

House Flipping: Sale Price Predictors in King County, WA

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What **features** should be considered when flipping a house?



Does having a **porch** **increase** home sale price?



Does having a beachfront or **lakefront** **increase** home sale price?



Does the presence of a **nuisance** (power lines, traffic noise, airport noise) **decrease** home sale price?



Our model explains 47% of the variance in home sale prices.



Porch increase: ~ \$74,292

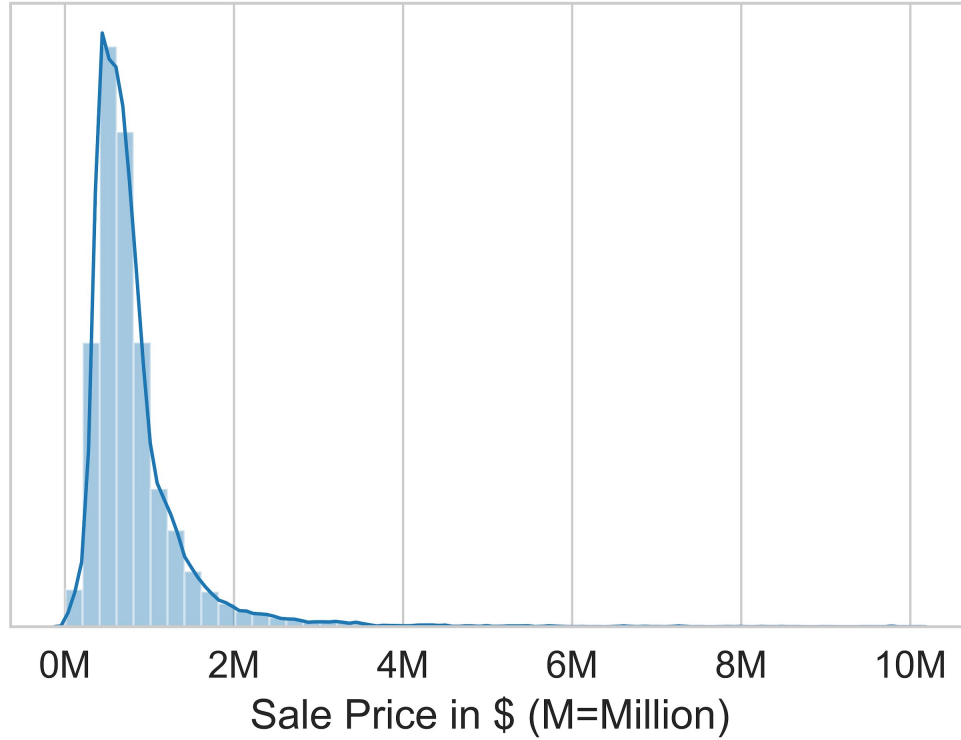


Lakefront increase: ~ \$1.2 million



