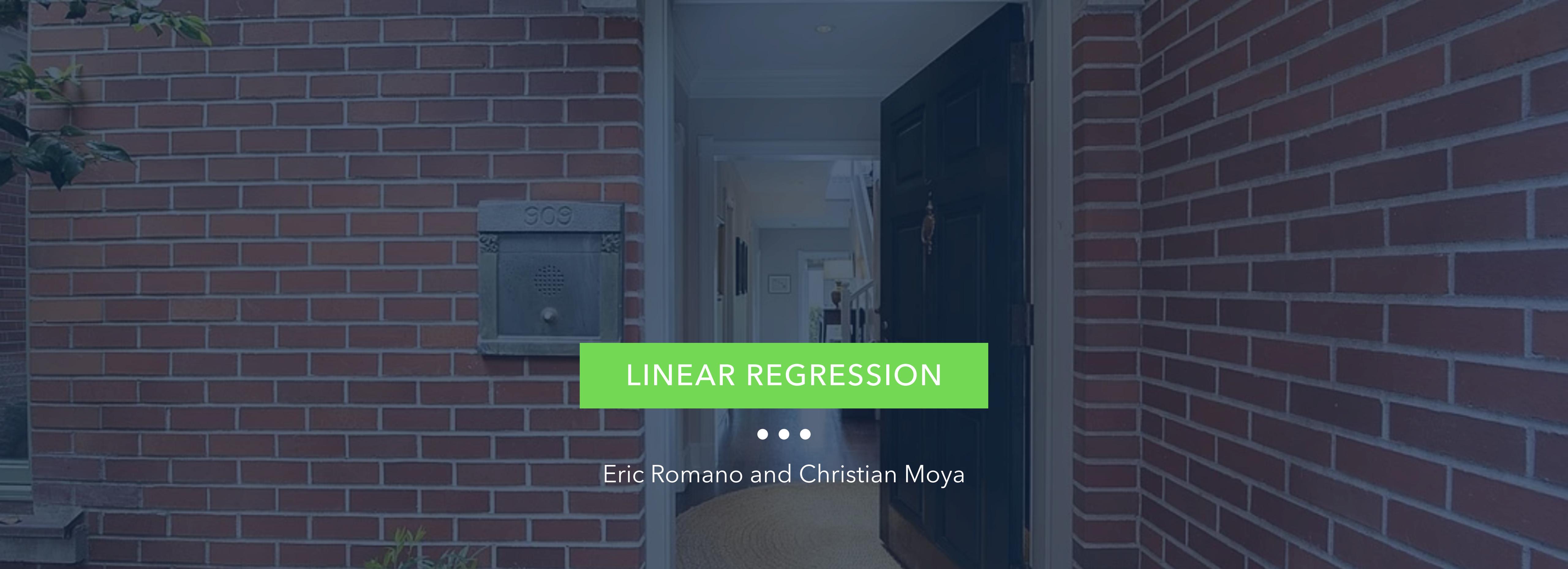


KING COUNTY REAL ESTATE

# DATA TEAM



LINEAR REGRESSION

• • •

Eric Romano and Christian Moya

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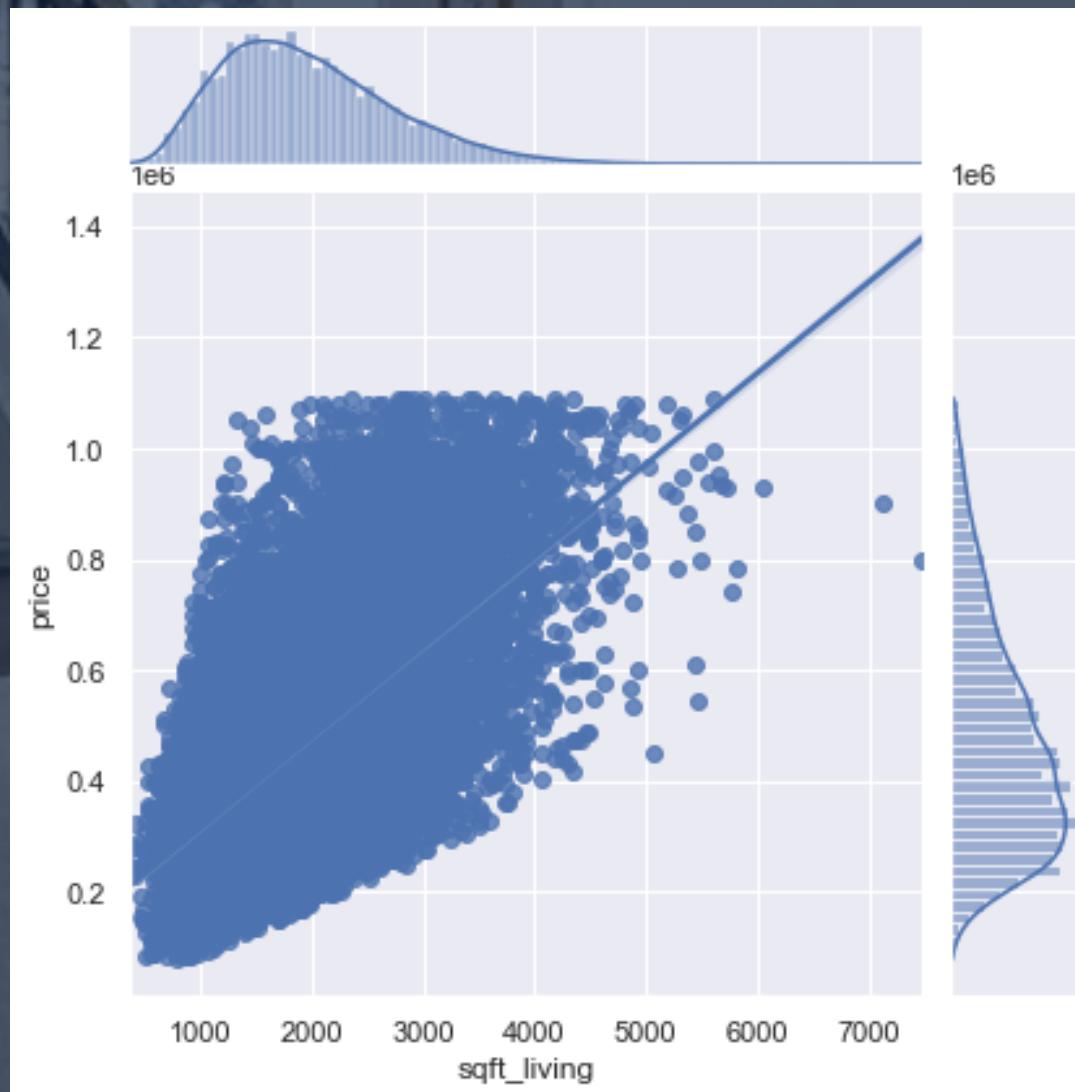
# ABOUT US



Our mission is to help you get the keys to the home that best suits you. We use features like walkability, school ratings, distance from points of interest, and crime rate to help you budget out your big purchase. As the buyer, you can choose which features matter more, helping you find the perfect home at the perfect price.



