



Flipping Houses In King County, Washington



Overview

- Business Problem
- Data & Approach
- Insights
- Conclusions



Business Problem

Real Estate Industry

- Acme Construction Co. is looking for investment opportunities and houses to renovate and re-sell in King County.



Data & Approach

EDA & Multiple Linear Regression Model

- King County Dataset
- Over 29000 houses

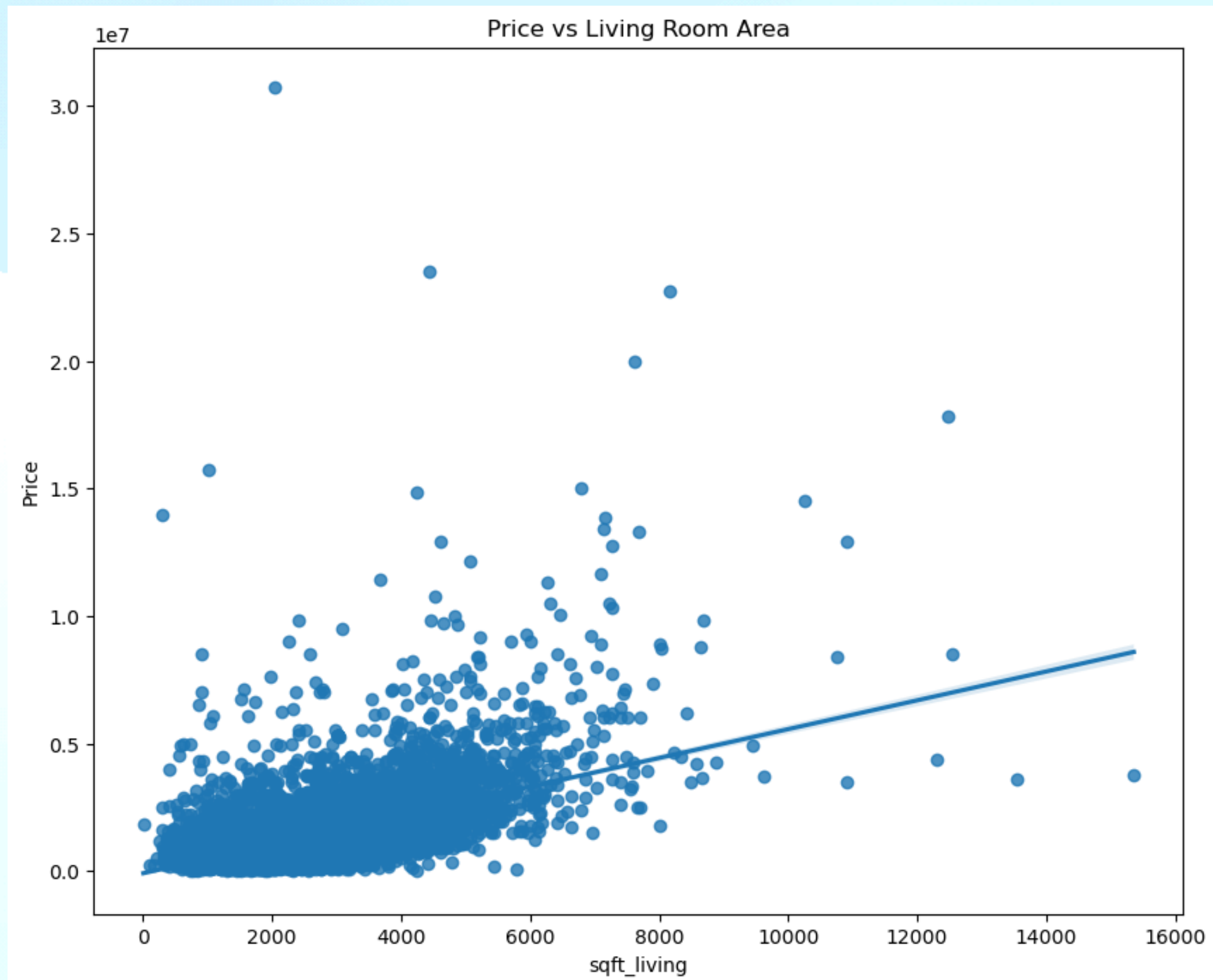
Insights on:

- Main predictor for price
- County vs top 5 zip codes
- Top 5 zip codes to invest



