

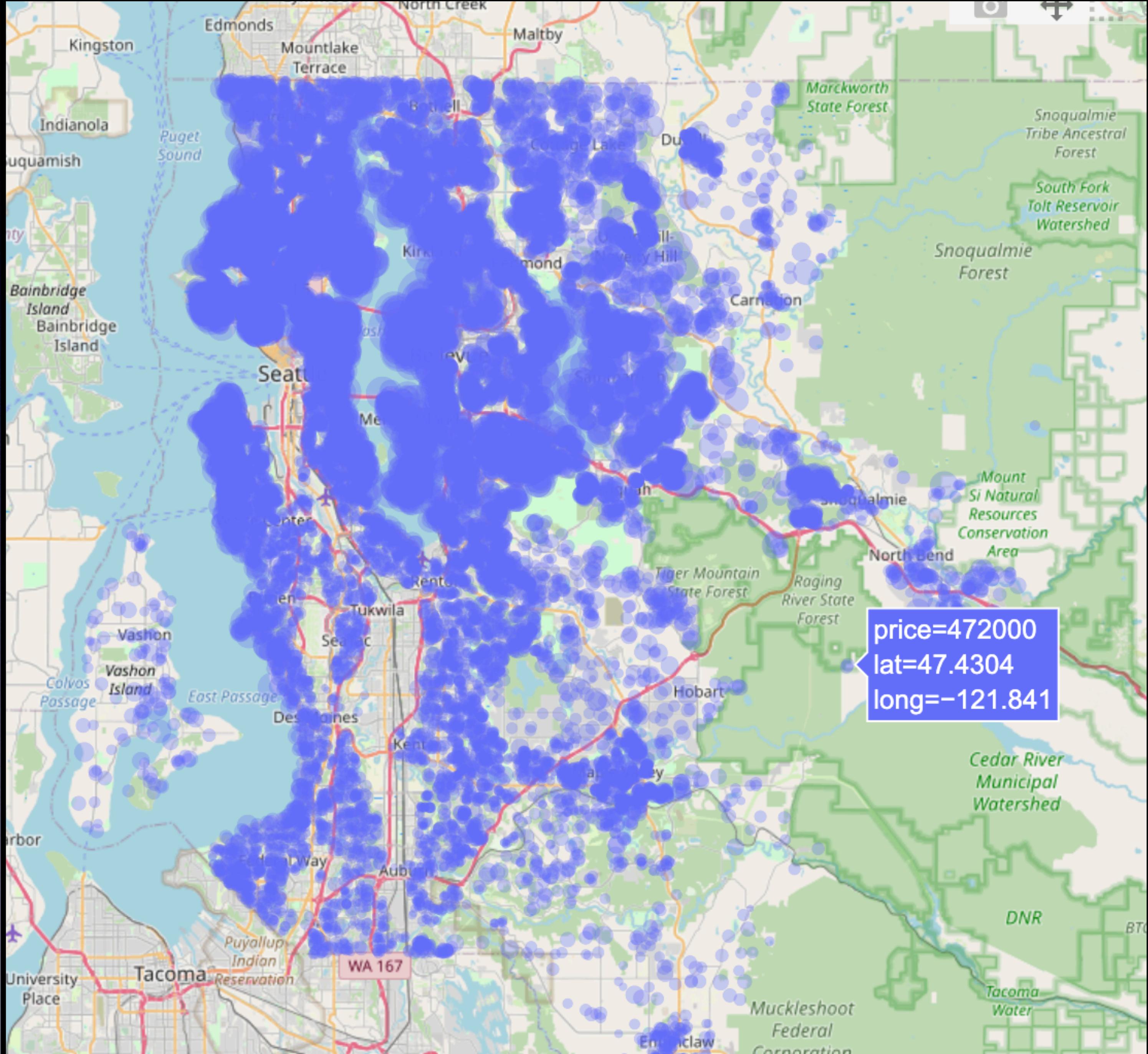
# King County Housing Data

Exploratory Data Analisys

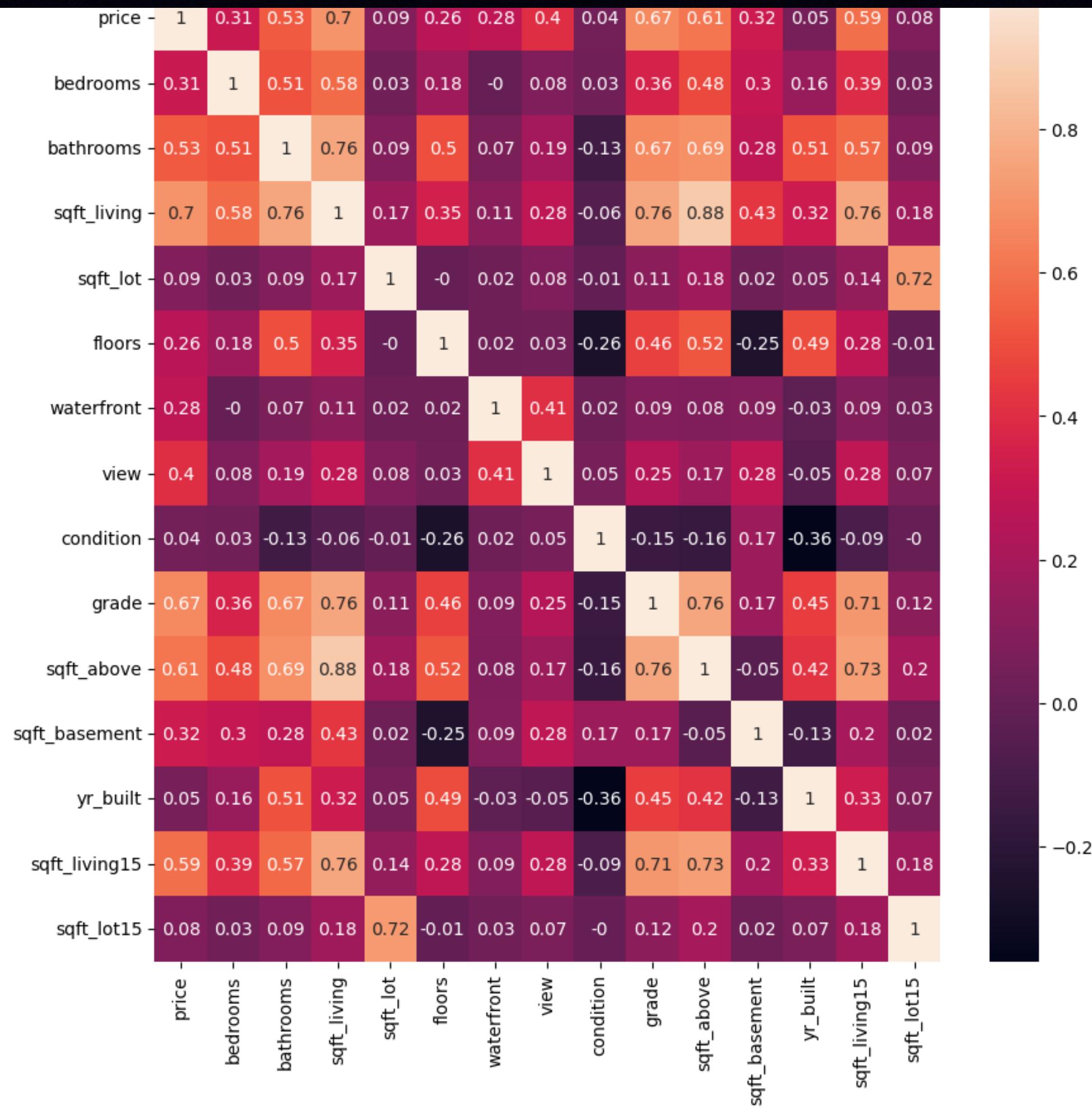
By  
Eniola Ani Anthony

# County Data Project

- Find houses for investing for my client Erin Robinson
- These houses should be located in poor neighbourhoods
- The goal is to buy and sell them with little profit



