Insights for Site Development: Seattle

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Data Team

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Presentation Lead

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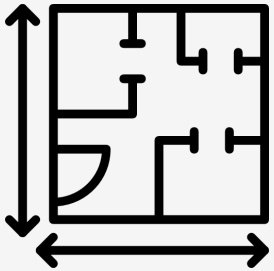
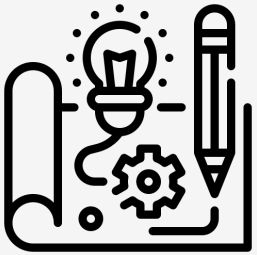
Contributing factors to a home's sale price:



Square feet above ground
Basements
Patio square feet



Garage space
Nuisances in the area

Agenda

Data Overview

Regression Analysis

Suggestions

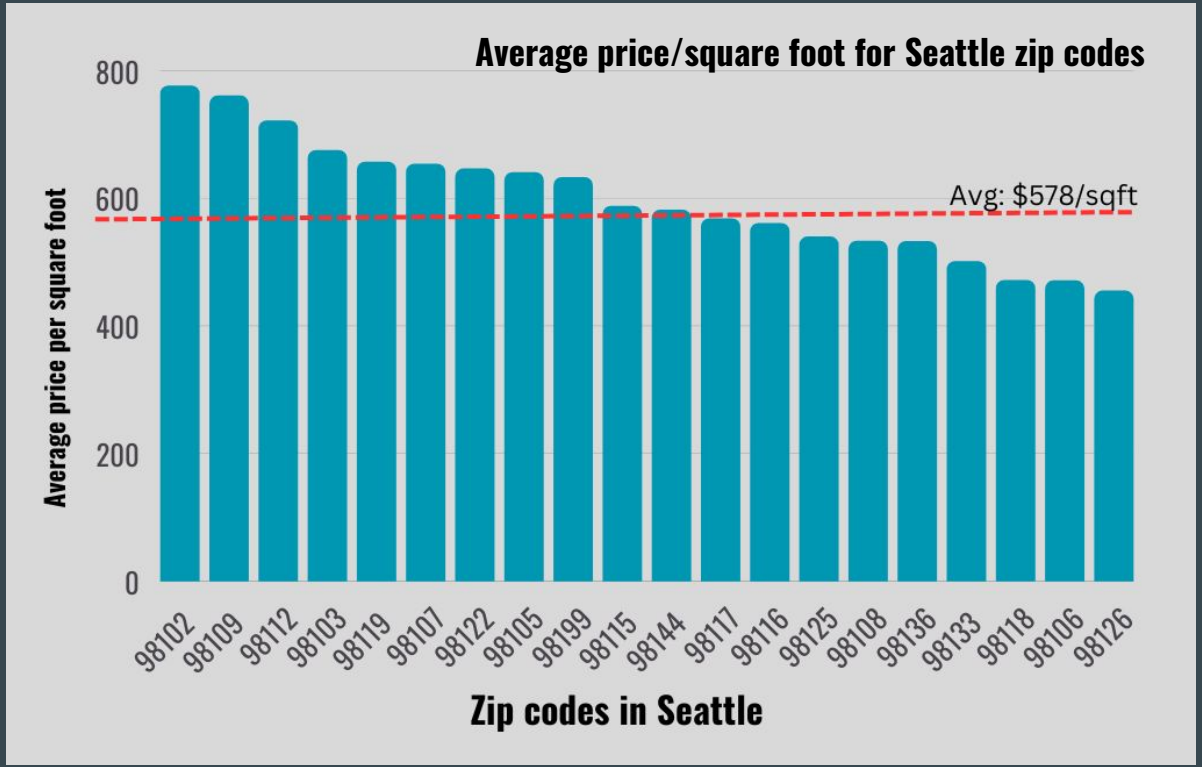
Business Problem | Data Overview | Analysis | Suggestions | Future Insights

Data Overview

Data Overview

- Seattle metro area
- Urban lot & home size
  - Less than ⅓ acre
  - No tiny homes
- Built within 10 years

