



Predictable House Flipping

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The Process

- ▶ Buying an old house
- ▶ Rehabbing or making the house better
- ▶ Selling the house for a profit

Considerations

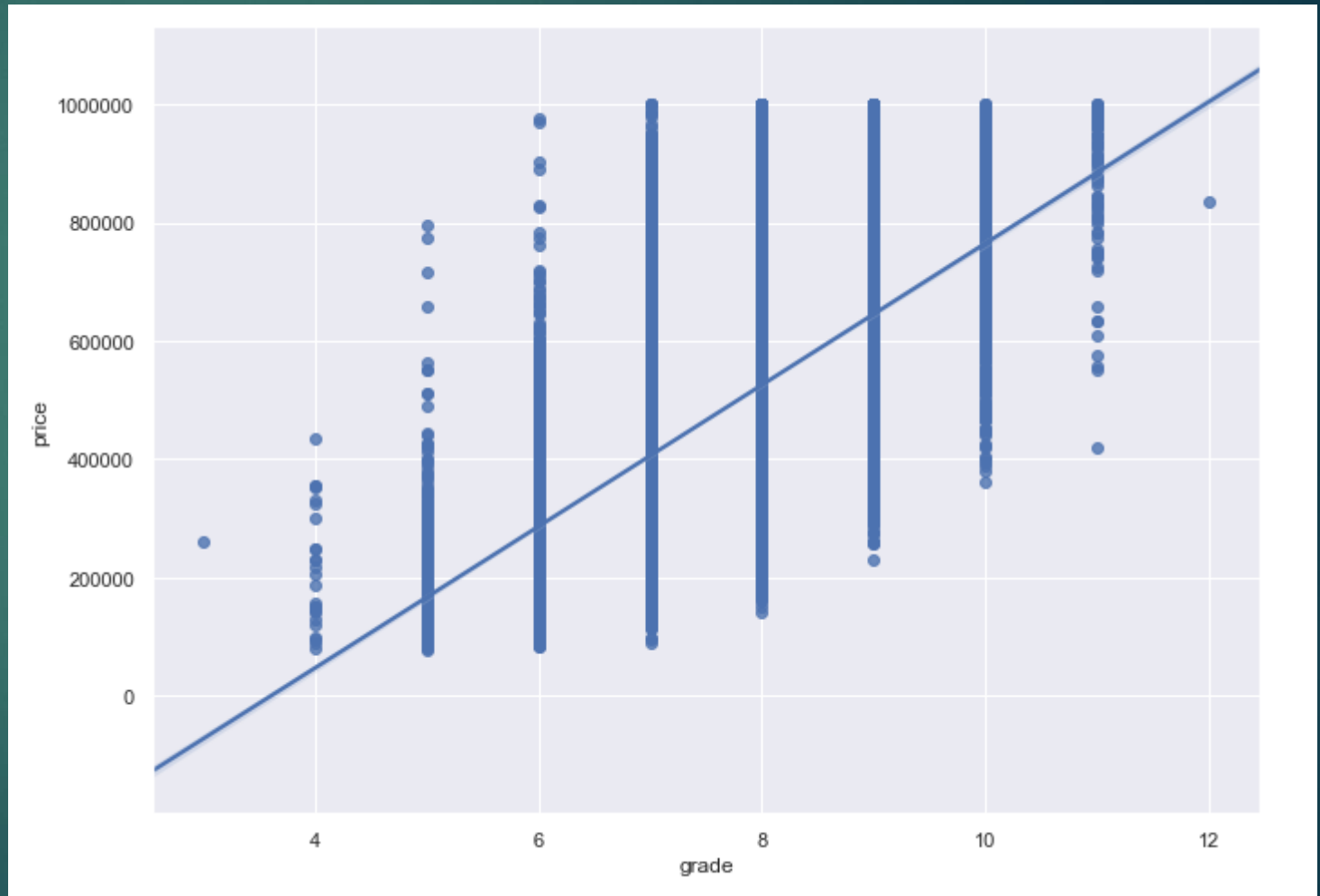
- ▶ What renovations have the highest impact?
- ▶ What will add the most value?
- ▶ You want to sell for a profit

Where does the King County Housing Data fit?

- ▶ Data can provide insight into predicting final selling points
- ▶ What features of a house are the best predictors?
 - ▶ Grade
 - ▶ Sqft Living space
 - ▶ Sqft neighbors houses
- ▶ What are the worst predictors?
 - ▶ Zipcode
 - ▶ Condition

