KING COUNTY DEVELOPERS
REGRESSION ANALYSIS

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Distribution of House Prices in King County, WA

What key features impact the price of your home?

n=17495

Most Common House Price = $350,000.00

Median House Price = $435,000.00

Average House Price = $493,768.83

In an up and coming city like Seattle, where is the best place to build a home? How is it possible to be sure that a new build promises a favourable return for the investor?
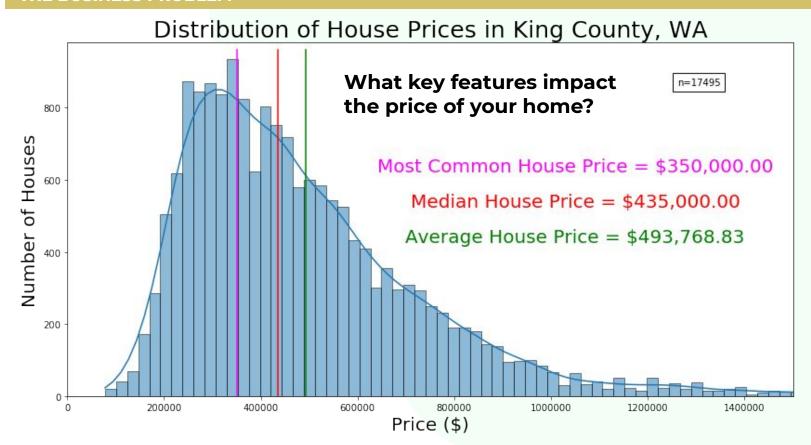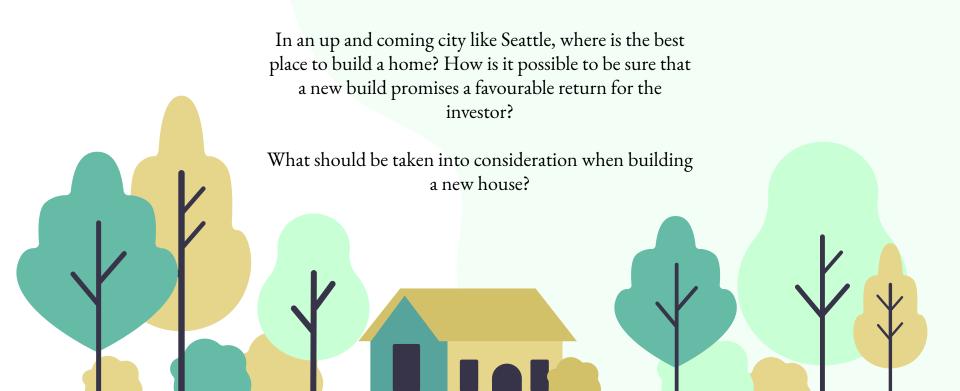
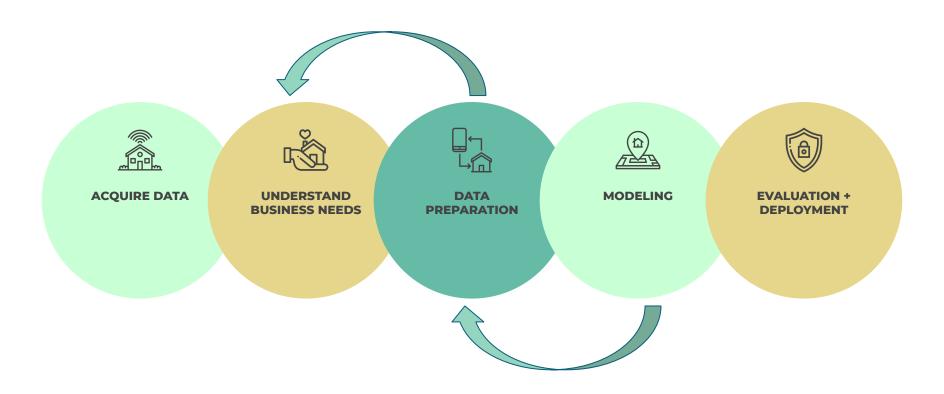What should be taken into consideration when building a new house?