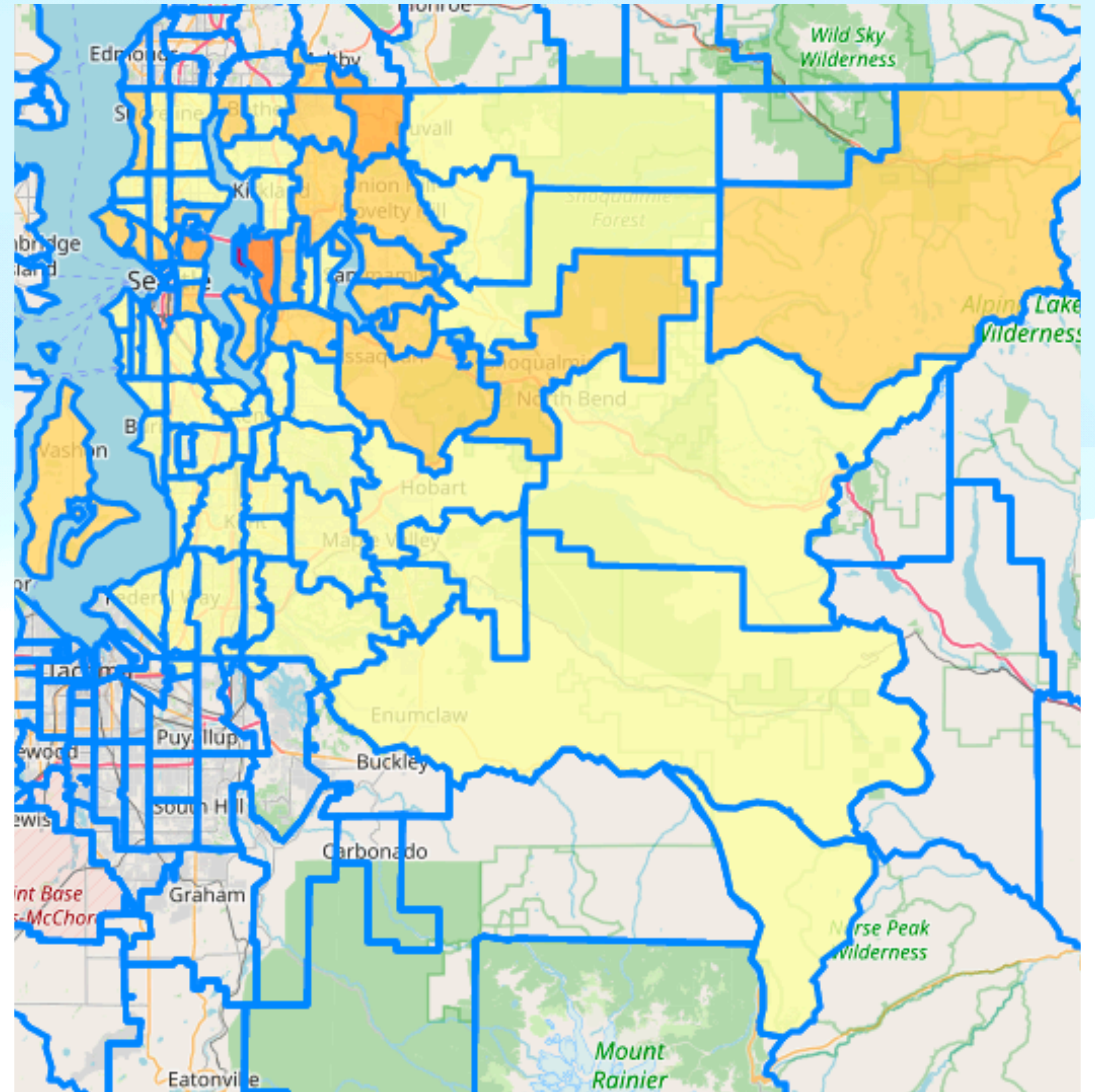
Data Analysis

Living area sqft is the main predictor for price.
It is the most correlated with it.



