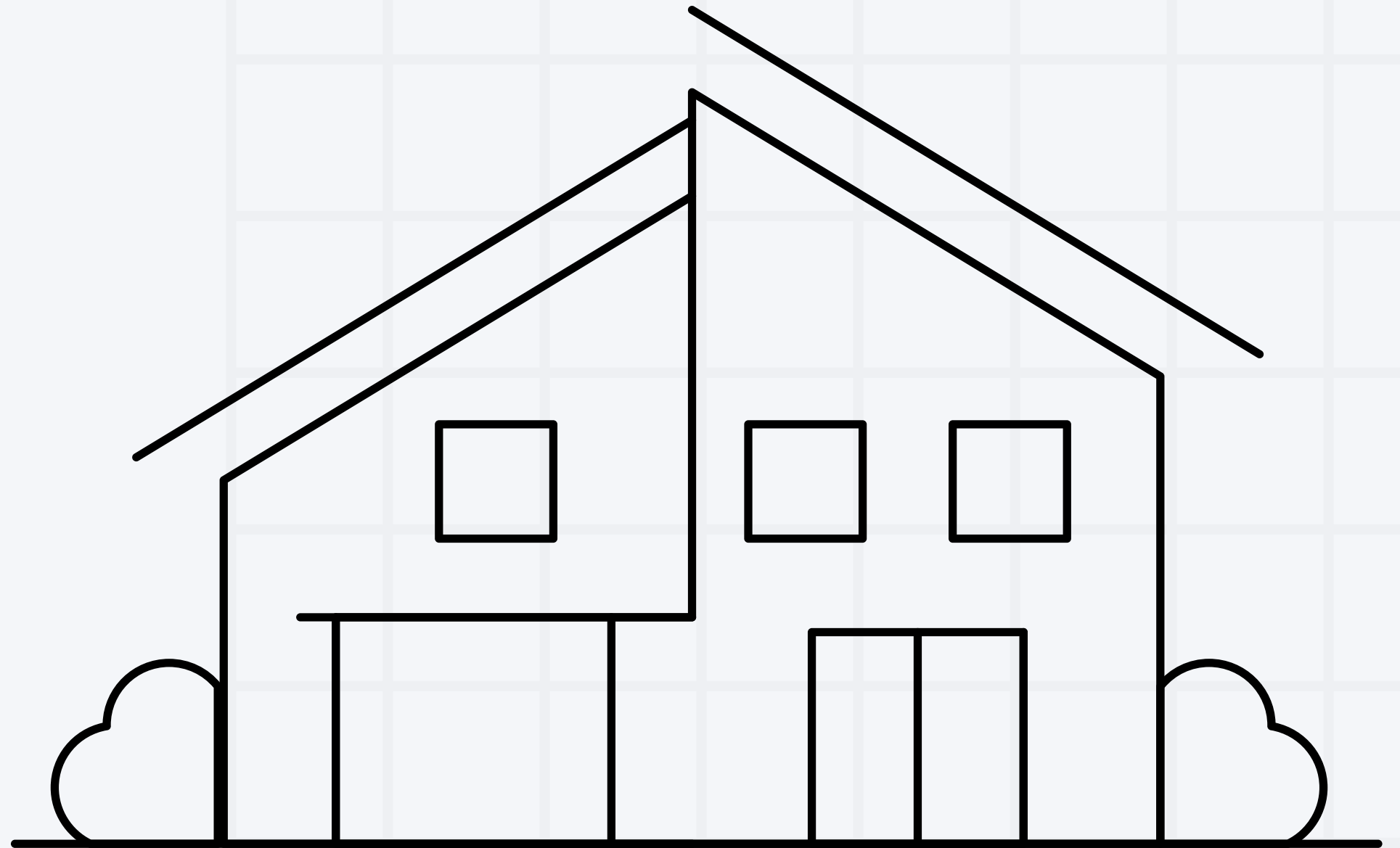


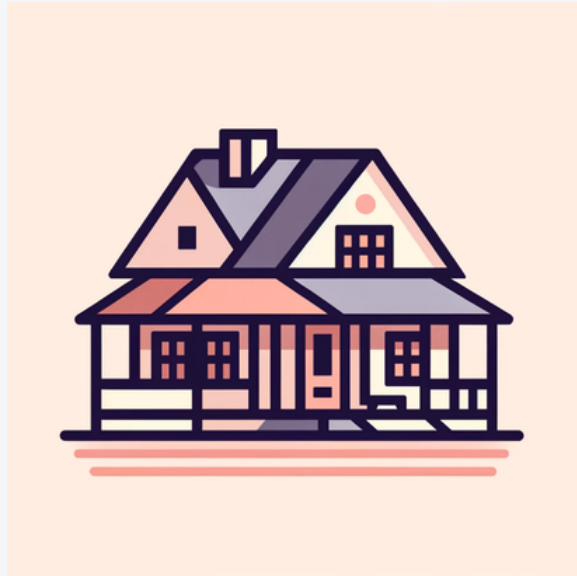
King County Housing Data EDA

neuefische can-ds-24-2



Client

William Rodriguez



Country House

best timing | non-renovated

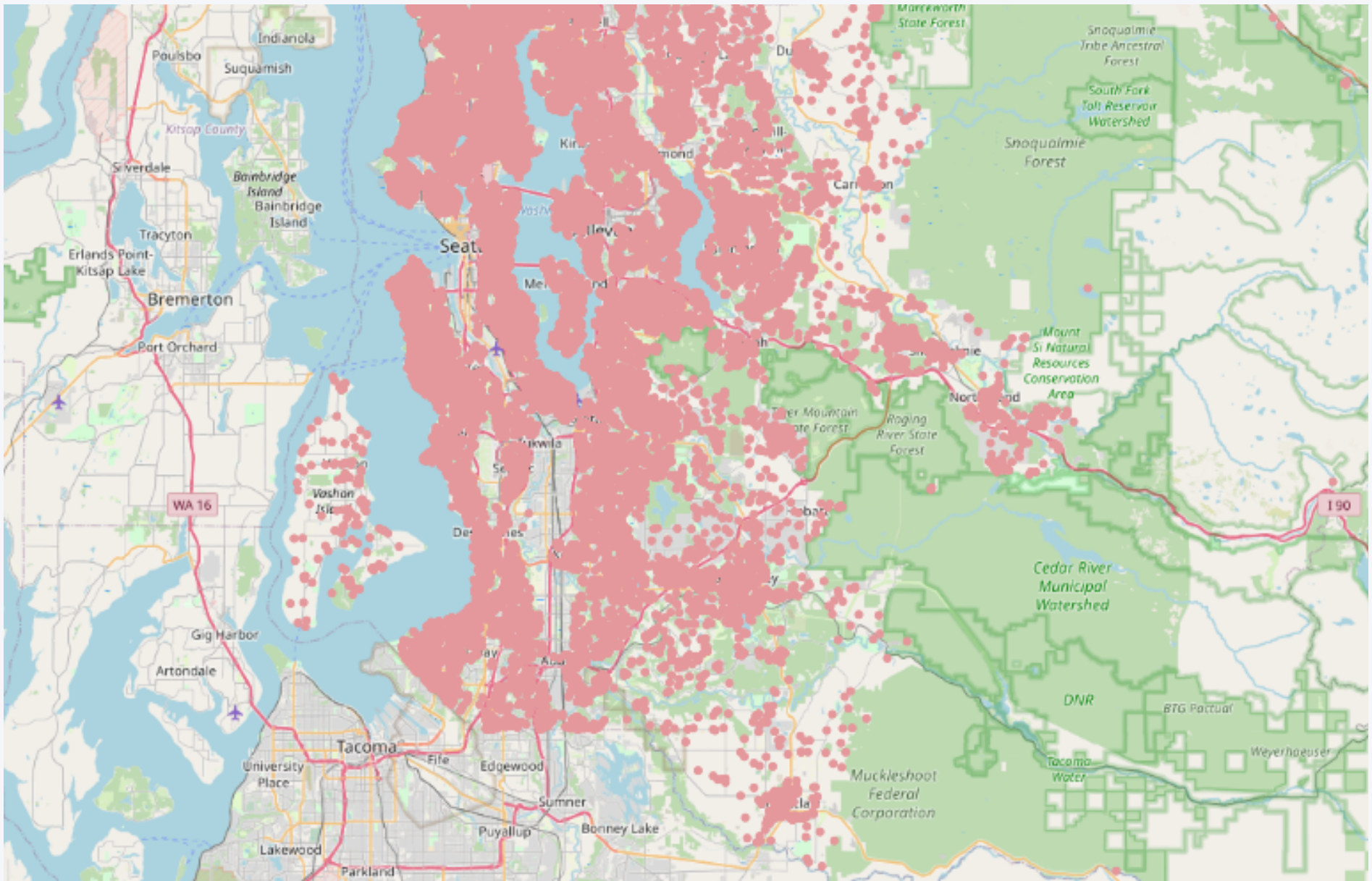


City House

fast | central



Overview



Data set



Hypotheses



01

Location Impact Hypothesis:

City houses command higher prices than country houses.

