



TecHability

in King County



Customers

Tech - savvy professional project team - members stationing themselves in the Northwest hub. Digital nomads buying their first homes.



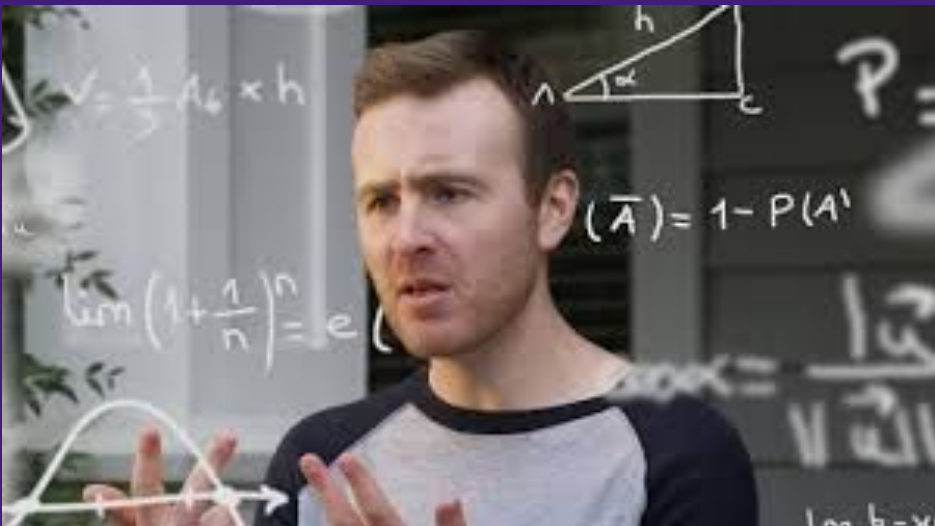
Founders

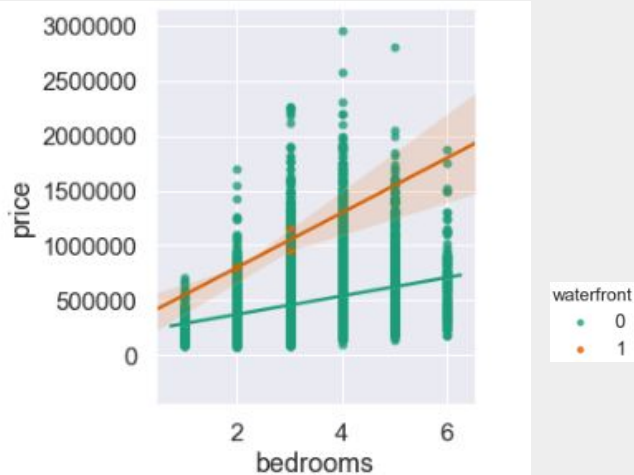
Entrepreneurs and executives branching their businesses into the area, many of whom will make King County their 2nd home, while getting things off the ground.



Workers

Your crew loves the work, and they deserve a comfortable, convenient, and affordable place to hang their hats (and sweaters) at the end of the day.





Waterfront

The orange line in the chart (left) reflects how much more a buyer can expect to pay for any home, up to 6 bedrooms, if the property is located on a waterfront.

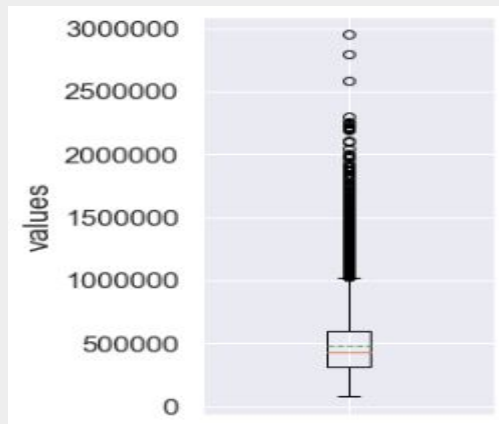


Extreme Cases for Price

The red line across the box (right) indicates the mean price for homes in King County (just shy of 500K). We can see data - points above the box, indicating properties with prices approaching 3 million.

\$2.25M

3 to 5 Bedrooms



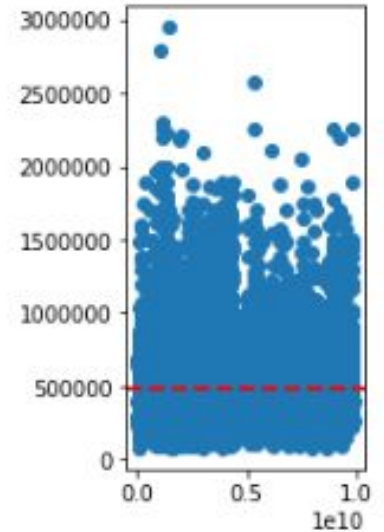
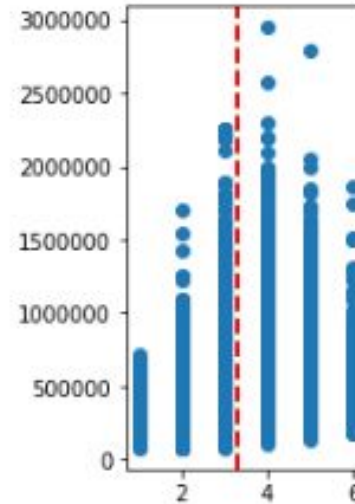


Likely Homes

With extreme cases removed, the number of bedrooms for homes in King County averages out to 3.31. Price average around \$ 483K.

