

KING COUNTY DATA

HOW TO YIELD THE HIGHEST REVENUE PER HOUSE BUILT

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STAKEHOLDER

REAL ESTATE DEVELOPERS IN KING COUNTY, WASHINGTON



AGENDA

POINTS FOR DISCUSSION

1. MISSION STATEMENT
2. DATA
3. METHODOLOGY
4. LIMITATIONS
5. FEATURES
6. RECOMMENDATIONS
7. NEXT STEPS



MISSION STATEMENT

HOW PROPERTY YIELDS PROFIT

WHAT ATTRIBUTES OF A HOUSE WILL YIELD THE
HIGHEST SALE PRICE?

- ZIPCODE
- GRADE
- SQUARE FOOT LIVING



DATA

- KING COUNTY HOUSING DATA
 - 19,980 DATA POINTS
 - TIME PERIOD: 2014- 2015
- KING COUNTY AND SURROUNDING AREA SHORELINES

METHODOLOGY

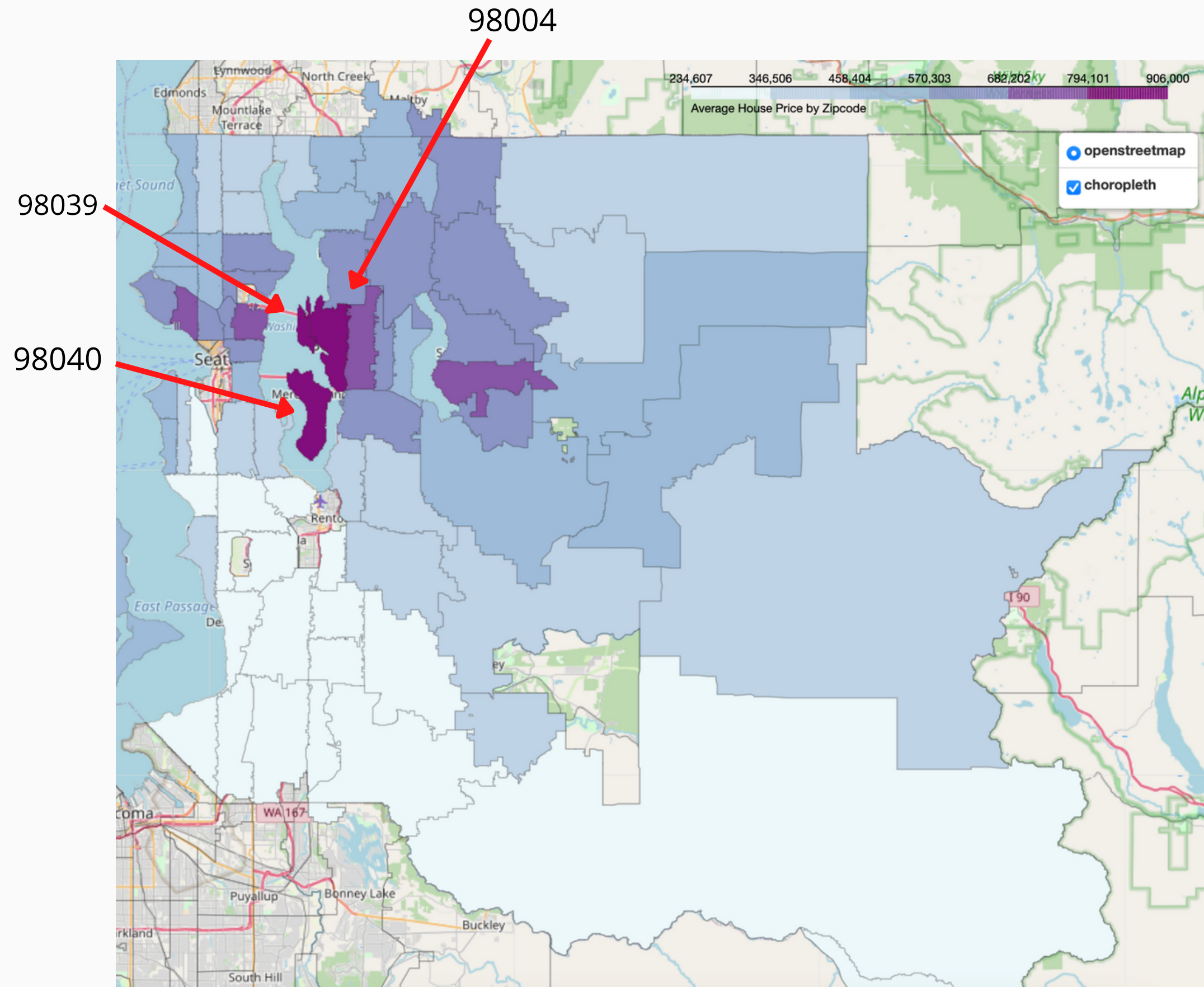
- LINEAR REGRESSION- USED TO CORRELATE DATA POINTS
- GEOSPATIAL ANALYSIS
- VALIDATION TESTS

