

Analysis of High-Value Real Estate in Seattle

Data-Driven Insights and Recommendation

Client Overview

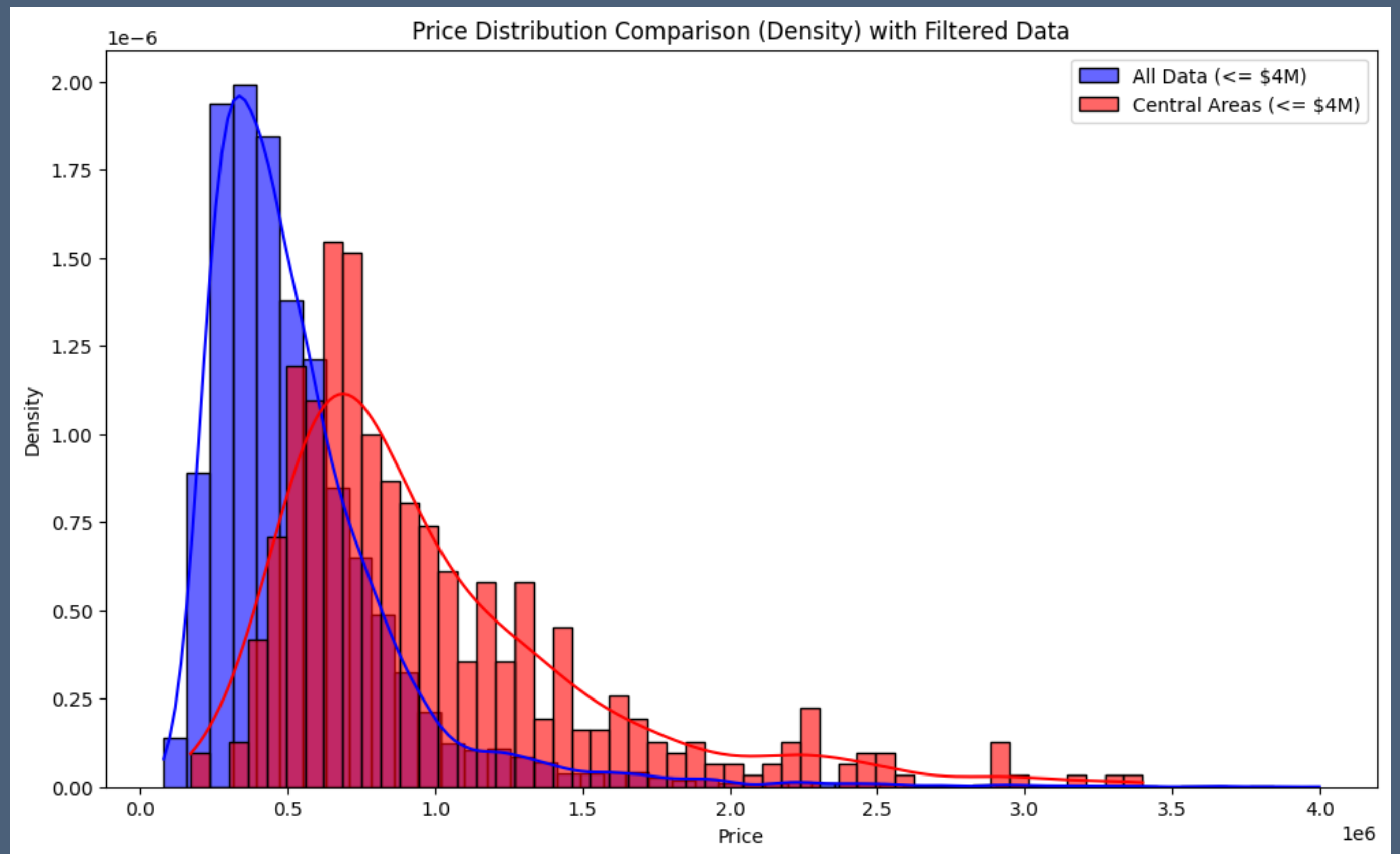
- **Client:** Owner of high-value properties in Seattle's center
- **Objective:** Optimize selling strategy for high-value properties
- **Goals:**
 - Identify the best timing for selling
 - Assess the impact of renovations
 - Leverage geographic data for pricing insights

Dataset Overview

- **Key Features:**
 - Property details (e.g., size, condition, grade)
 - Pricing information
 - Geographic coordinates
 - Renovation status
 - Date of sale
- **Sample Size:** 21,000+ records

Data Overview

- Comparison House Prices



Overview Hypothesis

Hypothesis 1: Renovation Impact

- **Description:** Renovated houses have higher selling prices compared to non-renovated ones.