Property taxes and insurance would put that at about \$1000 per - month, per room.

Mean Bedrooms and Price

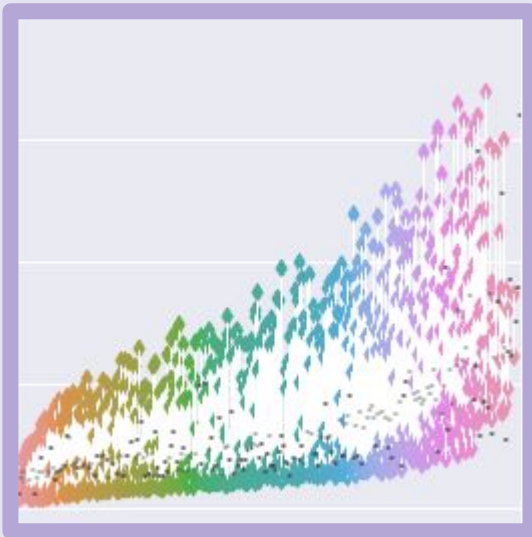




Square Feet

There is a lot of data to review for residential properties in the Seattle, Washington area.

Nevertheless, a plot of square feet against price makes it fairly clear that as square feet increases for homes in King County (from left - to - right), price increase (top - to - bottom),



Renovation

Spare yourself the time and trouble of unnecessary renovations. Homes in this area do not indicate a significant difference in price based whether or not they have been renovated.

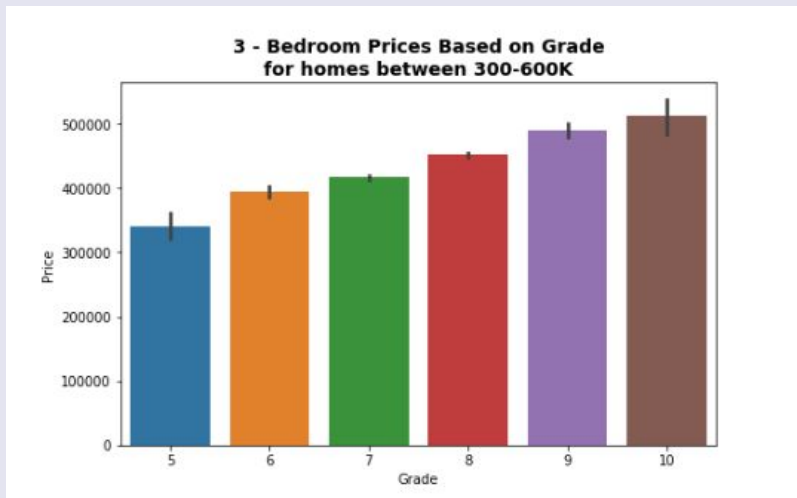


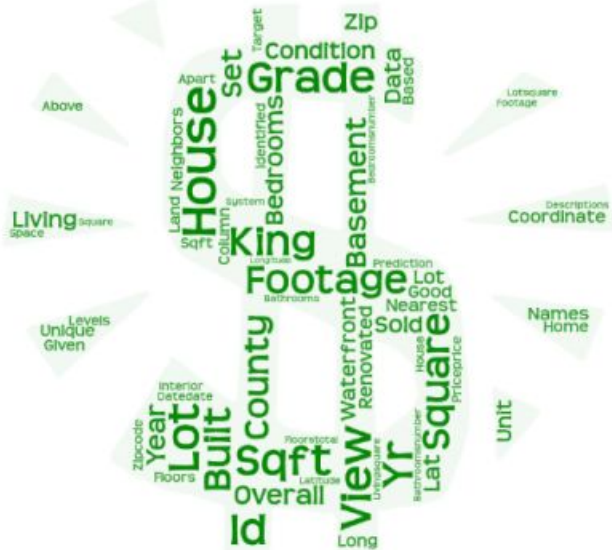


A strong positive 'grade' from King County is a good indicator for price. For homes where all other features are the same, grade is a clear predictor for which homes will be priced higher.

So, which is more telling: the amount of **square feet living** space, or the home's **grade**?

Homes that Make the Grade





Put your square feet forward

A good grade for a home will not help you much, if the home does not have the space you need.

Since both the amount of square feet living space and the grade are comparable in their ability to predict home price, we recommend focusing first on the size of the property and then narrowing selection based on the home's grade.