02

Size Hypothesis:

For a two-person household, houses with fewer bedrooms (1-2) are more cost-effective than larger properties.

03

Condition Hypothesis :

Newer and better-maintained houses command higher prices than older and less well-maintained ones.

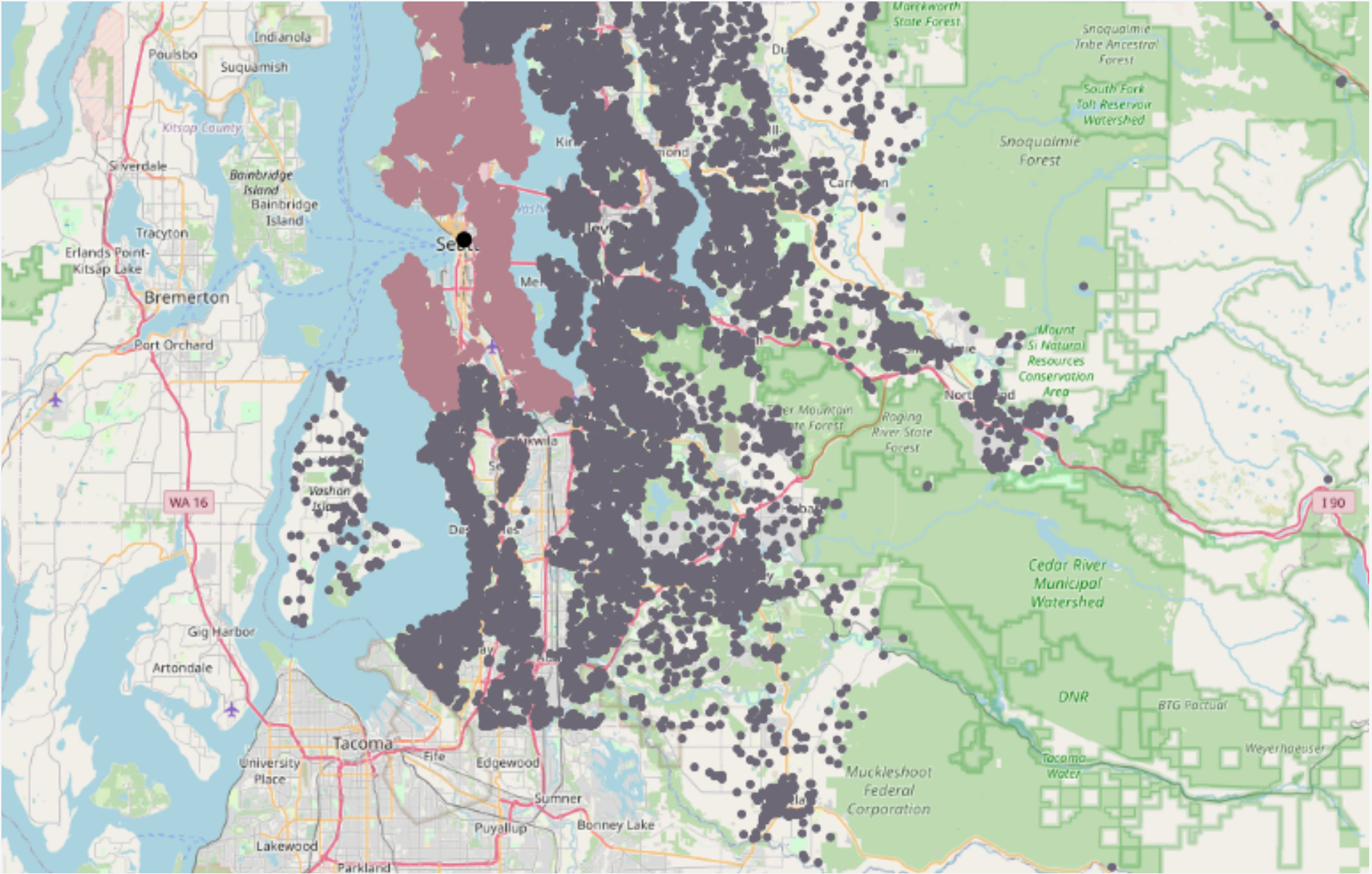
04

Timing Hypothesis :

Prices for country houses are lower during winter.



