

KING COUNTY DEVELOPERS

REGRESSION ANALYSIS

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Displaying the correlation between our features and house prices.

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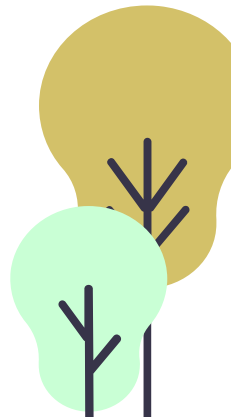
SUMMARY

Outline the model's accuracy and significance.

06

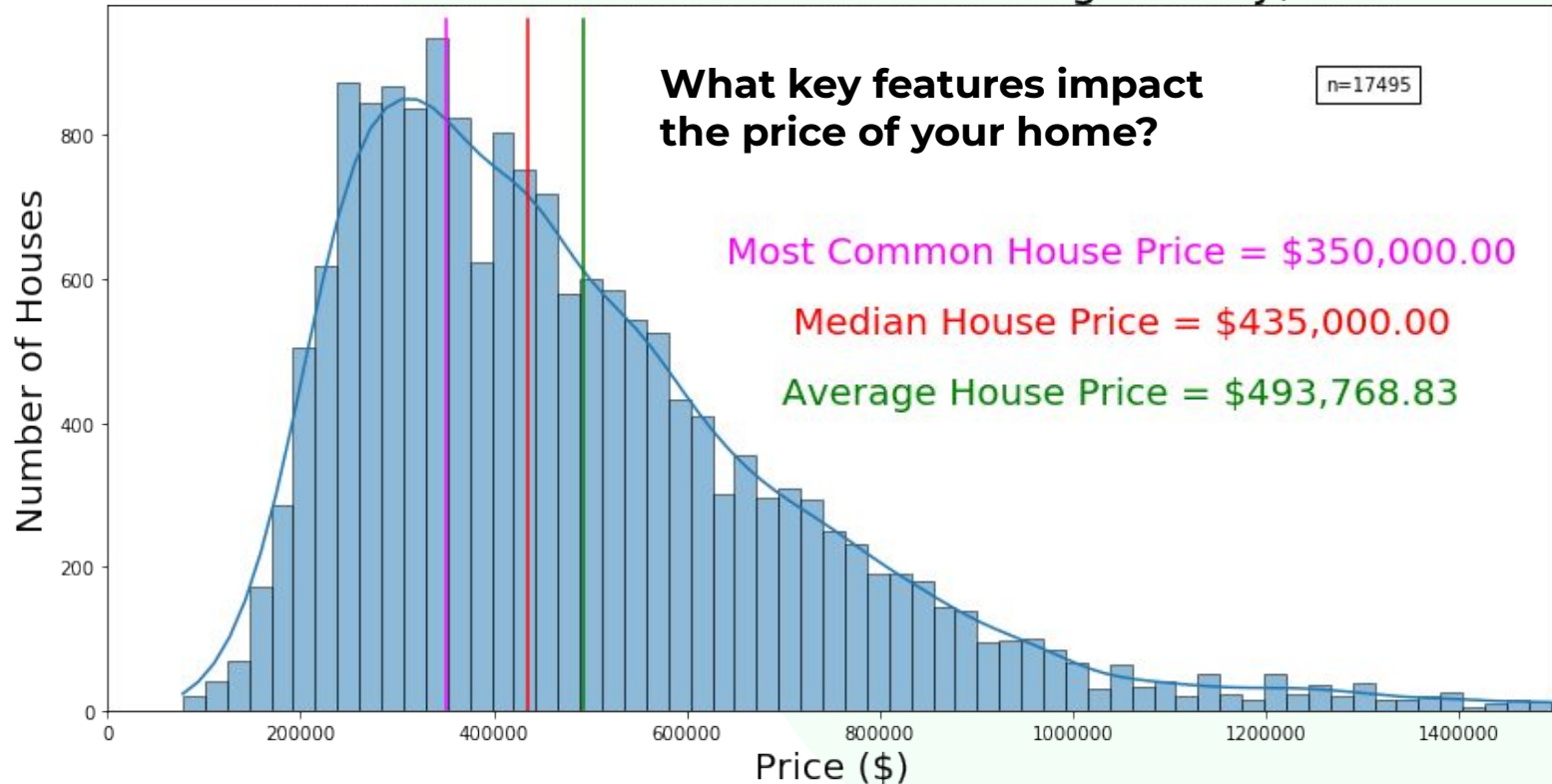
FUTURE WORK

If you invest in us, we will further look into...