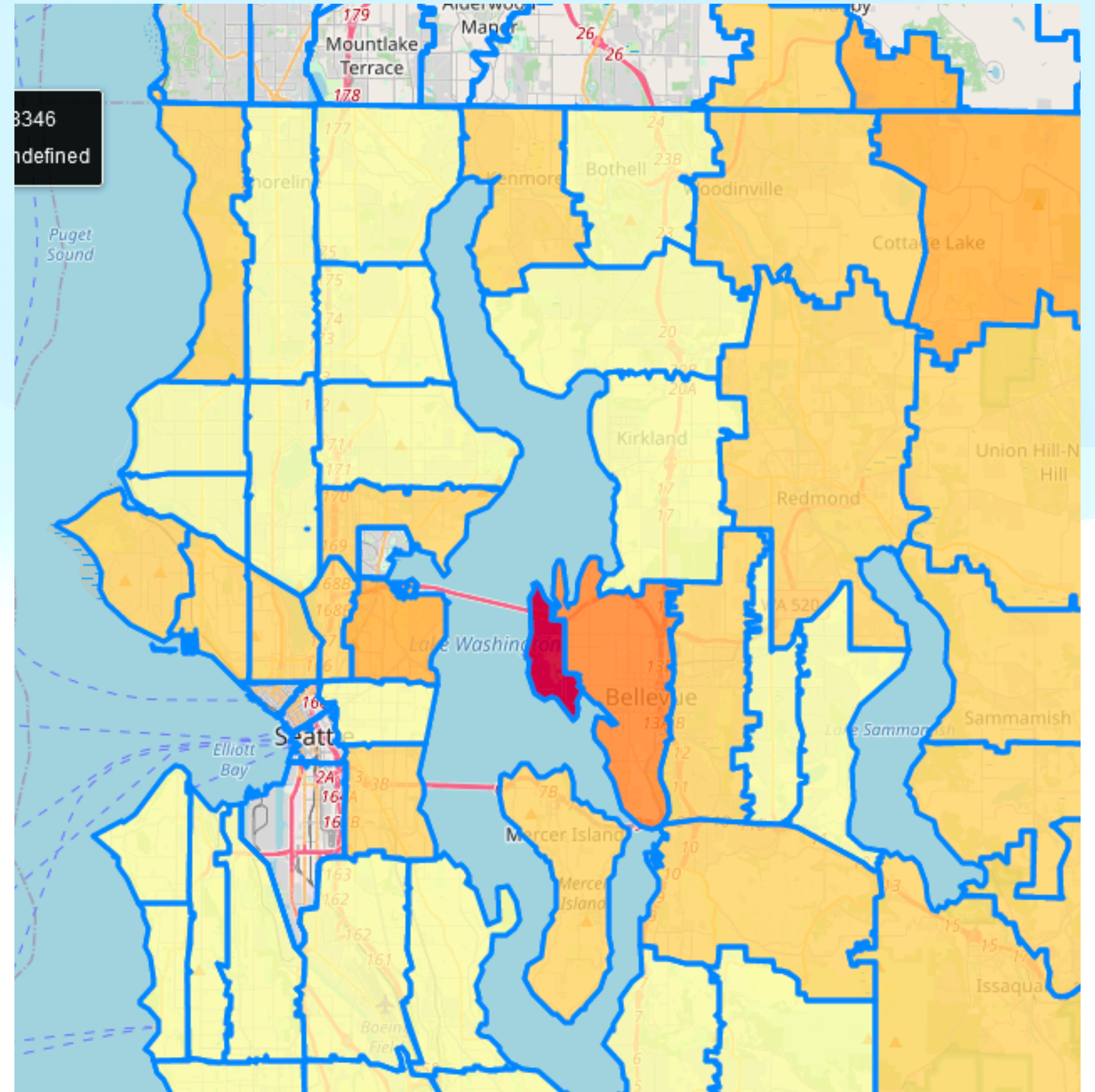
No surprises over here.

King County, WA



Top 5 Zipcodes

- 98039 - Medina(8)
- 98004, Bellvue(45)
- 98112, Seattle(45)
- 98077, Woodinville(23)
- 98109, Seattle(106)



Insights

Top 5 Zipcodes

- 5 zip codes have the biggest opportunity to make profit.

Condition is how good the overall condition of the house is from a maintenance perspective.

Grade is the overall grade of the house, related to the construction and design of the house.

Zip	Jurisdiction	Mean difference in price
98039	Menina	\$2.284mm
98004	Bellvue	\$1.411mm
98112	Seattle	\$1.213mm
98077	Woodinvile	\$942m
98109	Seattle	\$798m

- We combined both of them to find the top 5 zip codes!