LIMITATIONS OF OUR DATA

- OUTDATED (FROM 2014-2015)
- SHORT PERIOD OF TIME (2 YEARS OF DATA)

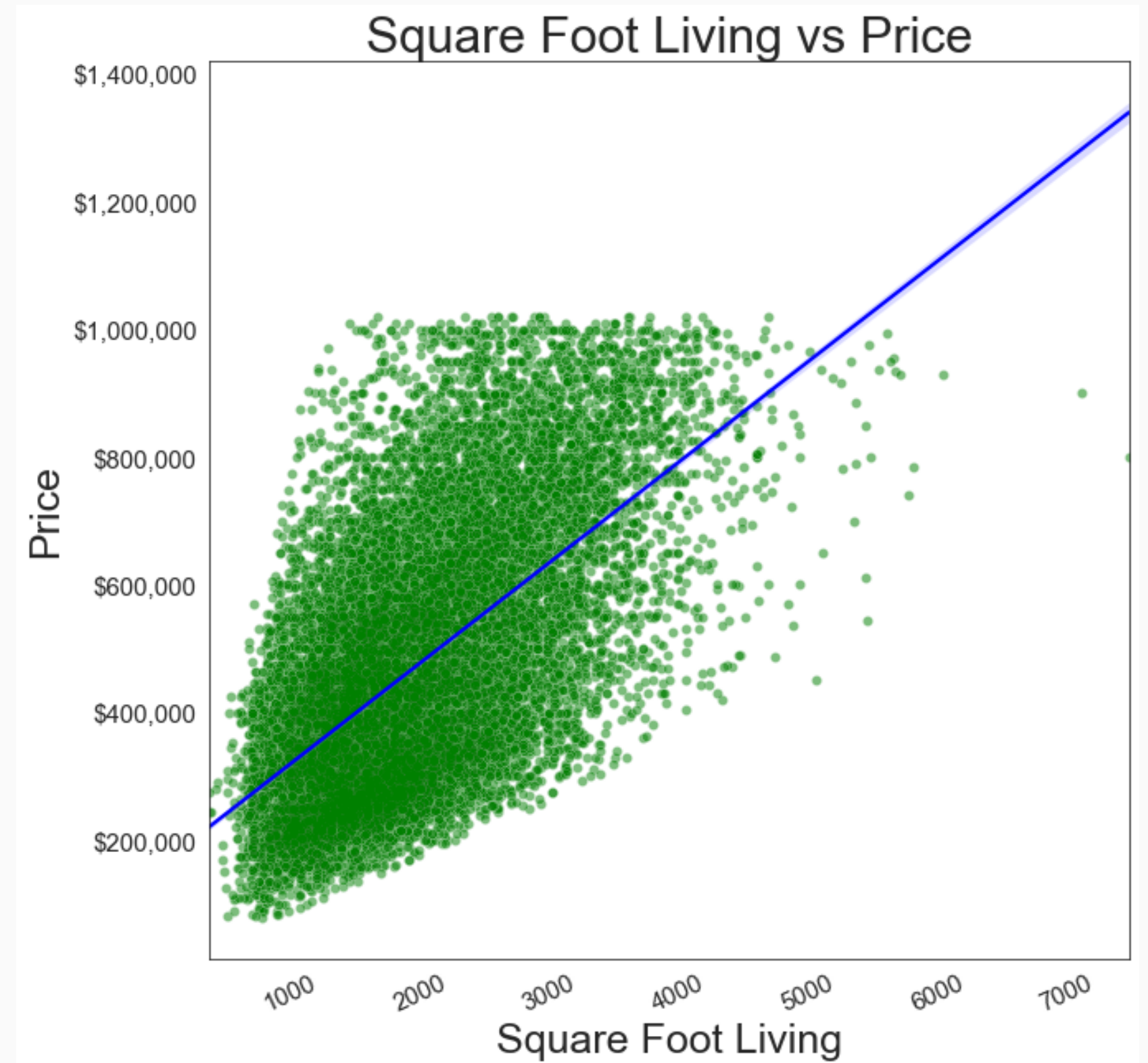
FEATURE 1: ZIPCODE

- THE DARKER PURPLE THE AREAS ARE, THE MORE EXPENSIVE THE HOUSES ARE IN THAT AREA
- THE THREE MOST EXPENSIVE ZIP CODES WERE:
98039, 98040, 98004



