

# LIVE ABOVE

Inferential Linear Regression  
Analysis and  
Recommendations for the  
Elite Sports Realty Group  
Provided by Henrito Analytics

BY BEN & HENRY

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# Stakeholder: Elite Sports Realty Group



# Presentation Content

- Business Problem
- Data Overview
- Our Models
- Recommendations
- Future Insights





Selecting the Right Home  
for the Right Client!



# The Bottom Line

Luxury houses with a **better condition** and a **bigger living space** tend to increase the overall average price of the house by at least 63%.





## Data Overview

2014-15 King County, WA  
House Sales Data

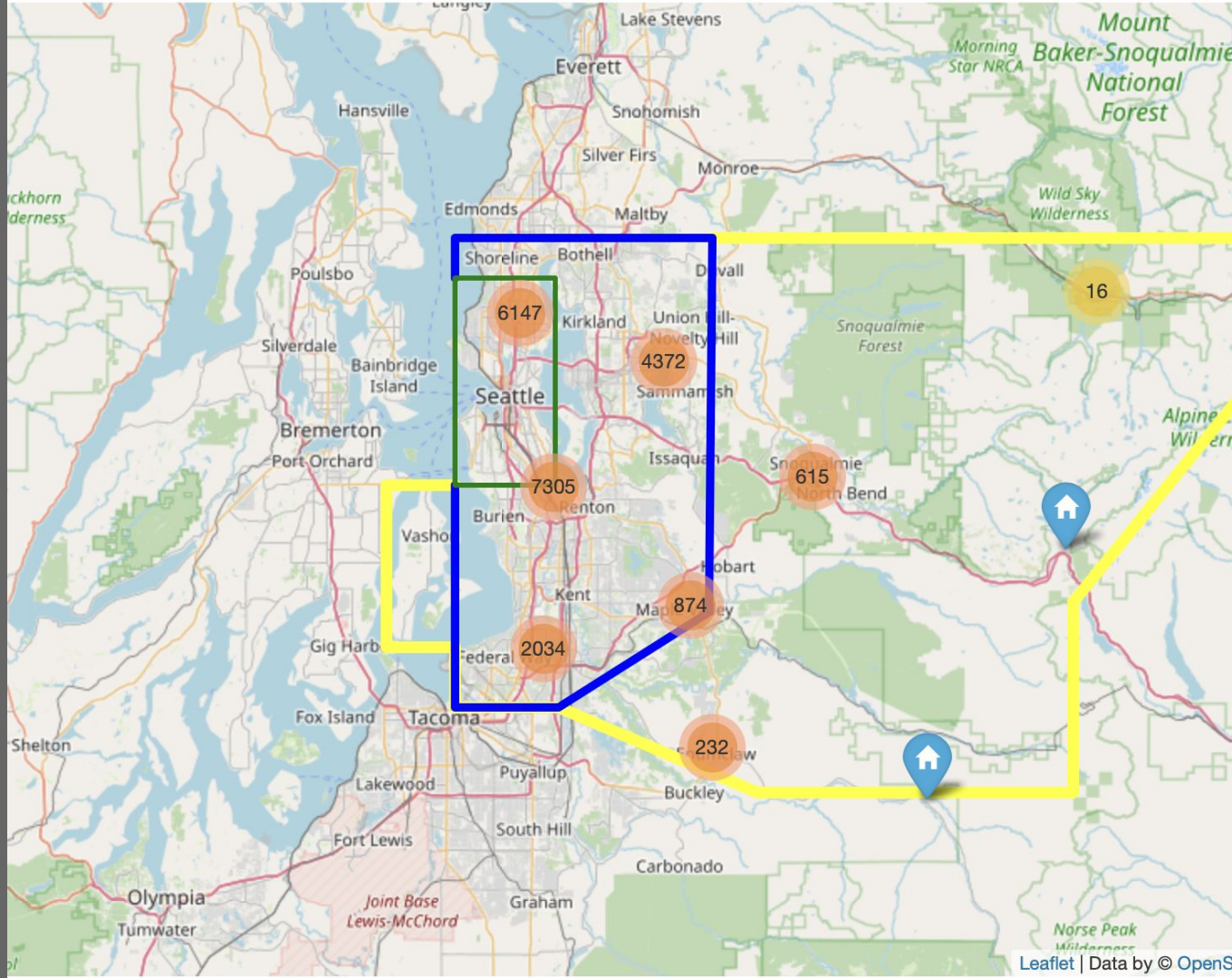
20k homesales

Filtered for Luxury Homes  
(+\$650k)

