

JAMO & JAMO REALTORS

# FLIP OR DOT?



JAMO & JAMO REALTORS 2020

**01** An exploratory data analysis on housing prices in Kings County, WA.

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LICENSED FLIPPER



# BRYAN JAMIESON

## BACKGROUND

Data Science Guru

## EXPERTISE

Flipping homes for profit in the Kings  
County, WA area

# OVERVIEW

- 1) Methodology & Process
- 2) Questions from Data
- 3) Business Recommendations

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THE TRUTH

**"Scared money don't  
make no money"**

- UNKNOWN

# METHODOLOGY TIMELINE

FROM START TO FINISH



## UNDERSTAND

- What does the data mean?

## CLEAN + VISUALIZE

- What does the data visually tell us?

## MODEL

- Modeling housing data relationships to find where the best homes to flip are located.

# THE 3 QUESTIONS

Q1

Which zip codes can I get the best bang for my buck when purchasing a house?

Q2

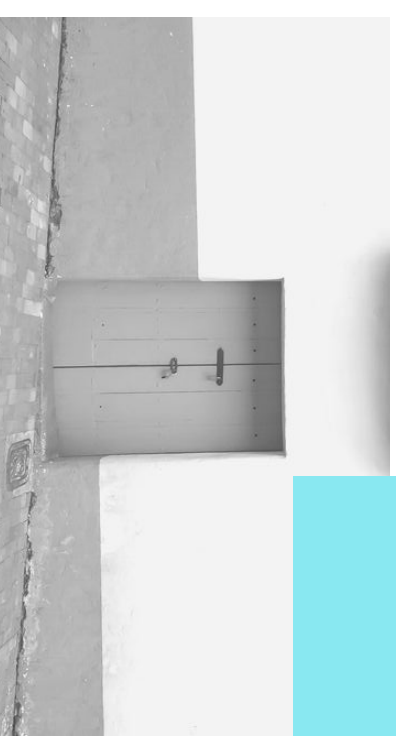
Which zipcodes have the highest average house prices?

Q3

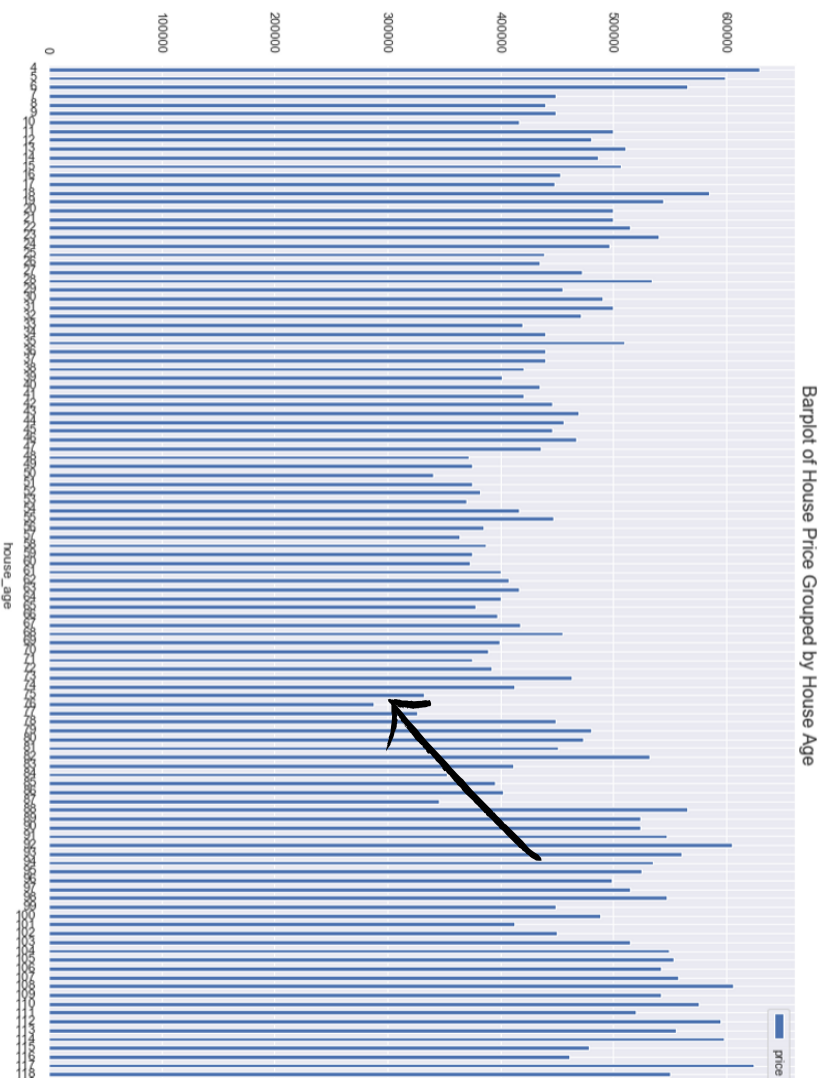
Which zip codes have the oldest houses that I could renovate?



