



KINGS COUNTY HOUSING ANALYSIS

By Kai Cansler

OBJECTIVES

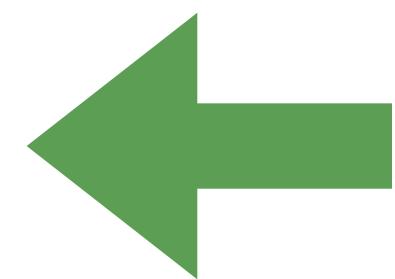
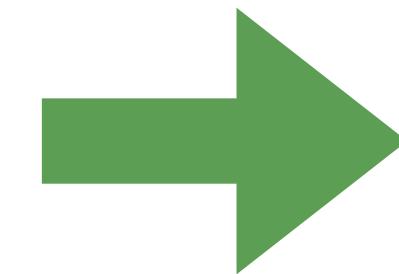
Identify Opportunities

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

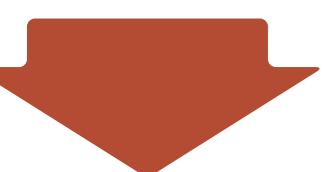


TARGET PROPERTY

Meets Budget

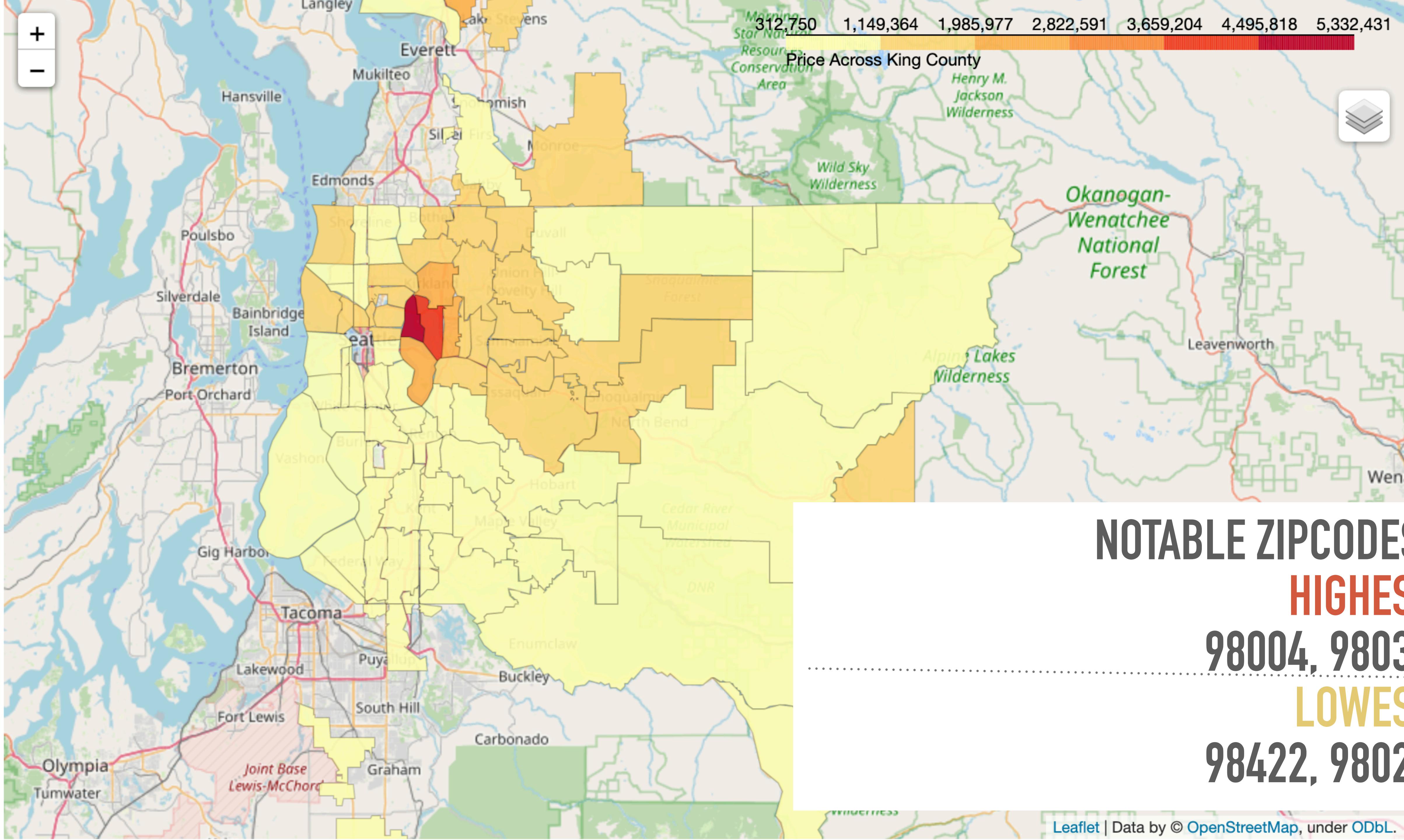


