



KINGS COUNTY HOUSING ANALYSIS

By Kai Cansler

STAKEHOLDERS

- Help home buyers and investors navigate Kings County.
- Want to understand more about ZIP codes.
- Cut down and narrow their search.
- Identify good opportunity deals.
- Find areas that are undervalued from an predicted value.

OBJECTIVES

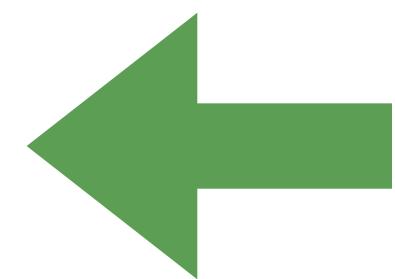
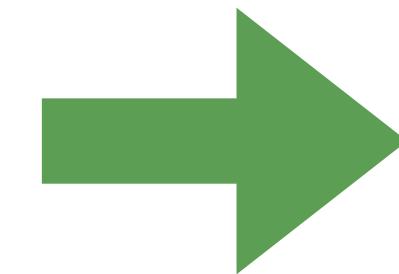
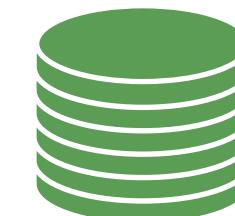
Identify Opportunities