Power Lines decrease: ~ \$66,550

Sale Price Distribution

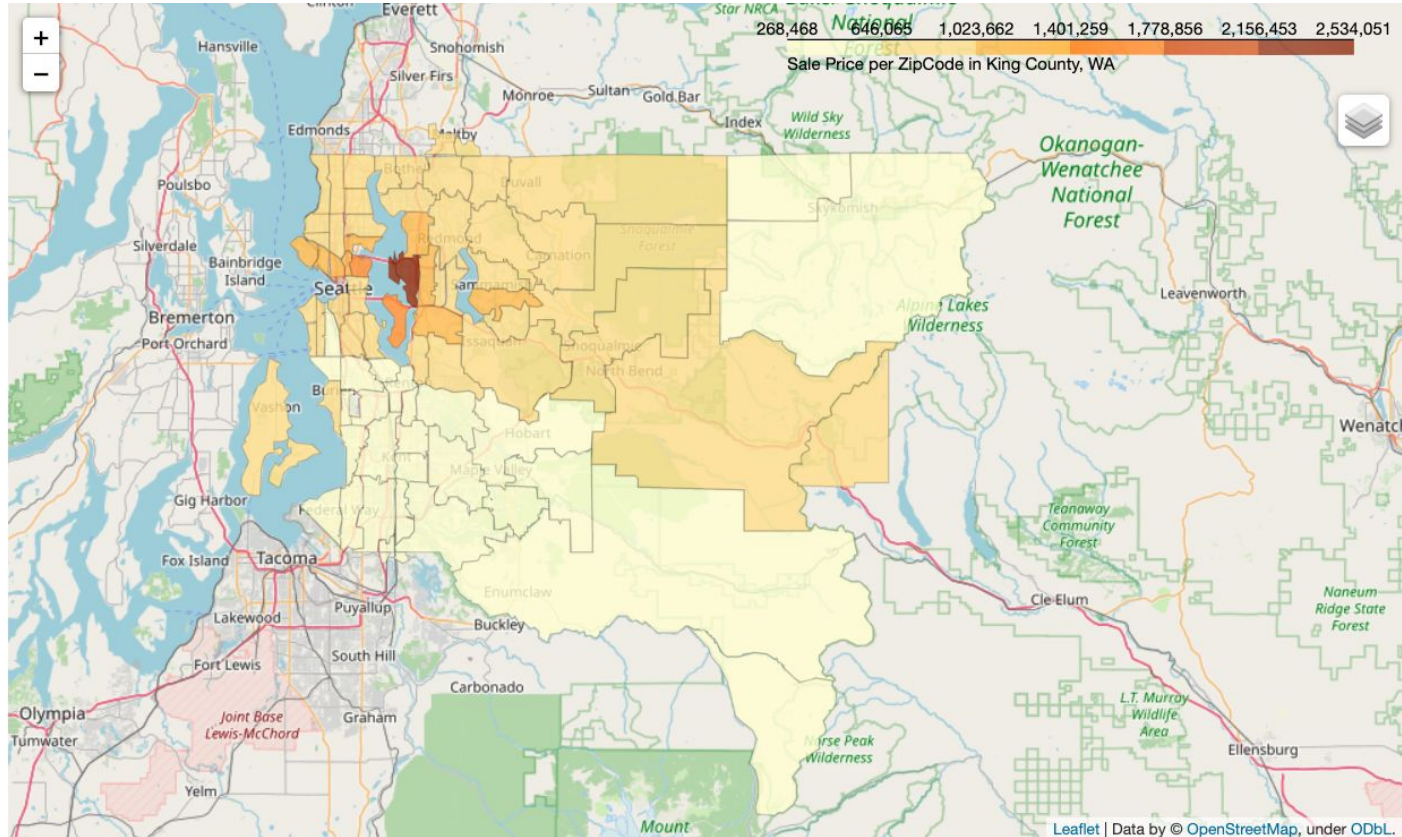


Min: \$10,000

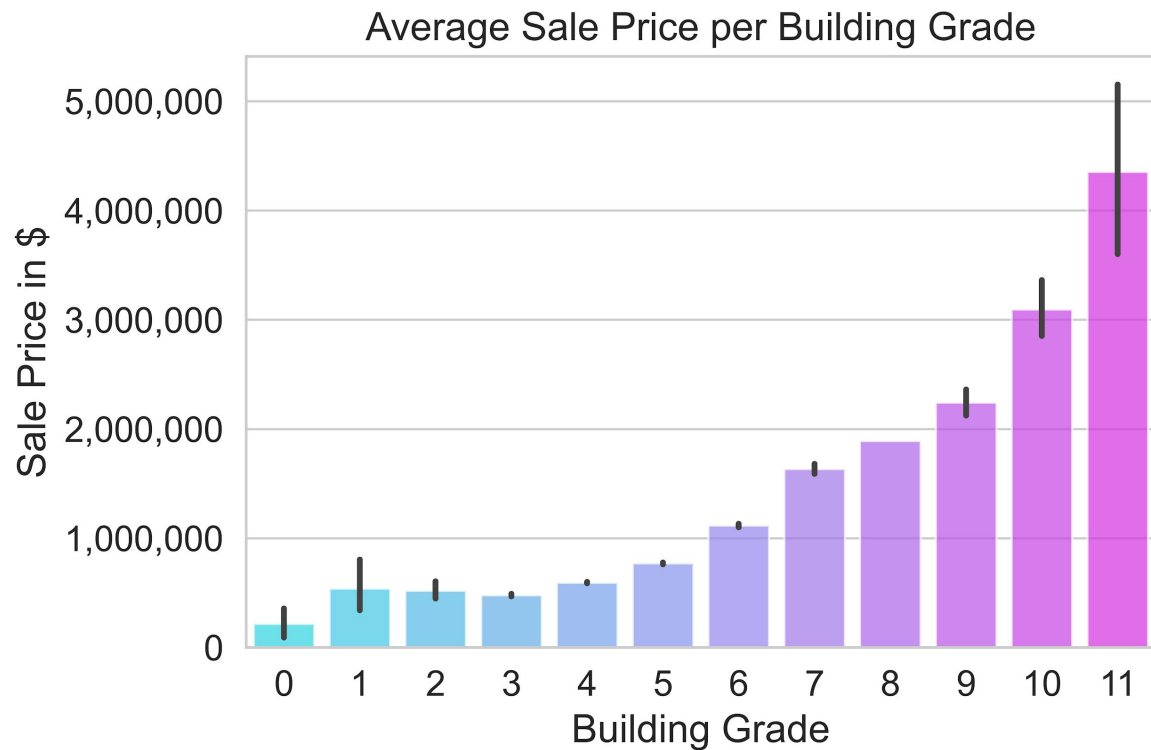
Max: \$10,050,000

Average: \$810,713

Average Price per Zip Code Choropleth Map



Features that Affect Sale Price