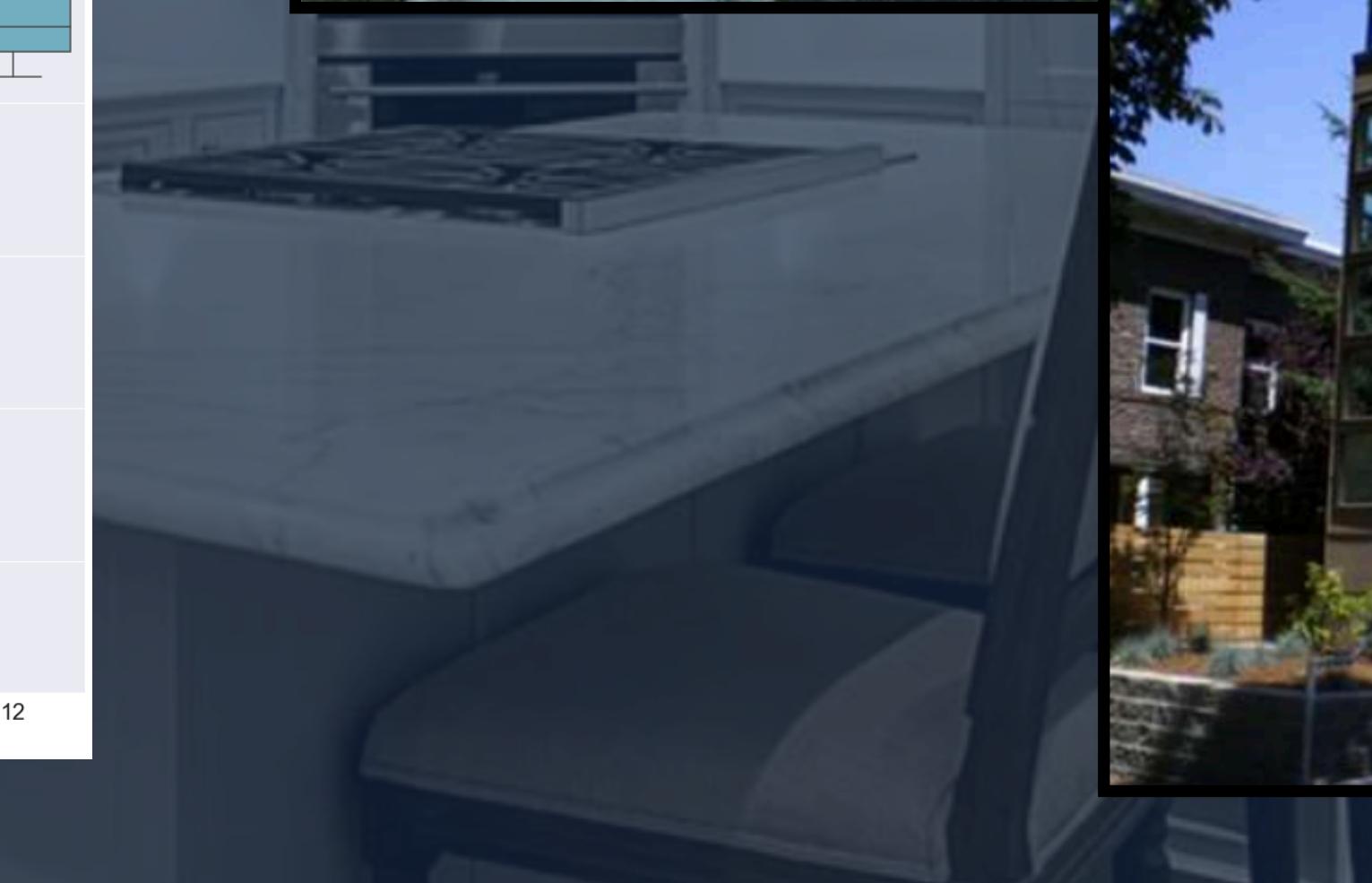
