

# What Should King County Buyers Look for

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# Business Problem

What features should a buyer look for in order to have the best resale value. As a realtor what would be the best recommendation to make to the client.



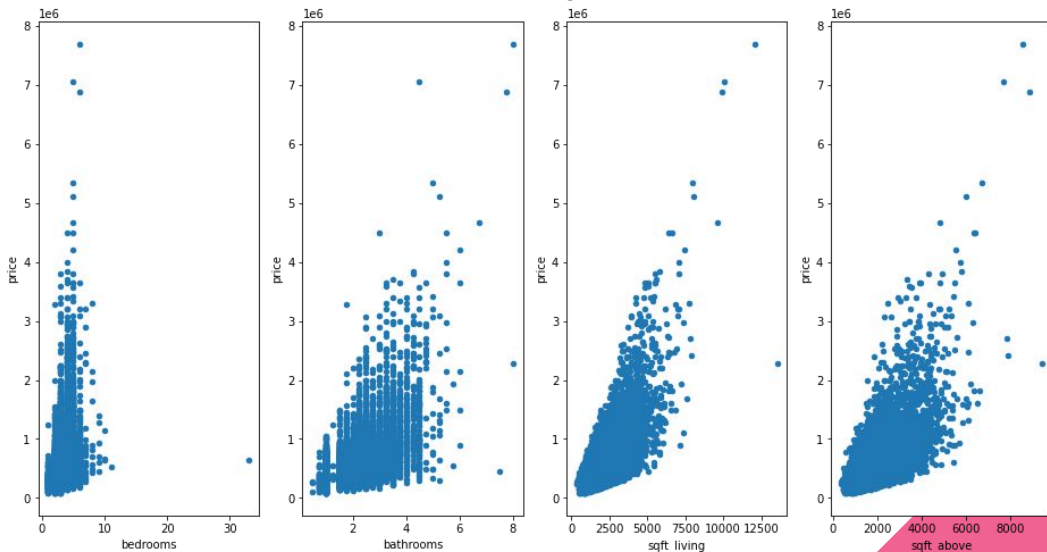
# Data & Methods

- We researched features that will be the best predictors for increases in housing prices in King County, WA.
- We used a combination of supplied data and researched data.
- We compared features such as bathrooms, square footage, and community features.
- We looked for items that cause a significant change in the data.

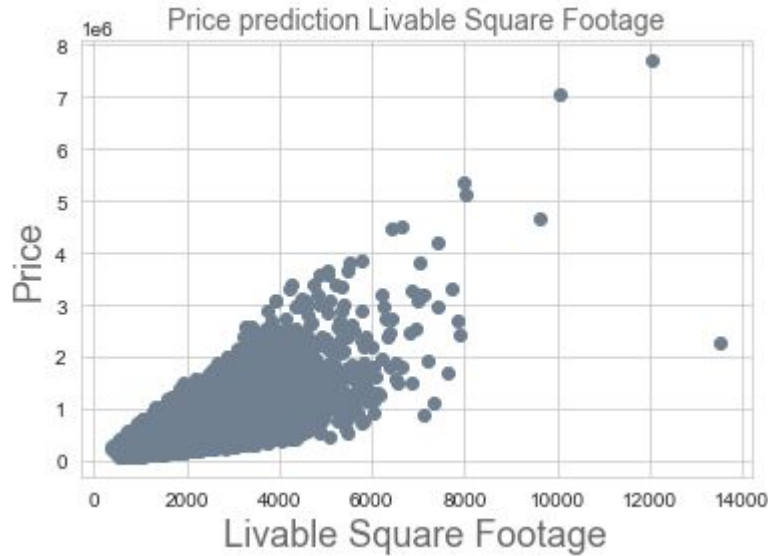


# Early Standouts

- The two early stand outs of the data were square footage.
- They seemed to show the most linear relationship from the beginning.
- As we moved through the research they also seemed to fit the best predictive models.



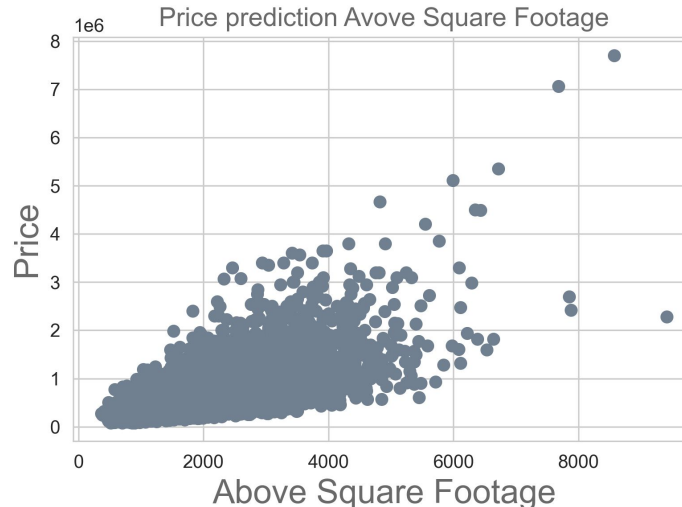
# Livable Square footage



- Livable square footage had the most significant effect on the data.
- With every 212 square feet there is an increase in price of about \$1.23.
- The chart shows a relationship between Square Footage and price.

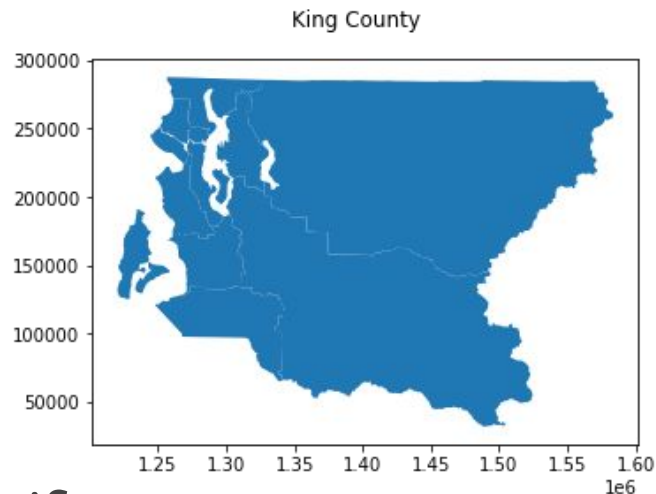
# Above Square footage

- Above ground level square footage also had a significant effect of on the price.
- As the square footage increased by 57 square feet the price would make an increase of about \$1.23.
- Similar to the Living Square footage the Chart shows the Above square footage rising with the price.



# Landmarks

- Landmarks can be:
  - Schools
  - Libraries
  - Parks
  - Food Sources
- The inclusion of landmarks cause a significant jump in predictive variable.
- 72% of the variation in price can be predicted by adding Landmarks.



# Conclusions

Agents should encourage buyers to think about square footage, both livable and above ground level, and surrounding attraction before buying homes in the King County, WA area. These factors will help Buyers have the best resale value for their homes.





# Future Work

- If the Distance between the houses and the attraction have an effect on price.
- If school performance have an effect on price.



Thank  
You