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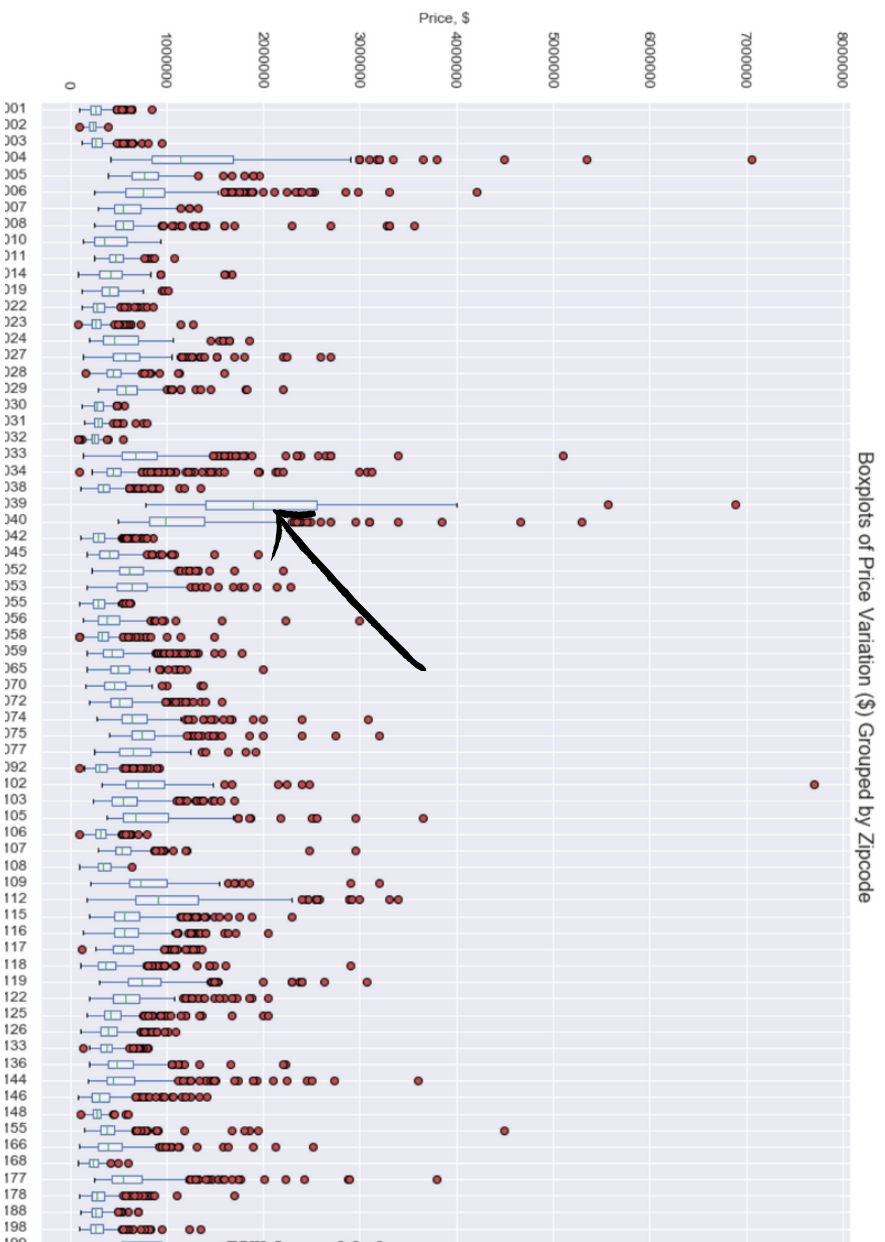
# Q1: VISUALIZING THE DATA



Which zip codes can I get the best bang for my buck when purchasing a house?