THE BUSINESS PROBLEM

Distribution of House Prices in King County, WA





BUSINESS PROBLEM: WHAT KEY FEATURES INCREASE THE VALUE OF YOUR HOME?

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?



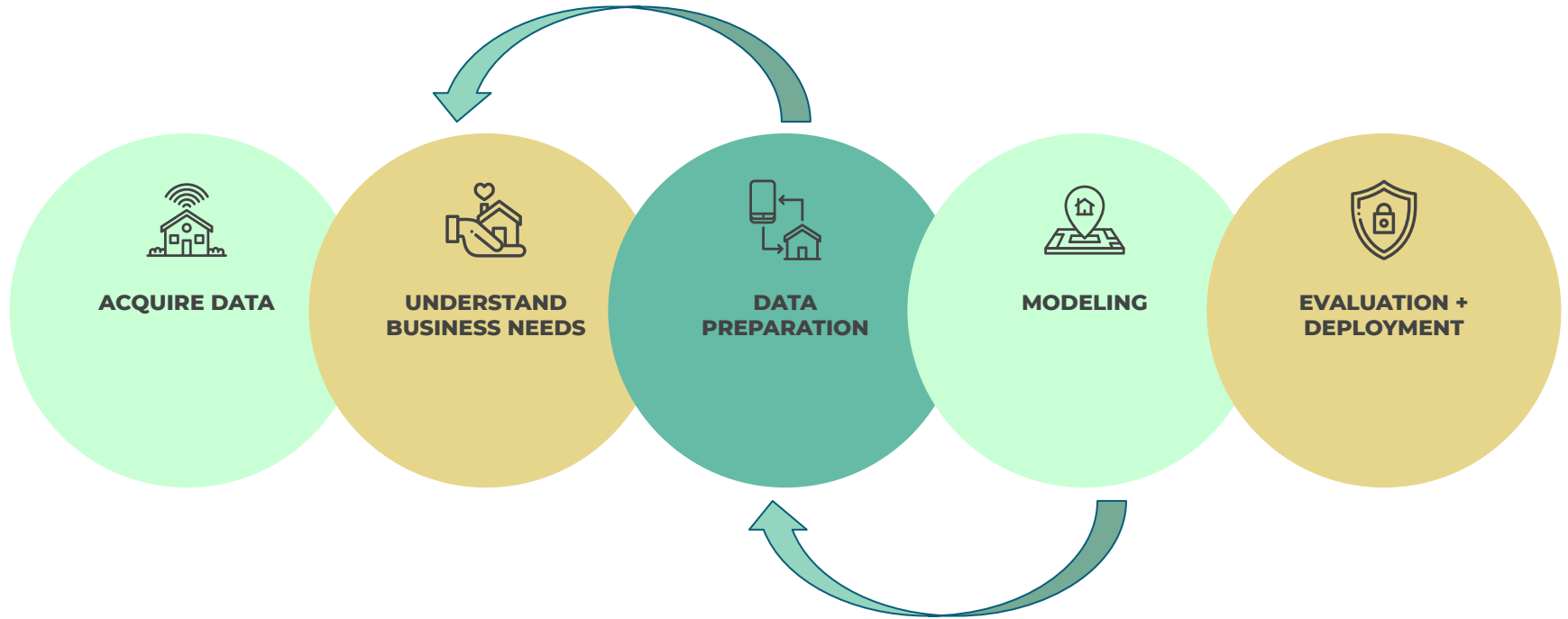
WHY US?

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..