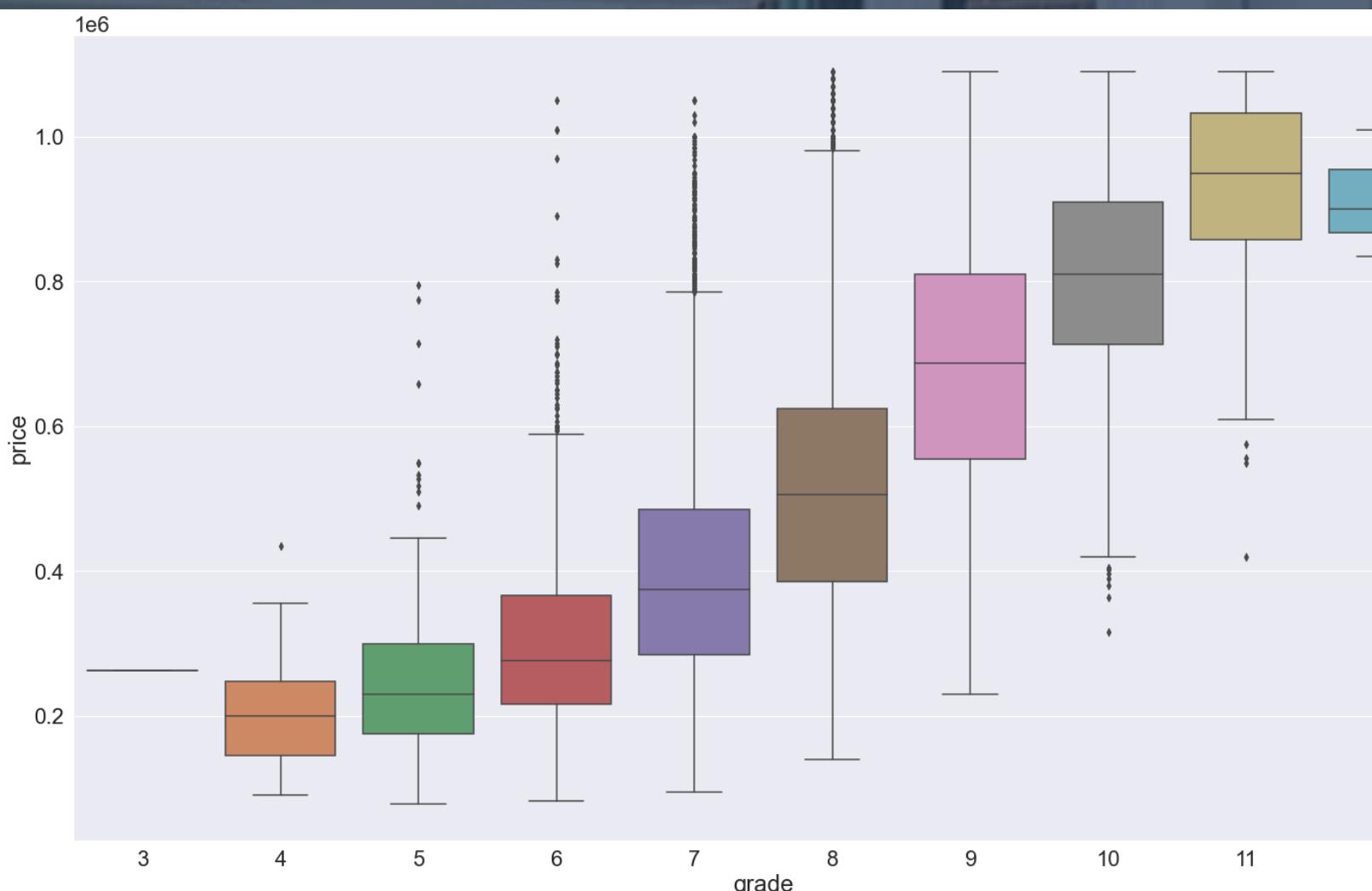
# SQUARE FOOTAGE OF LIVING SPACE



