



# King County

## King County Housing Analysis

---

By Adam Pell & Associates Realty

# Outline

- **Overview**
- **Data Understanding**
- **Methodology**
- **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:

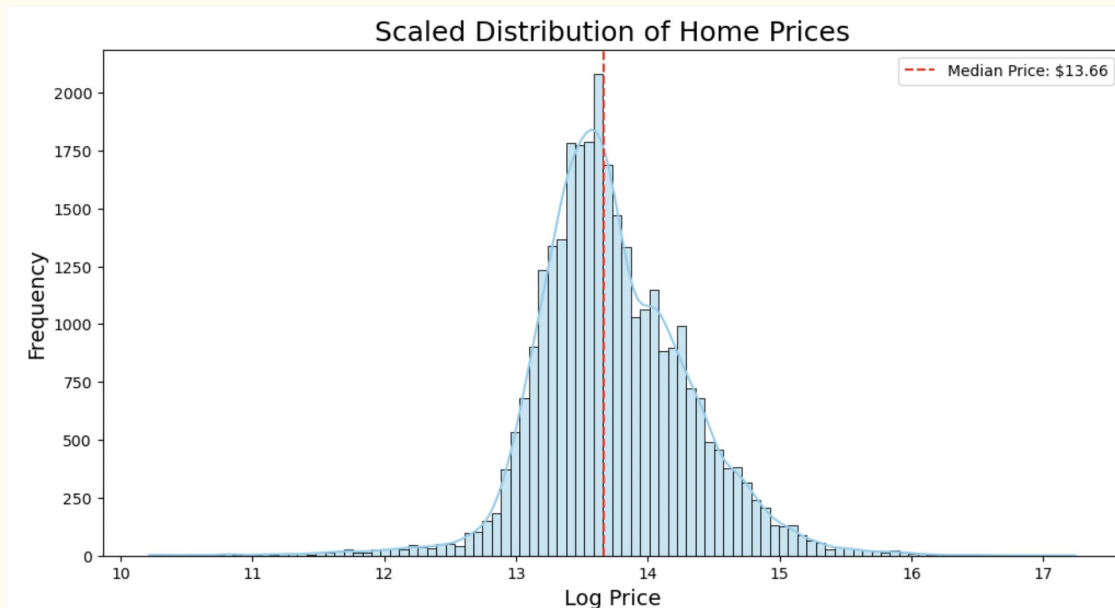
- Adding livable space
- Appliance maintenance
- Renovations