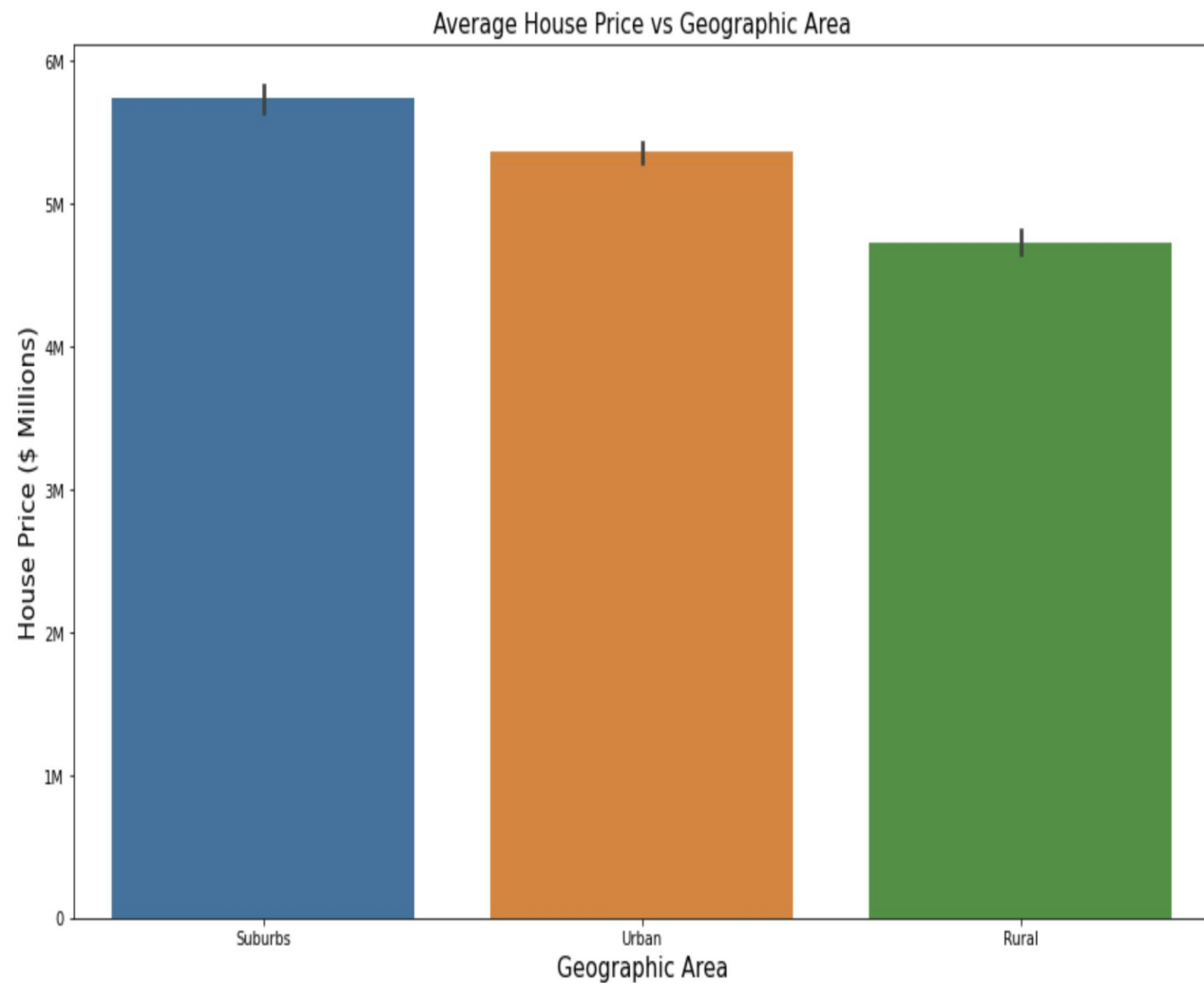
- Binned into the 3  
unique geographic  
areas

Unique Entries: 5K Luxury  
Homes

Limitations: Not enough  
samples if luxury home price

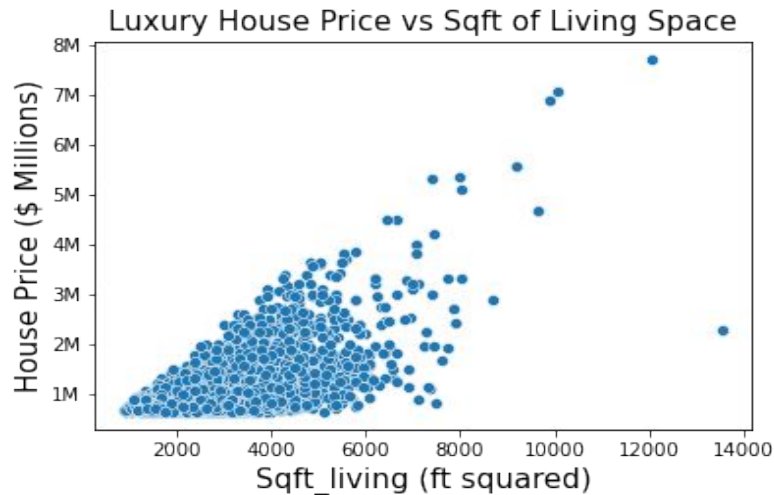


## Average Luxury House Prices by Geographic Areas





# Exploratory Visuals



# Our Models



# Measure of Fit and Model Accuracy

Model	Variables Used	R Squared	RMSE
1	<ul style="list-style-type: none"><li>• Bedrooms</li><li>• Bathrooms</li><li>• Condition</li><li>• Sqft_Living</li></ul>	0.48	226K
2	<ul style="list-style-type: none"><li>• Sqft_Living</li><li>• Floors</li><li>• Views</li><li>• Grade</li><li>• Is_it_Rennovated</li></ul>	0.54	223.5K
3	<ul style="list-style-type: none"><li>• Sqft_Living</li><li>• Condition</li><li>• Views</li></ul>	0.63	\$222K



# Recommendations

- Houses with bigger living spaces and better conditions in downtown Seattle for the downtown lifestyle.
- The Bellevue suburbs is a great alternative for players that seek a quieter lifestyle



## Future Insights

- Features/Amenities
- Garage lot location and size
- School Systems Quality



# Questions

## Credits

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