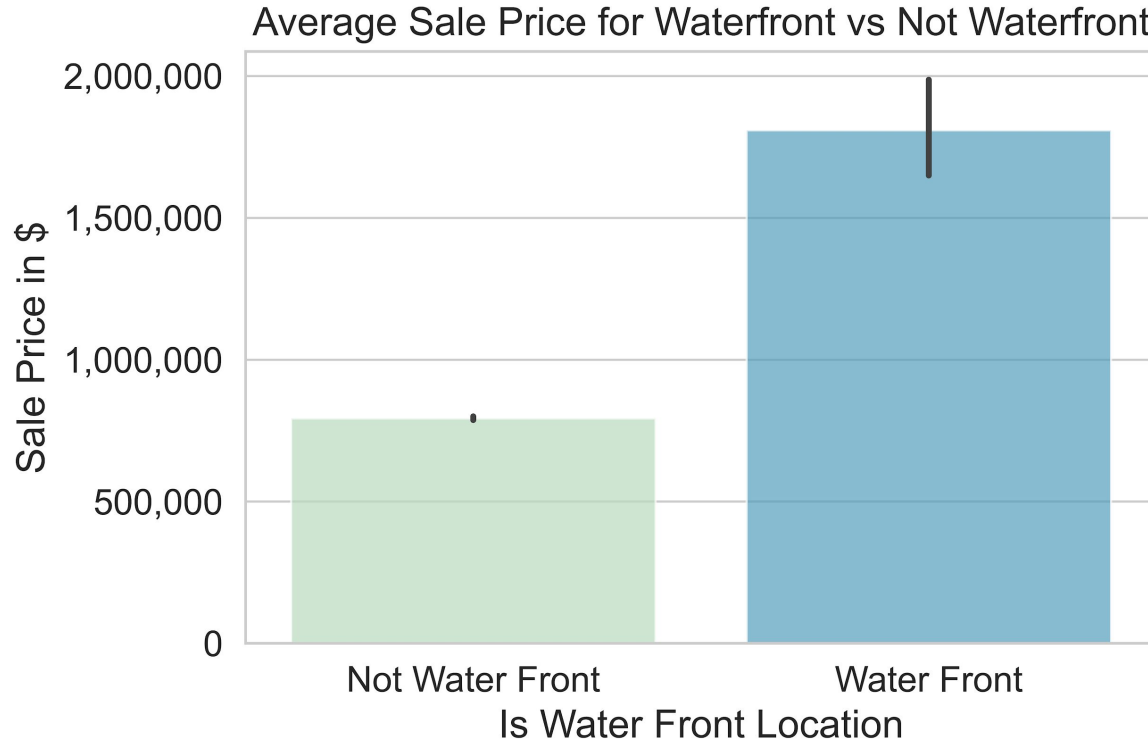
Correlation with Sale Price:
0.58

Features that Affect Sale Price



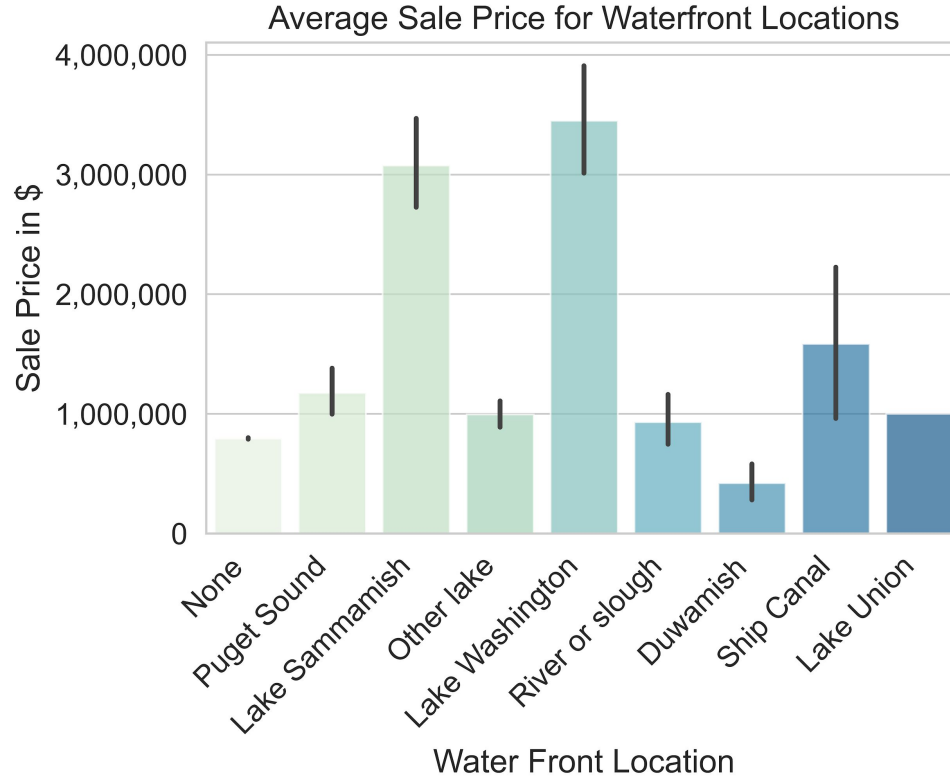
Correlation with Sale Price:
0.57

Features that Affect Sale Price

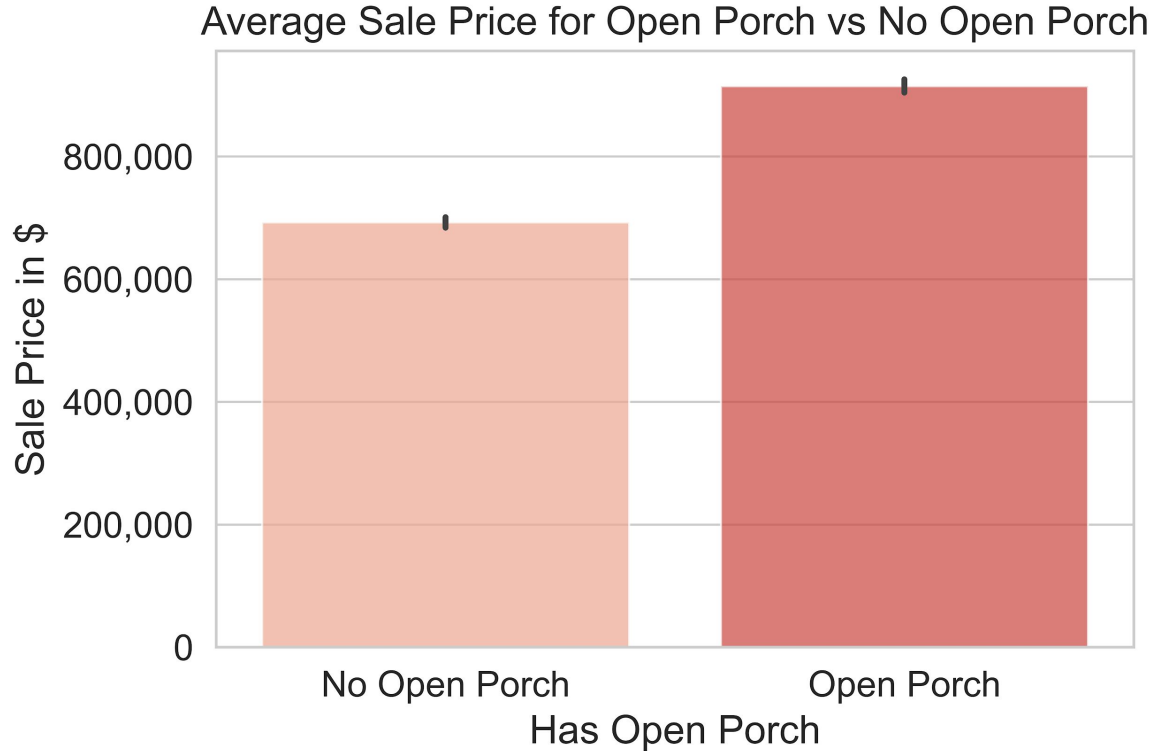


Correlation with Sale Price:
0.22