1. Understanding our Target
2. Pinpoint Location
3. Pricing Model
4. Recommendations and Conclusion

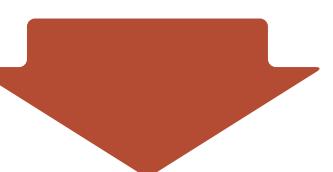


TARGET PROPERTY

Meets Budget

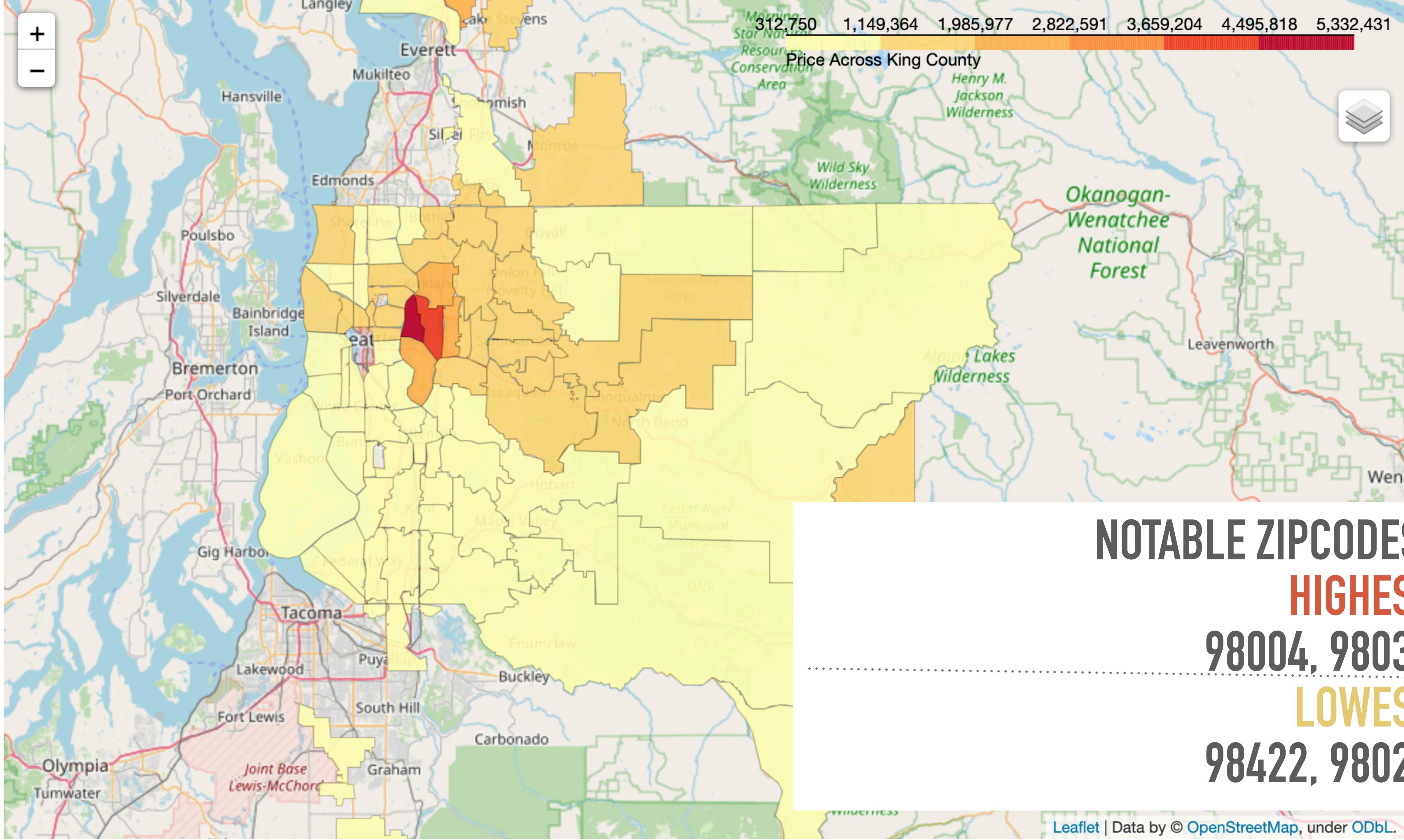


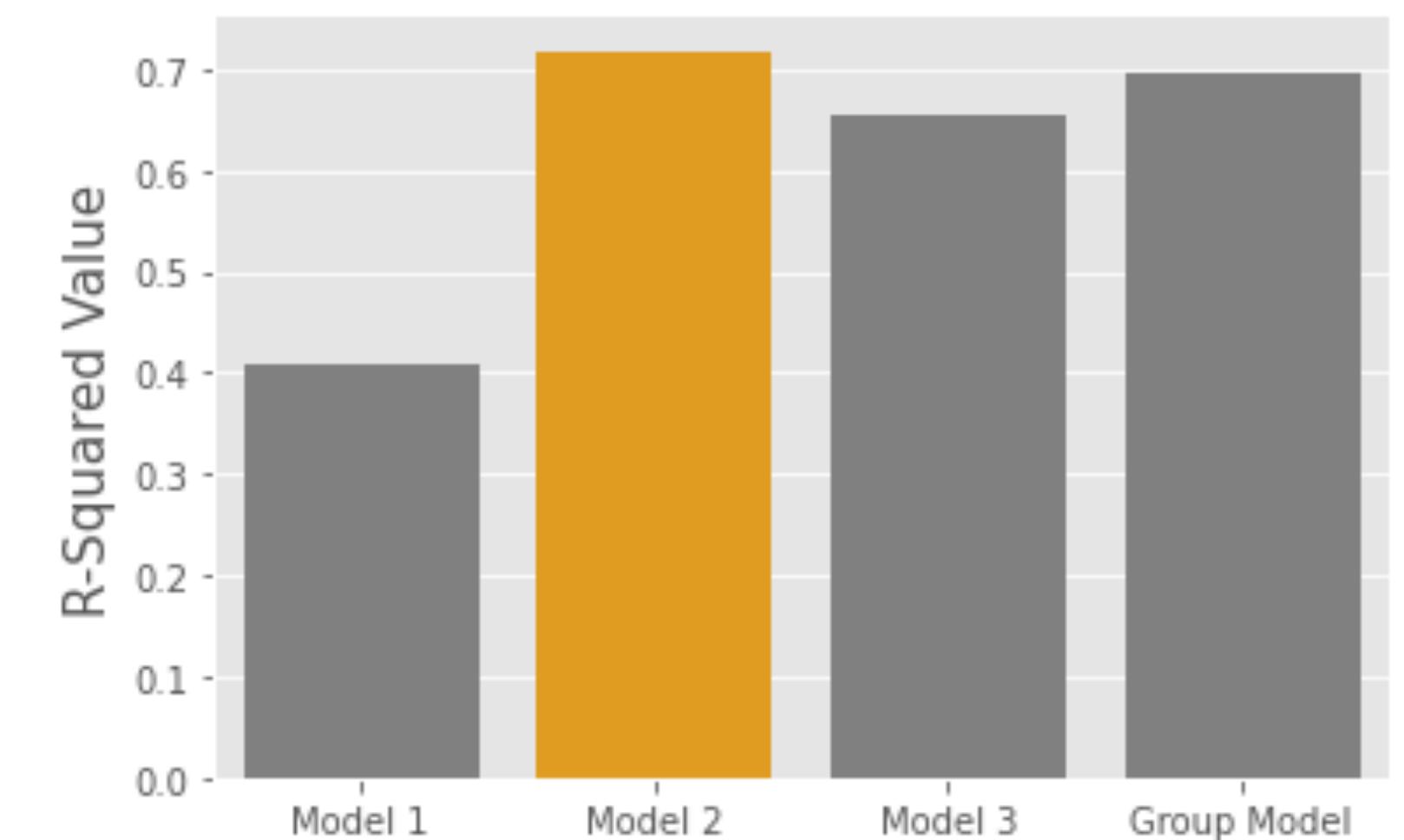