## Square Footage of Living Space

Square footage of living space played a large factor in price. The larger a home is, the higher the price.

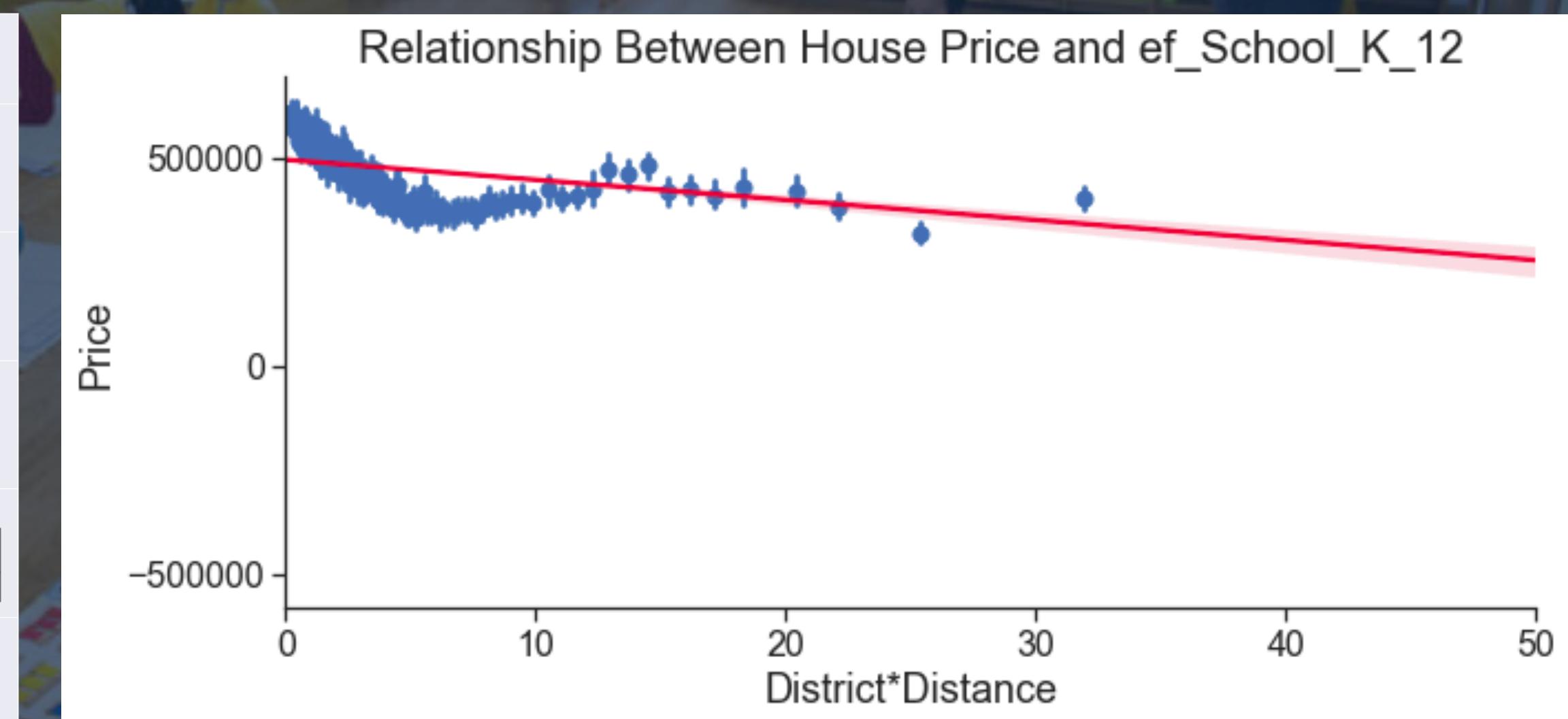
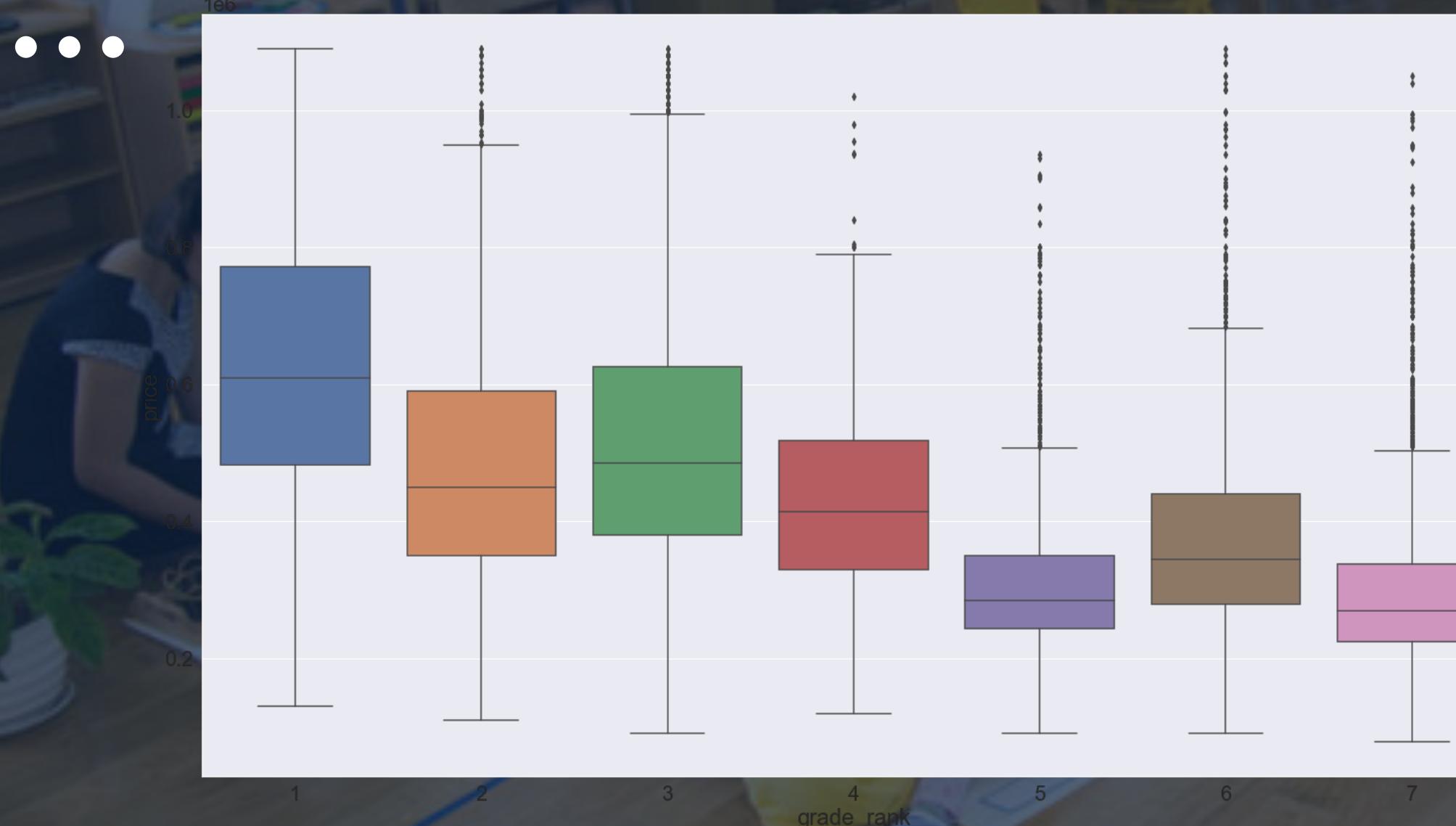
# BUILDING GRADE



## Building Grade

Homes in King County are graded based on the design and quality of materials used from a 1-13 scale, with 13 being the highest. Homes with a higher grade tend to cost more. Grade 6 homes barely meet building codes and use low quality materials. Grade 9 homes have better architectural design, extra interior and exterior design.