Location Impact



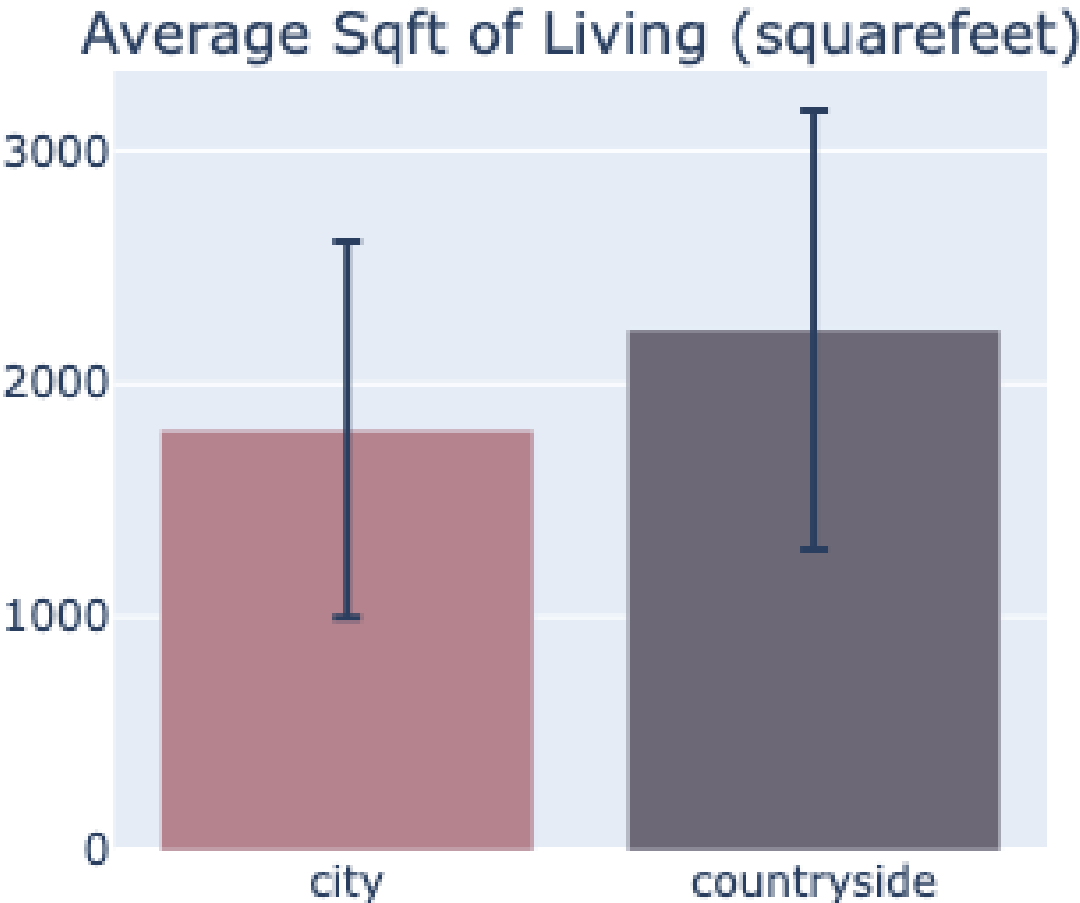
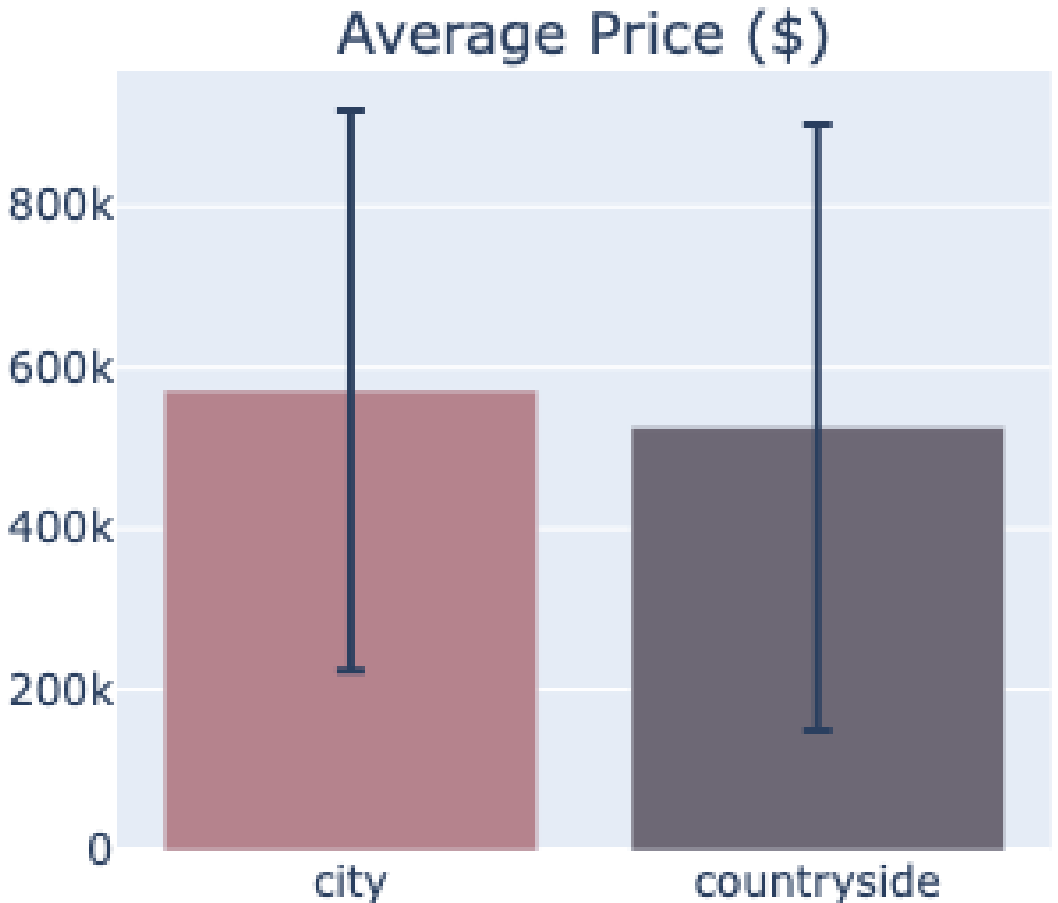
City
Countryside
Center of Seattle



Location Impact



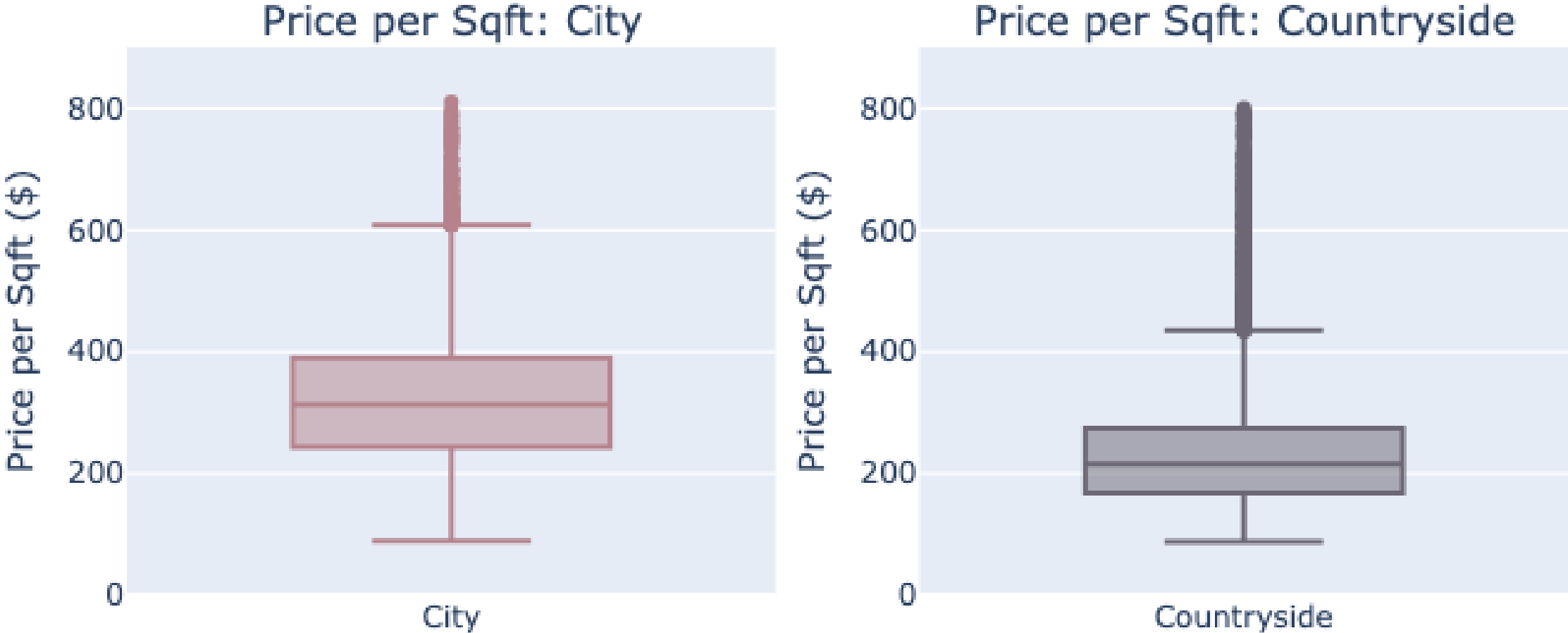
Comparative Location Analysis: City vs. Countryside with Std Dev



