

---

---

# EdConsult

# King County Washington

Home Sales  
5/2014 - 5/2015

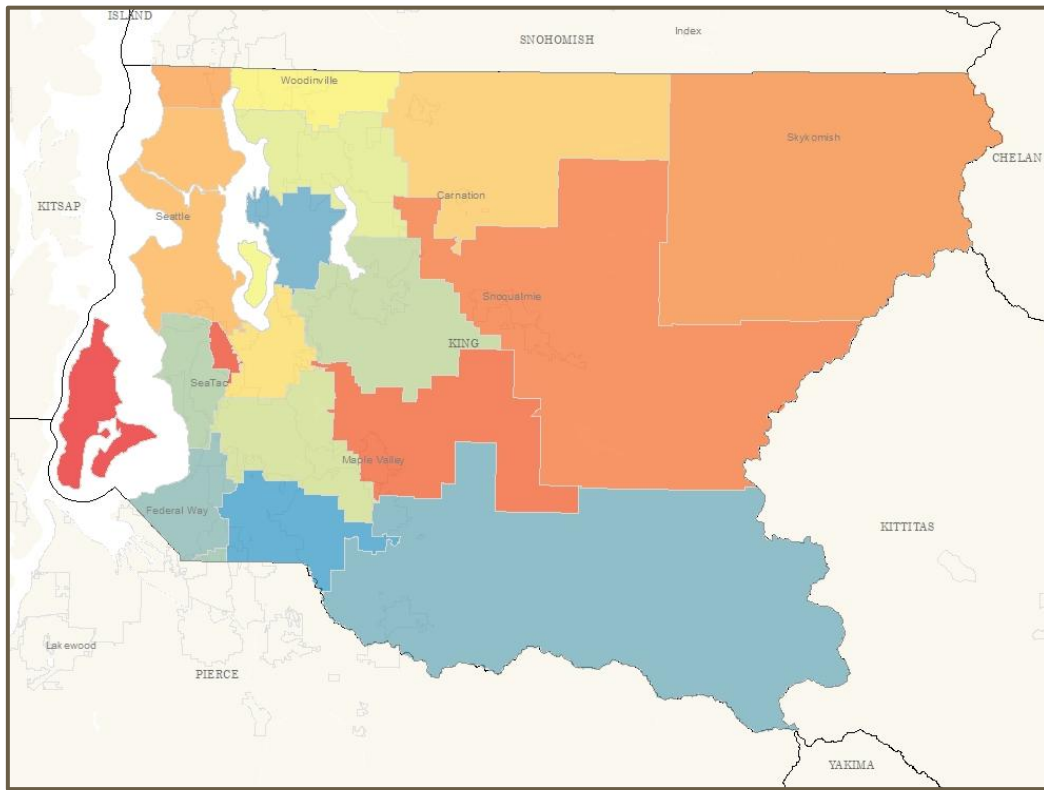
---

---

# 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 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

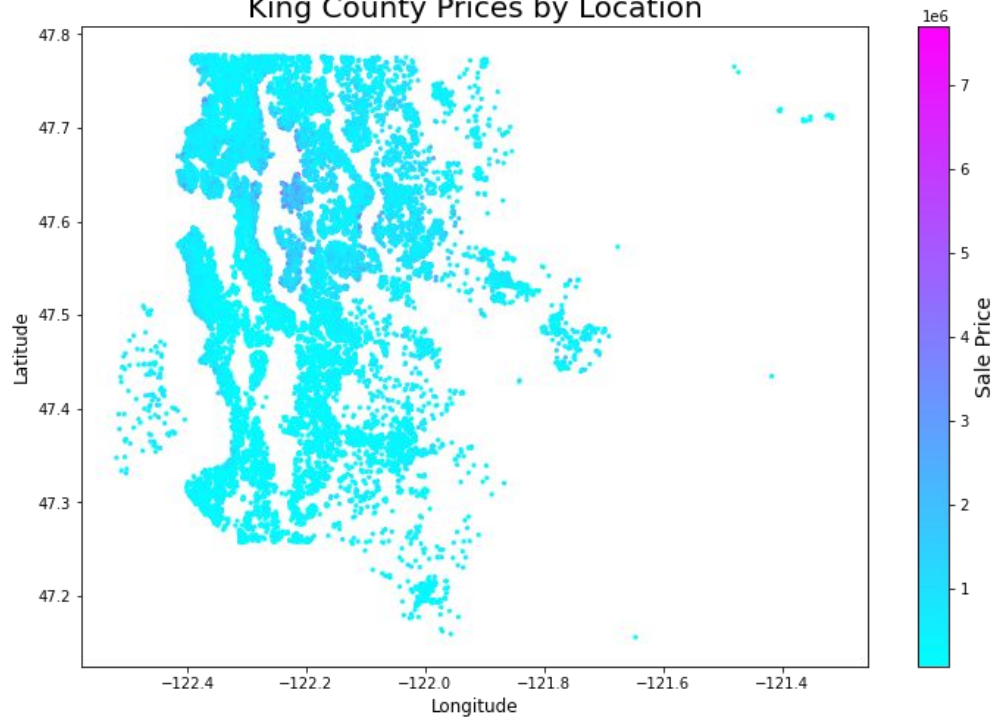
- Accounts for roughly 80% of the variance in price of a home in King County Wa,