**76 year old houses have the lowest average house price**

# Q2: VISUALIZING THE DATA



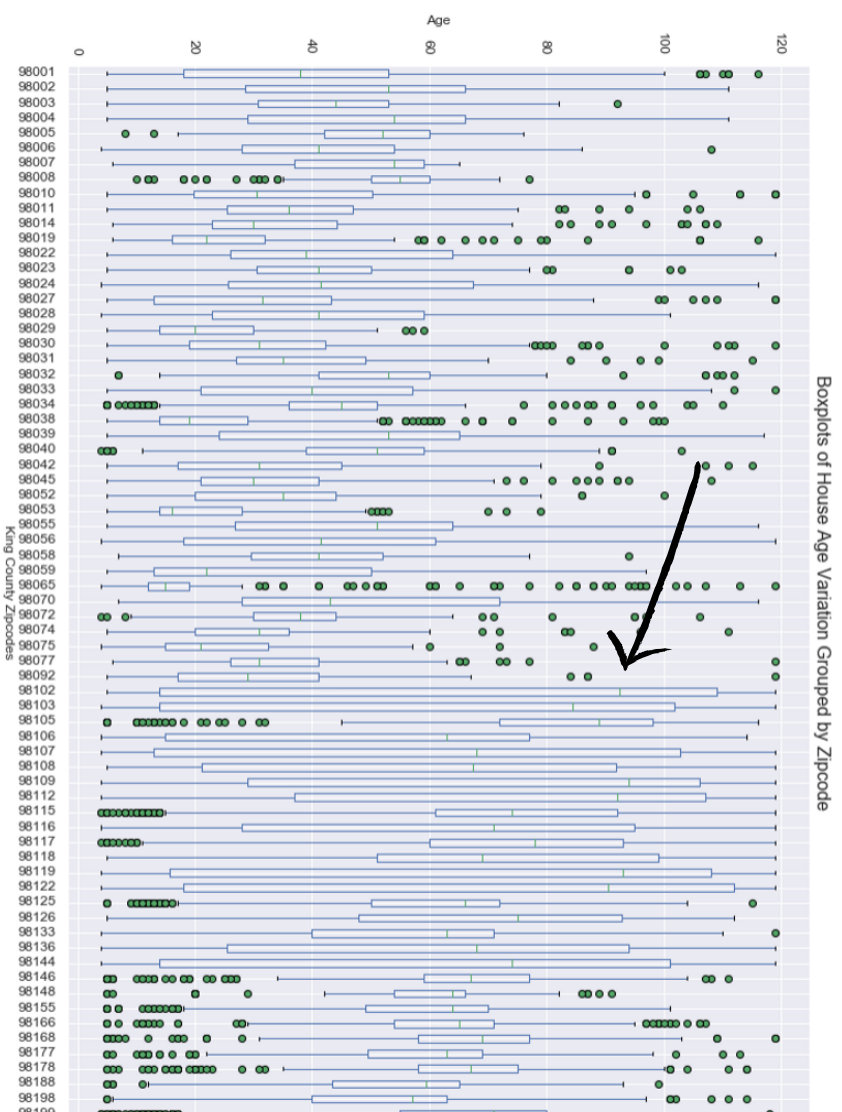
Which zipcodes have the highest average house prices?

**98039 zipcode = highest average home price**

**08**



# Q3: VISUALIZING THE DATA



Which zip codes have the oldest houses that I could renovate?

**98102 zipcode = highest average house age**



## Q1

Houses 76 years old have the lowest average price of ~ 290k.

This is the only average price based on house age under 300k.



## Q2

98039 = highest avg home price

## Business Recommendations

**76 yrs, 98039**  
**90-95yrs, 98102**



## Q3

98102 Zipcode - average house age is between 90-95 years old.

House prices range from 50k-100k.

# Future Work



## AGGREGATE DATA

- Create list of housing data from zipcodes recommended



## REFINE MODEL

- Refine model to try and find better relationships between variables



## CREATE FLIPPING DATA

- Create new data set with data from house flippers in this area to validate if Kings County is the right place to flip houses.

# Thank You for your time!