Location Impact



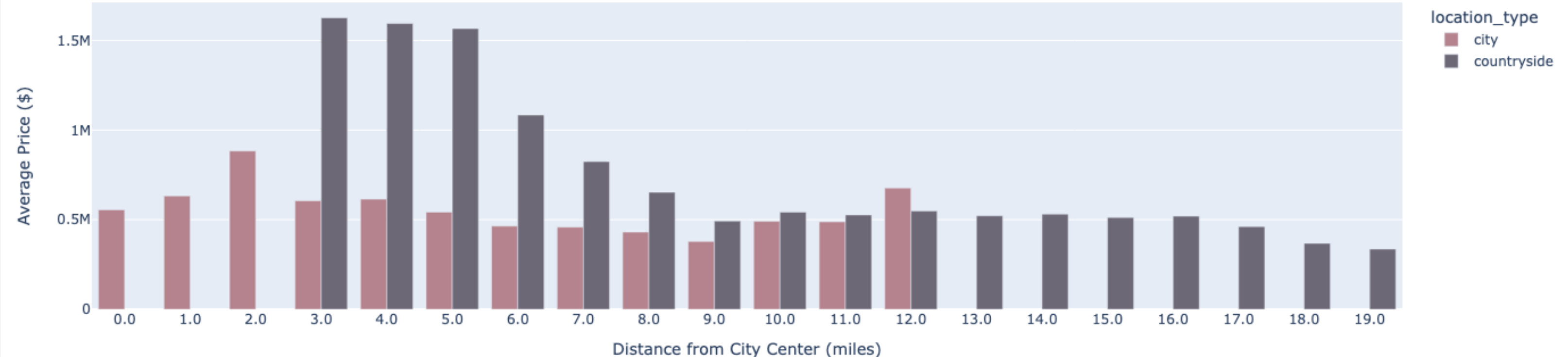
Comparative Location Analysis: Price per Sqft by Location Type



Location Impact



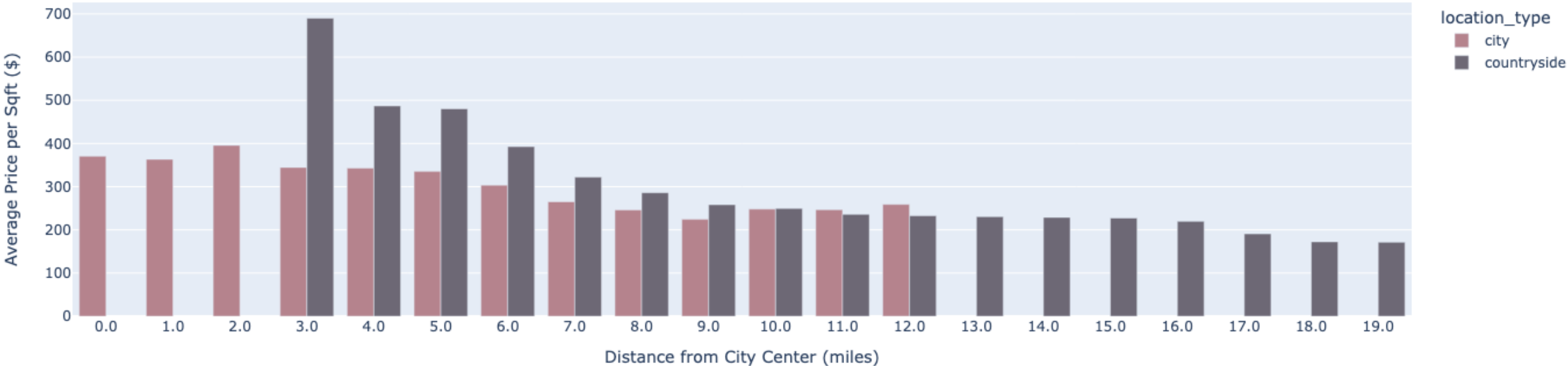
Average House Price vs. Distance from City Center



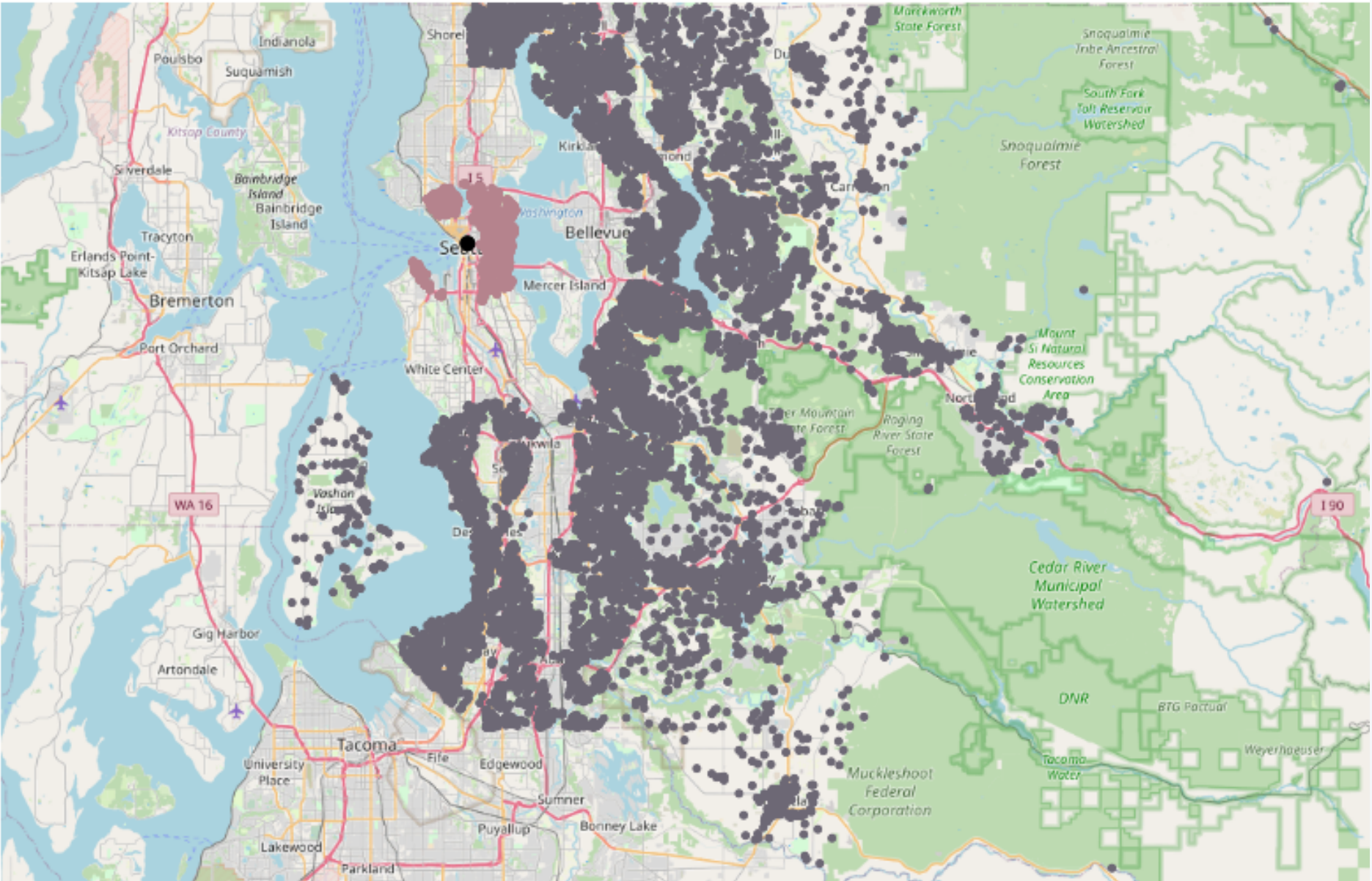
Location Impact



Average Price per Sqft vs. Distance from City Center



Location Impact



City
Countryside
Center of Seattle



Hypotheses



01

Location Impact Hypothesis:

Within 3 miles to the city center, prices are indeed slightly higher than those located 8 or more miles from the city center. *This hypothesis holds true.*