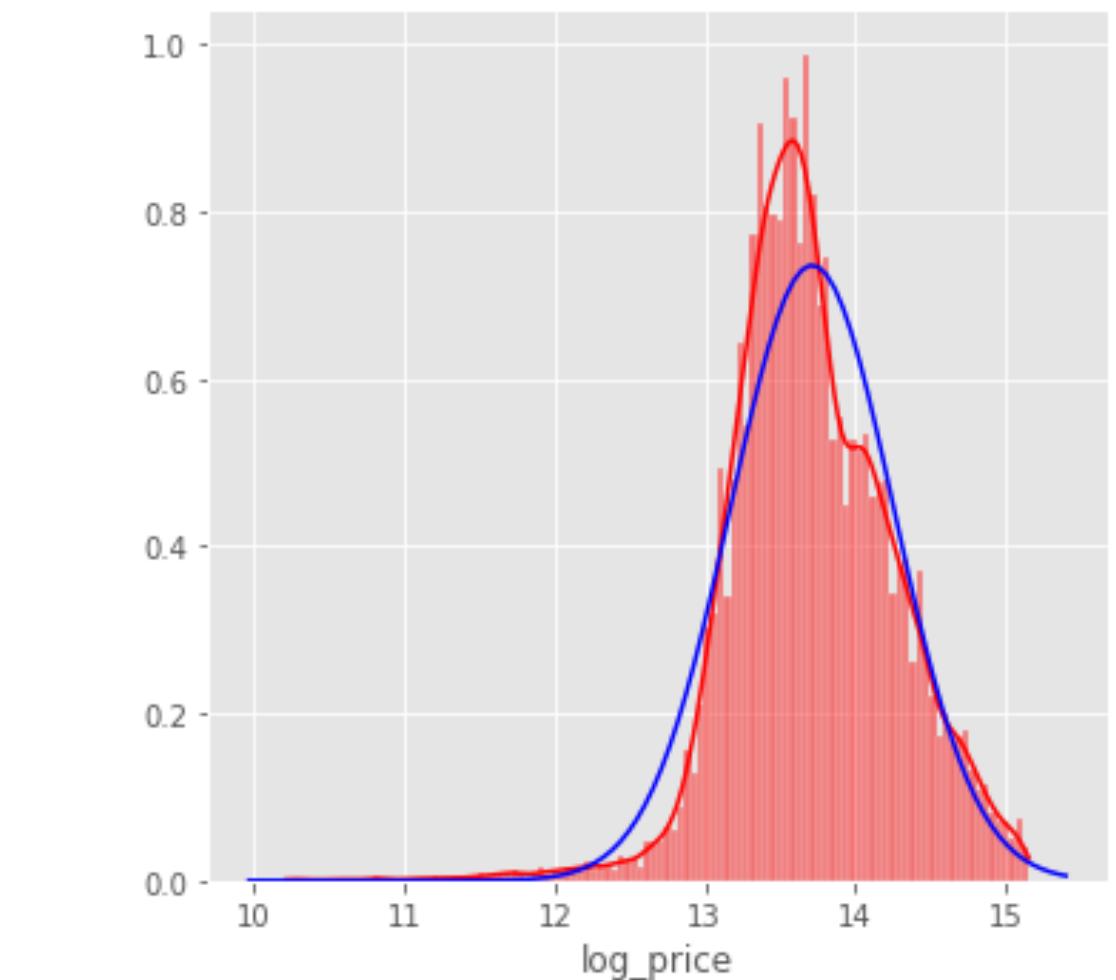
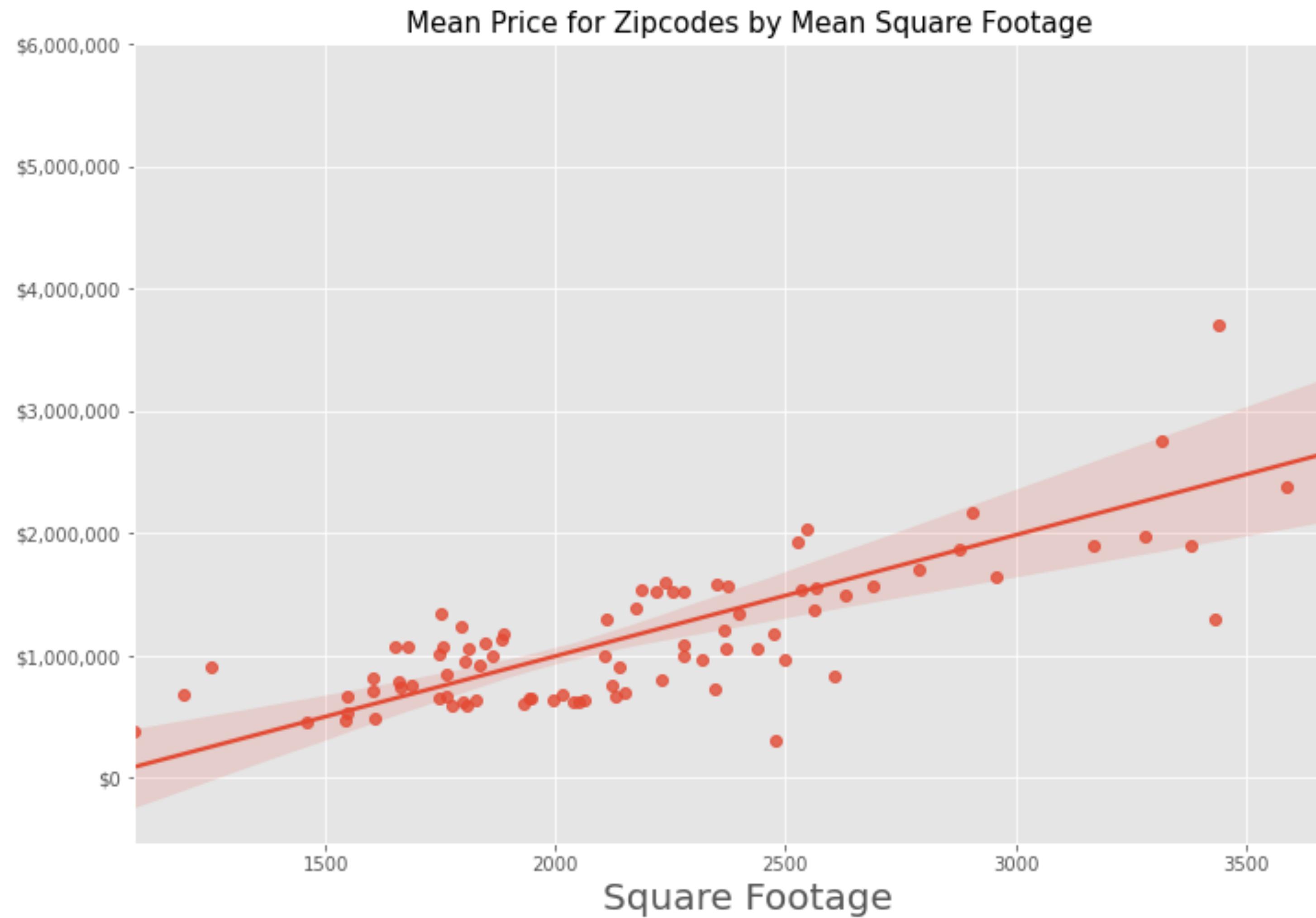
Undervalued