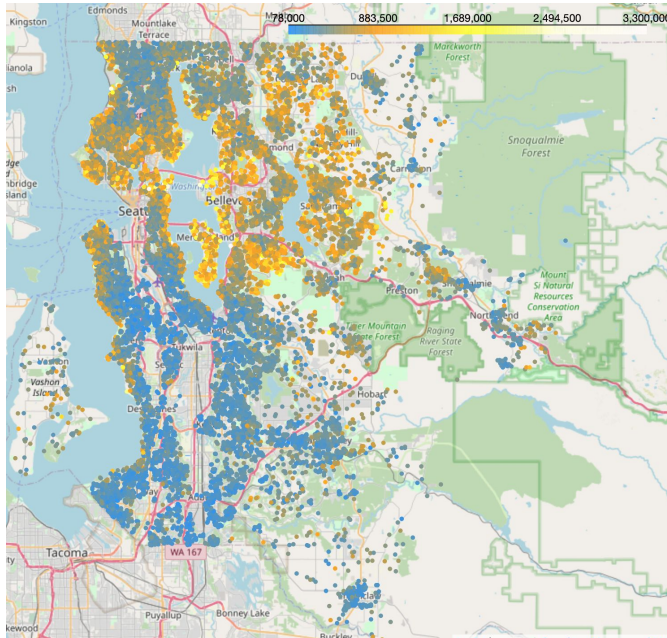


METHODOLOGY

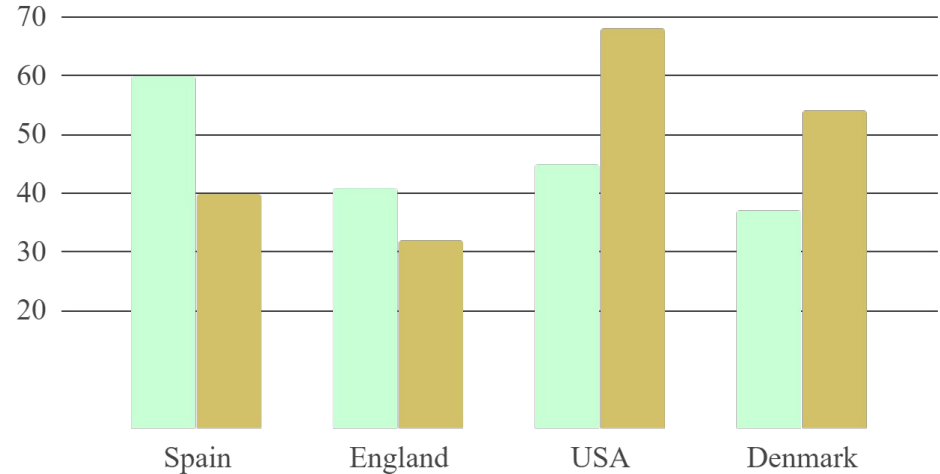


House Prices Across King County

Heatmap of house prices



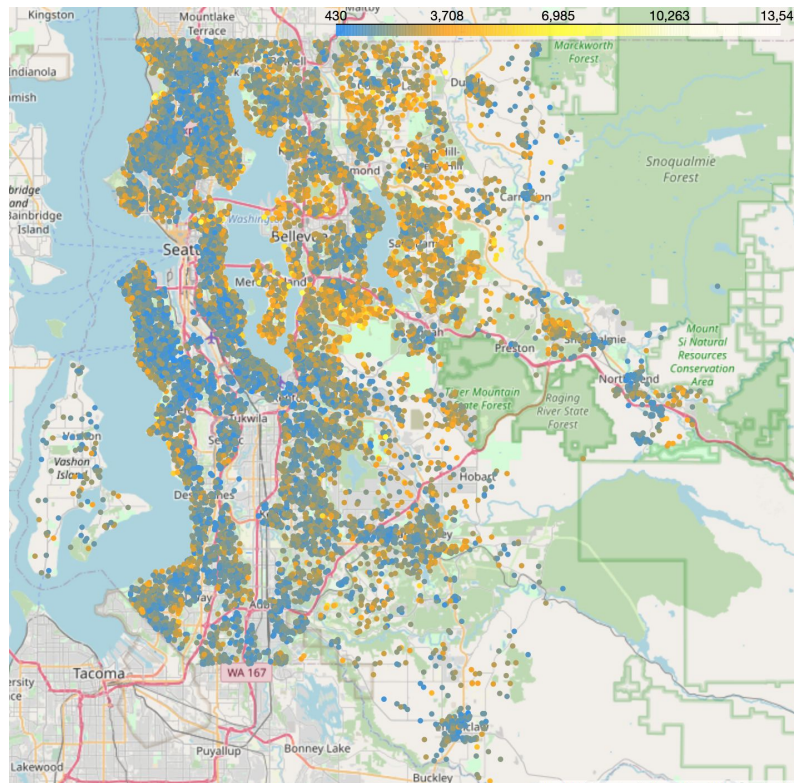
Distribution of Prices



Key Takeaway: There's a wide range of home prices in Seattle, with most homes selling between \$350k - \$500k