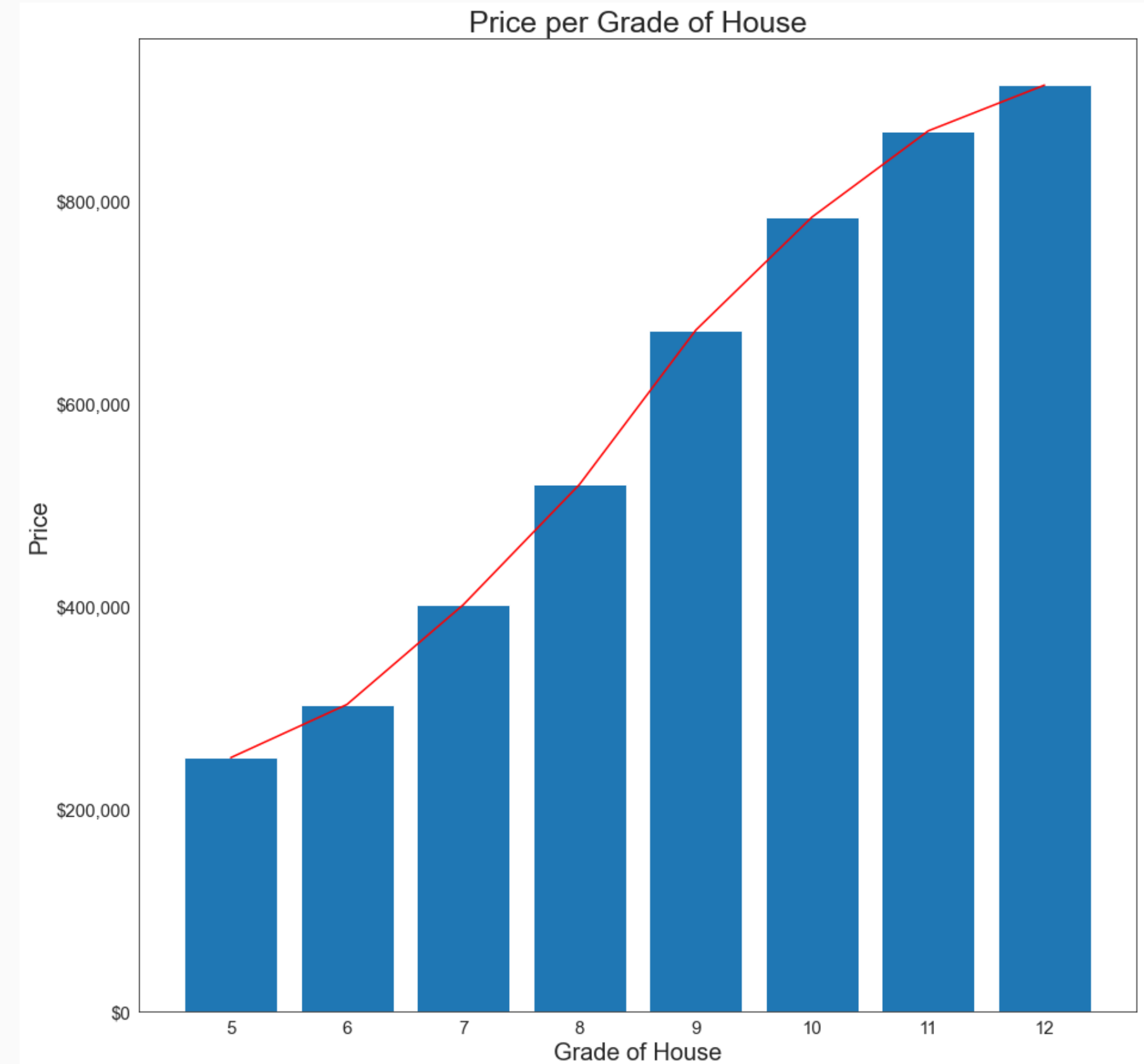
FEATURE 2: SQUARE FEET

- POSITIVE CORRELATION
- AS THE SIZE OF THE HOUSE INCREASES, THE PRICE INCREASES



FEATURE 3: GRADE

- THE MOST COMMON HOUSE GRADES ARE 7, 8 AND 9
- THE GROWTH RATE IN PRICE IS THE HIGHEST BETWEEN GRADES 7-10



RECOMMENDATIONS

BUILD WISELY