Seattle's housing market value remains high

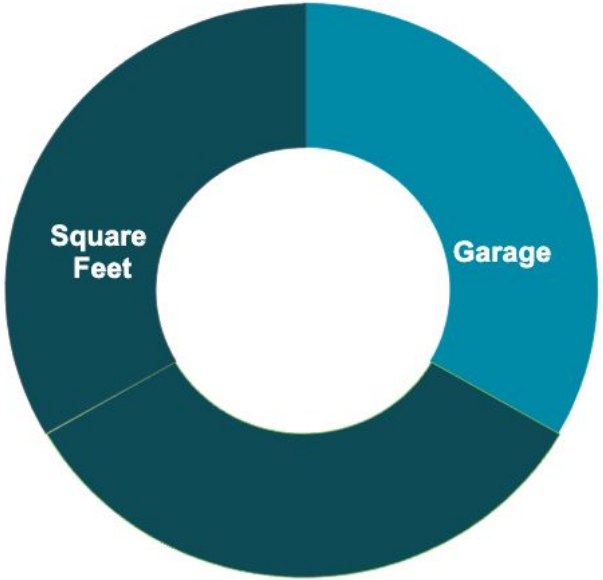


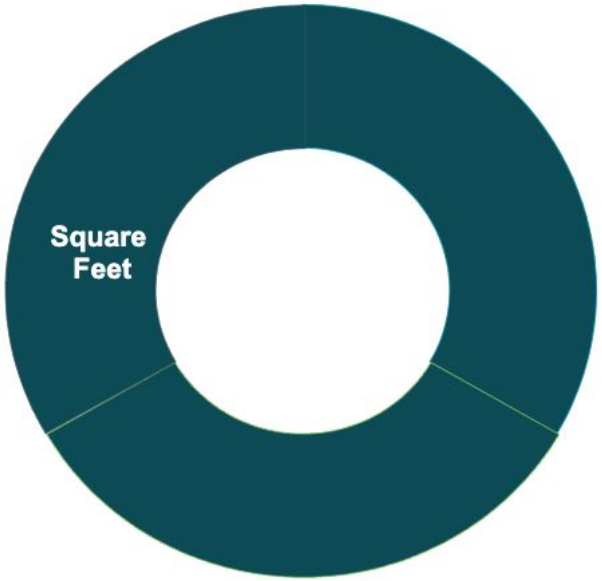
Regression Analysis

Kitchen Sink Model

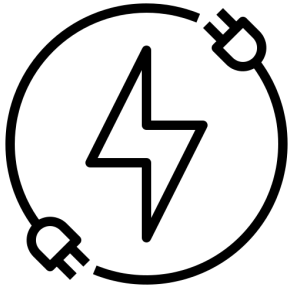
Actual price can vary up to $319,370

- Number of Bedrooms
- Number of Bathrooms
- Sq.ft. Living
- Sq.ft. Lot
- Floors
- Waterfront Presence
- Greenbelt Presence
- Nuisance Presence
- Sq.ft. Above
- Sq.ft. Basement
- Sq.ft. Garage
- Sq.ft. Patio
- Year Built
- Basement Presence
- Patio Presence
- Garage Presence

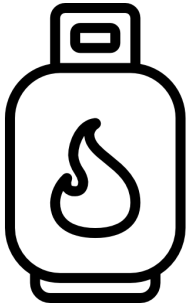




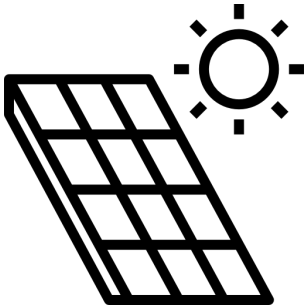
Presence of garage diminishes home square footage