FEATURE: SQUARE FOOTAGE

SQUARE FOOTAGE OF HOMES IN KING COUNTY

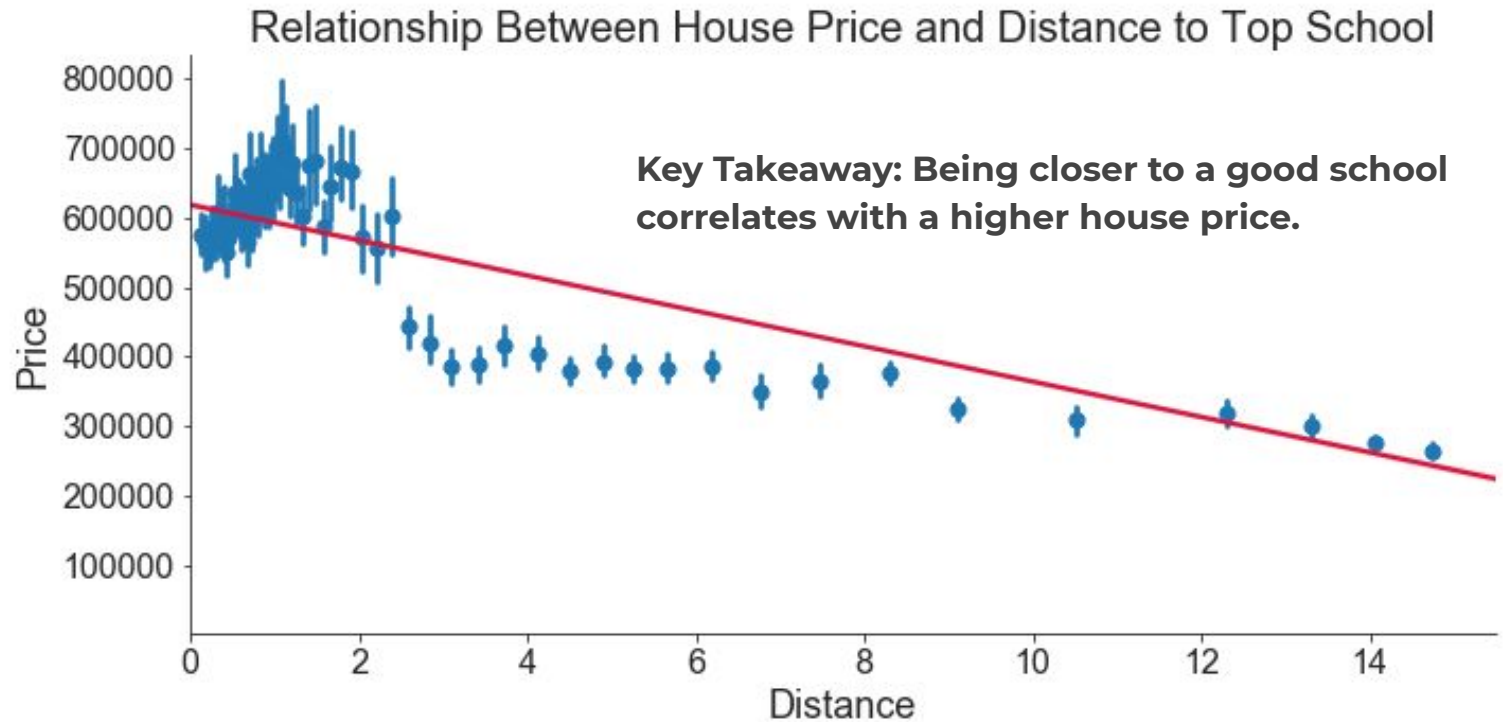


Key Takeaway: Higher square footage correlates with higher home values.