**BUILD A HOUSE WITH A LIVING
SPACE BETWEEN 1,650 - 2,900
SQ FEET**



**BUILD IN ZIPCODES:
98039, 98040, 98004**

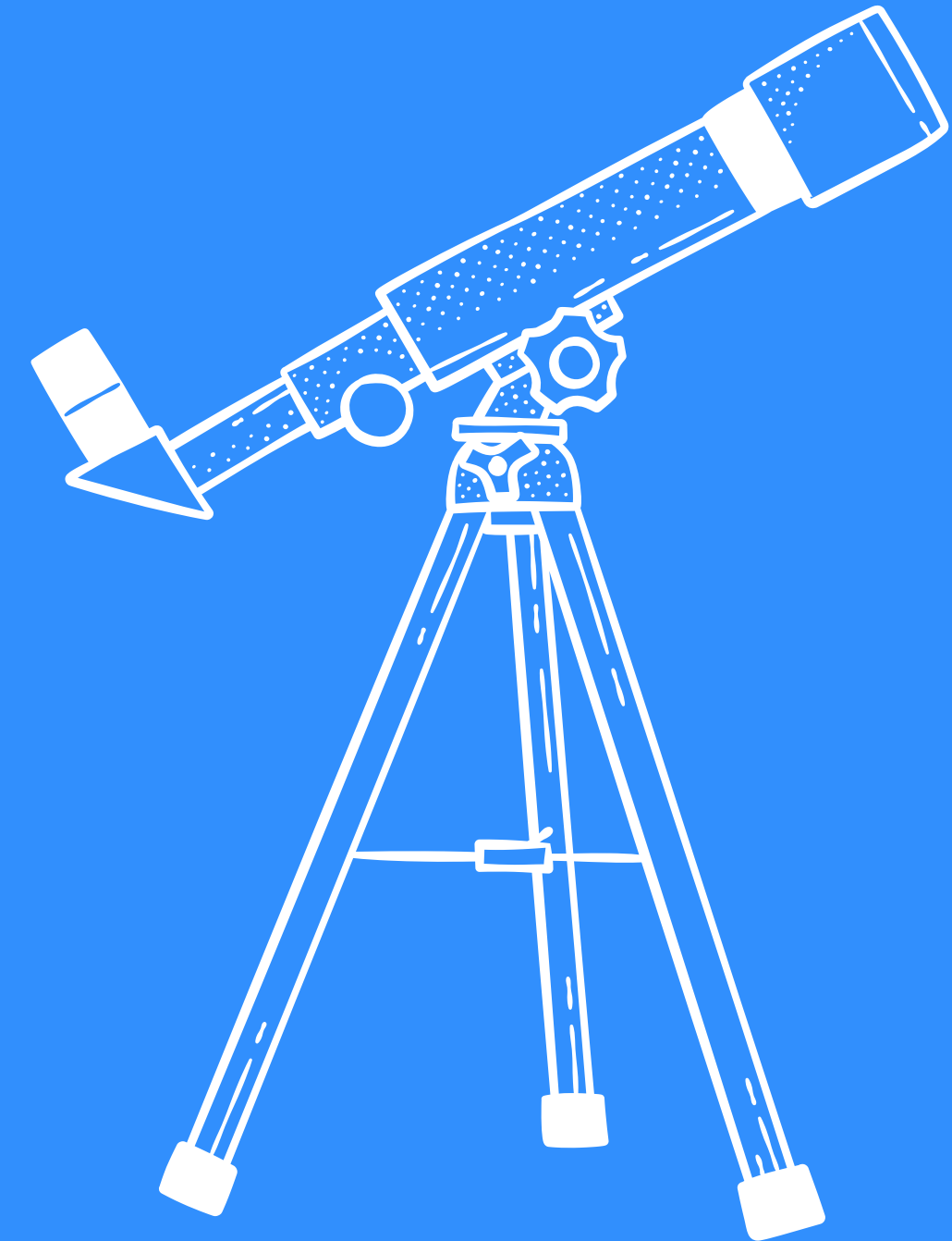


**BUILD HOUSES WITH GRADE 7-10
QUALITY**

NEXT STEPS

BUILD WISELY

1. VIEW/ WATERFRONT
2. INITIAL BUDGET PER HOUSE
3. MORE DATA



THANK YOU!

QUESTIONS?

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