WHY US?
ADDED BUSINESS VALUE

Our company identifies key features that generate higher value homes. We are a data-driven company that tactfully builds homes in areas where the value of our investment will have a strong return. Using data science modeling techniques, we forecast the value of your real estate investment and recommend areas where your fixed construction costs will yield the highest value of price..
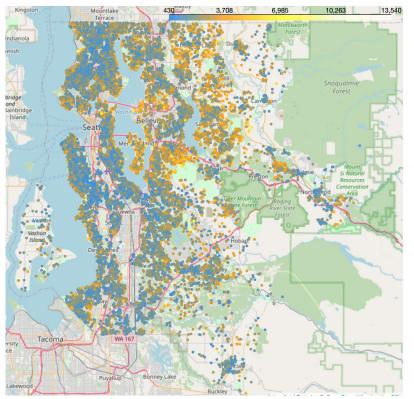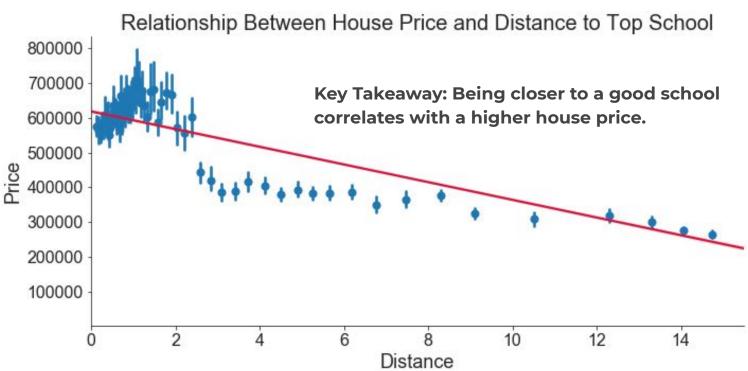
KING COUNTY
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SQUARE FOOTAGE OF HOMES IN KING COUNTY
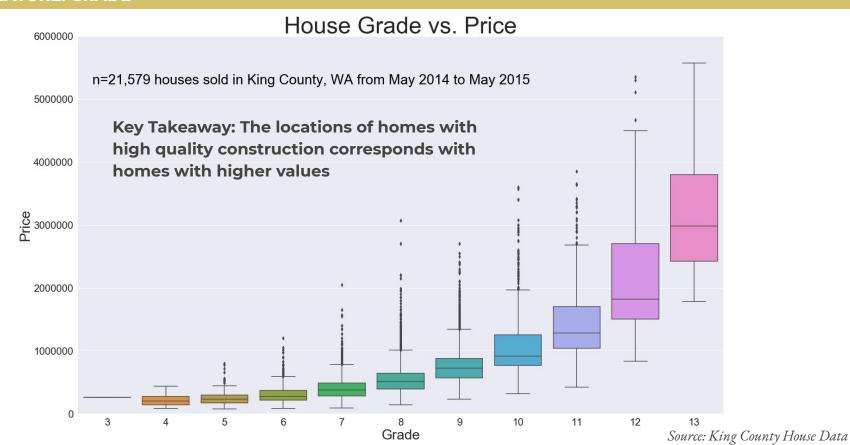
Key Takeaway: Higher square footage correlates with higher home values.

Source: King County House Data

PROXIMITY TO TOP EIGHT SCHOOL DISTRICTS IN KING COUNTY

Relationship Between House Price and Distance to Top School

Key Takeaway: Being closer to a good school correlates with a higher house price.