Features that Affect Sale Price

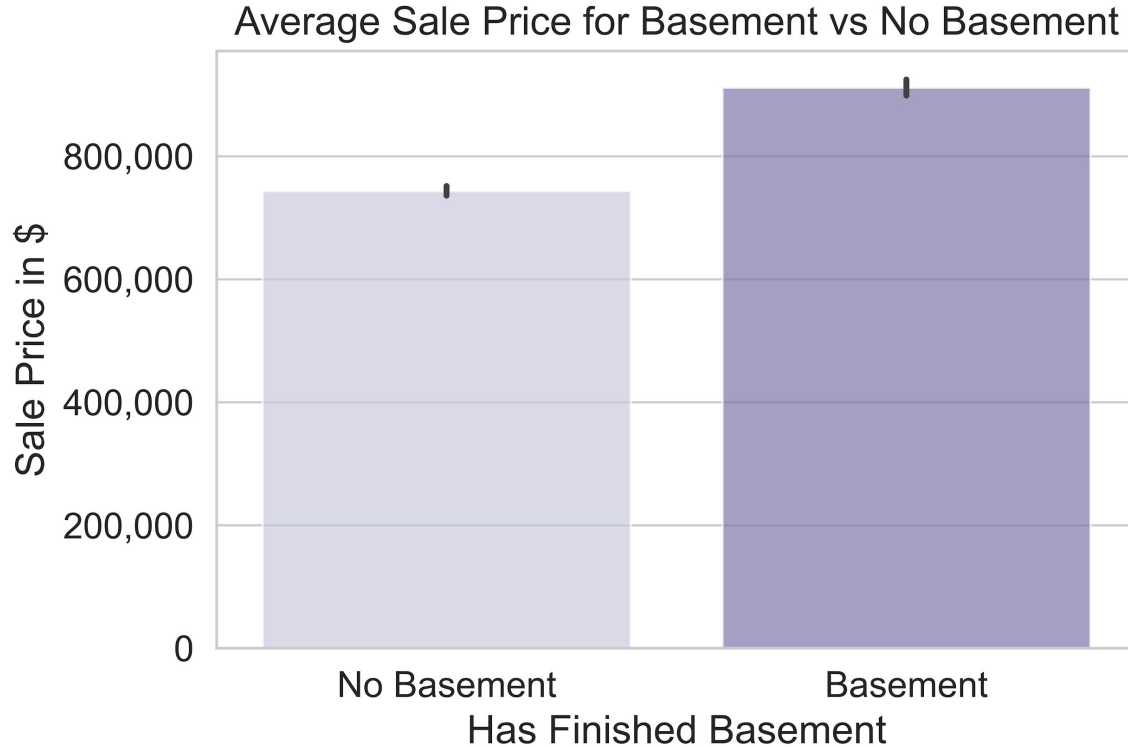


Features that Affect Sale Price



Correlation with Sale Price:
0.18

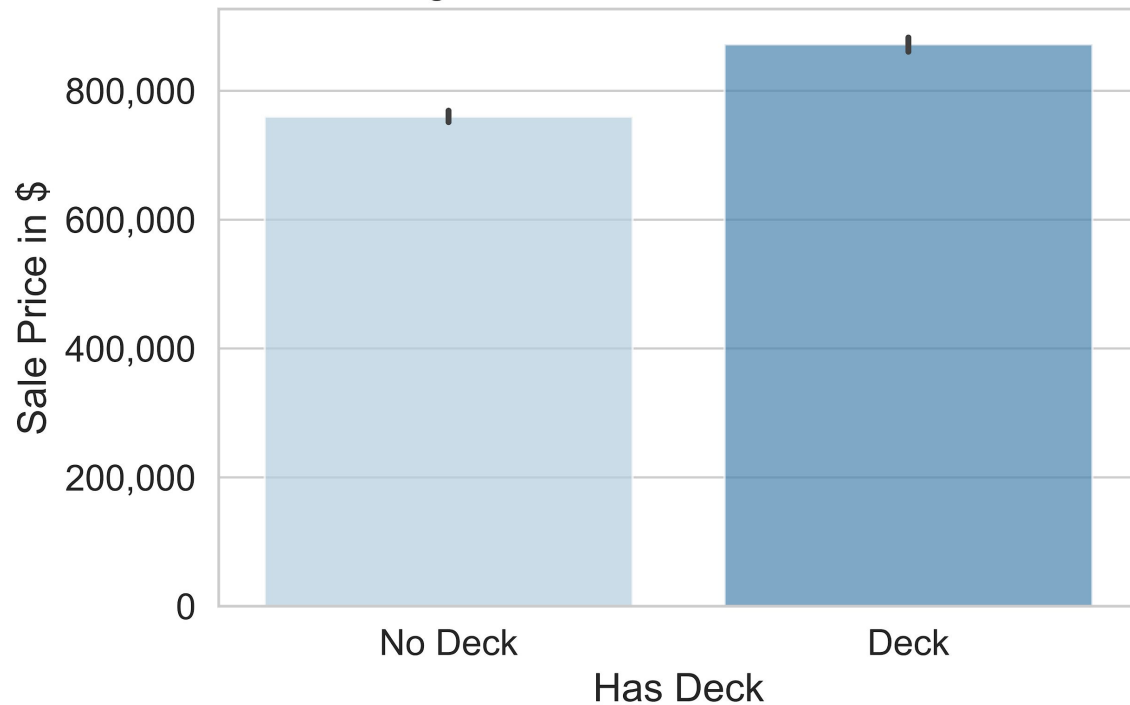
Features that Affect Sale Price



Correlation with Sale Price:
0.14

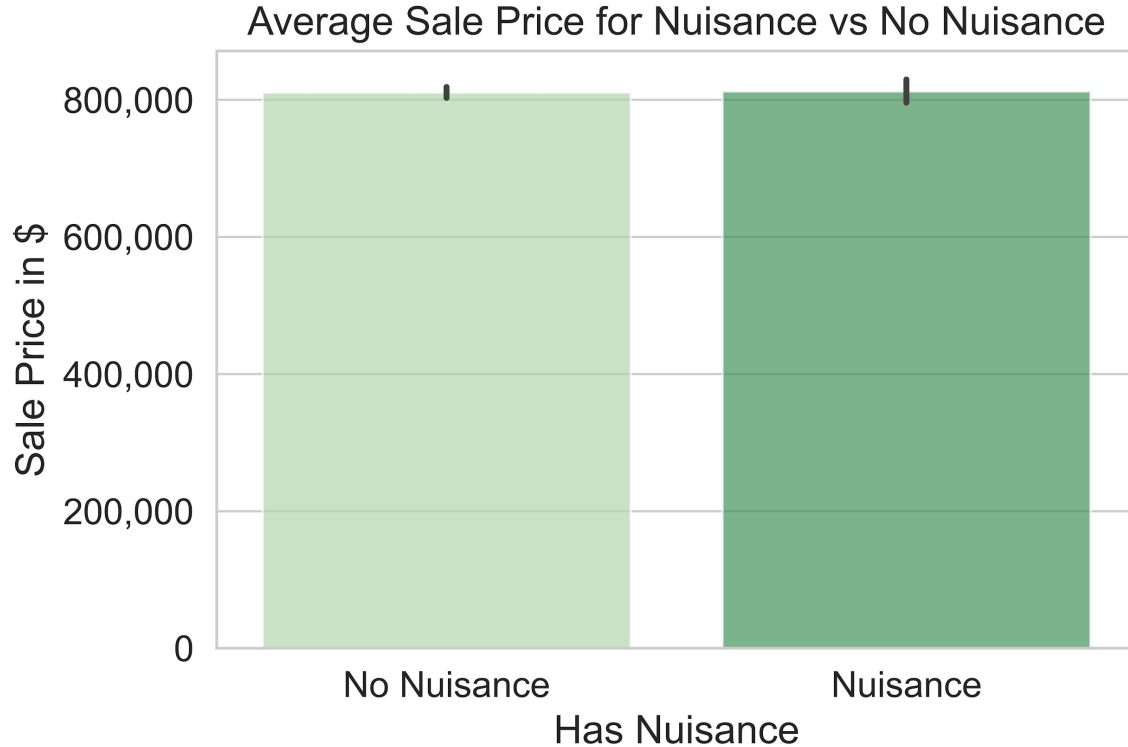