- Housing Sales Data from 4/2014 - 4/2015

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

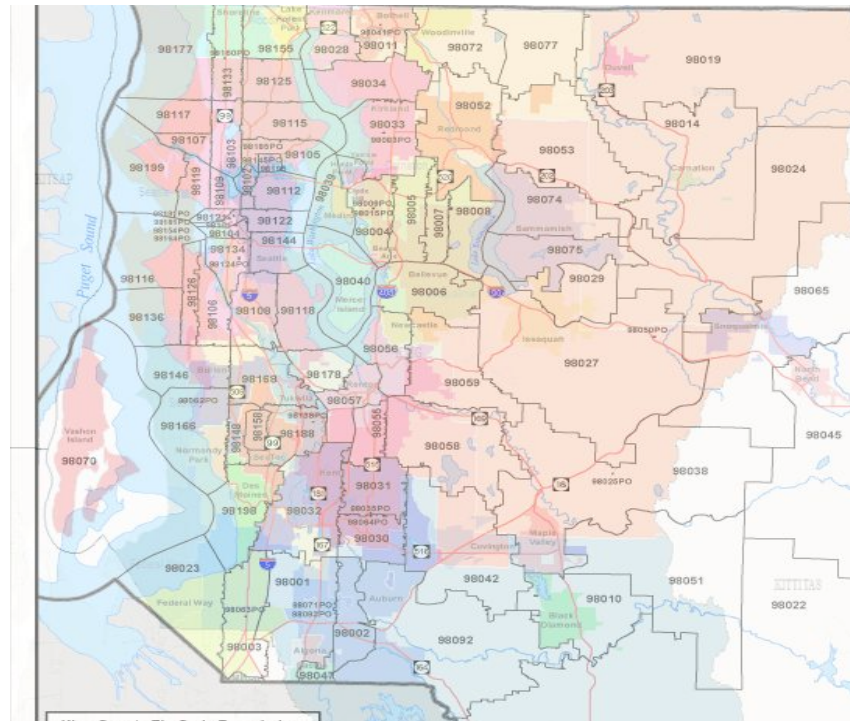
\*\* limitations exist

# Price Heat Map

King County Prices by Location



# Districts and Zip Codes



# Client Questions

What are the best predictors of home value in King County?