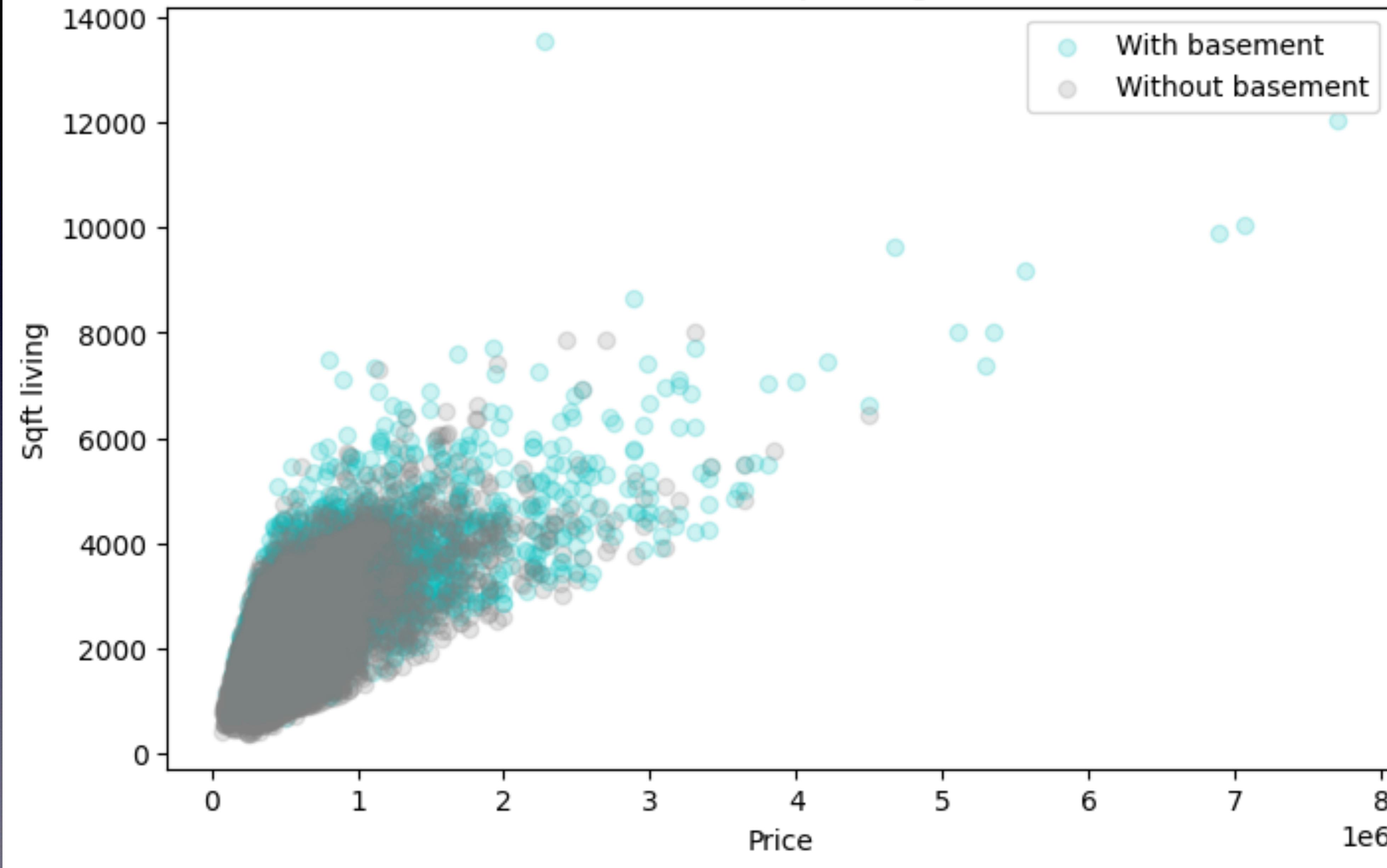
# Correlation



# Findings after first approach

- The distribution of the prices were to wide
- There were too many 0 and missing values

