



King County

King County Housing Analysis

By Adam Pell & Associates Realty

Outline

- **Overview**
- **Data Understanding**
- **Methods**
- **Results**
- **Conclusion**

Overview

Adam Pell & Associates Realty seeks to provide guidance to clients on both sides of a residential real estate transaction.

Buyers:

- Quality of construction, base attributes
- Finishes

Sellers:

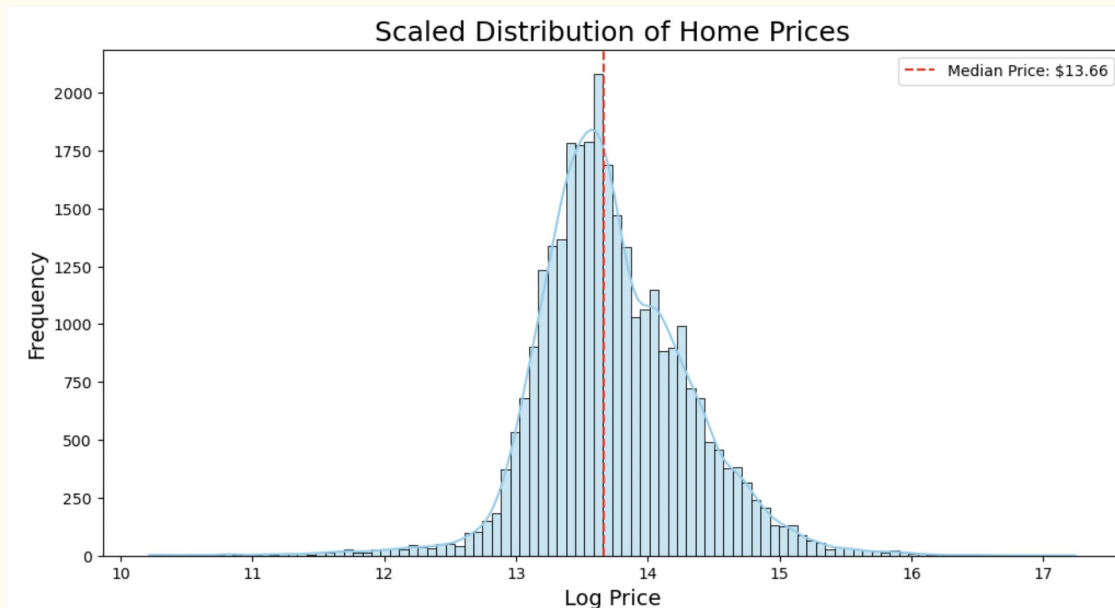
- Adding livable space
- Appliance maintenance
- Renovations

Data Understanding


King County home sales

Key features:

- Livable square footage
- Condition
- Grade



Final Model Key Trends



Increased
Accuracy

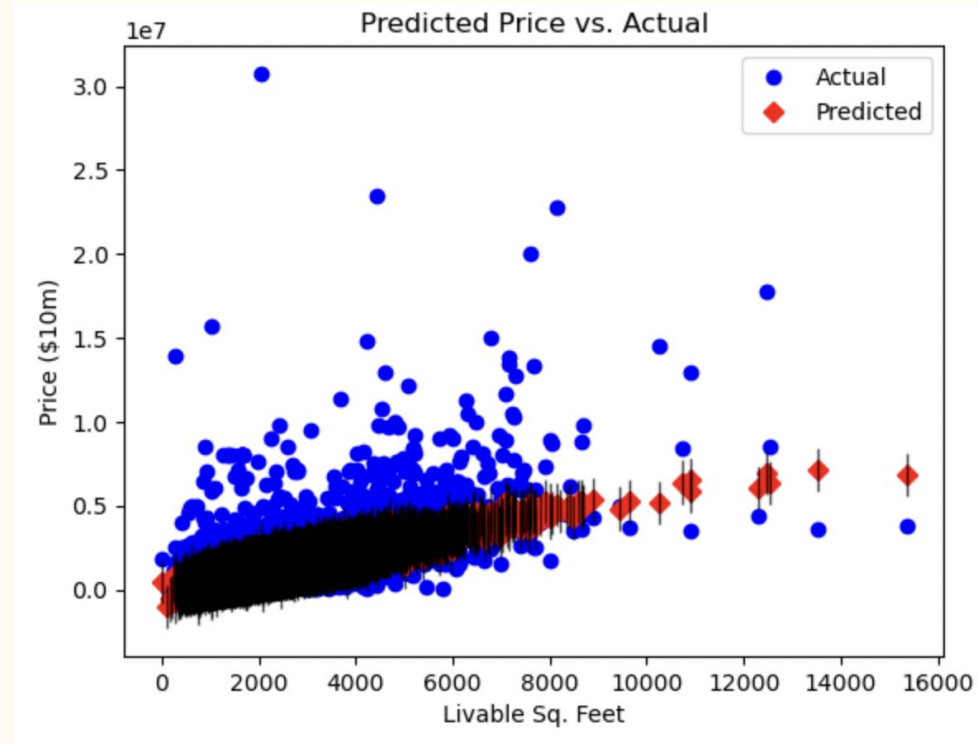
High
Feature
Correlation

Lowball
Predictions

Final Model Results

Price predictor: livable sq. feet

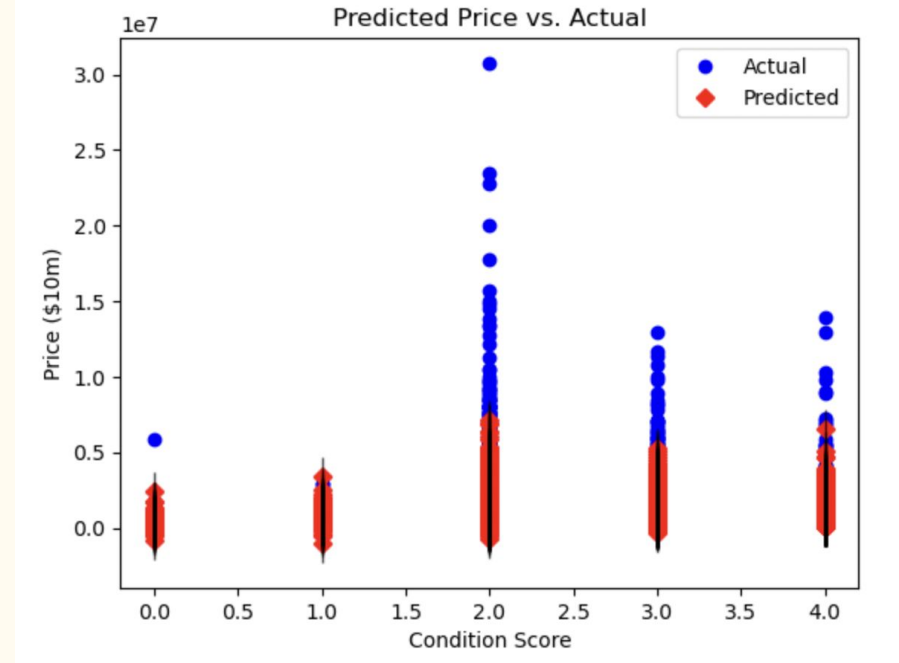
\$379/unit



Final Model Results (cont'd)

Price predictor: Condition

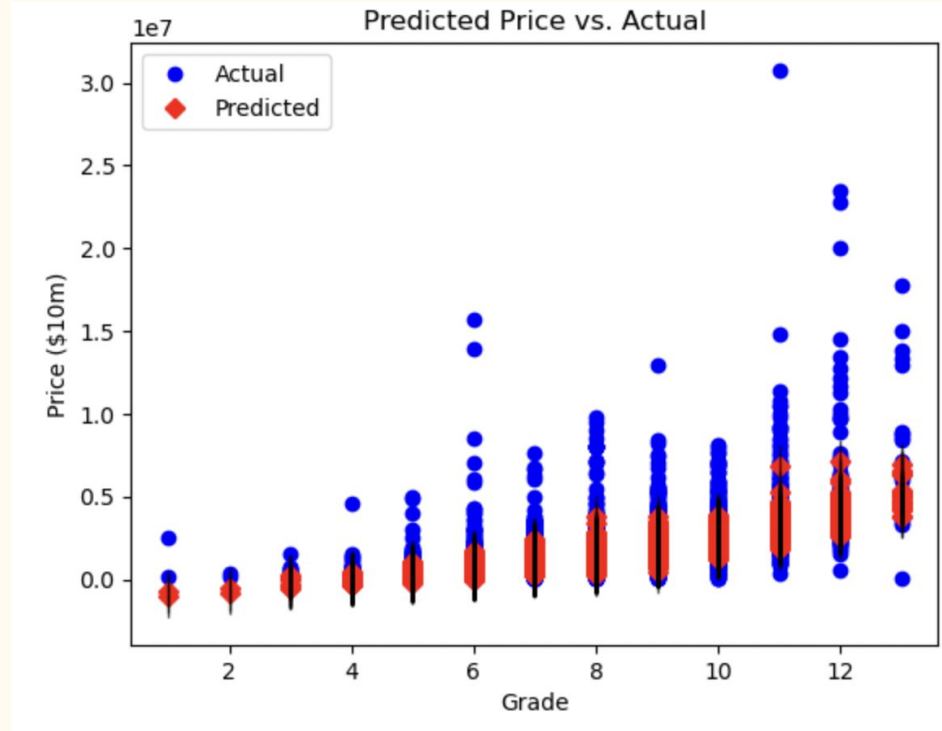
\$120,000/unit



Final Model Results (cont'd)

Price predictor: Grade

\$250,000/unit



Conclusions

Buyers

Grade (\$250,000)
View (\$130,000)
Square Feet (\$370/u)

Sellers

Condition (\$12,000)
Bathrooms (\$6400)
Square Feet (\$370/u)

Next Steps

- Close analysis of ZIP code/location
- Addition of noise pollution metrics
- Different modeling techniques

Thank You!

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