Features that Affect Sale Price

Average Sale Price for Deck vs No Deck



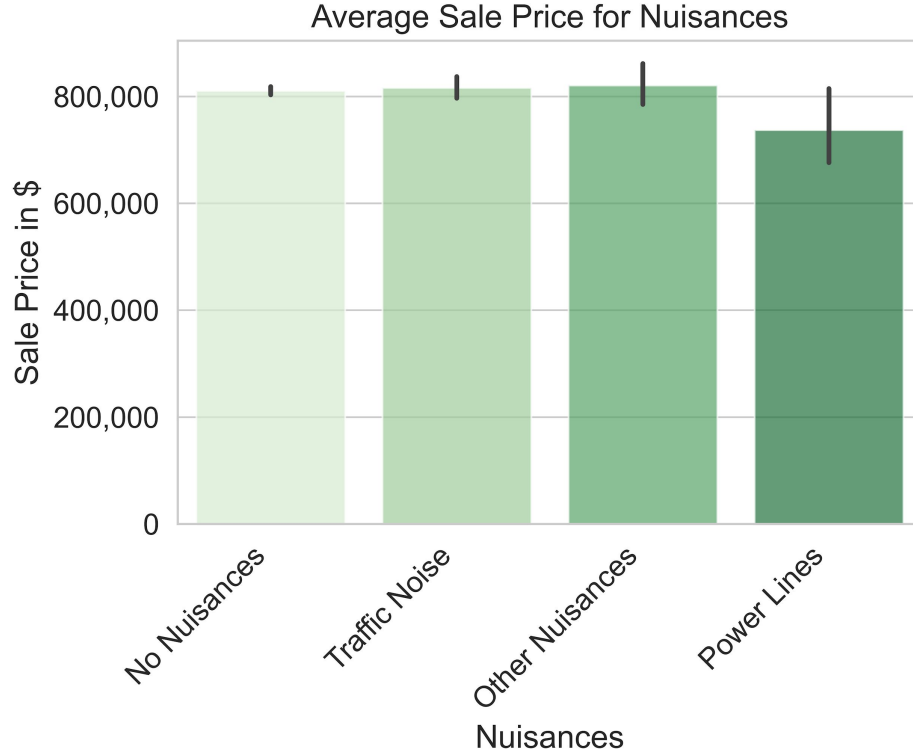
Correlation with Sale Price:
0.09

Features that Affect Sale Price



Correlation with Sale Price:
0.001

Features that Affect Sale Price



Correlation with Sale Price:

Traffic Noise: 0.002

Other Nuisances: 0.003

Power Lines: -.01



Some Initial Findings on **Feature** Impact on Home Sales Price



Porch



Lake Washington



Lake Sammamish



View of Lake Washington



View of Seattle Skyline



Finished Basement



Power Lines

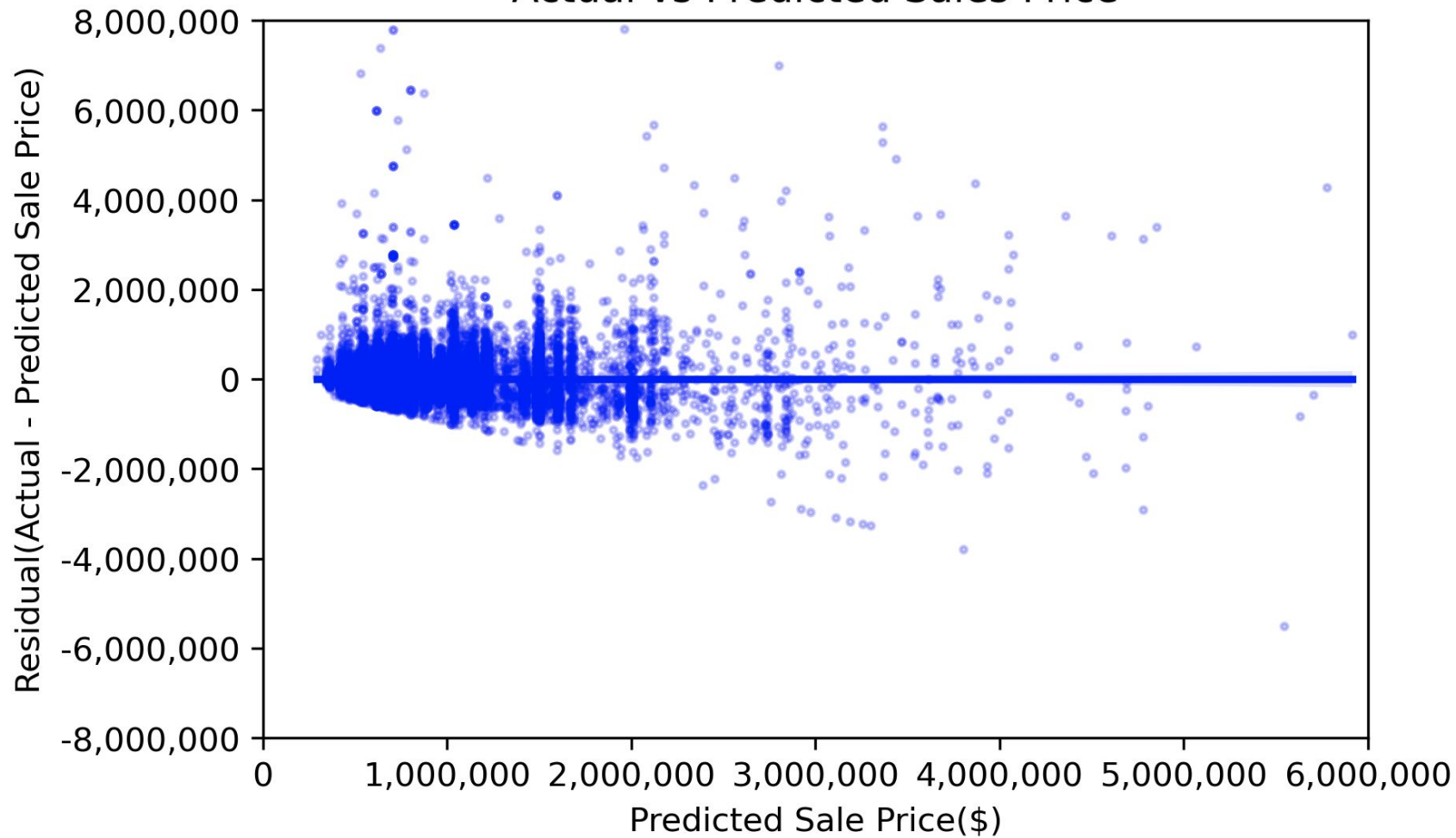