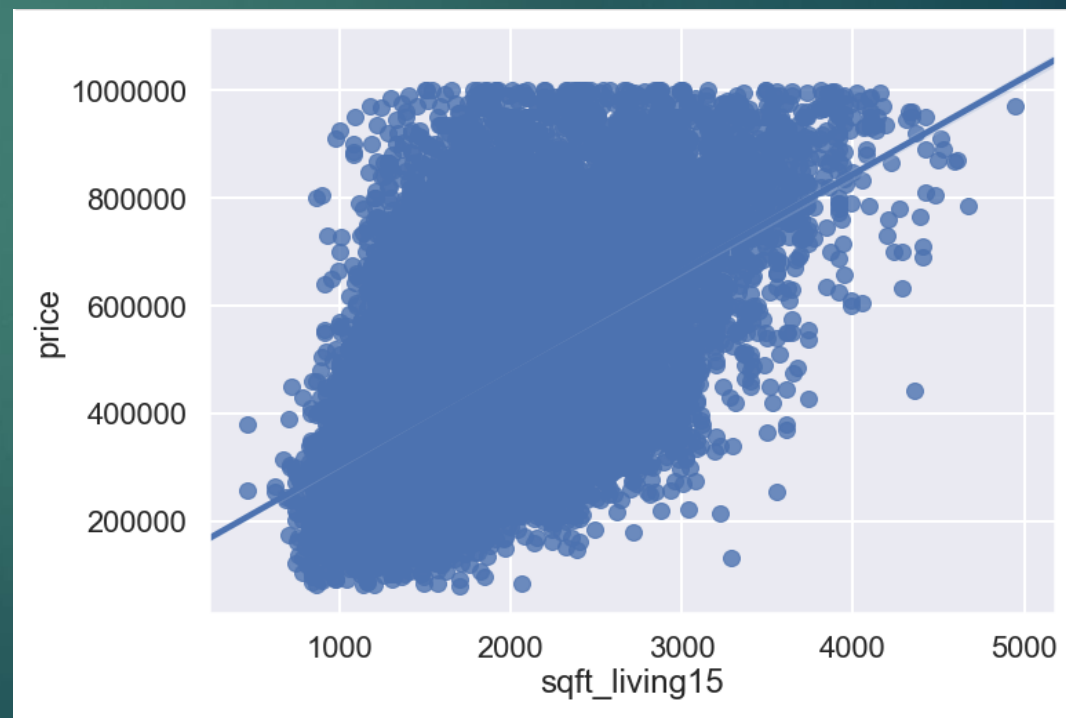
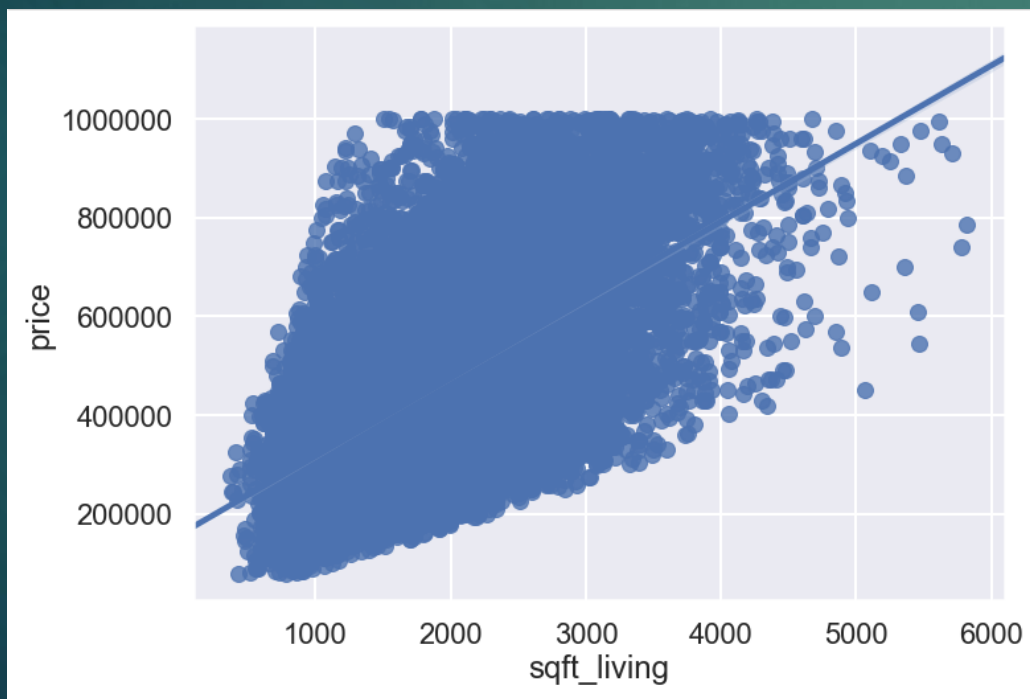
Grade

- ▶ Grade is the quality of the house
- ▶ The higher the grade, the better materials and features of the house
- ▶ Improving the grade will increase the price



Sqft of Living Space and Neighbors

- ▶ The bigger the house, the higher the selling point
- ▶ Neighbor's house size matters too



Why This Matters

- ▶ Decide what features to renovate
- ▶ Easier to predict selling price after renovations
- ▶ Can make the process more scientific and data driven
- ▶ Easier to predict profits
- ▶ See if the house is worth flipping

Future Improvements

- ▶ Add map feature to show where houses are.
- ▶ Try and determine how view is categorized.
 - ▶ Waterfront? Mountain views?
- ▶ Look for other data
 - ▶ Schools are important for home sales
 - ▶ Demographic breakdown
 - ▶ Crime Rate



Thank You

- ▶ Questions?
- ▶ Concerns?