Neighborhoods

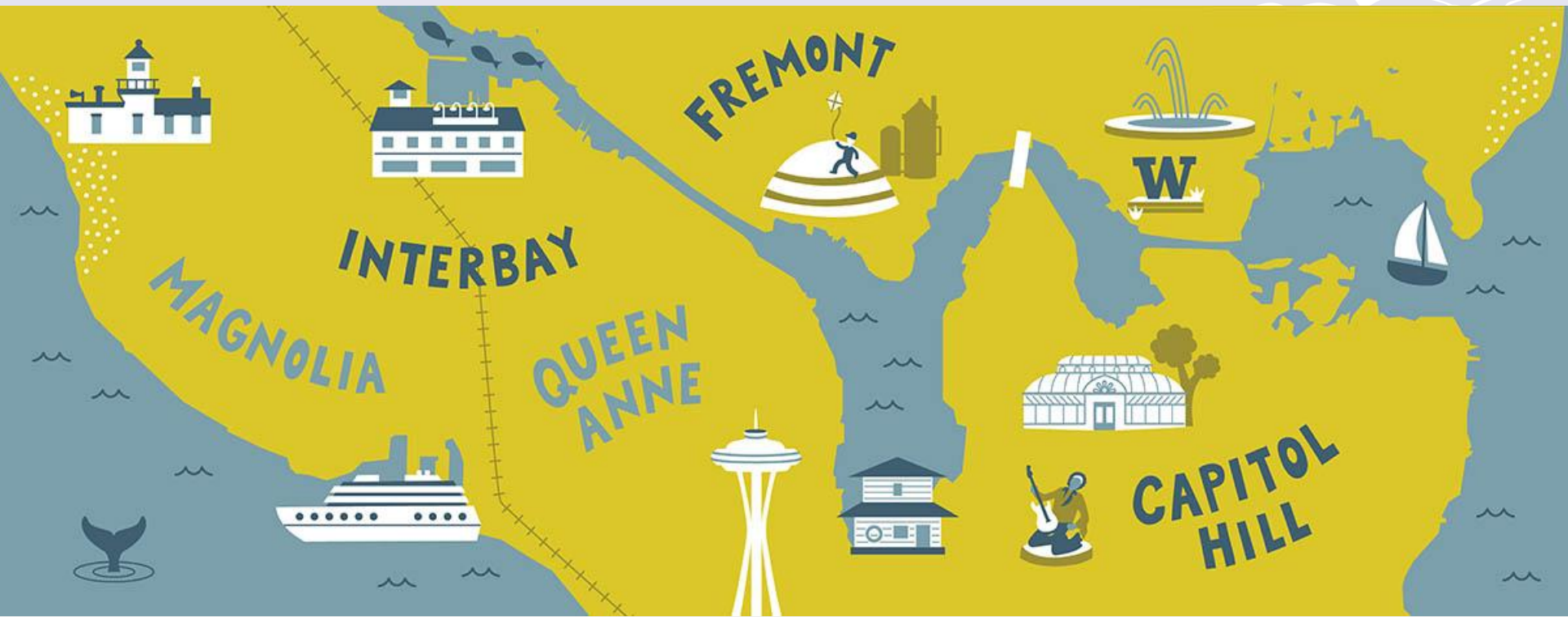


image via Seattle Times



SEATTLE

FREMONT GEORGETOWN

CAPITOL HILL BELLTOWN

MADRONA

PHINNEY DOWNTOWN

MAGNOLIA **RAVENNA**

FIRST HILL **RAINIER**

LESCHI MT. BAKER

GREEN LAKE WALLINGFORD

QUEEN ANNE

MAPLE LEAF EASTLAKE

INTERBAY *BALLARD*

COLUMBIA CITY **BEACON HILL**

WEDGEWOOD **MADISON**

MONTLAKE **SODO**

Welcome Home!



Image Credit: [Joel Rogers](#), Seattle Magazine



Thank You!



THE DATA SET

We looked at features for approximately 20,000 homes sold in King County, WA, between May of 2014 and May of 2015



THE PROCESS

We processed and analyzed the data, built and ran tests to see which features are capable of predicting home prices, and built a computer model to quantify which features have the greatest influence over home price.



THE RESULT

We found that the amount of square - foot living space and the overall grad given to the property based on the county grading system are the most reliable predictors for home price.



Appendix





HOME FEATURES

For this project, we explored a data set of the listed features for homes in King County.

id - unique identified for a house

date - house was sold

price - is prediction target

bedrooms - Number of Bedrooms/House

bathrooms - Number of bathrooms/bedrooms

sqft_living - square footage of the home

sqft_lot - square footage of the lot

floors - floors (levels) in house

waterfront - House which has a view to a waterfront

view - Has been viewed

condition - How good the condition is (Overall)

grade - overall grade given to the housing unit, based on King County grading system

sqft_above - square footage of house apart from basement

sqft_basement - square footage of the basement

yr_built - Built Year

yr_renovated - Year when house was renovated

zipcode - zip

lat - Latitude coordinate

long - Longitude coordinate

sqft_living15 - The square footage of interior housing living space for the nearest 15 neighbors

sqft_lot15 - The square footage of the land lots of the