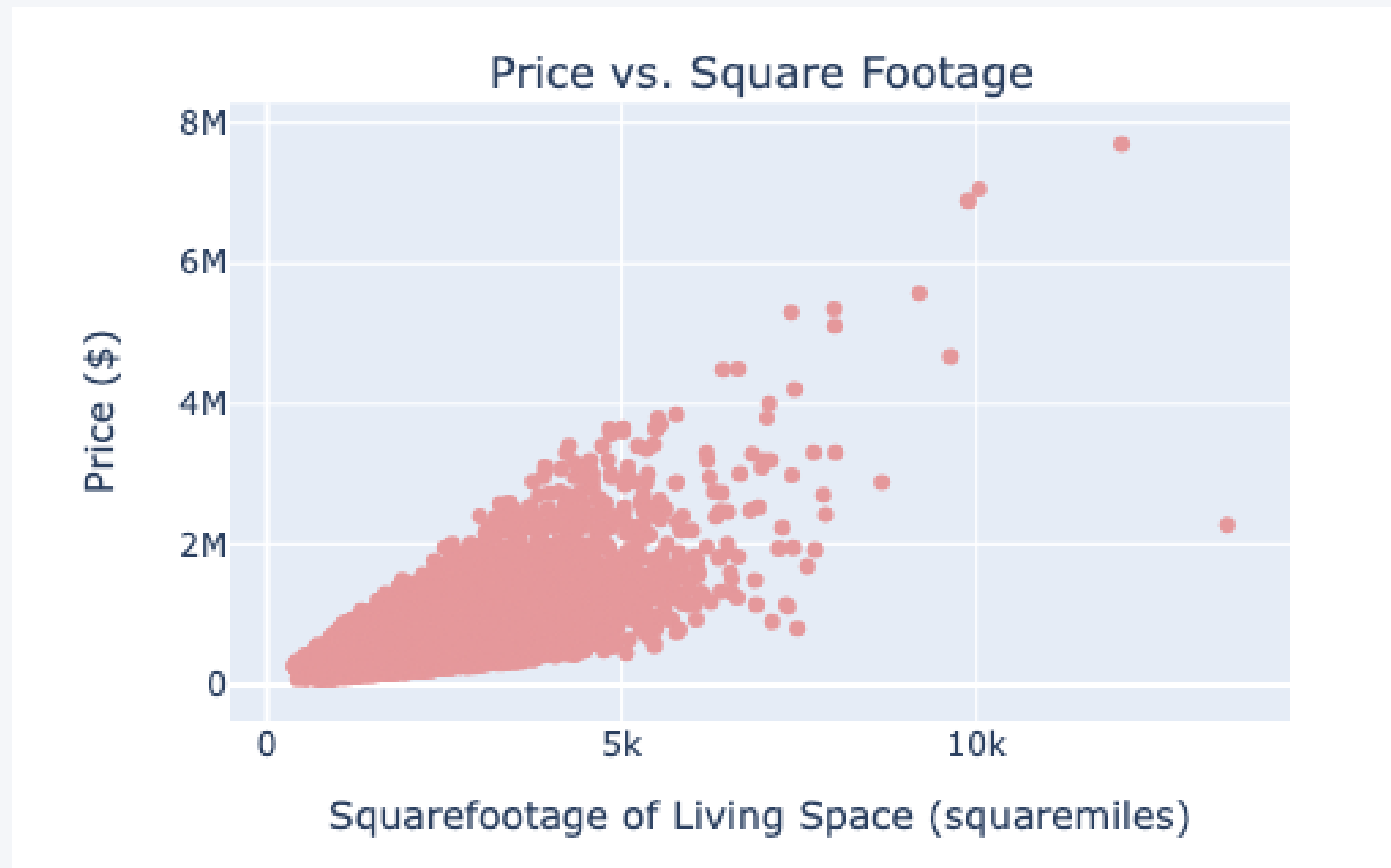
03

02

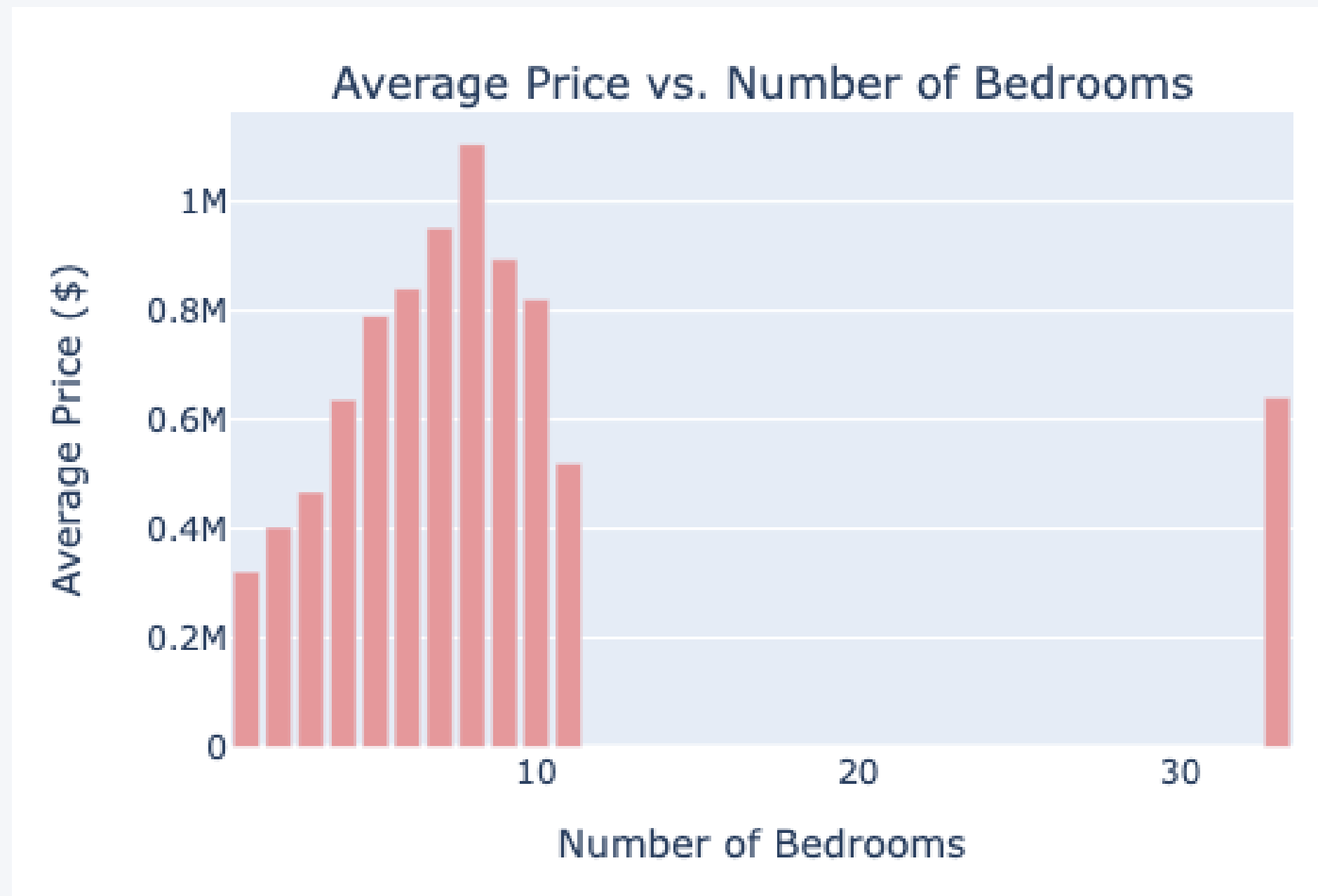
04



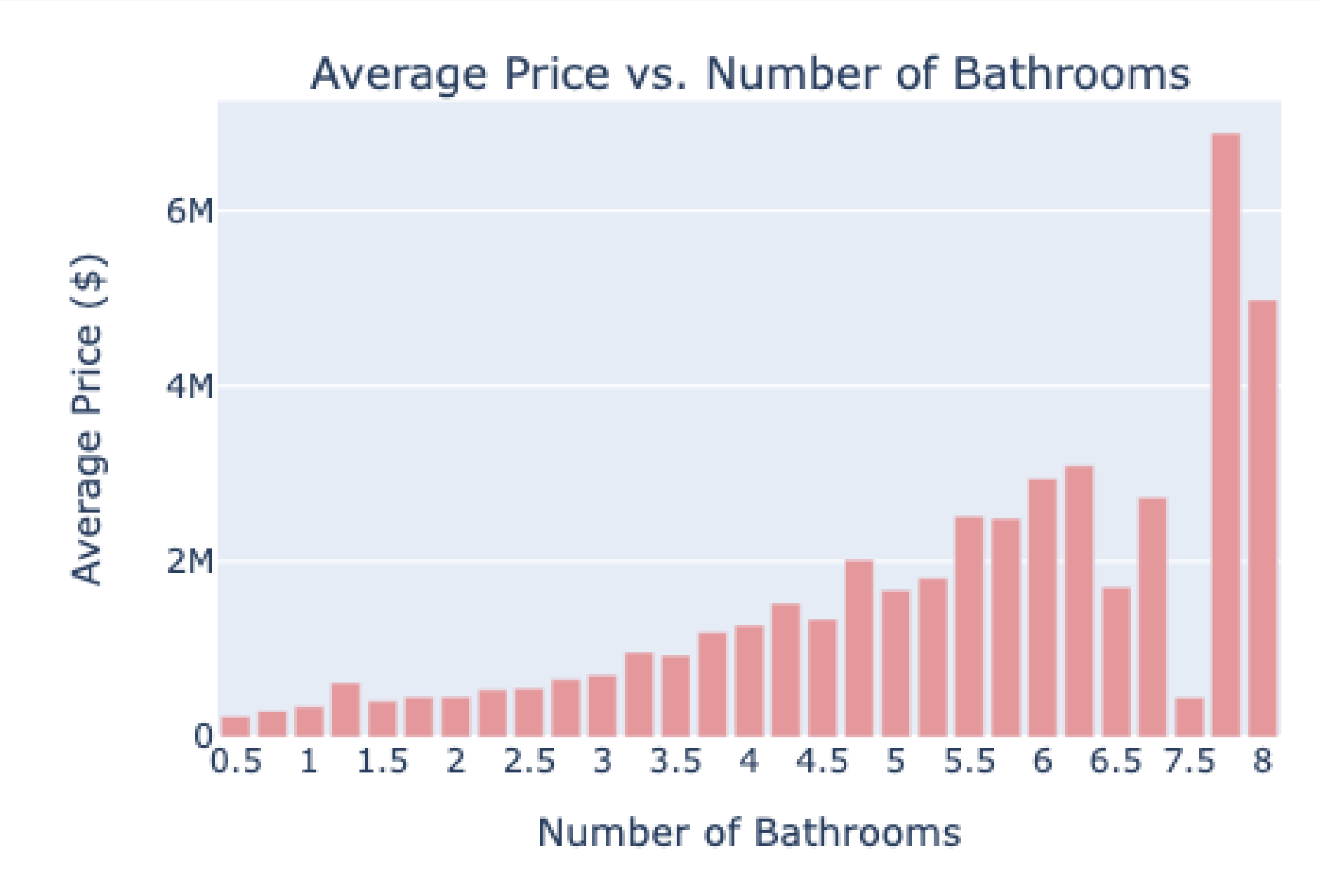
Size



Size



Size



Hypotheses



01

Location Impact Hypothesis:

Within the 0-3 mile range in the city, prices are indeed slightly higher than those located 8 or more miles from the city center. *This hypothesis holds true.*

02

Size Hypothesis:

The price of a house increases with the increasing living space and with the number of bedrooms and bathrooms. Particularly for properties with 1-2 bedrooms, *this hypothesis holds true.*