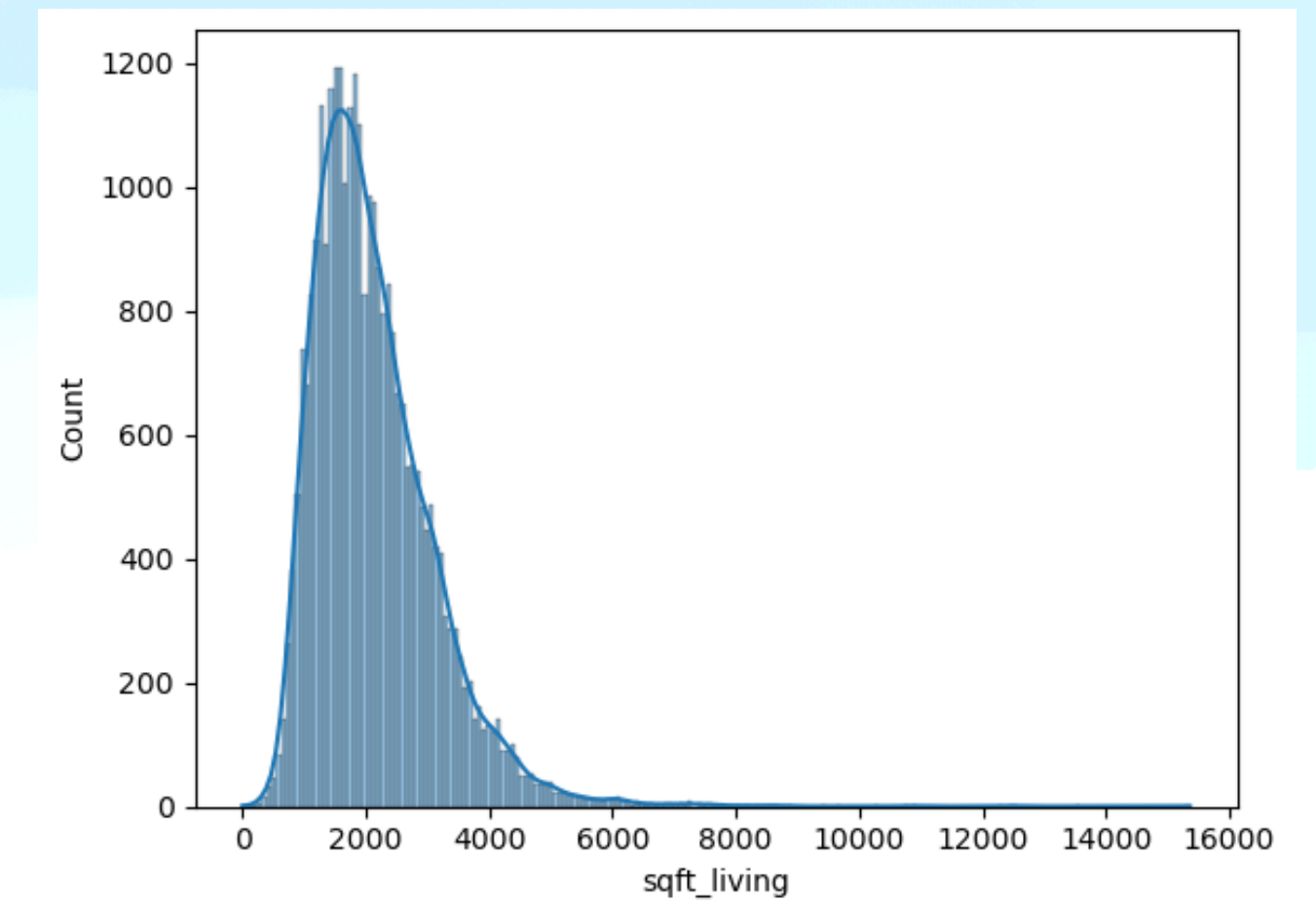
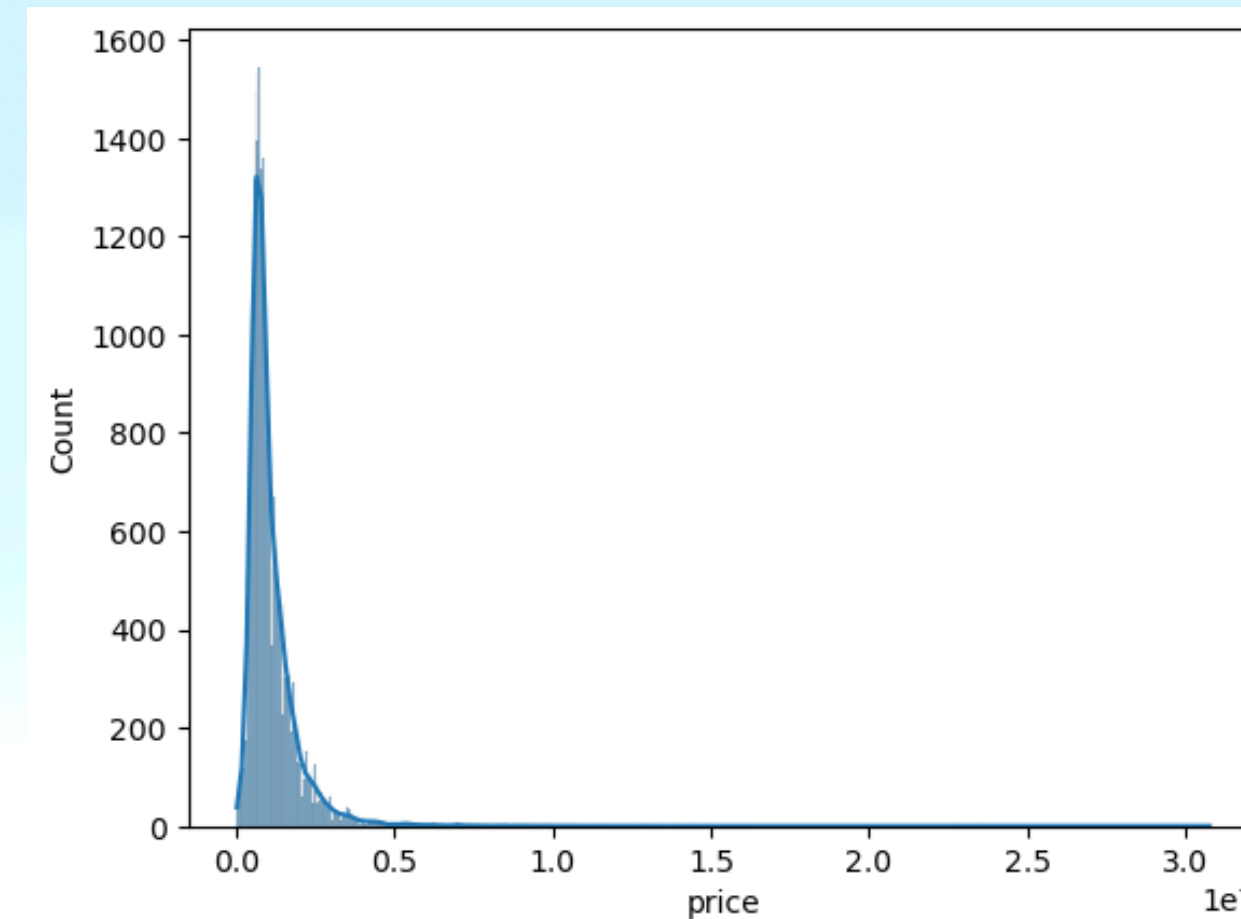
Insights