Hypothesis 2: Optimal Selling Timing

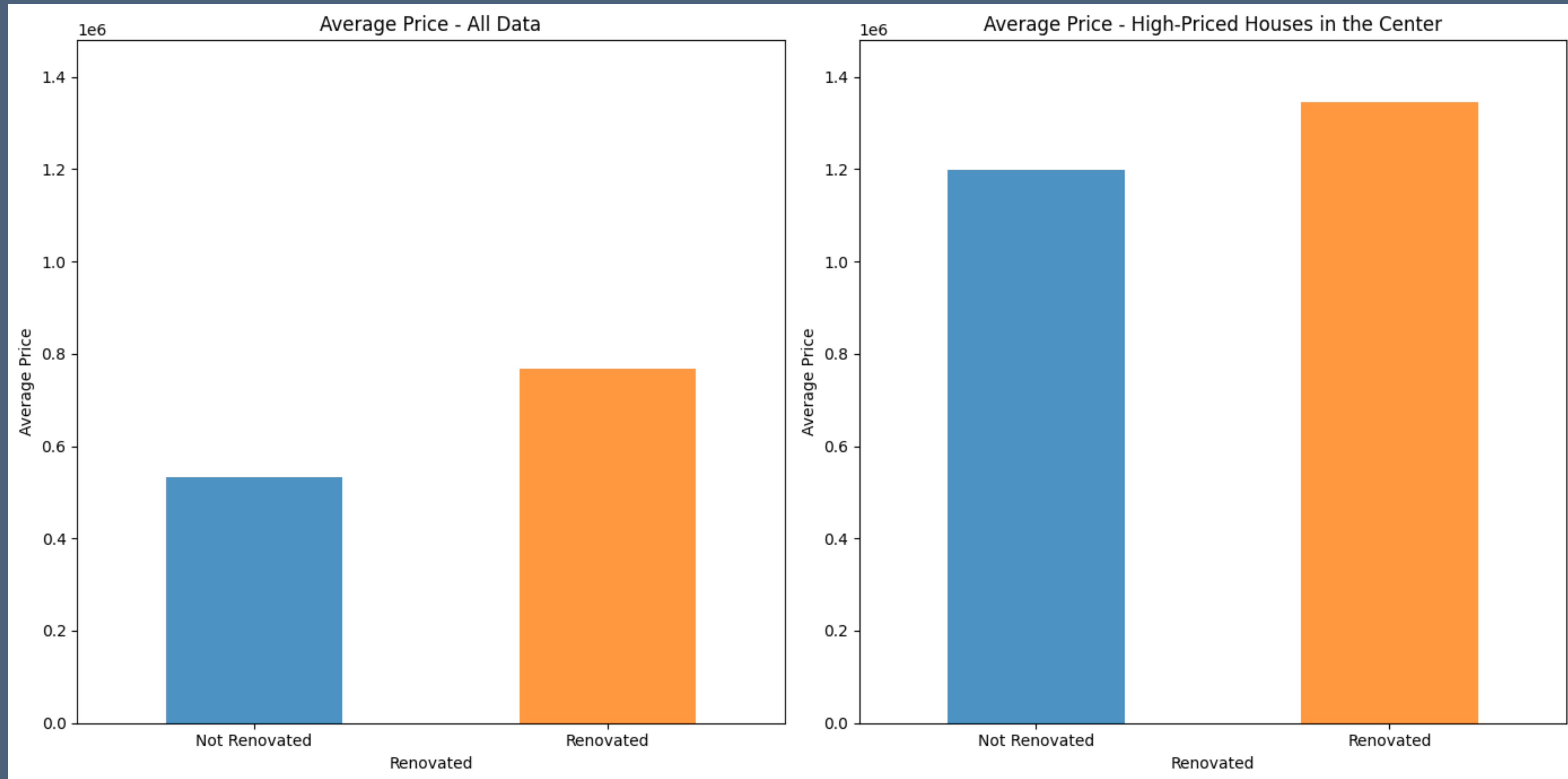
- **Description:** There is a seasonal pattern in house prices affecting the best time to sell.