04

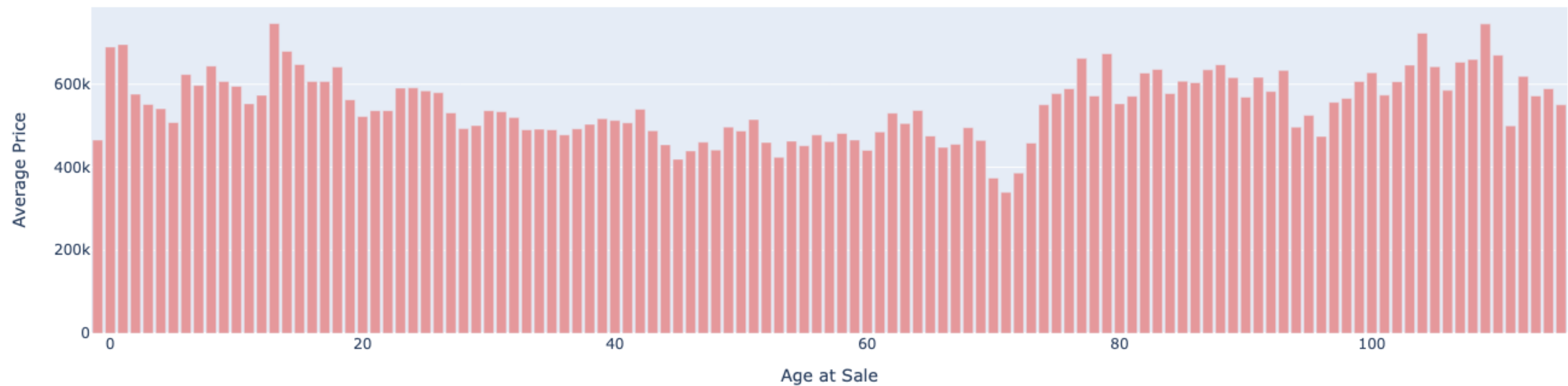
03



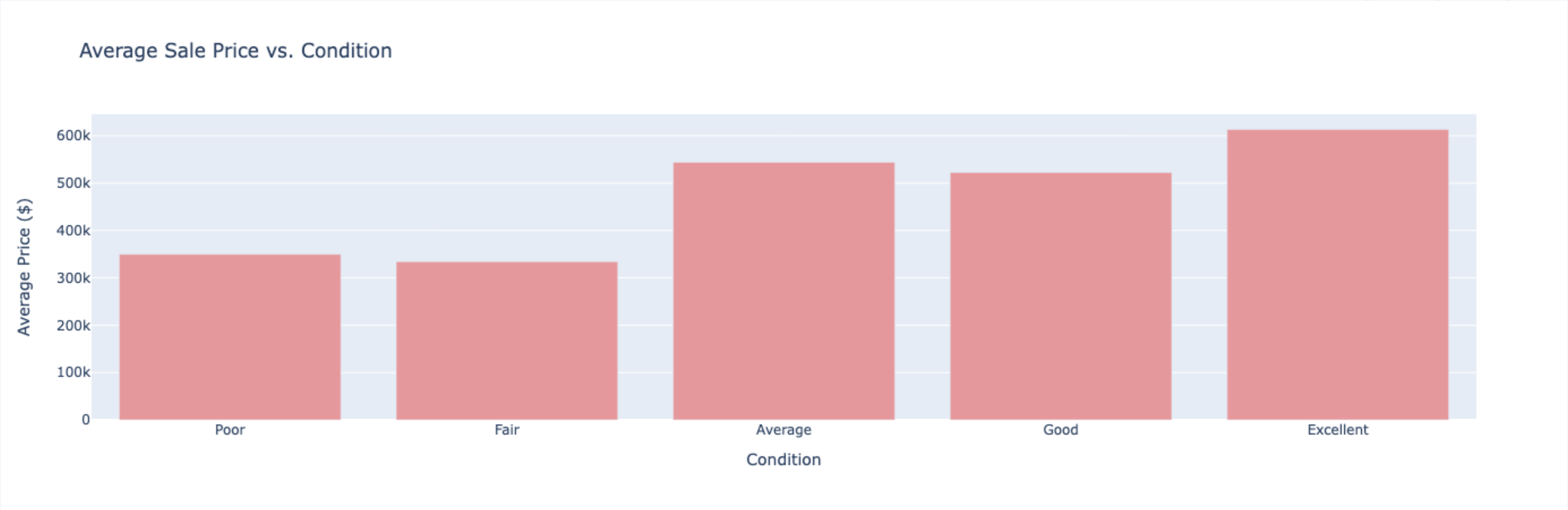
Condition



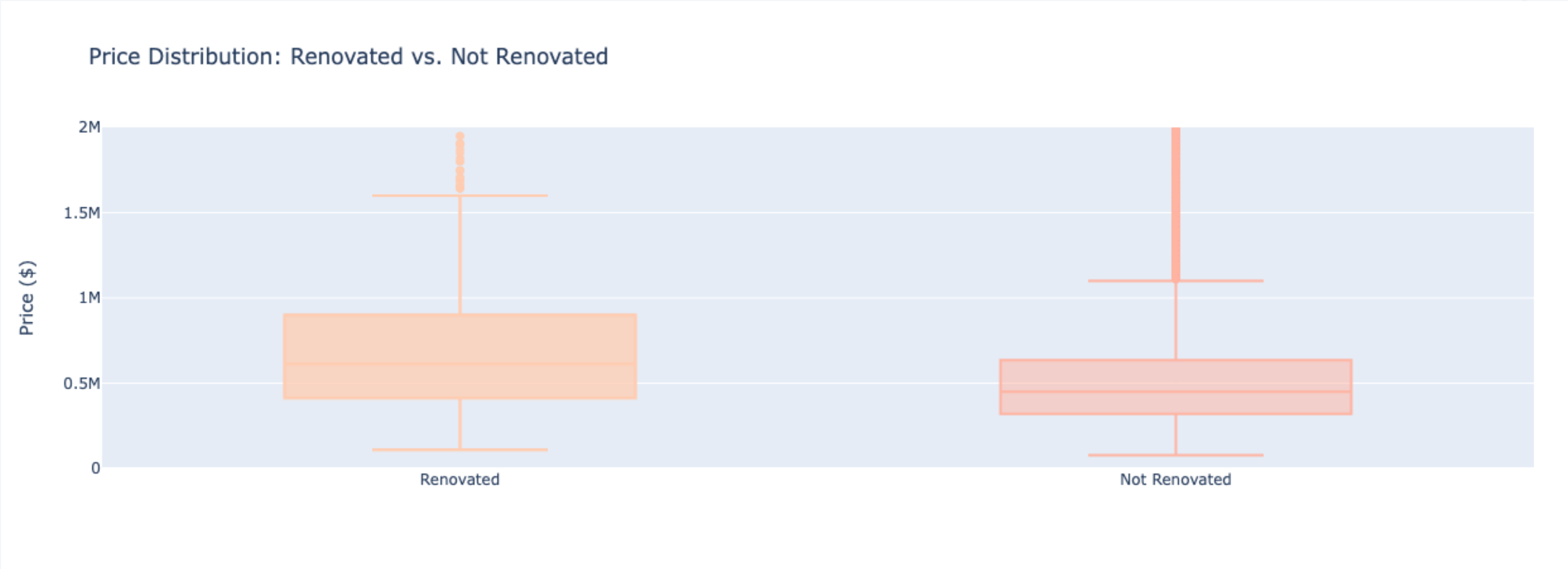
Average Sale Price vs. Age at Sale



Condition



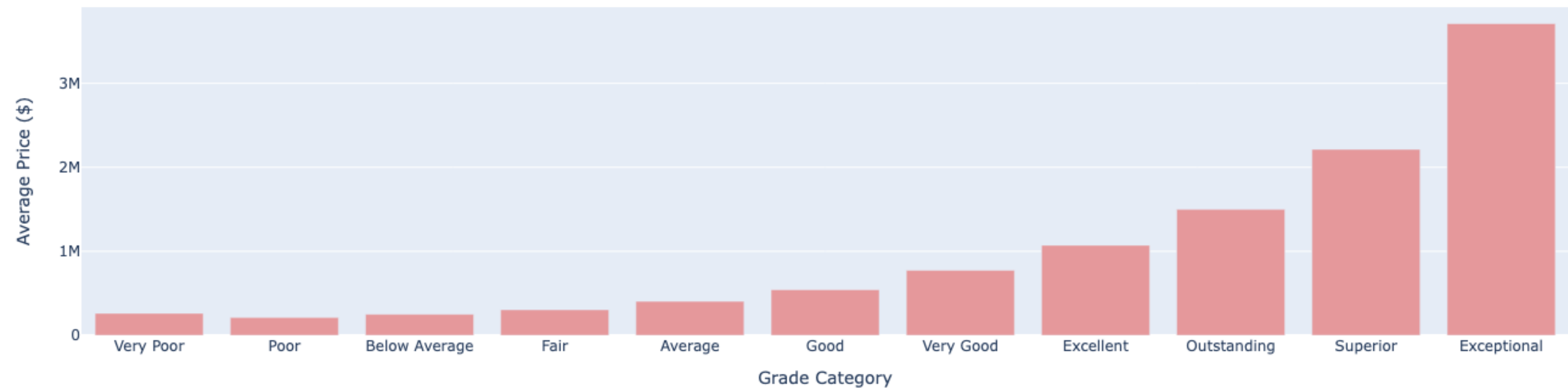
Condition



Condition



Average House Price by Grade Category



Hypotheses



01

Location Impact Hypothesis:

Within the 0-3 mile range in the city, prices are indeed slightly higher than those located 8 or more miles from the city center. *This hypothesis holds true.*

03

Condition Hypothesis :

Newer and better-maintained houses command higher prices than older and less well-maintained ones. *This hypothesis holds true.*

02

Size Hypothesis:

The price of a house increases with the increasing living space and with the number of bedrooms and bathroom. Particularly for properties with 1-2 bedrooms, *this hypothesis holds true.*