Source: Urban Institute Education Data

House Grade vs. Price

n=21,579 houses sold in King County, WA from May 2014 to May 2015

Key Takeaway: The locations of homes with high quality construction corresponds with homes with higher values

Source: King County House Data

DISTANCE TO THE CITY'S BEST COFFEE
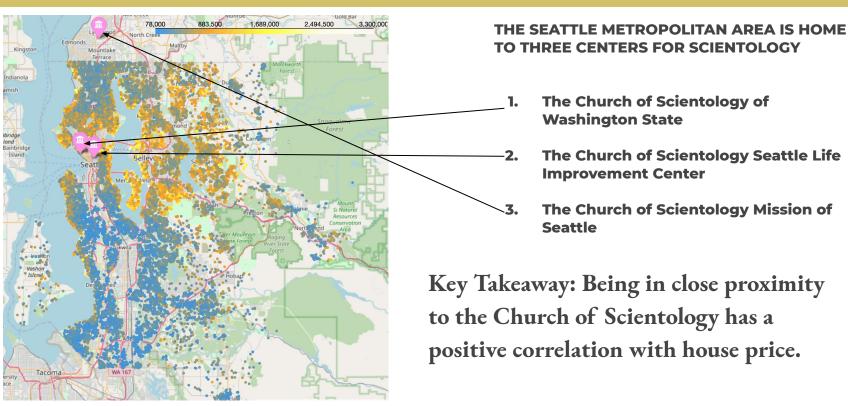

Relationship Between House Price and Distance to Very Highly Rated Coffee
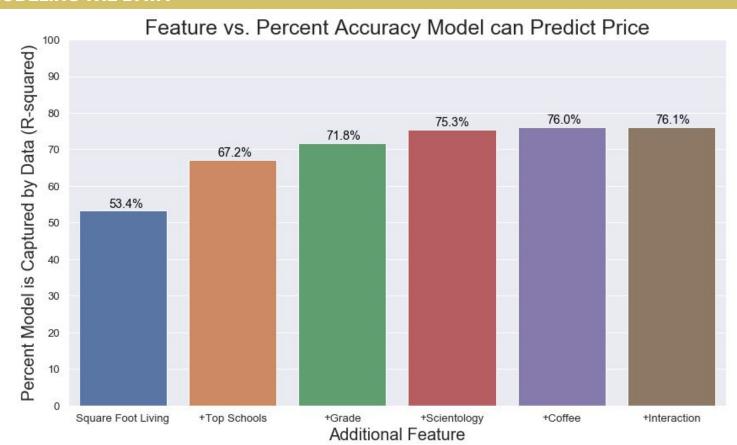
Key Takeaway: Home buyers value great coffee, and short distances to top coffee shops has a positive relationship with home value.

Source: Yelp Business API

THE SEATTLE METROPOLITAN AREA IS HOME TO THREE CENTERS FOR SCIENTOLOGY

1. The Church of Scientology of Washington State

2. The Church of Scientology Seattle Life Improvement Center

3. The Church of Scientology Mission of Seattle

Key Takeaway: Being in close proximity to the Church of Scientology has a positive correlation with house price.

Feature vs. Percent Accuracy Model can Predict Price
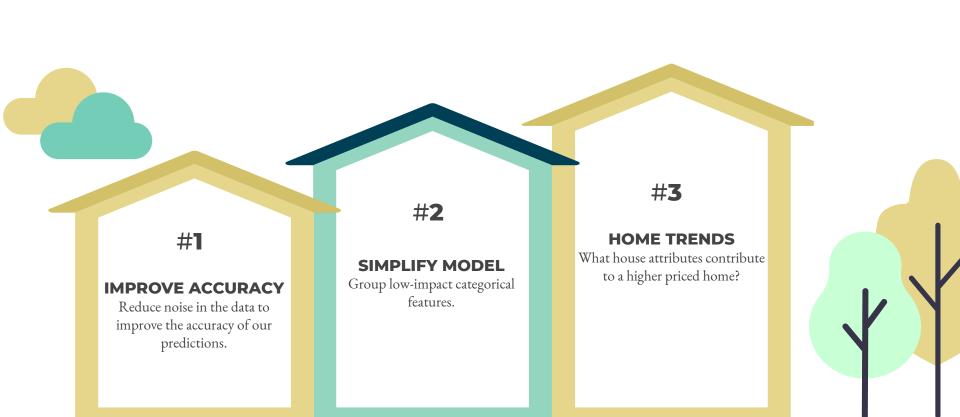
1 Build a larger, higher quality home that will produce a general range value house.