# SCHOOL RATING

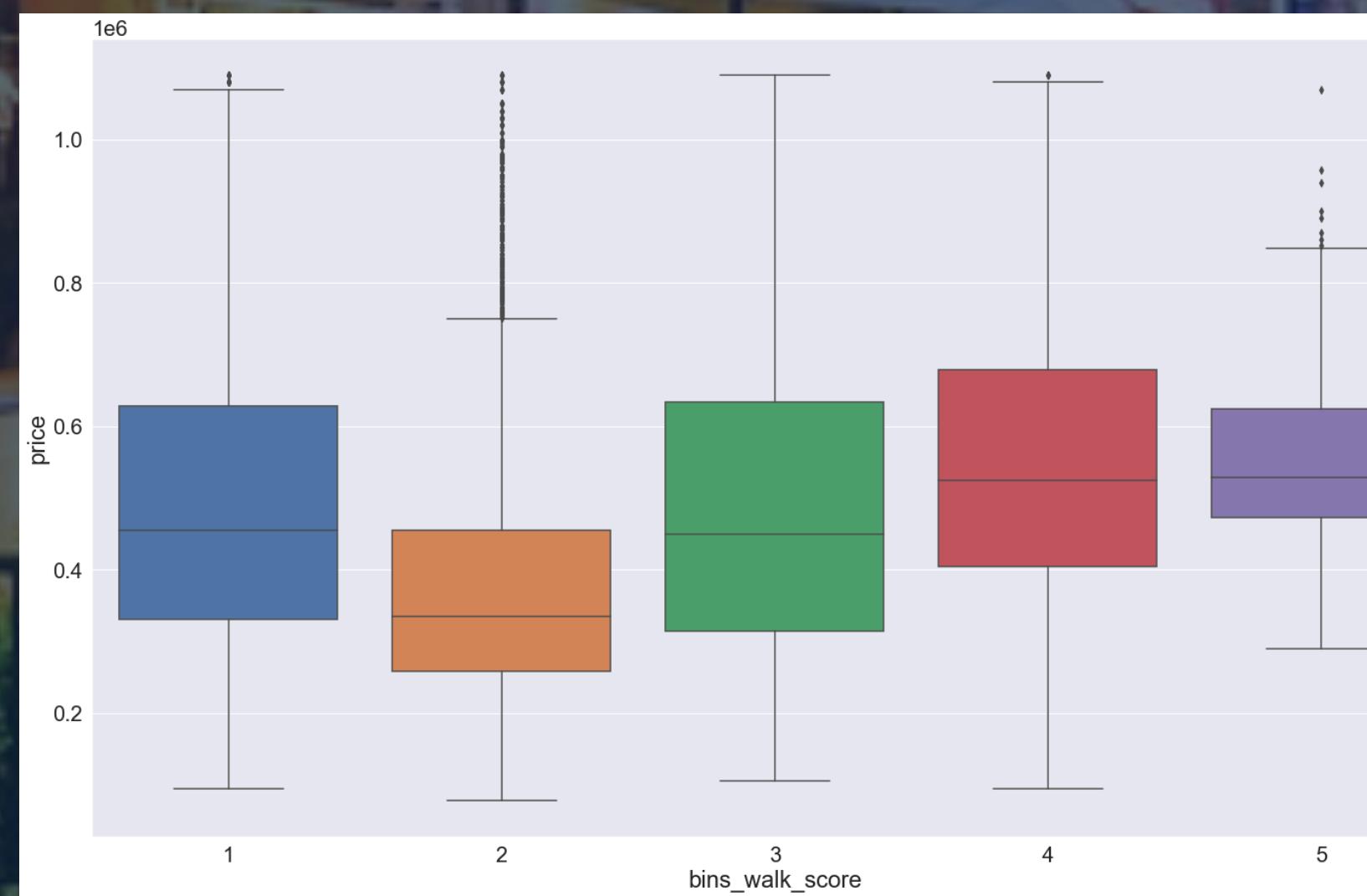


## School Rating

Schools are graded on an A-F scale, with A+ being the highest. Homes closer to schools with an A+ rating tend to cost more, while those with a B or C cost a bit less. We also find a slight relationship between distance and price.