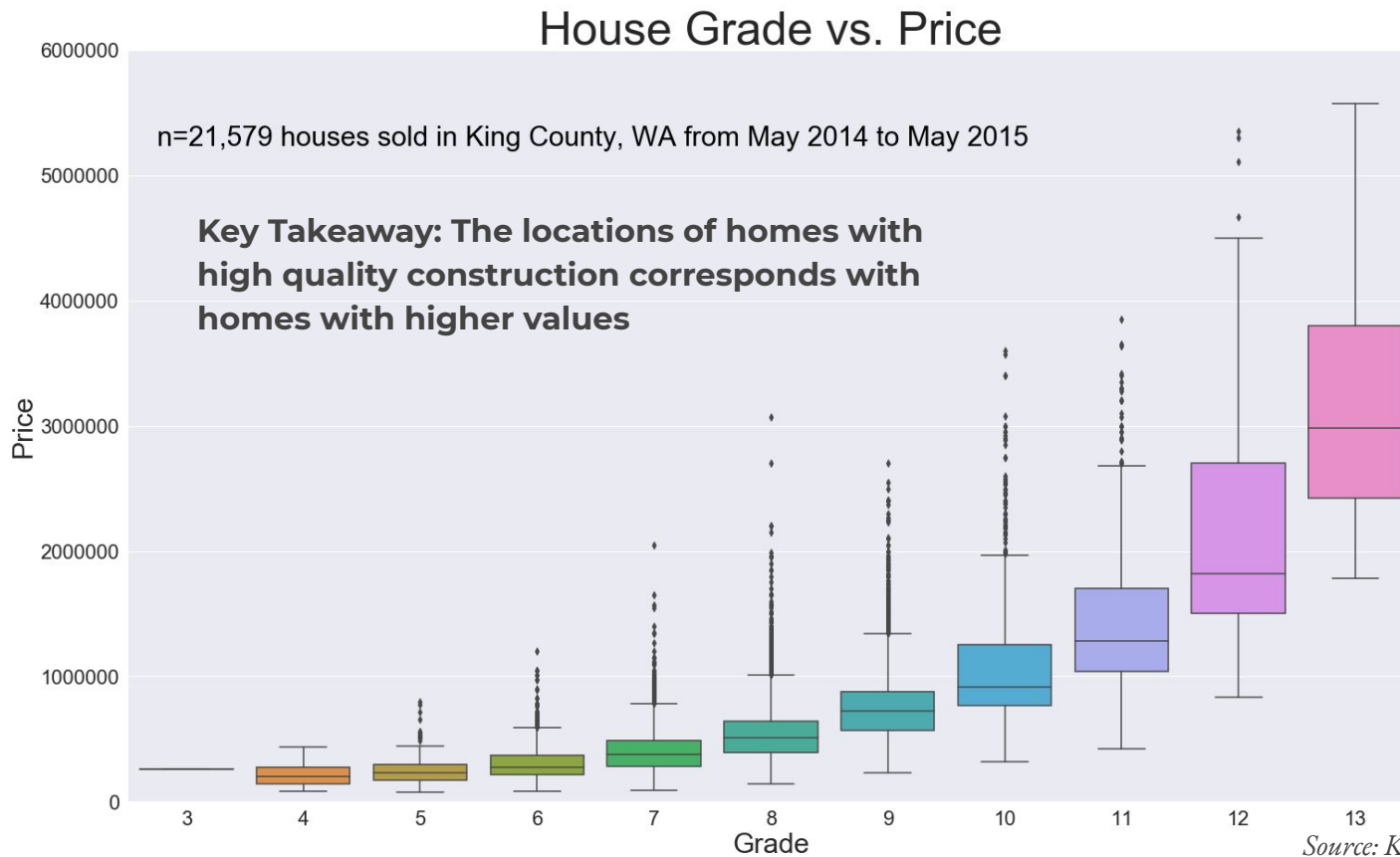
Source: King County House Data

FEATURE: TOP SCHOOLS

PROXIMITY TO TOP EIGHT SCHOOL DISTRICTS IN KING COUNTY



FEATURE: GRADE



Source: King County House Data

FEATURE: GREAT COFFEE

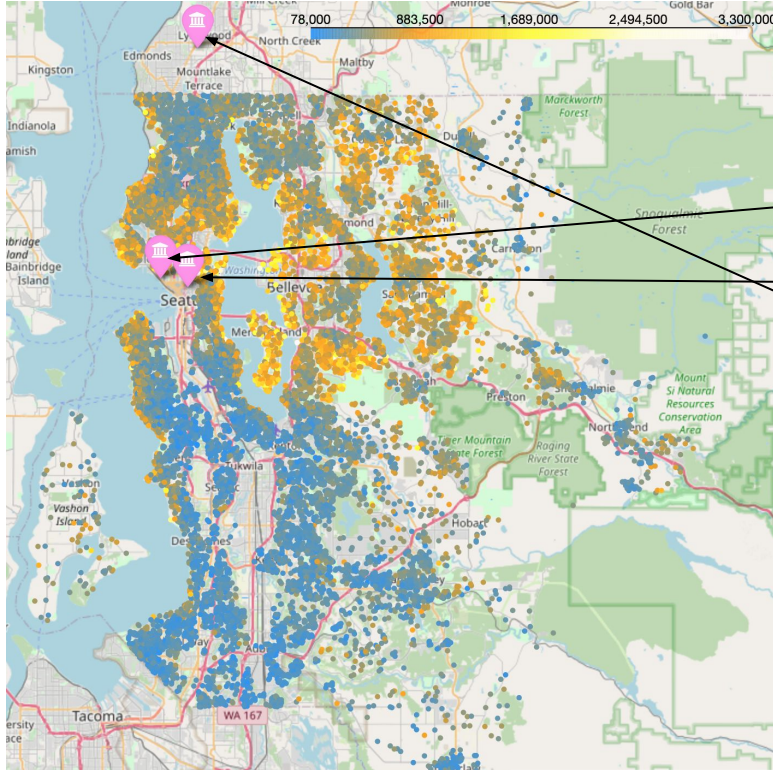
DISTANCE TO THE CITY'S BEST COFFEE



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

FEATURE: THE CHURCH OF SCIENTOLOGY

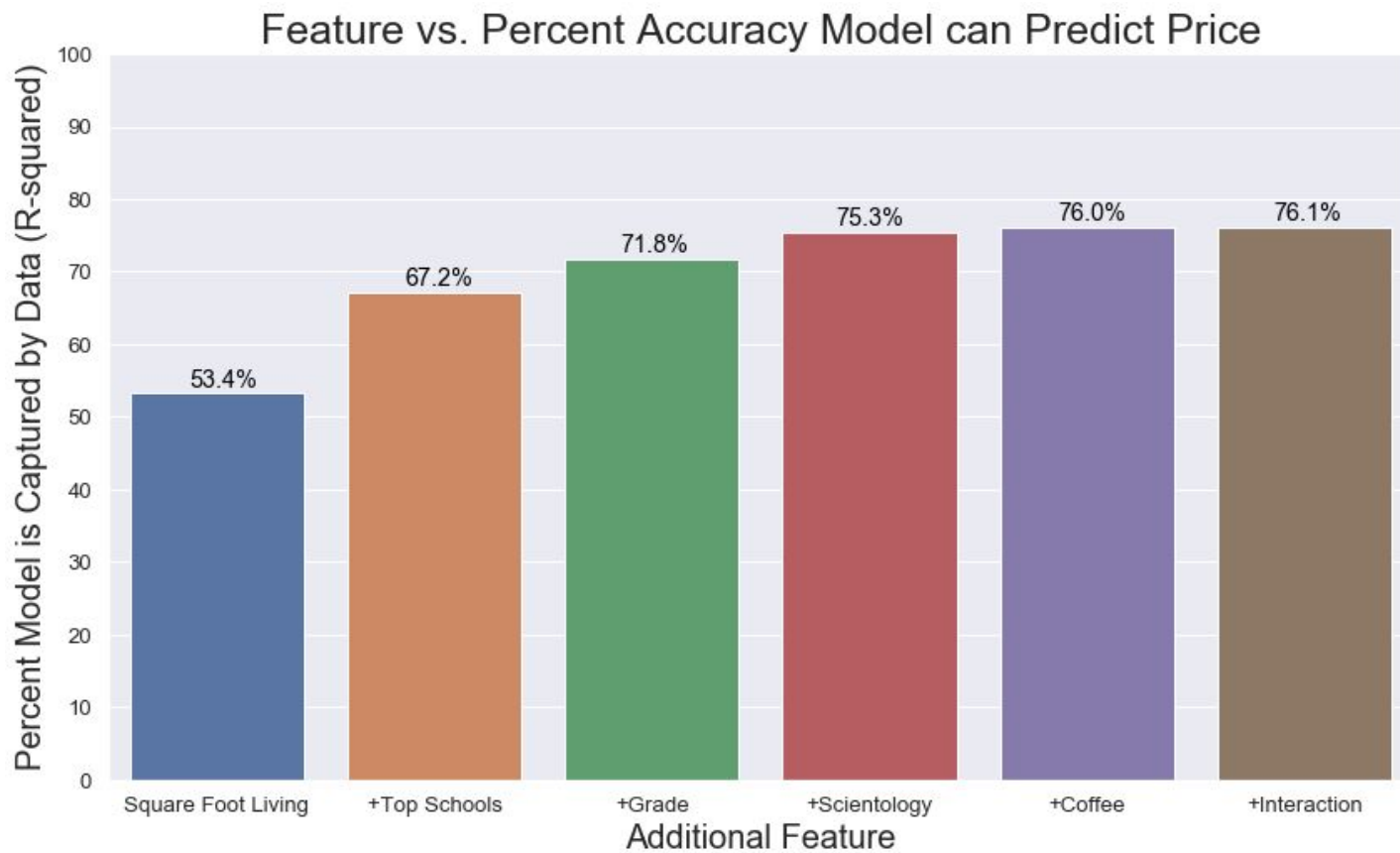


THE SEATTLE METROPOLITAN AREA IS HOME TO THREE CENTERS FOR SCIENTOLOGY