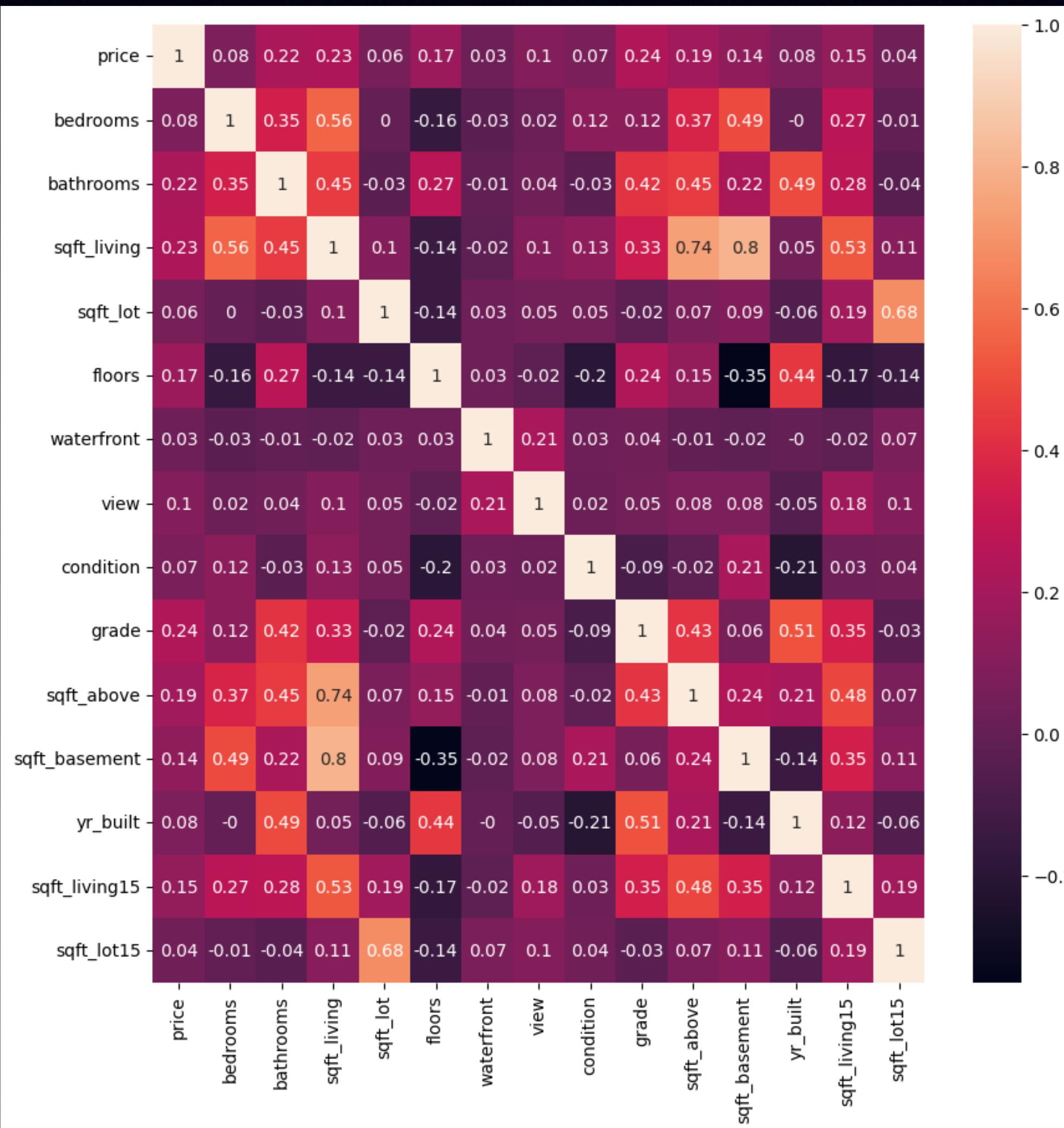
### Price vs sqft living



# Filtering per percentiles

- Filtering data to find the most suitable houses
- I've used three percentile: 25% - 50% - 75%