Hypothesis 3: Geographic Impact

- **Description:** Property prices vary significantly across different zip codes in Seattle.

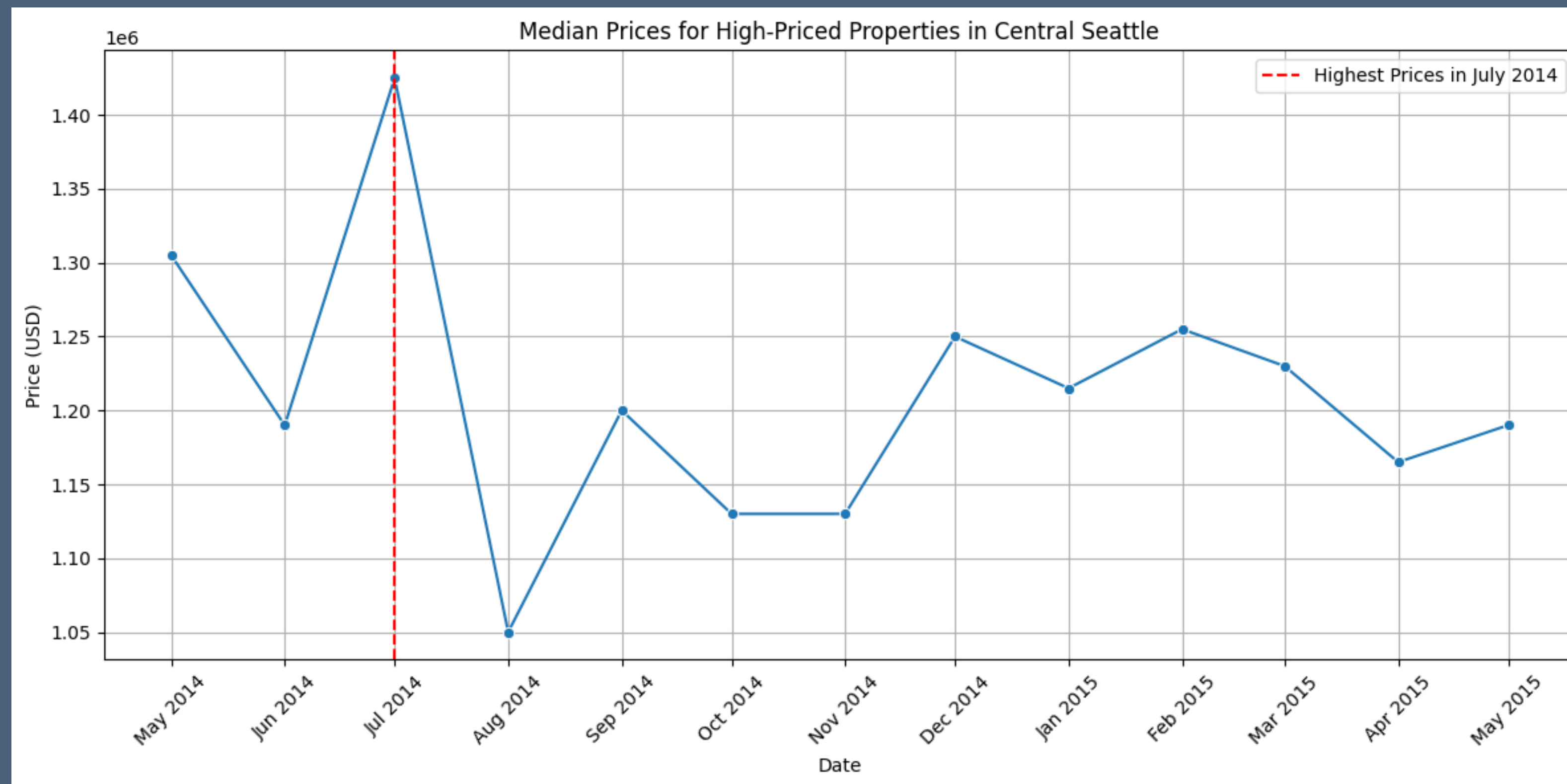
Hypothesis 1

Renovation Impact



Hypothesis 2

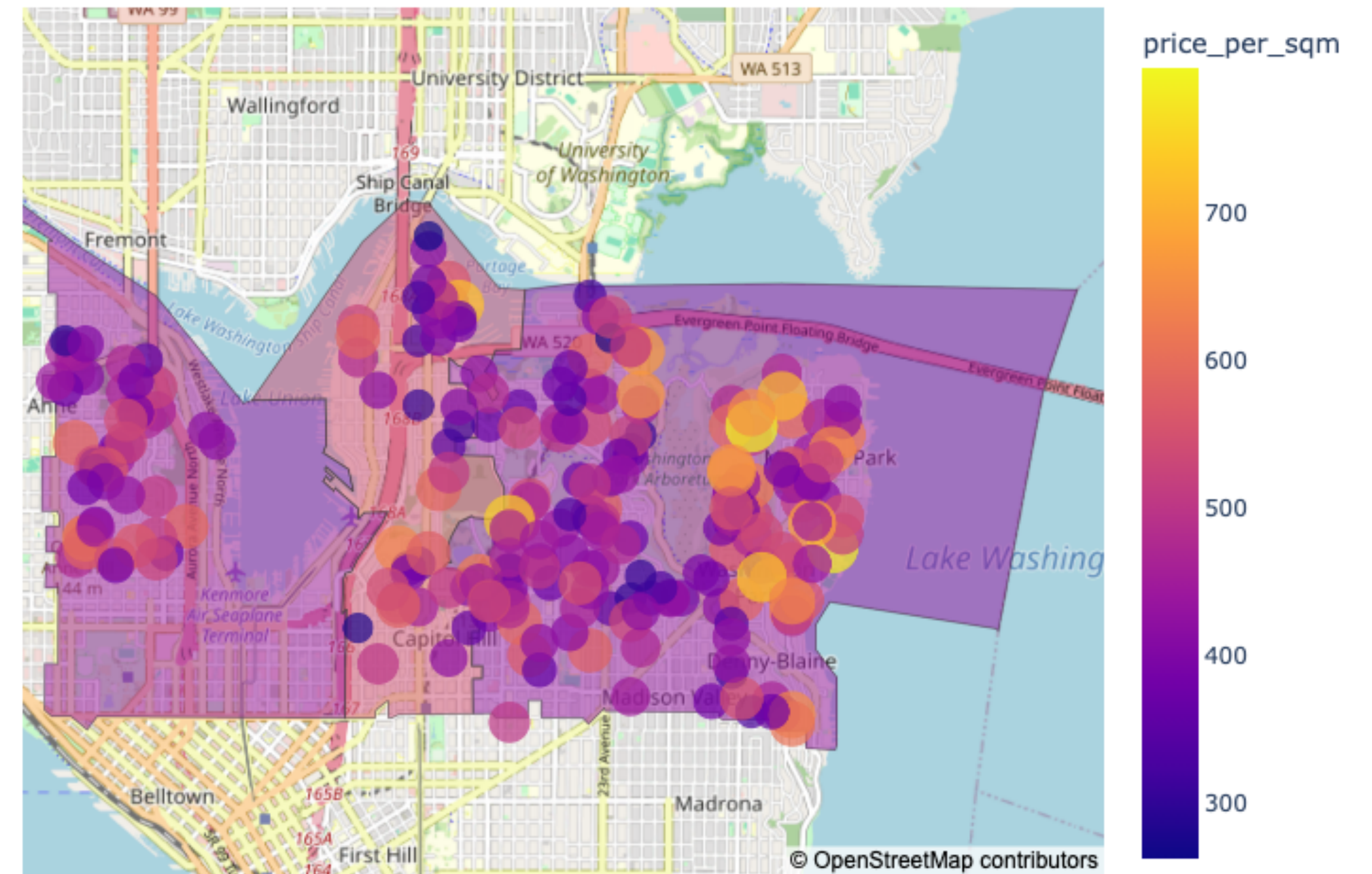
Optimal Selling Timing



Hypothesis 3

Geographic Impact

- High prices for the area Broadmoor and Madison Park



Recommendations

- **Optimal Selling Timing:**
 - Sell during peak months, particularly in July for maximum sale prices.
- **Renovation Strategy:**
 - Consider renovation carefully; its impact on high-priced properties is less compared to general properties.
- **Geographic Strategy:**
 - Focus on areas like Broadmoor and Madison Park for higher potential sale prices.