Top 5 Zipcodes vs King County

King County

Avg Price: \$1.1 M

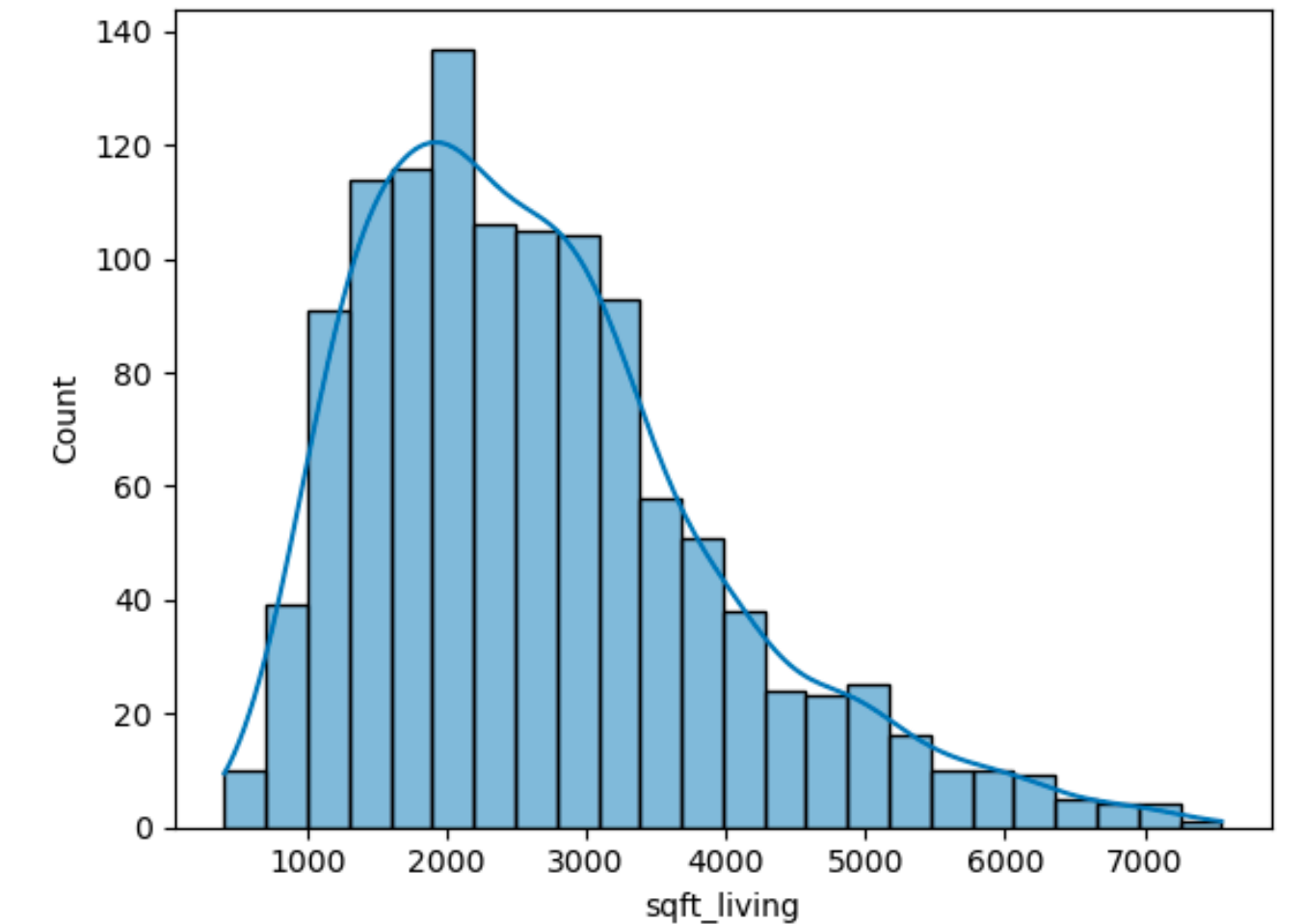