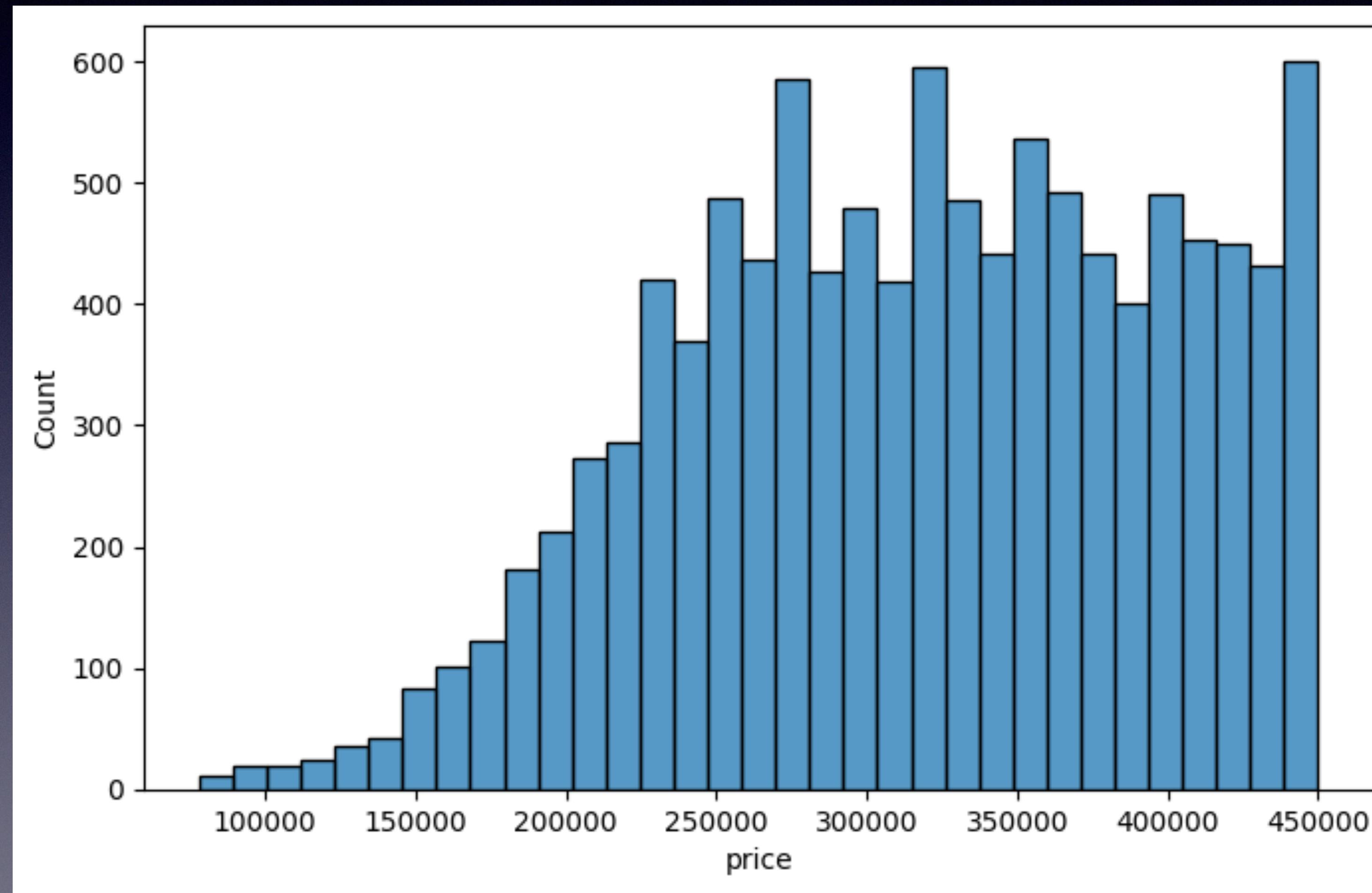
# Correlation 0.5



# Plotting by different groups

- Understanding which categories are affecting the prices

# Pricing right shifted



# Changing the target budget

- After this analysis I would change the percentile to 40%

## Correlations between price and other values



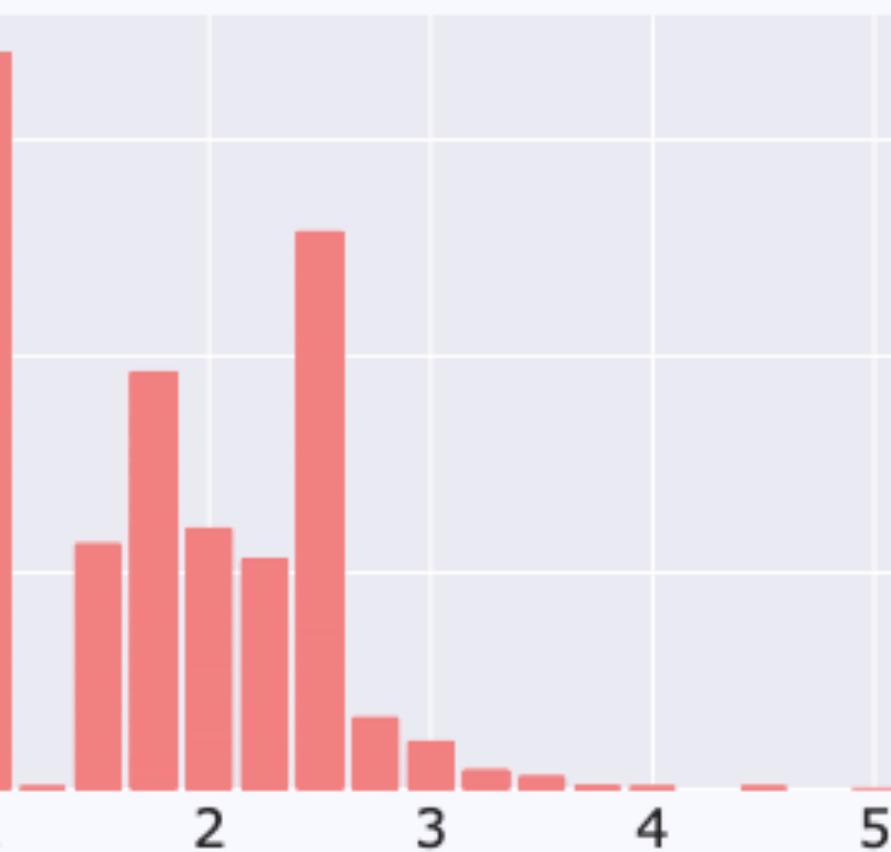
## Correlations between house condition and other values