2 The closer homes are built to top schools and coffee shops the better.

3 Neighborhoods with a Scientology Center generally have higher valued homes

#1

IMPROVE ACCURACY
Reduce noise in the data to improve the accuracy of our predictions.

#2

SIMPLIFY MODEL
Group low-impact categorical features.

#3

HOME TRENDS
What house attributes contribute to a higher priced home?

THANK YOU

in   [Diane Tunnicliffe](#)

✉   [Matthew Lipman](#)
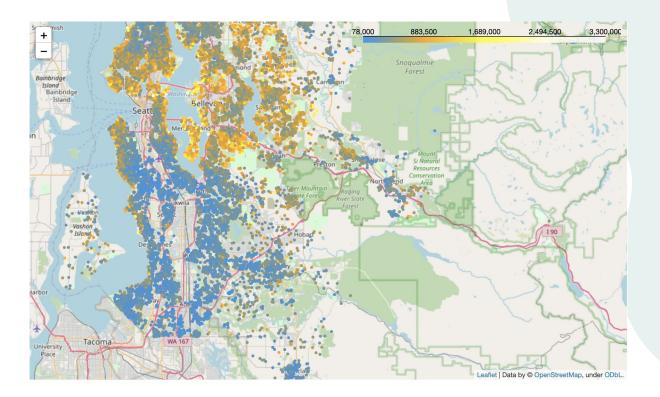
in   [Dana Rausch](#)

Please see our appendix for further investigation of the topics discussed.
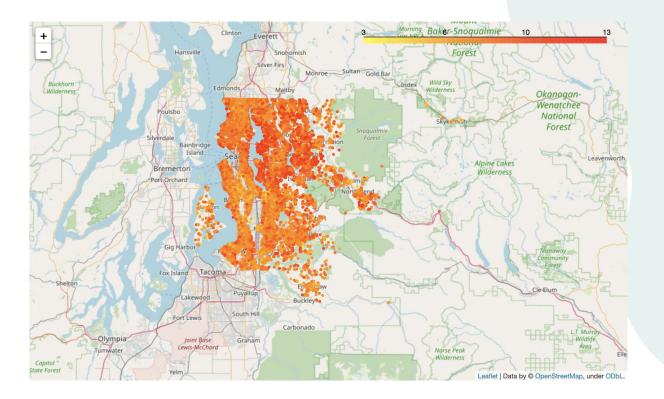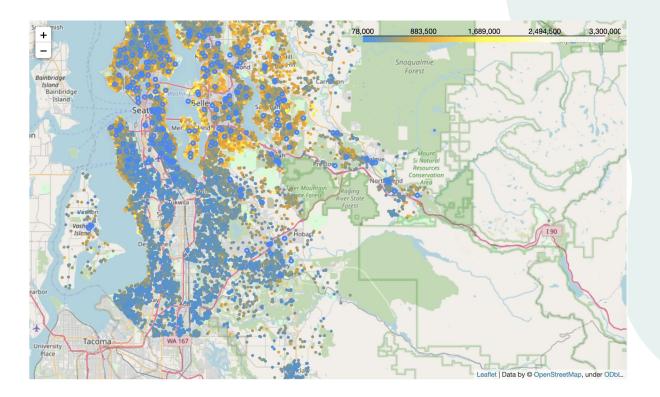
APPENDIX

Heat Map of Price

APPENDIX

Heat Map of Grade

APPENDIX

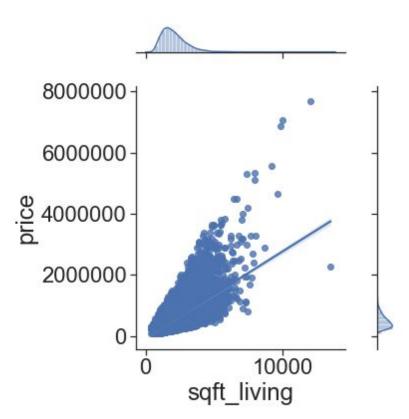**Heat Map of Schools**

Relationship Between Price and Square-Footage of Living Space

APPENDIX