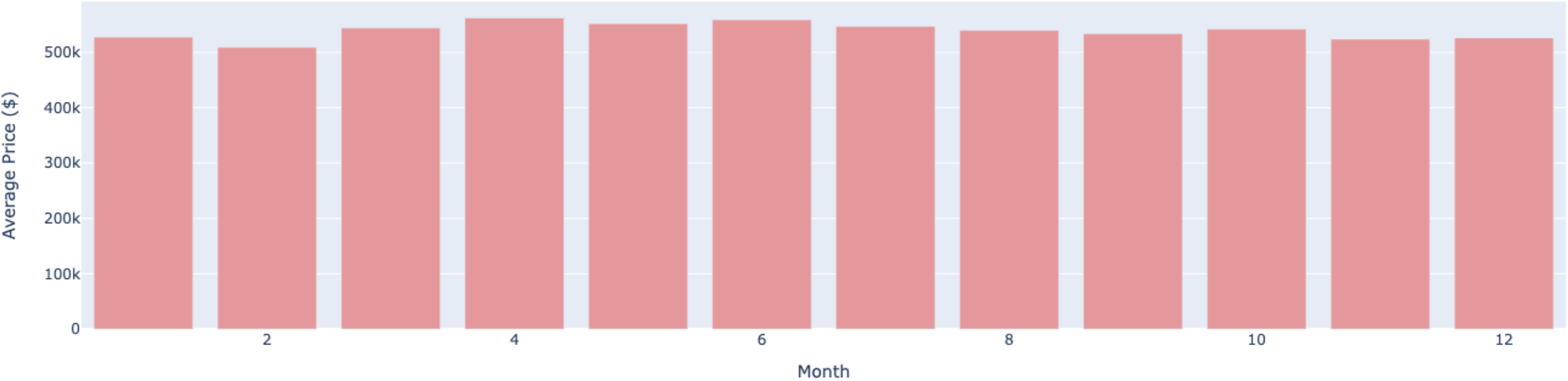
04



Optimal Timing



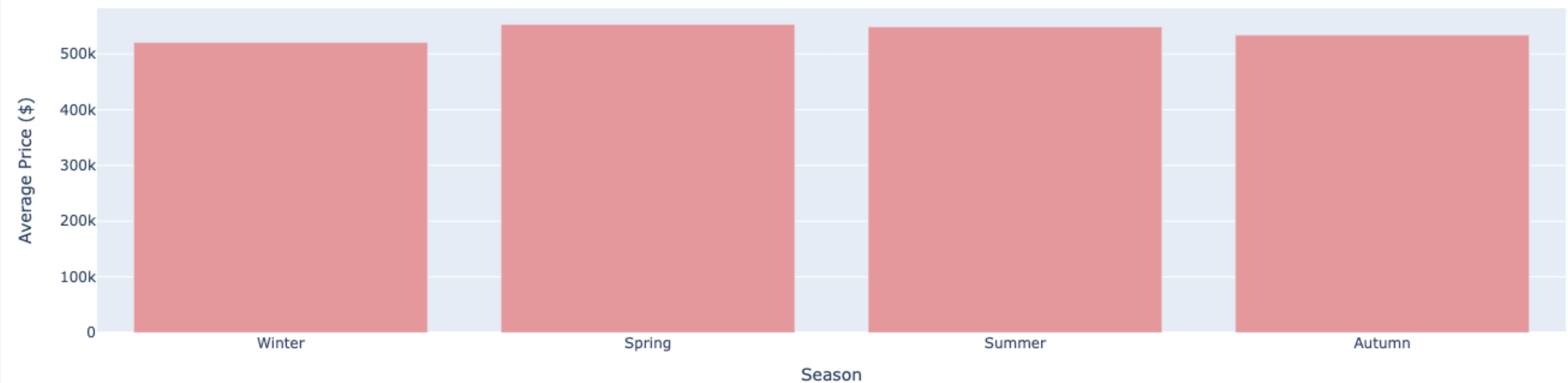
Average House Price by Month



Optimal Timing



Average House Price by Season



Hypotheses



01

Location Impact Hypothesis:

Within the 0-3 mile range in the city, prices are indeed slightly higher than those located 8 or more miles from the city center. *This hypothesis holds true.*

03

Condition Hypothesis :

Newer and better-maintained houses command higher prices than older and less well-maintained ones. *This hypothesis holds true.*

02

Size Hypothesis:

The price of a house increases with the increasing living space and with the number of bedrooms and bathroom. Particularly for properties with 1-2 bedrooms, *this hypothesis holds true.*

04

Timing Hypothesis :

Prices for country houses are lower during winter. *This hypothesis holds true.*

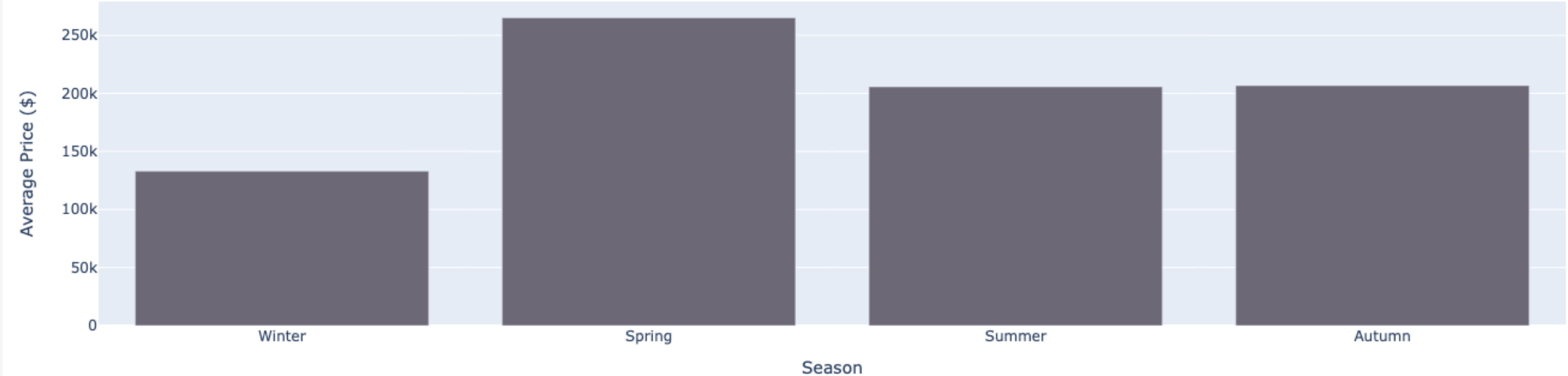


Country House

Non-renovated country house
At least 8 miles from the city center
1-2 bedrooms



Average House Price by Season for Countryside Houses with Specific Criteria

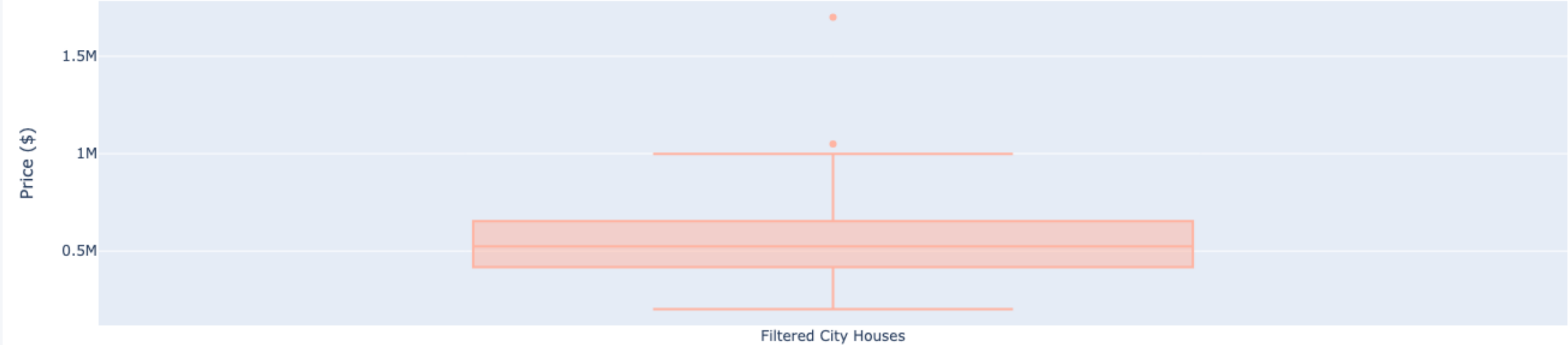


City House

Ready to move in
Within 2 miles of the city center
1-2 bedrooms



Price Distribution of Filtered City Houses





Recommendations

\$ 130,000

Country House

The best time to buy a non-renovated country house is in winter, focusing on 1-2 bedroom properties, 8+ miles from the city.

\$ 570,000

City House

For optimal investment in a move-in ready property, focus on 1-2 bedroom houses within 2 miles of the city center.

\$ 700,000 +

Total Budget

Set aside a budget of \$700,000, plus additional funds for renovation costs for the countryside house.