# WALKABILITY

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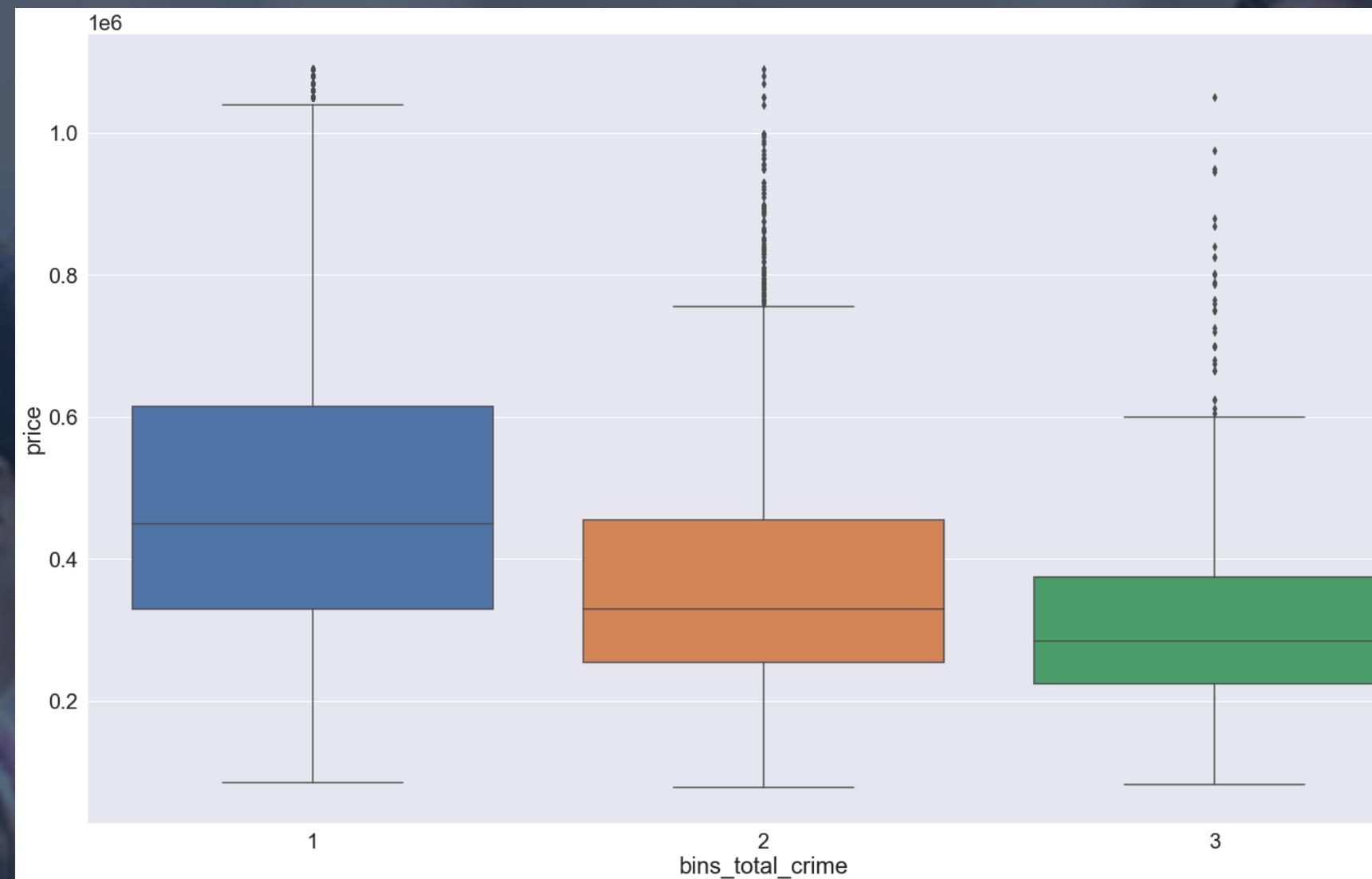


## Walk Score

While walk scores don't have a strong linear relationship with price, we found that neighborhoods with a walk score between 70-89 have the highest price. That score means the neighborhood is very walkable, most errands can be done on foot.

# CRIMINALITY

...



