EdConsult
# King County Washington

School Districts & Home Price

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.
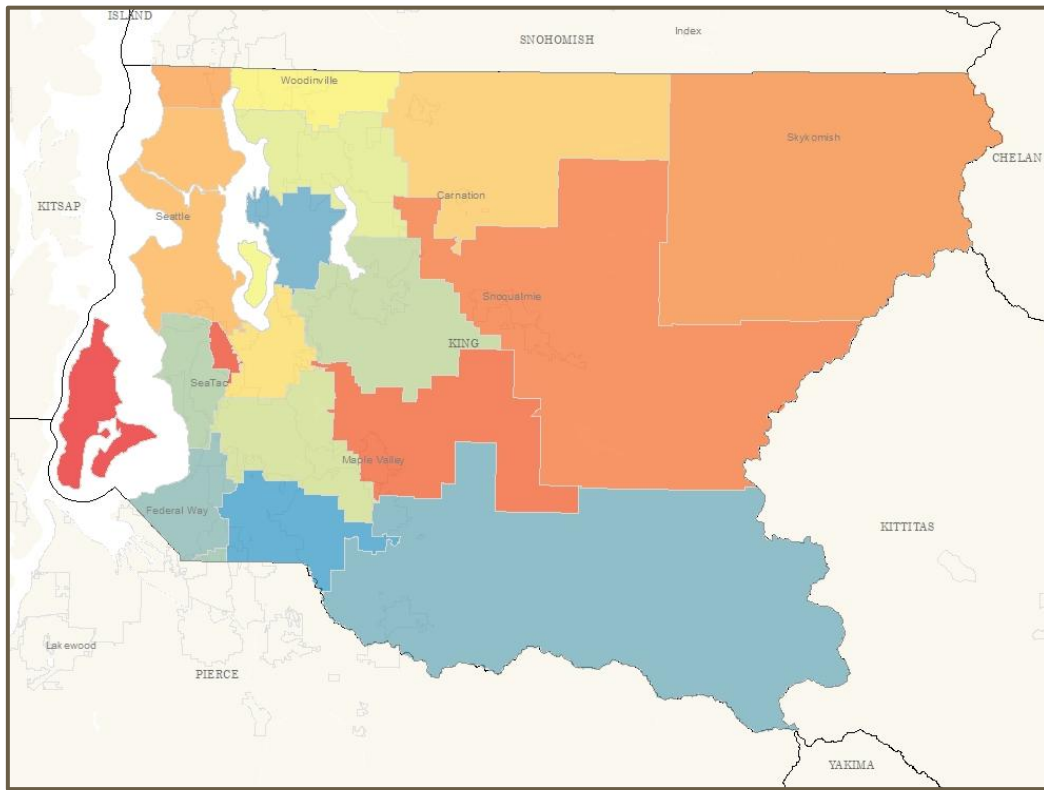
Problem

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

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

Modeling

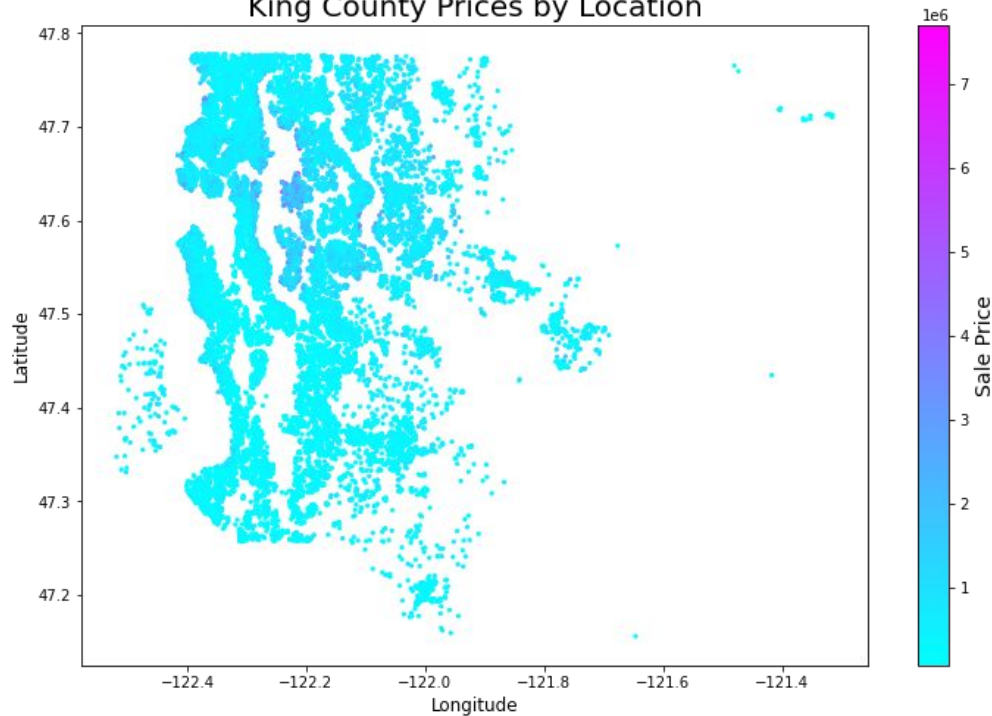Our OLS(Ordinary Least Squares) model

- Accounts for roughly 80% of the variance in price of a home in King County Wa,
- Housing Sales Data from 4/2014 - 4/2015