Electricity



Gas



Solar

Heat source is not significant to sale price

Final Model

Actual price can vary up to $319,370

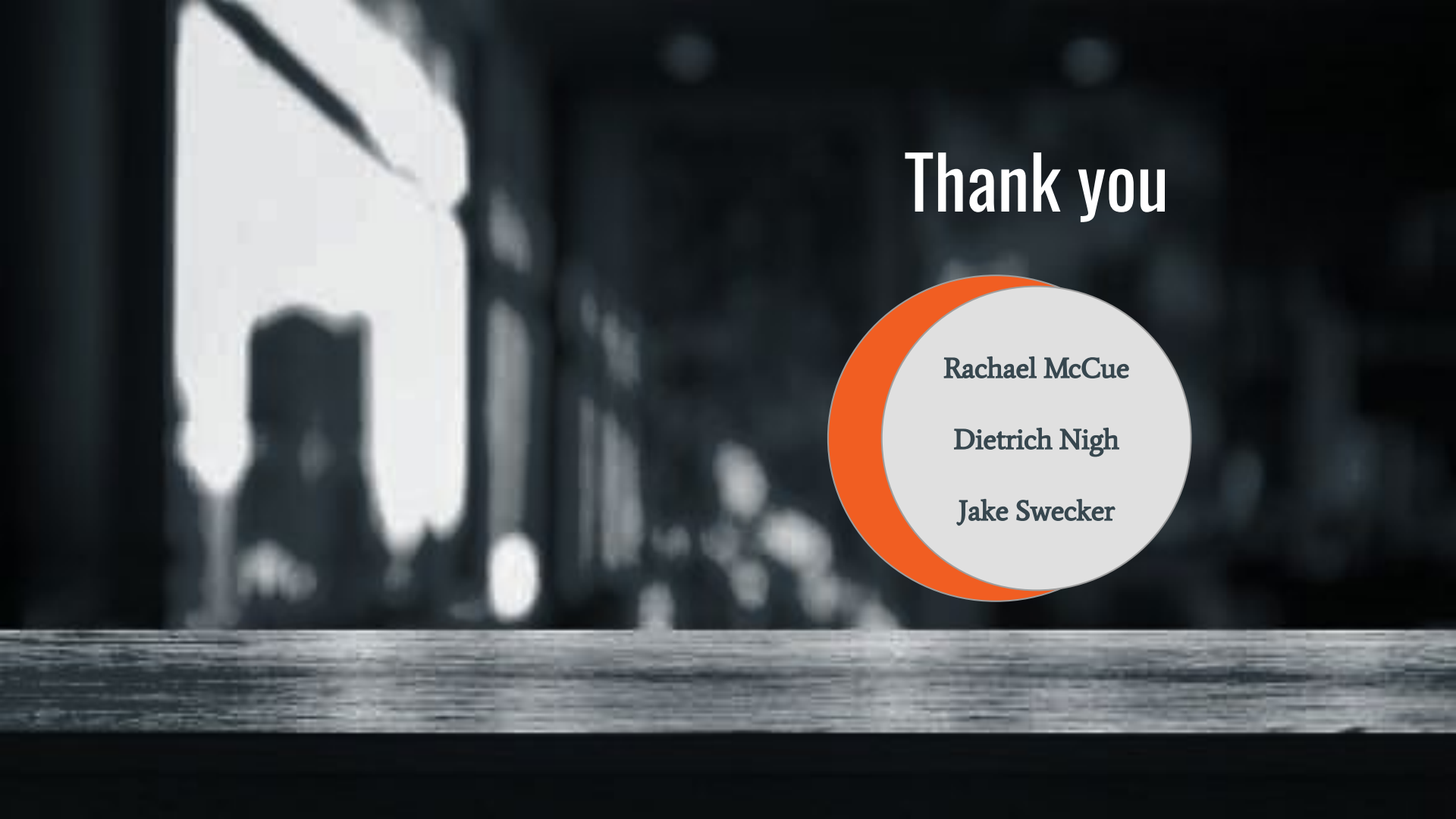
- Sq.ft. Above Ground
- Sq.ft. Garage
- Sq.ft. Patio
- Nuisance Presence
- Basement Presence

Suggestions

Home attributes and their effect on sale price

Looking ahead

- Suburban properties with commute times
- Commercial properties
- Average rent data


Thank you
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Jake Swecker