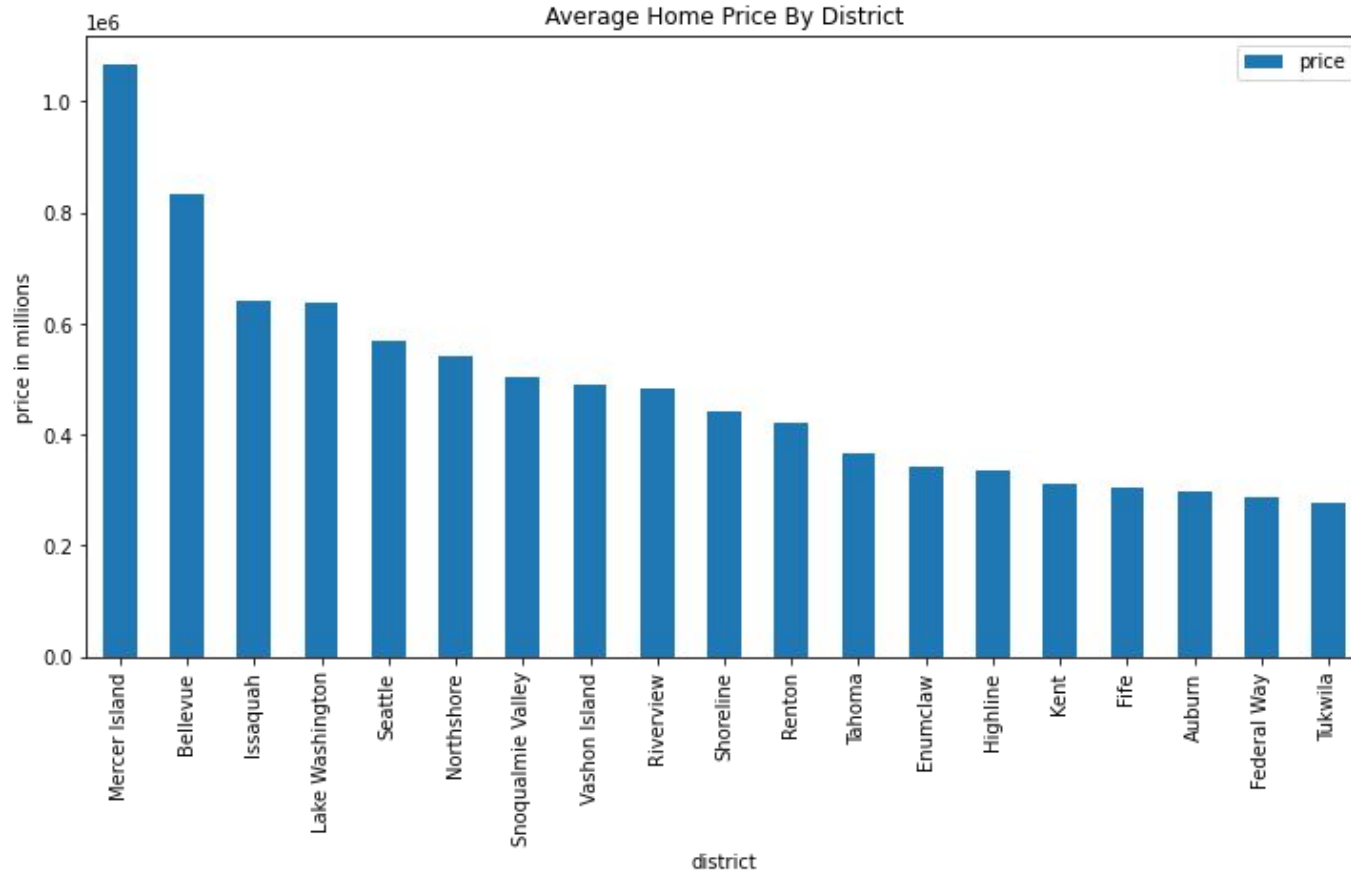
How does school district affect the price of a home in King County?

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

# Question 1: Top Predictors of Price

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.

Mercer Island School District was the highest predictor in our model

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](mailto:ceflynn@gmail.com)

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