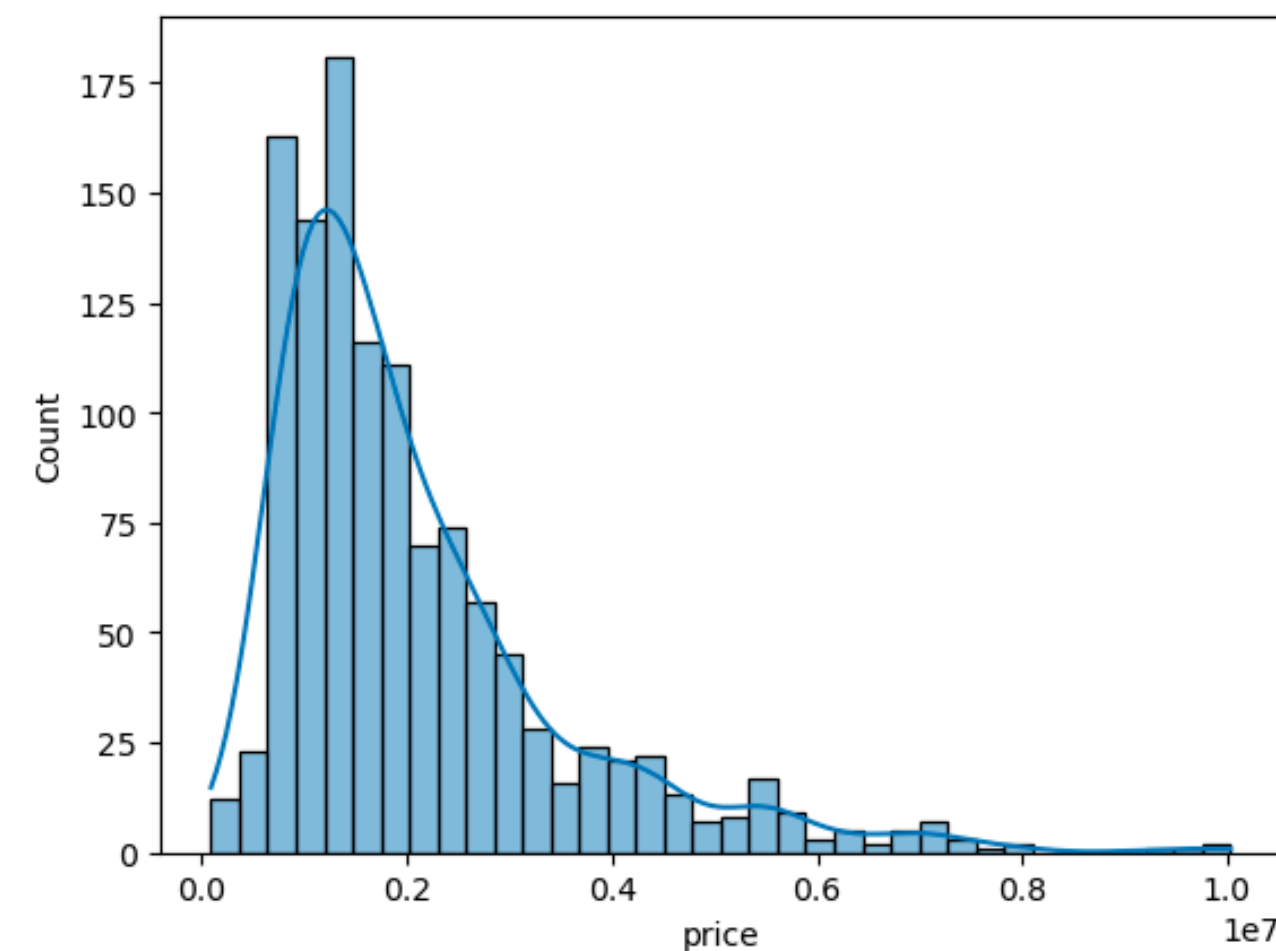
Avg Sqft Living: 2131 sqft