Grade vs No. floors

Hause grade

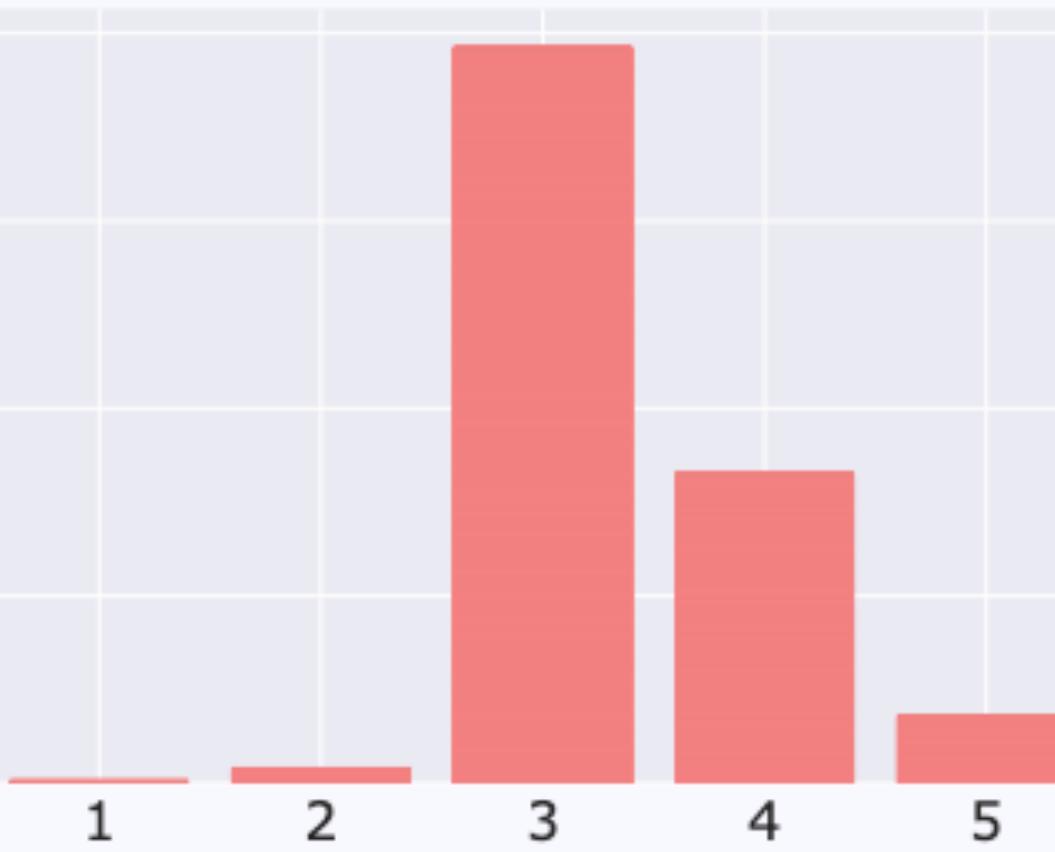


Grade vs No. bathrooms

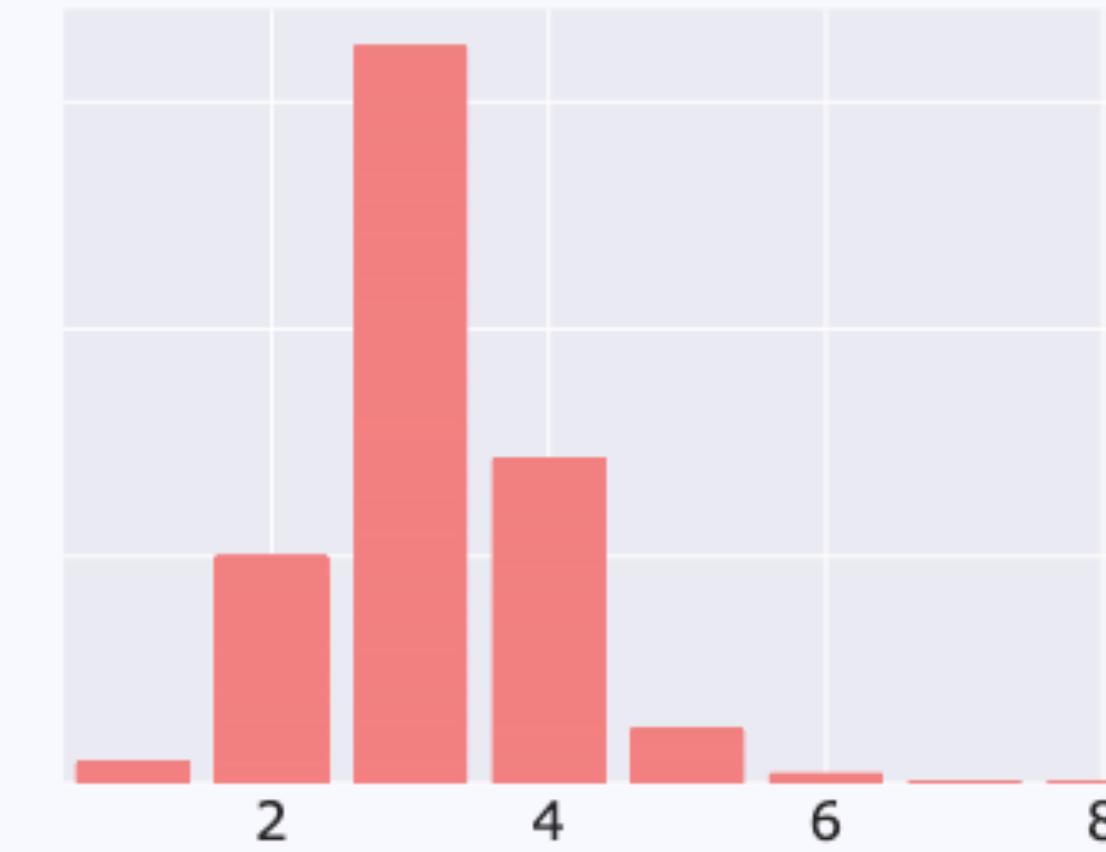


Grade vs house condition

Hause grade