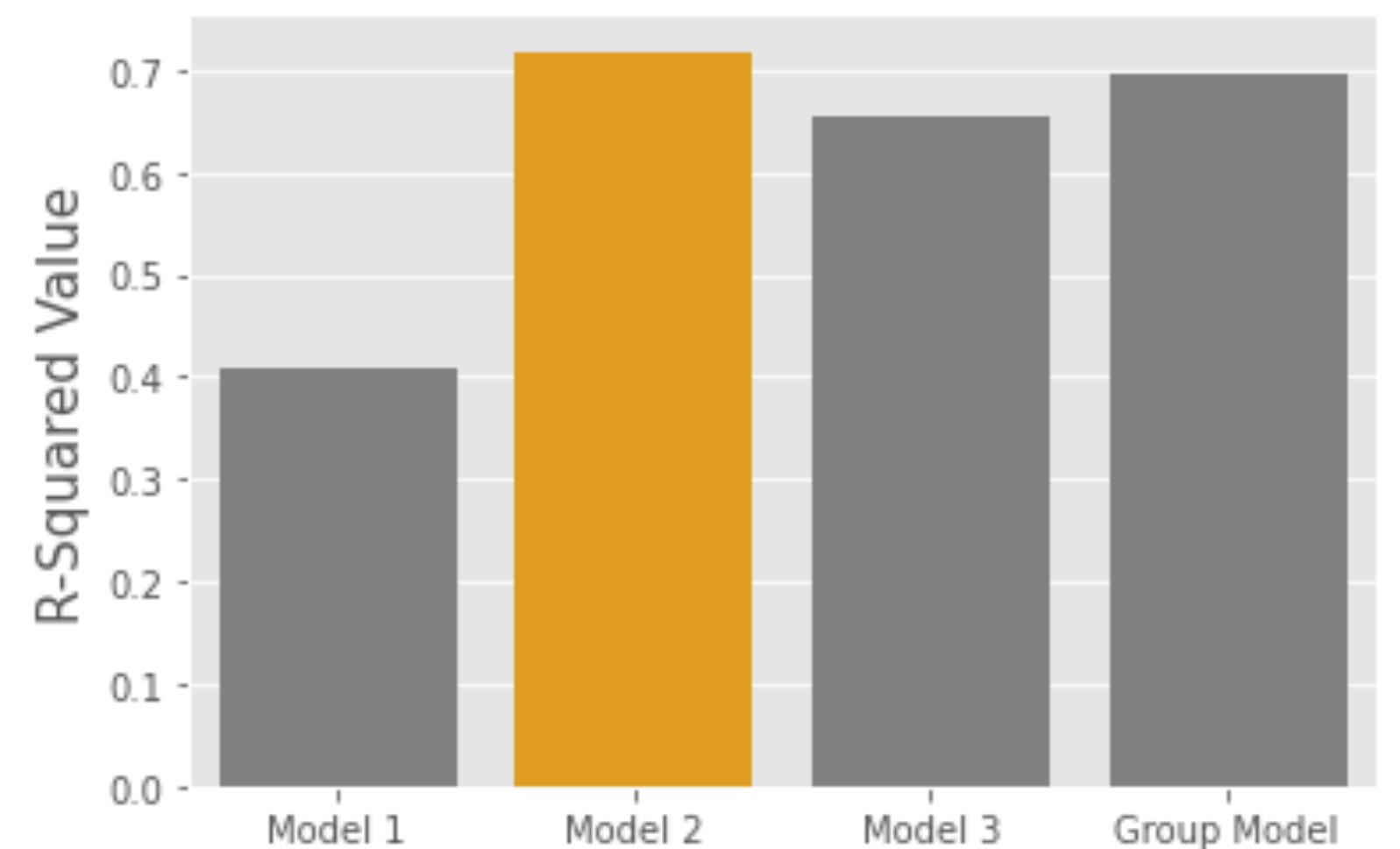
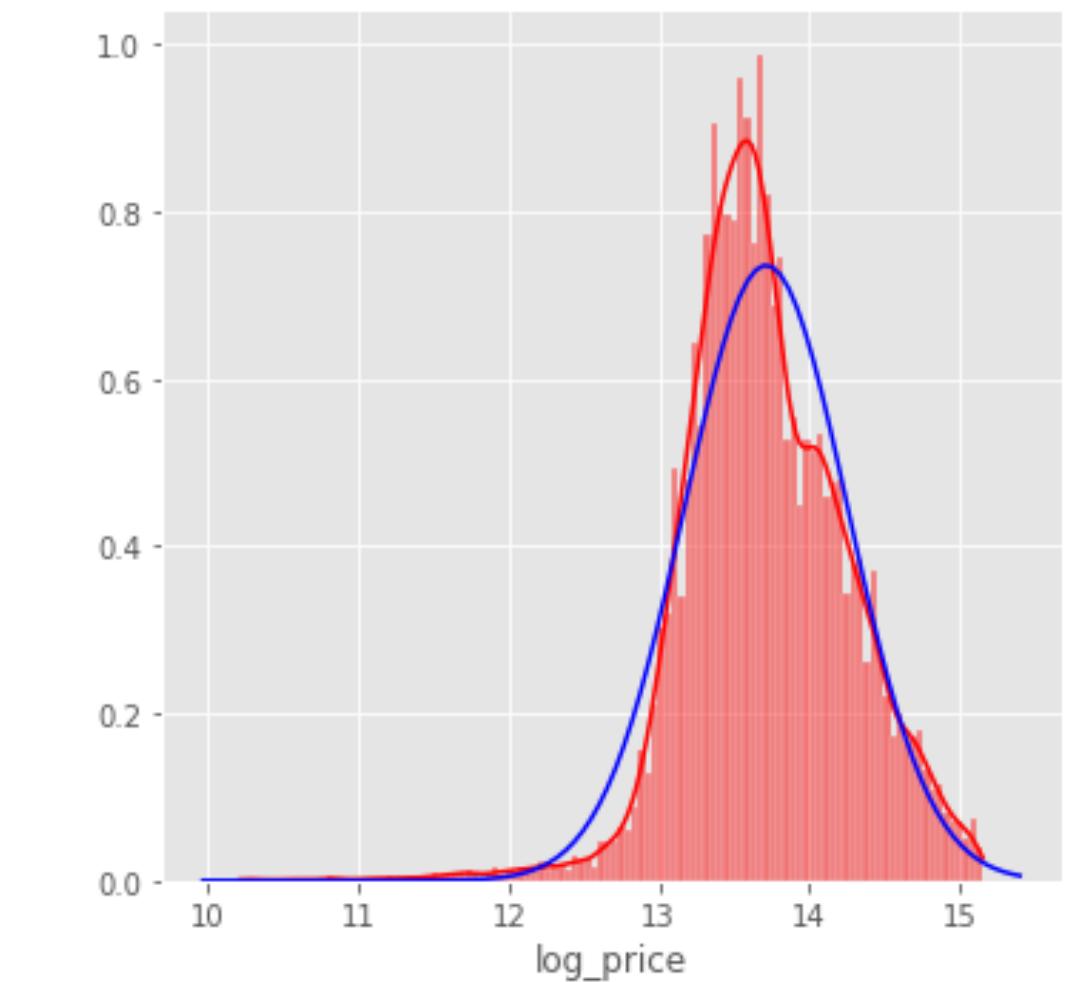
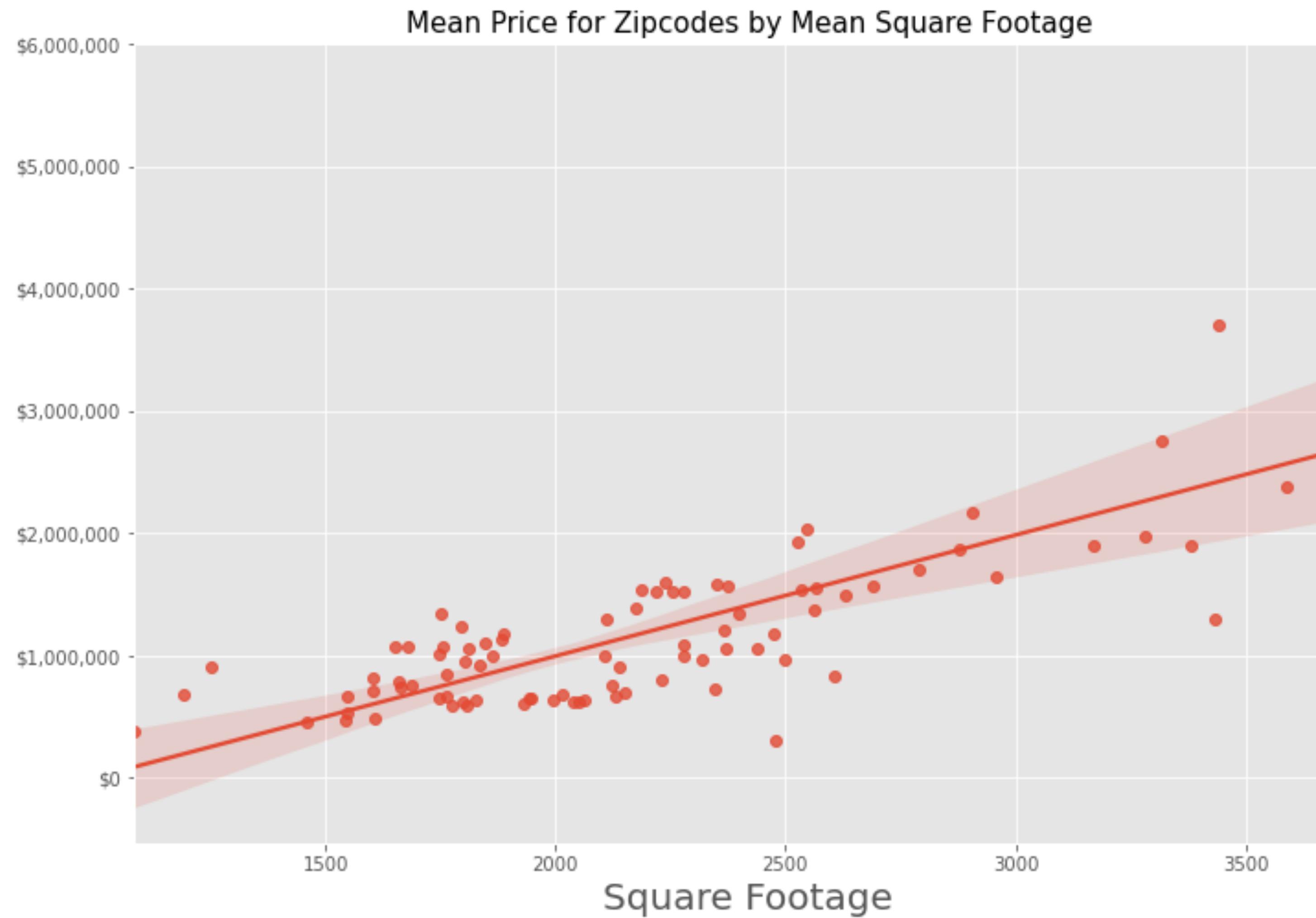
Undervalued



