
EdConsult

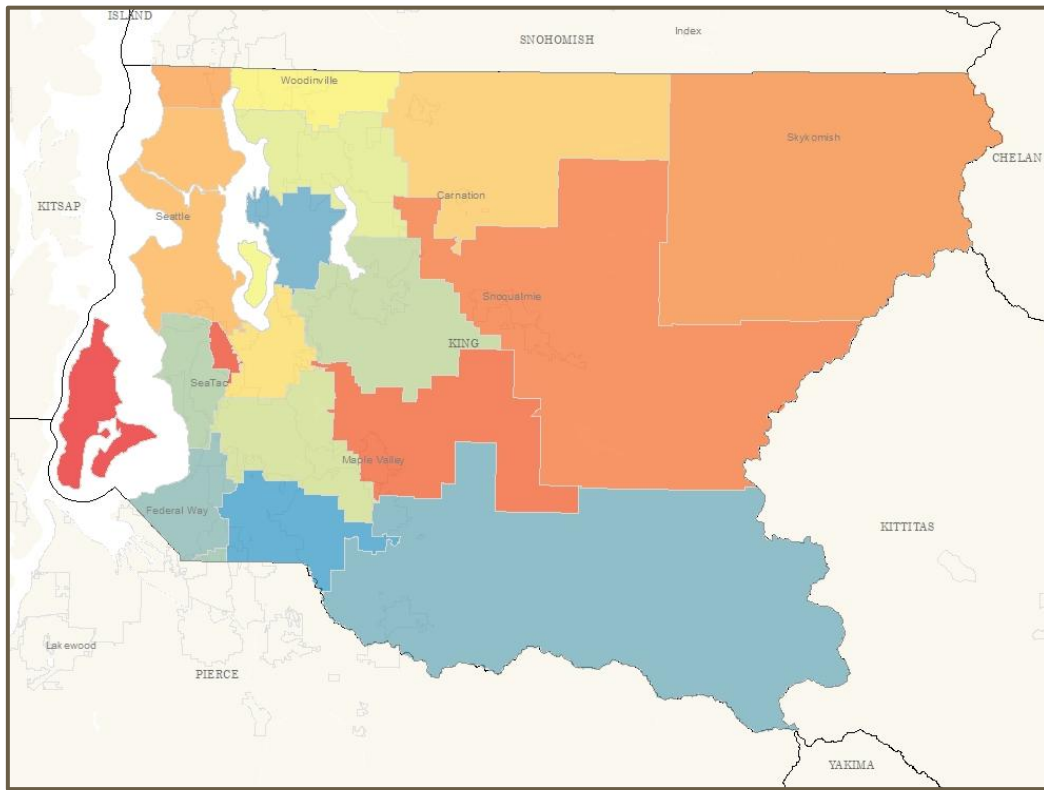
King County Washington

Home Sales
5/2014 - 5/2015

Overview

Edconsult is working with King County, Wa to improve education through winning local school district elections, in order to increase funding for both new buildings and increased teacher pay.

Edconsult needs to demonstrate to the taxpayers / homeowners that an investment in the schools, is an investment in their property value.



Problem

Edconsult first needs to confidently show that school district is a leading predictor of a home's value.



Then they will need a narrowed down list of school districts to target in the upcoming election.

Modeling

Our model, which can account for roughly 80% of the variance in price of a home in King County Wa, has been created using a year of housing sales data beginning in May of 2014.

Homes were matched with school districts using data from <http://proximityone.com/zip-sd.htm>.

** limitation

Client Questions

What are the best predictors of a houses price in King County?