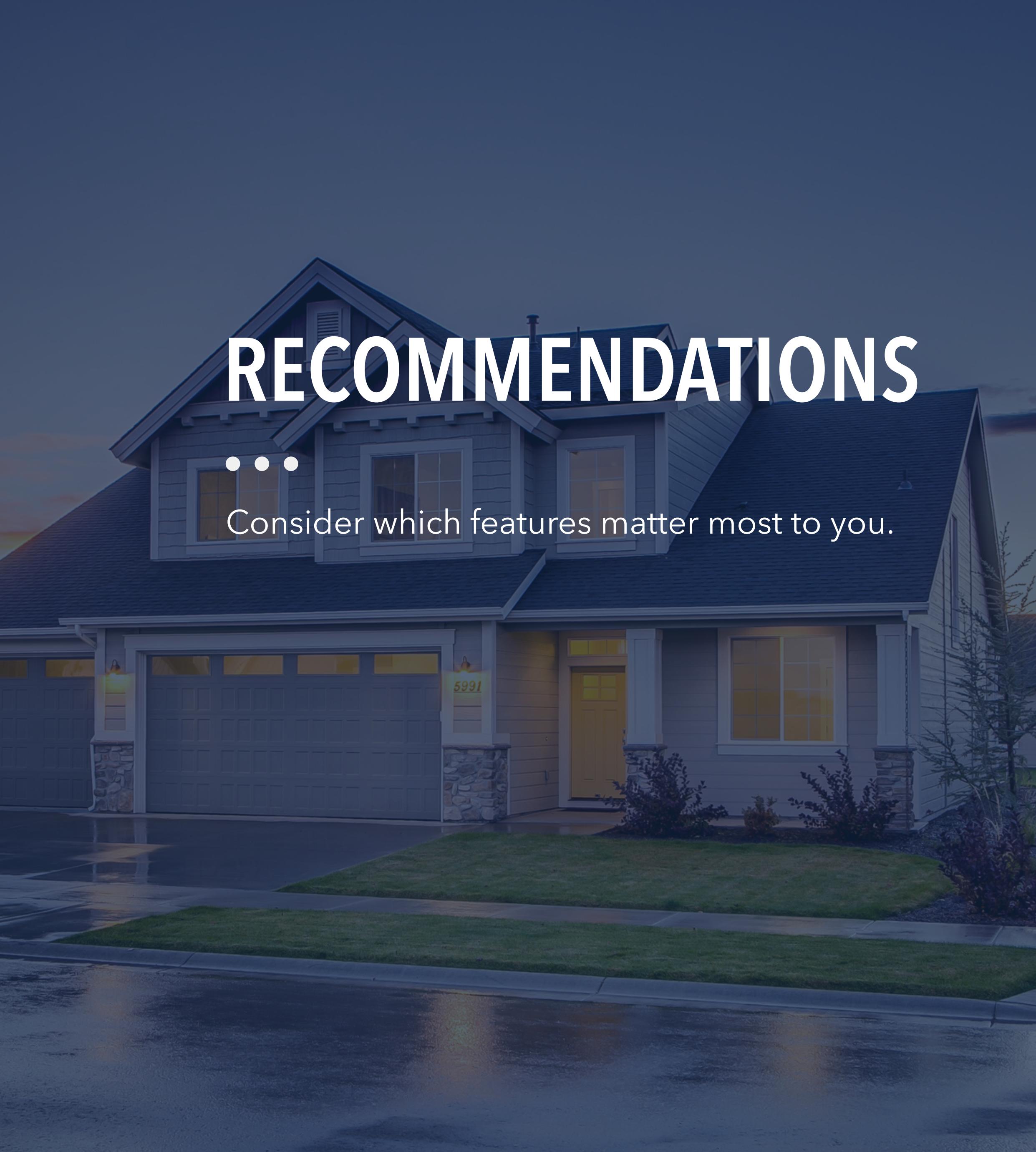
## Total Crime Per Capita

We find that total crime per capita has a negative relationship with price. We find that neighborhoods with higher crime rates tend to fall in price. The less crime, the higher the cost.

# RECOMMENDATIONS

• • •

Consider which features matter most to you.



## Features that can change over time:

Square Footage of Living Space - if you'd want to save some money, consider purchasing a home with less square footage. You can always add space later on.

Building Grade - the grade of a building can always be changed. If you're hoping to save money, you can always purchase a house with a lower grade and fix it up later to meet your design taste.



## Features that remain the same:

School Rating - school ratings have a large impact on price. If you hope to send your kids to an A+ school, it may cost a bit more.

Walk Score - you can save some money by living in neighborhoods that require a car, but neighborhoods that are more walkable may cost a bit more.

Criminality - consider the safety of your neighborhood. Neighborhoods with lower crime rates tend to cost a bit

# FUTURE WORK



## Bike Score & Transit Score



While walk score was helpful to know, we can also calculate the bike and transit score for each property.



## Specific Crime Data



Crime data is calculated by zip code. We can offer more accurate results by calculating the safety of your specific home.



## Specific School Data



School rating was calculated by district. Further work can calculate the rating of the school closest to you.

# THANK YOU!

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