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

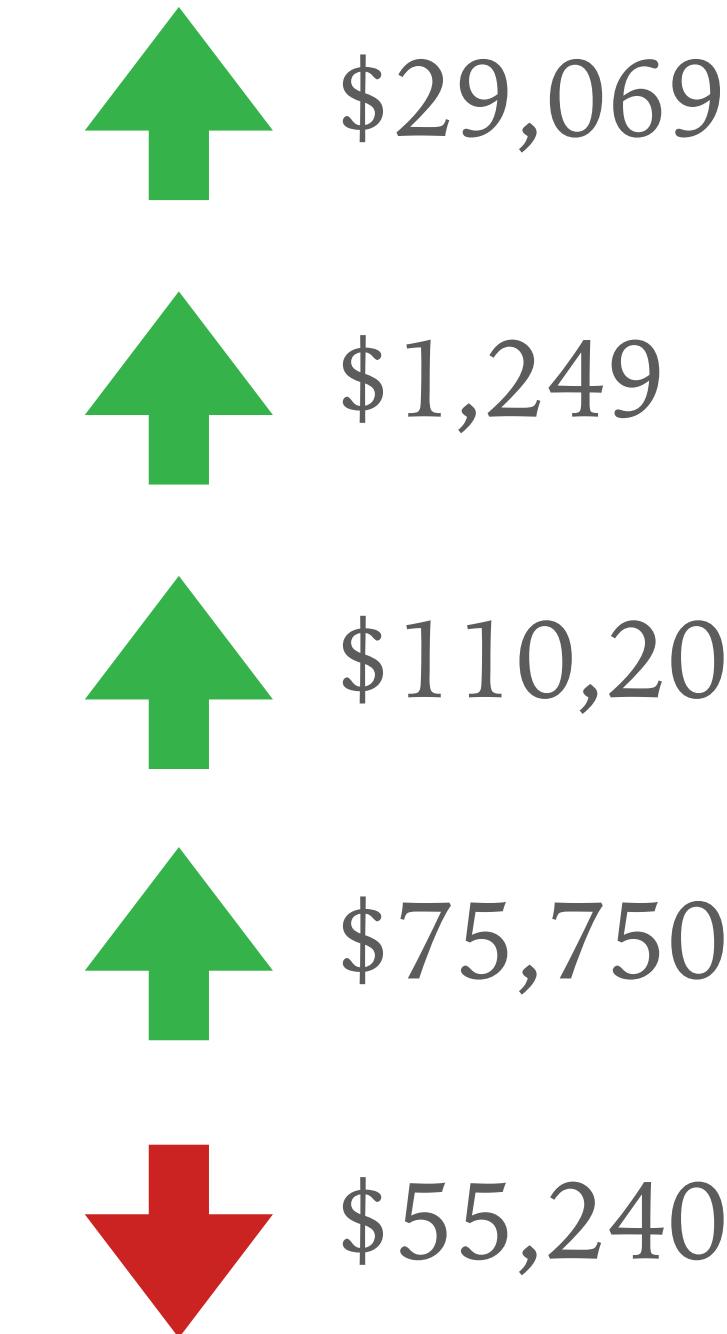


Features

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



Price





RECOMMENDATION

- Living Area is the largest indicator.
- Working Capital
 - \$3~5 million: Target Inner city
 - \$1~3 million: Surrounding Area
 - < \$1 million: Wilderness and South

IDENTIFIED EXAMPLE

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
2. Image by zane lee from Unsplash
3. Image by toa heftiba from Unsplash
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?