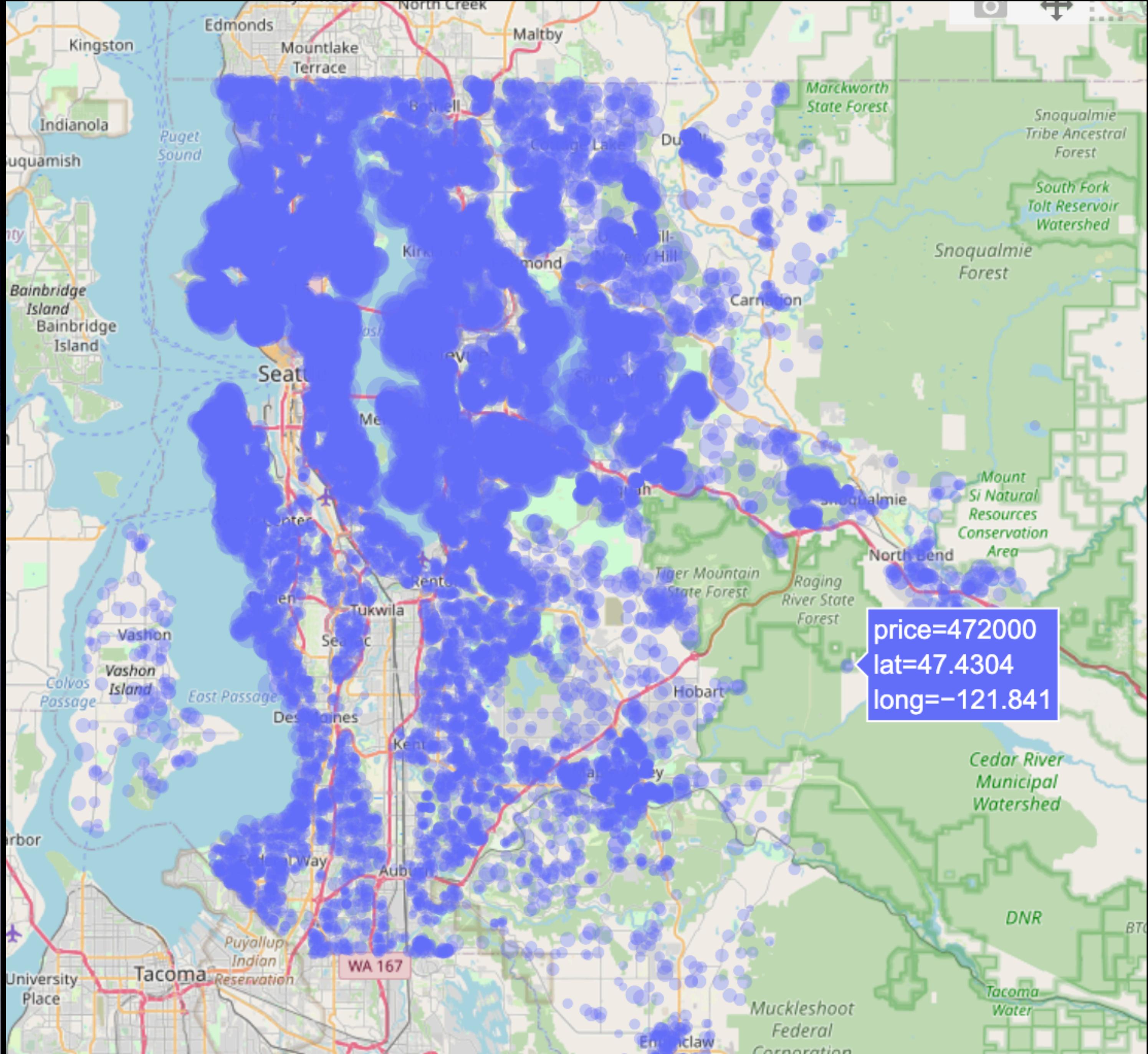


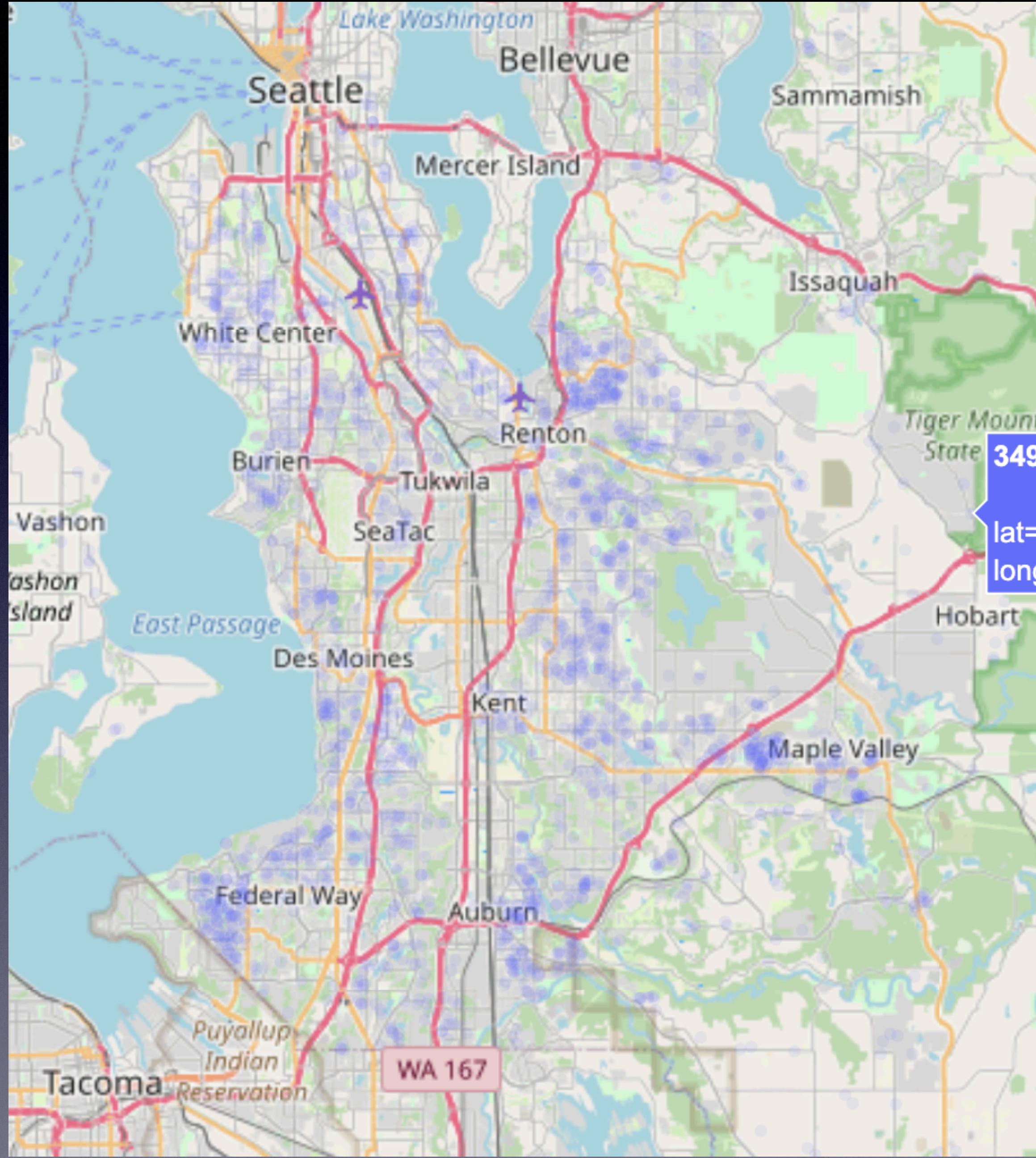
Grade vs No. bedrooms



# Reduction of objects

- Selection those with low grade, condition and price
- Checking the zip code and making a new group





# Conclusion

- Low prices, lower house condition —> renovations opportunity
- Lower ratting
- The spreading of the final selection of potential housing