Top 5 Zip Codes

Avg Price: \$2.1 M

Avg Sqft Living: 2658 sqft

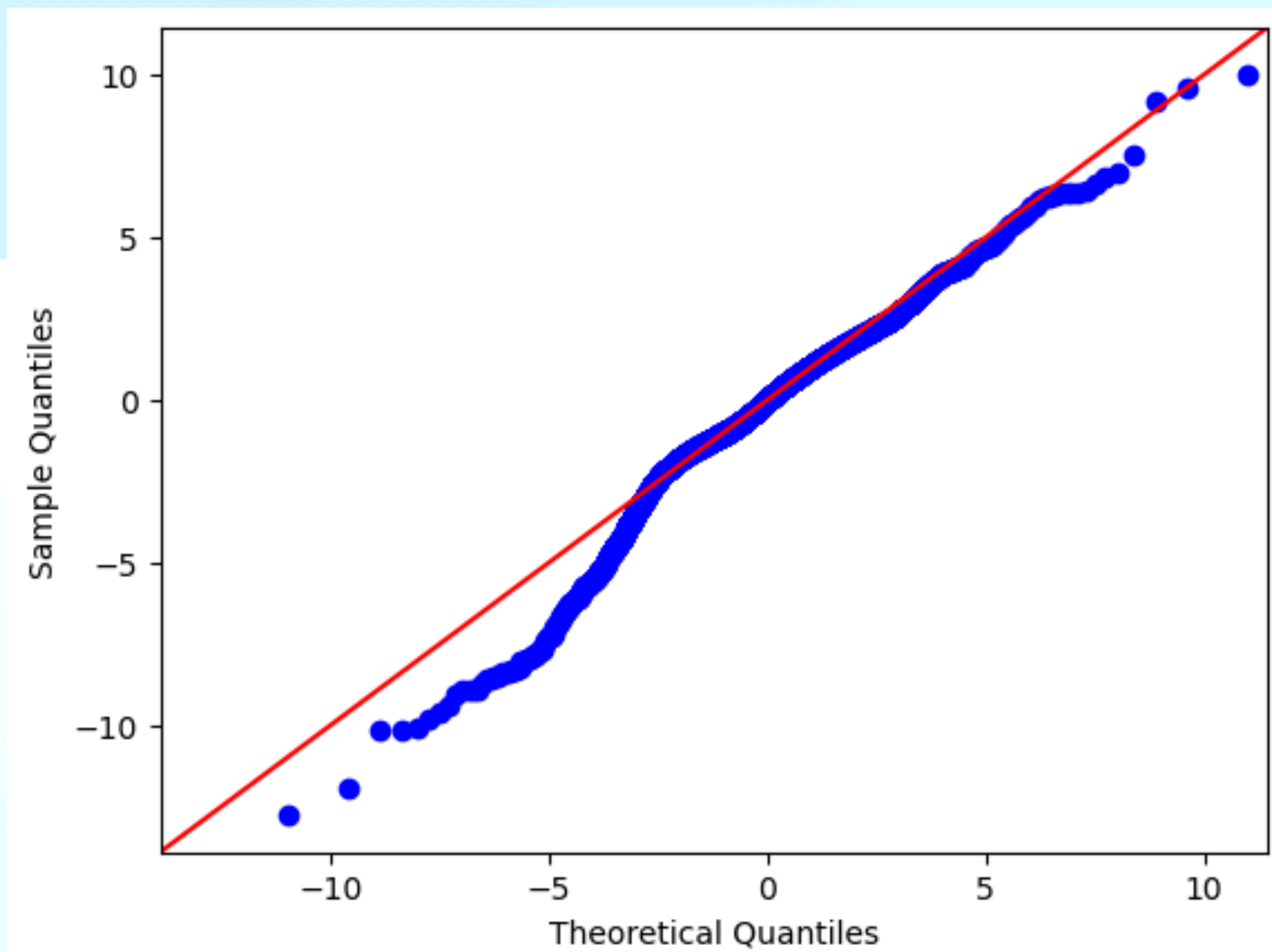


Insights

Top 5 Zipcodes vs King County

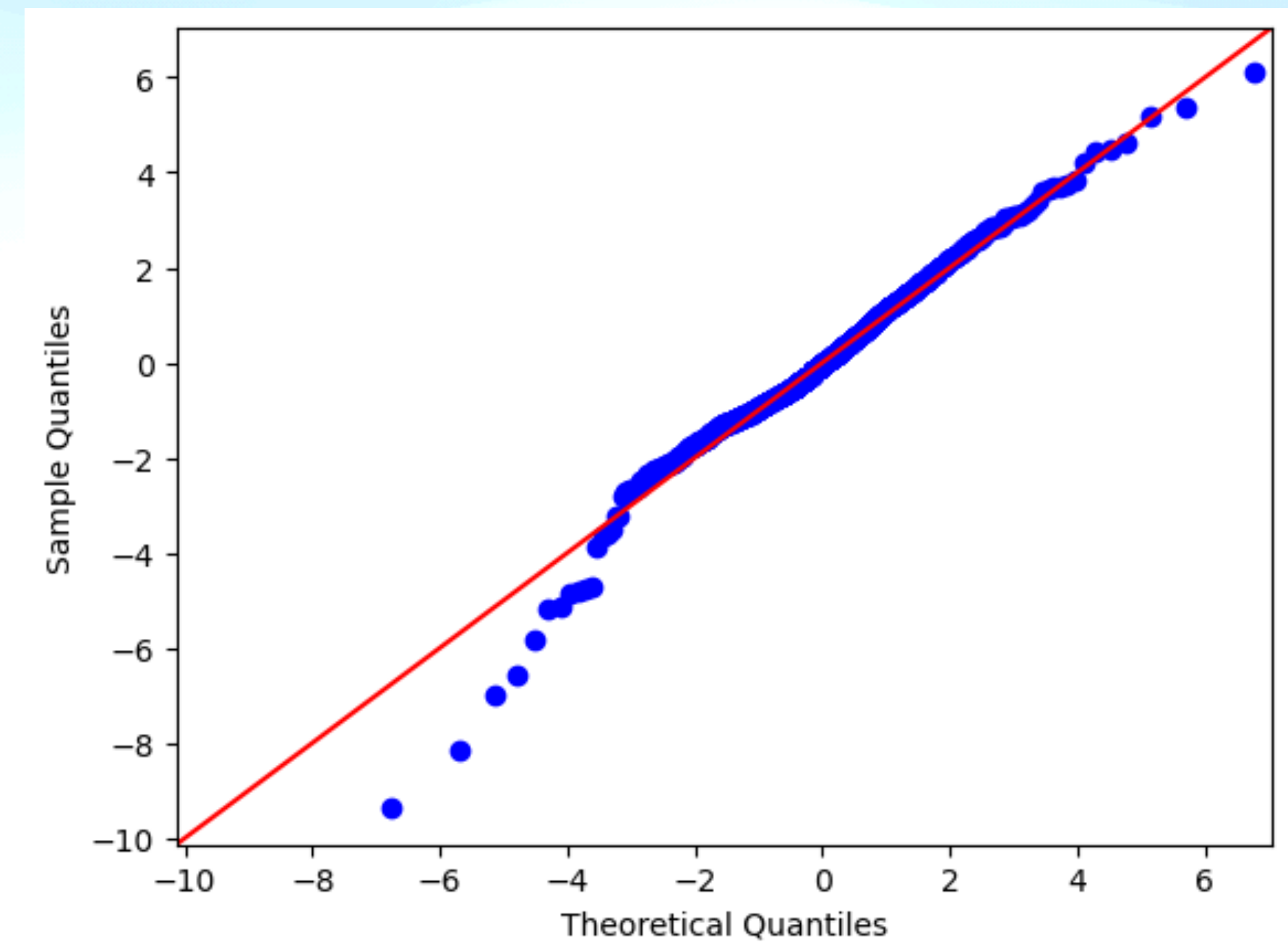
- QQ plots for log price vs sqft

King County



\$416.62/sqft

Top 5 Zip Codes



\$389.57/sqft

Conclusion

- Use our model to predict fair market value
- Invest on top 5 zip codes

Future Improvements

- Work with a bigger data set
- Web scrape to get school and crime rate info for more predictive models
- Compare pre pandemic data to post pandemic data

Questions?

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