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.

MODELING THE DATA



OUR RECOMMENDATIONS: WHAT KEY FEATURES INCREASE THE VALUE OF YOUR HOME?

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





FUTURE WORK | TAKING IT TO THE NEXT LEVEL



#1

IMPROVE ACCURACY

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

#2

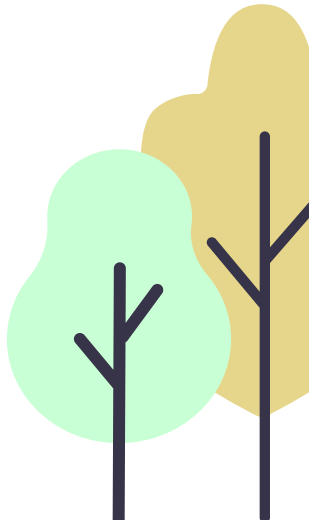
SIMPLIFY MODEL

Group low-impact categorical features.

#3

HOME TRENDS

What house attributes contribute to a higher priced home?



THANK YOU



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[Dana Rausch](#)

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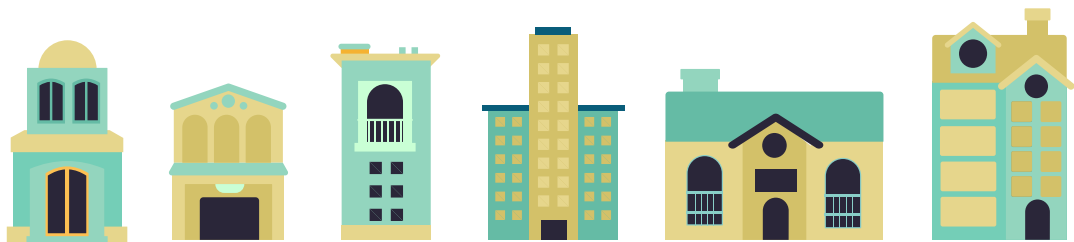


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- ◀ House for rent concept background
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- ◀ Set of people enjoying their free time
- ◀ Creative flat christmas town background

APPENDIX



ALTERNATIVE ILLUSTRATIONS