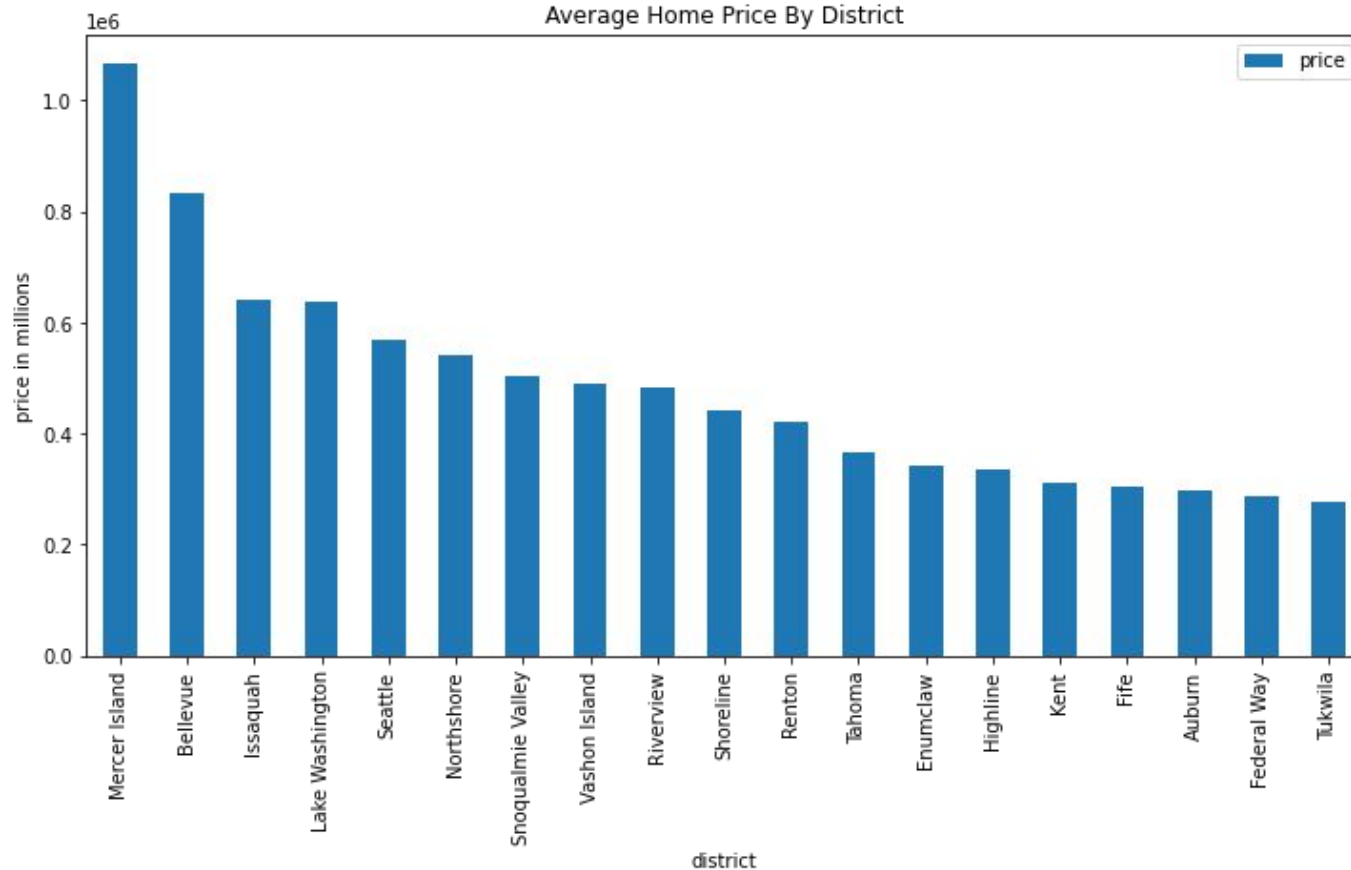
How does school district affect the price of a home in King County?

Which School Districts would be good targets for the upcoming election?

Question 1: Top Predictors of Price

1. Location - Demonstrated in our model by School Districts
2. Size - Square Footage of Living Area
3. Quality - Grade Quality of Home at Sale

Question 2: School Districts Affect



Question 2: School Districts Affect

School Districts were among the stronger predictors of our model.

Being in Mercer Island School District had the most impact on the price of homes.

Other districts with high coefficients include Bellevue, Seattle, Lake Washington and Issaquah.

Question 3: School Districts to Target

The Top Districts will probably be least affected by campaign efforts to improve schools.

The Bottom Districts will most likely be a tough sell but would be better selection than top.

The Districts in the middle show the most promise because their coefficient already suggest that living in the district adds a good amount of value to the home.

Question 3: School Districts to Target

Recommended Districts For Further Study:

Snoqualmie Valley

Vashon Island

Riverview

Shoreline

Renton

Tahoma

Enumclaw

Highline

Next Steps

1. Narrow Down the Districts:

- a. Winnability of Election
- b. District Needs Assessments
- c. Rate of Growth in the Community

2. Continue to Collect Data

- a. Show that as school districts improve property value increases
- b. Past election results
- c. Current county polling data



Thank You

Questions?

Chris Flynn - ceflynn@gmail.com

<https://www.linkedin.com/in/cef75/>