Building Grade: Low

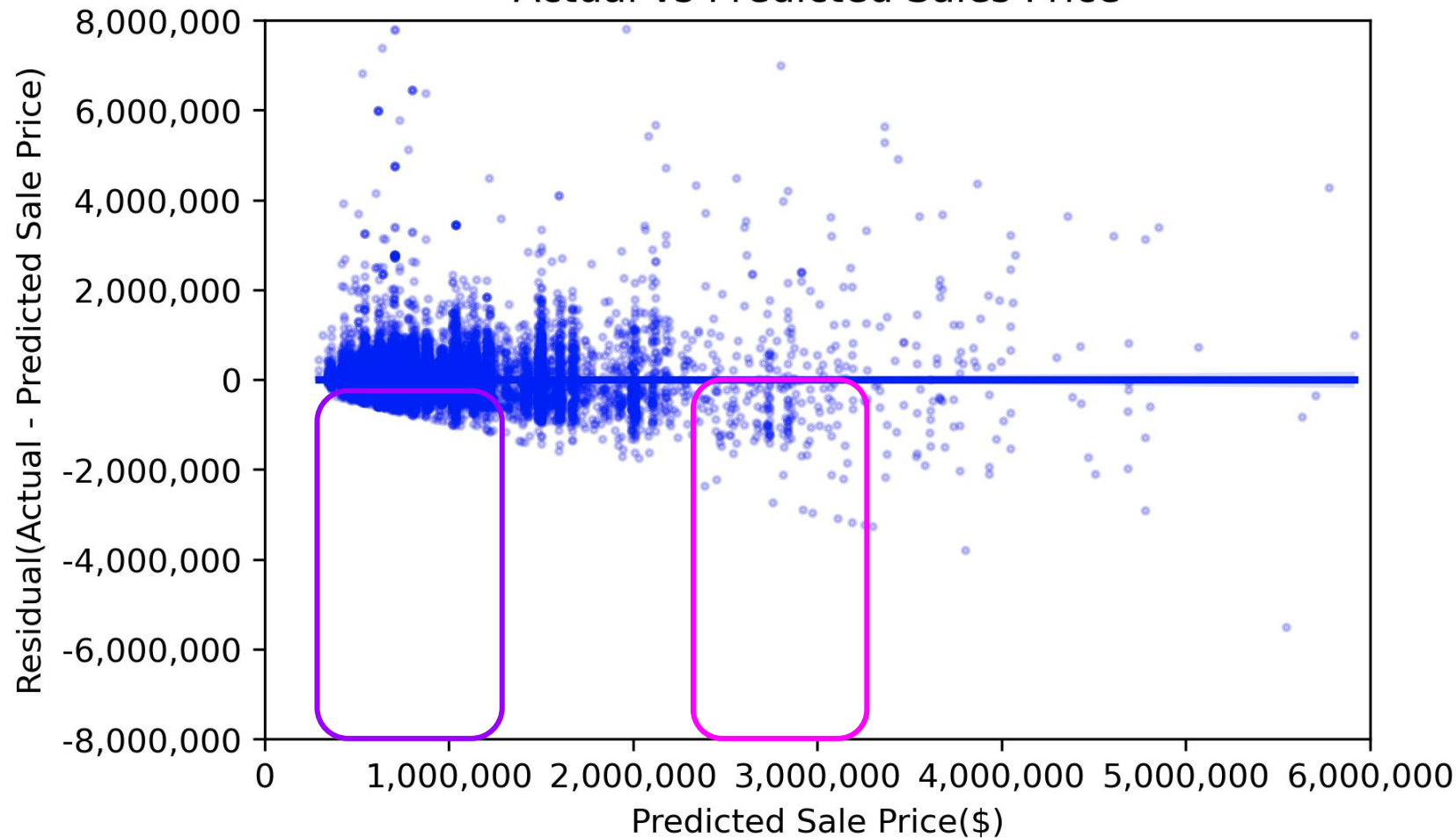


Building Grade: Average

Actual vs Predicted Sales Price



Actual vs Predicted Sales Price





Next Steps

- ❑ Investigate under/over predictions
- ❑ Collect additional data
- ❑ Test more features

Contact

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