# Data Understanding

## King County home sales

### Key features:


- Livable square footage
- Condition
- Grade



# Methodology

- Predictive Model
- Three iterations
- Added variables progressively

# Final Model Key Trends



Increased  
Accuracy

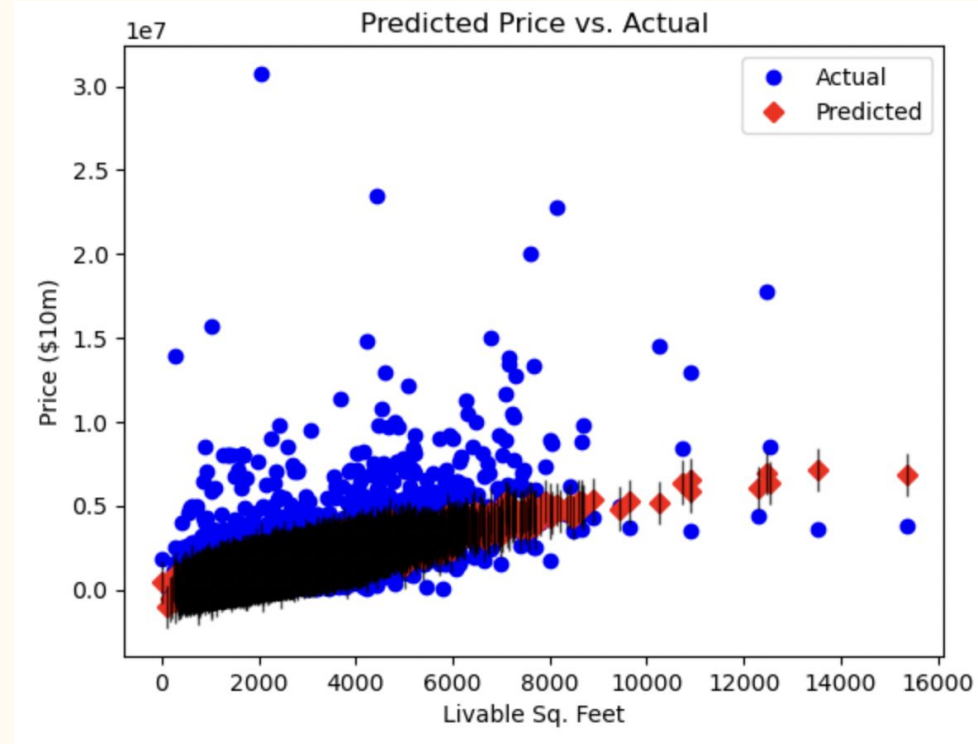
High  
Feature  
Correlation

Lowball  
Predictions

# Final Model Results

Price predictor: livable sq. feet

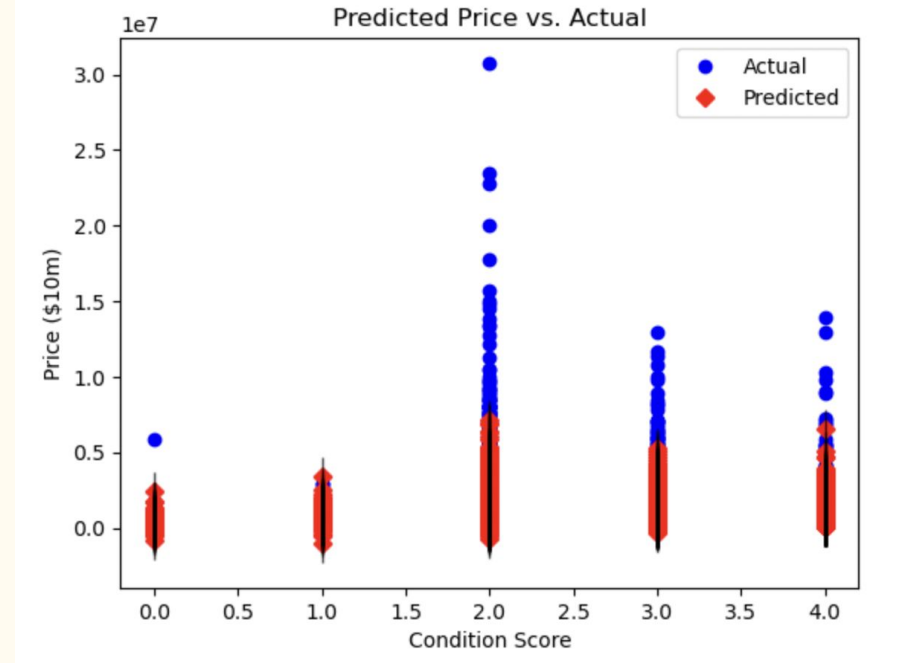
\$379/unit



# Final Model Results (cont'd)

Price predictor: Condition

\$120,000/unit

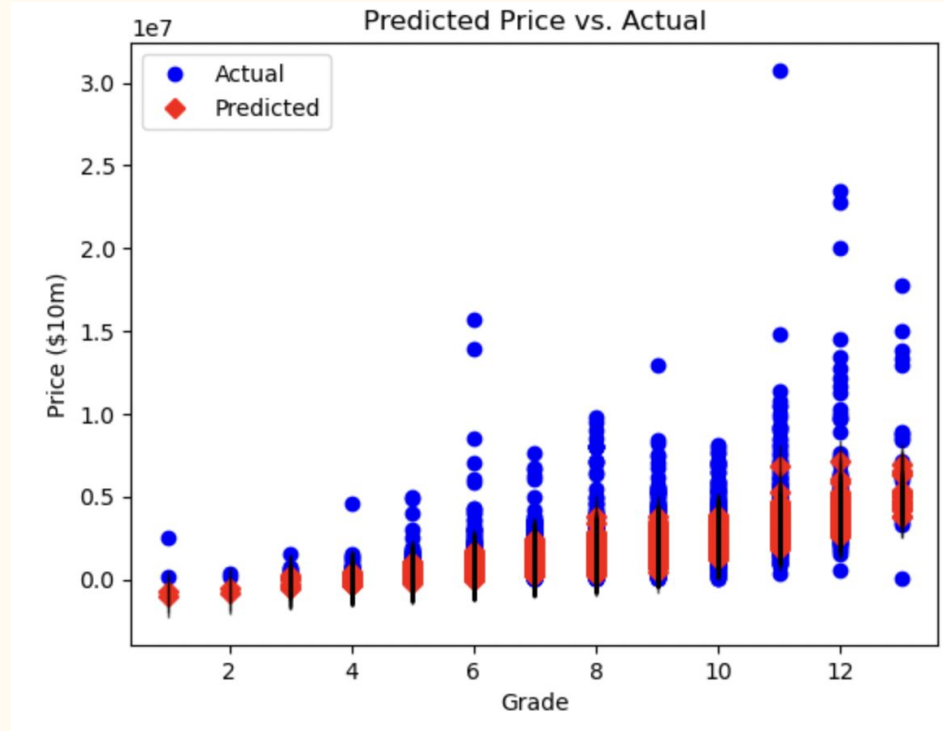




# Final Model Results (cont'd)

Price predictor: Grade

\$250,000/unit



# Conclusions

## Buyers

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

## Sellers

Condition (\$120,000)  
Bathrooms (\$6,400)  
Square Feet (\$370/u)

# Next Steps

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

# Thank You!

Email: [apell7591@gmail.com](mailto:apell7591@gmail.com)

Github: [@apell74](#)

LinkedIn: [Adam Pell](#)

Sources:

- [King County Assessor](#)