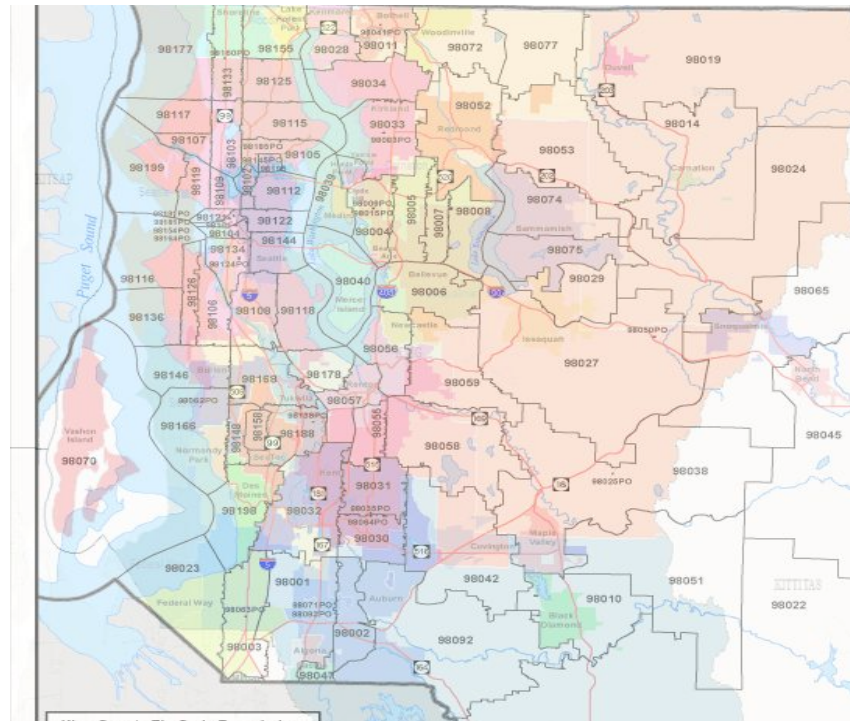Homes were matched with school districts using data from http://proximityone.com/zip-sd.htm.

** limitations exist

Price Heat Map

Districts and Zip Codes

Client Questions

What are the best predictors of home value 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

Key Numeric Predictors

|	
Square Footage	3% for each additional 100 sq ft
Bathrooms	5% for each additional Bathroom
Floors	7% for each additional Floor

