+03
=====
```