Kings County, WA







1. ZIP codes under the line are areas of interest.
2. Compare why some averages are higher.



MODEL PERFORMANCE

71.8%

Variance Explained by Model

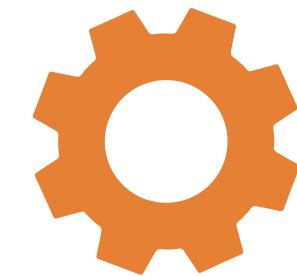
\$215,940

Mean Absolute Error

<1%

Probability F-Statistic

RESULTS



Features

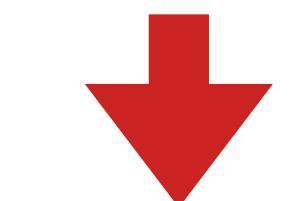
- Living Space (per 100 Square Footage)
- Garage (per 100 Square Footage)
- Building Grade
- View Rating
- Number of Floors



Price



\$29,069



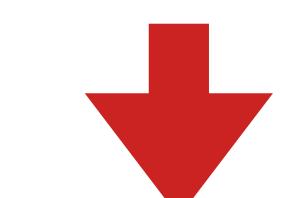
\$1,249



\$110,200



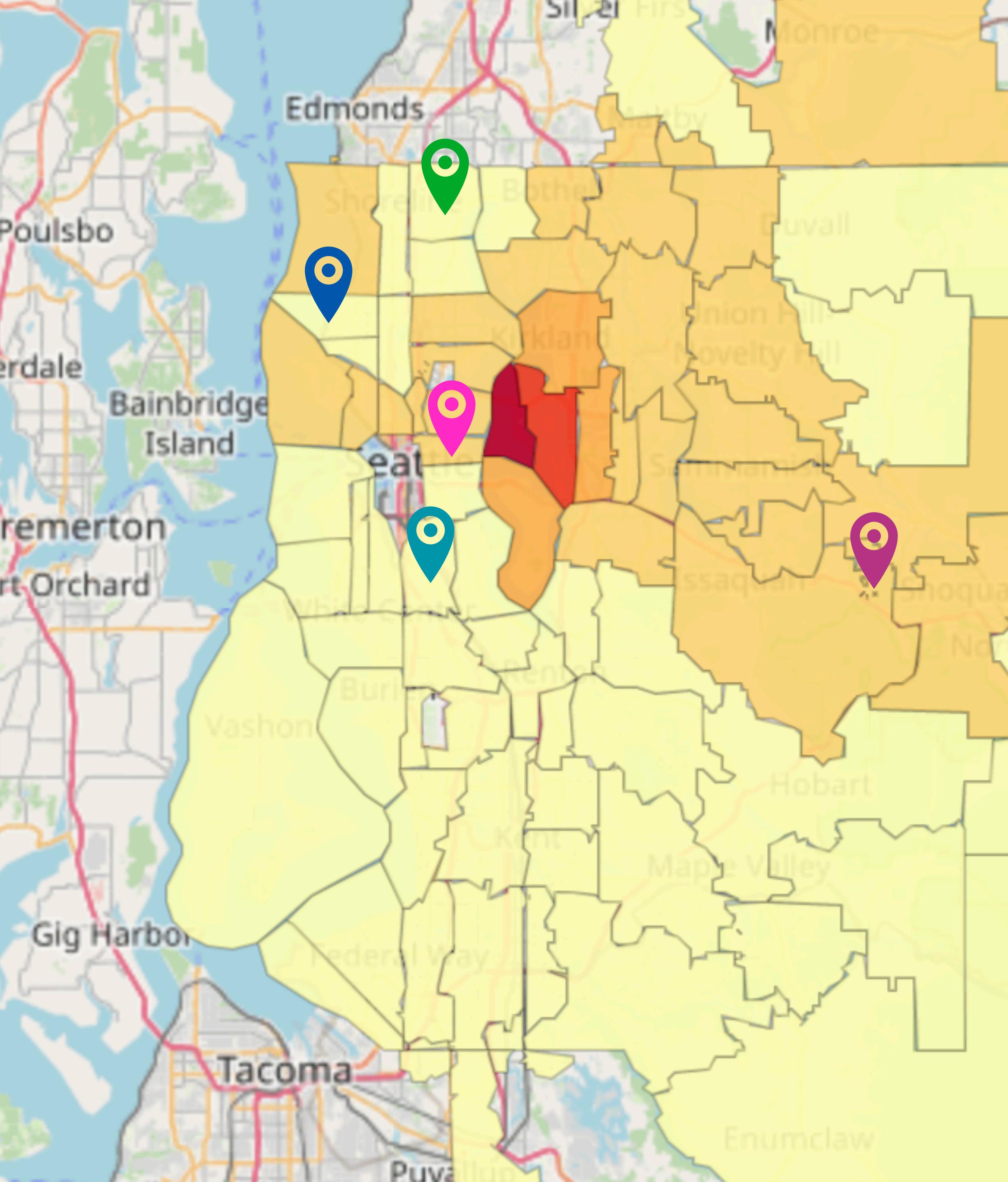
\$75,750



\$55,240

RECOMMENDATION

- Living Area is the largest numerical indicator.
- Working Capital
 - \$3~5 million: Target Inner City
 - \$1~3 million: Surrounding Suburban Area
 - < \$1 million: Exurban Area



RECOMMENDED ZIPCODES

ZIPCODE	price	sqft_living	grade	bedrooms	floors	view	waterfront
98112	\$1,930,106	2527.88	3.44	3.52	1.83	0.27	0.32%
98117	\$1,078,544	1756.12	2.39	3.08	1.50	0.15	0.00%
98118	\$848,687	1763.18	2.05	3.27	1.43	0.39	1.67%
98050	\$1,902,875	3380.00	3.75	3.75	1.87	1.25	0.00%
98155	\$929,325	1835.42	2.16	3.26	1.24	0.17	0.58%

SPECIFIC PROPERTIES

Price	Living Space	Waterfront	Grade
\$980k	2510	True	3
Floors	Bedrooms	View	ZIP
2	3	4	98042

NEXT STEPS

- Collect More Data.
- Further research.
 1. ZIP code location information.
 2. Reasons leading to lower price.
 3. Different Model
- Condition Number is large and can indicate multicollinearity.

WORK CITED

1. Image by denys nevozhai from Unsplash
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4. Image by zhang kaiyv from Unsplash
5. Image by Luke Stackpoole from Unsplash



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Data:

1. <https://gis-kingcounty.opendata.arcgis.com/datasets/e6c555c6ae7542b2bdec92485892b6e6/explore>
2. <https://kingcounty.gov/en/legacy/services/data>

THANK YOU!

► Questions?