Question 1: Top Predictors of Price

Non School District Categorical Predictors

Waterfront   37% added to Home Value

Excellent View   16% added to Home Value

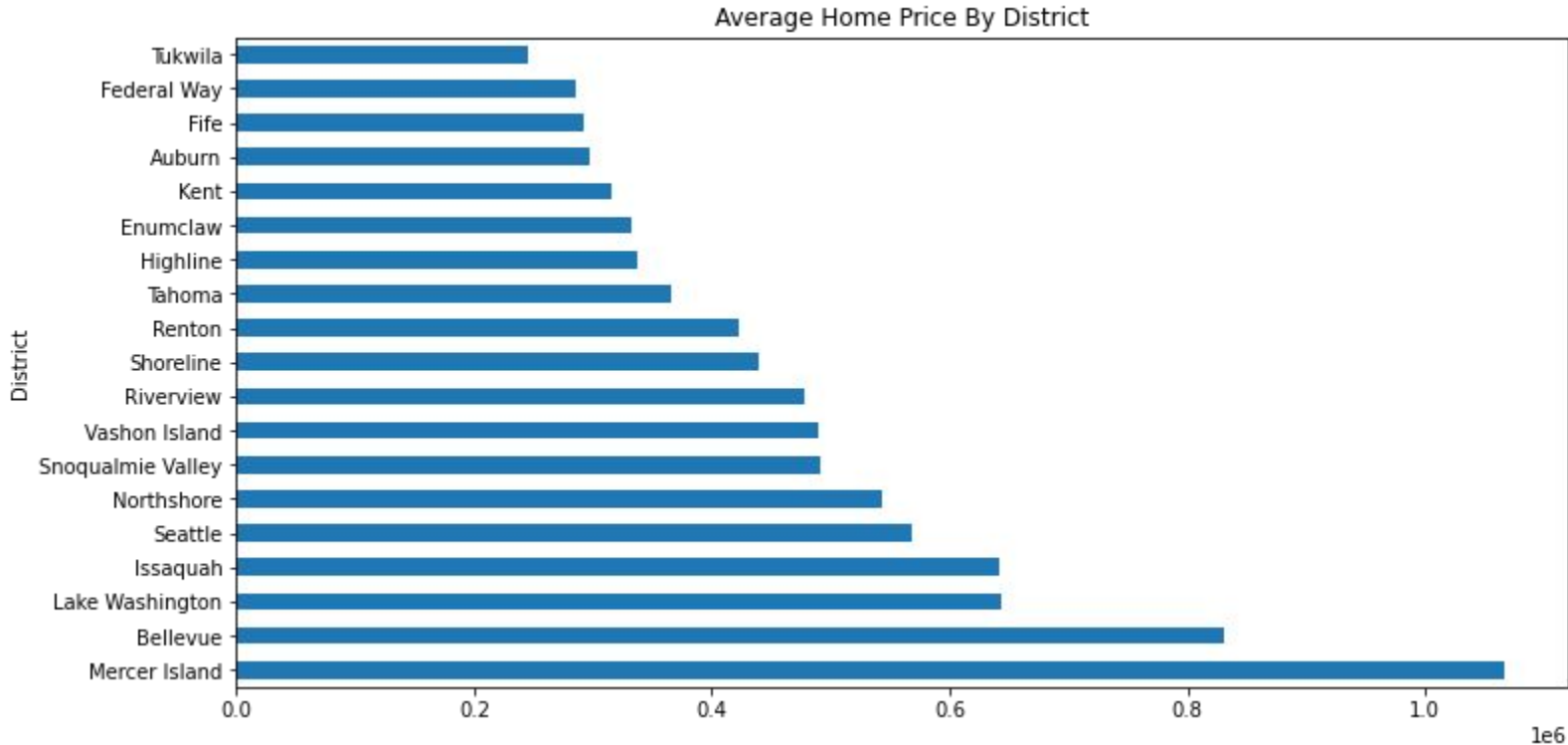# Question 2: School Districts Affect

King County School Districts Percent Increase Vs Auburn School District
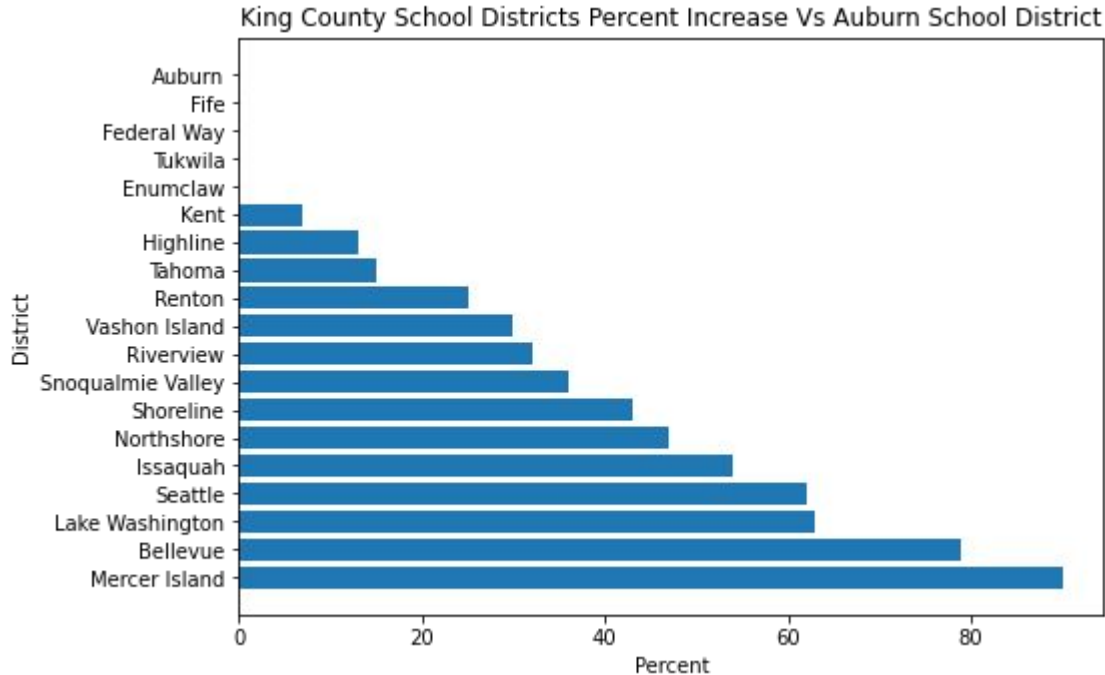
The percentage in the chart represents the increase in the homes value when compared to the Auburn School District.

Question 2: School Districts Affect

Average Home Price By District

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:

DISTRICT	COEF	AVG. PRICE
Shoreline	43%	$438,000
Snoqualmie Valley	36%	$490,000
Riverview	32%	$477,000
Vashon Island	30%	$489,000
Renton	25%	$422,000

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/