

An Analysis of the House Sales Prices in King County

for

Miss Amy Williams



Kevin Dietrich

2025-03-17

Getting Familiar with the Data Set ...

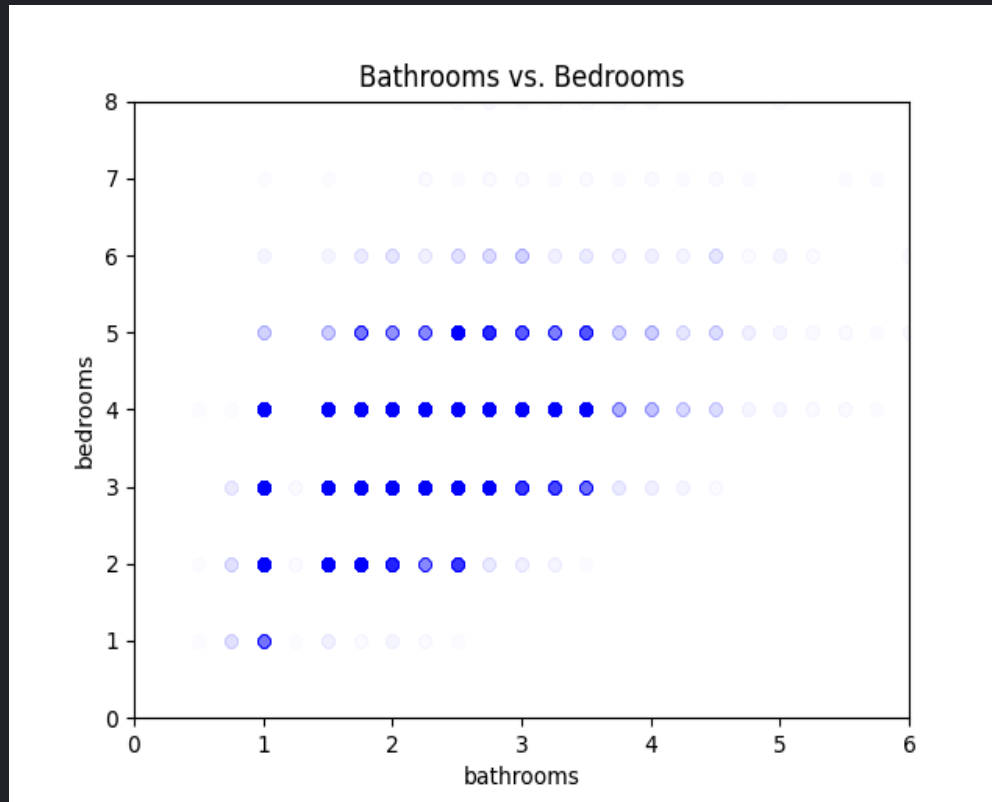
HYPOTHESIS #1

**The more bathrooms, the
more bedrooms.**

Is it true???

??? The more bathrooms, the more bedrooms. ???

YES!



[Correlation ≈ 0.5]

HYPOTHESIS #2

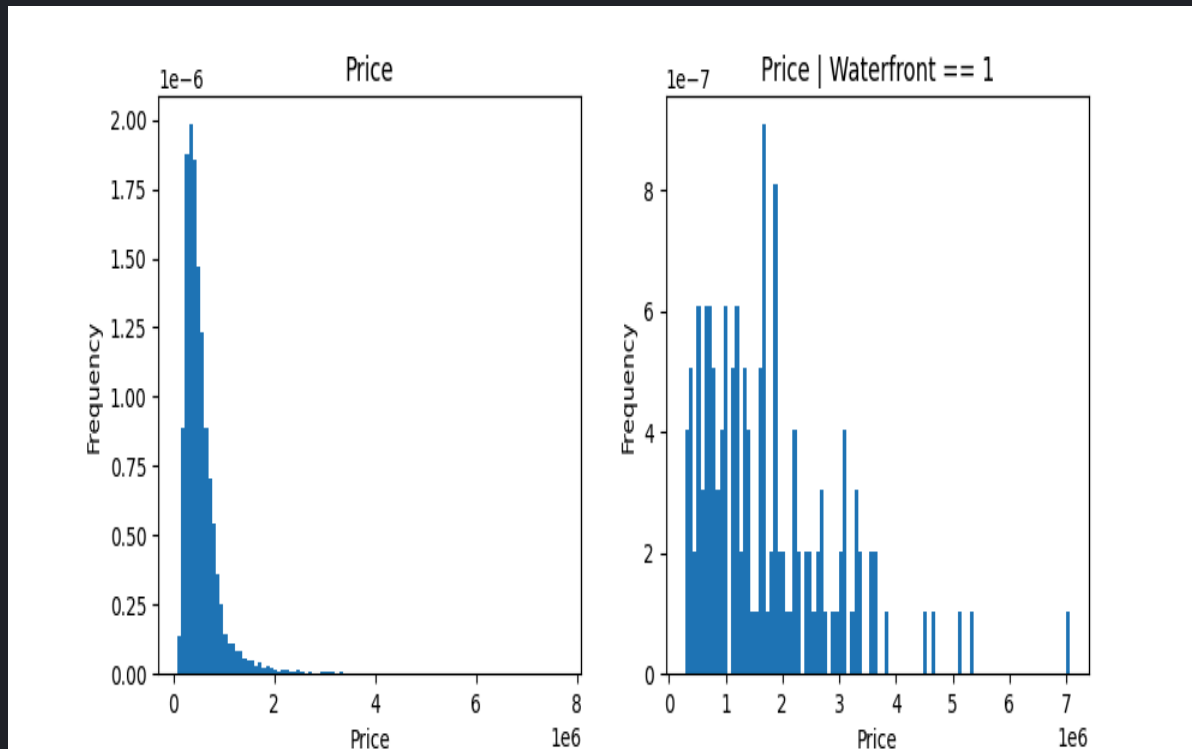
**The presence of a waterfront
affects the prize.**

Is it true???

??? The presence of a waterfront affects the prize.

???

YES!



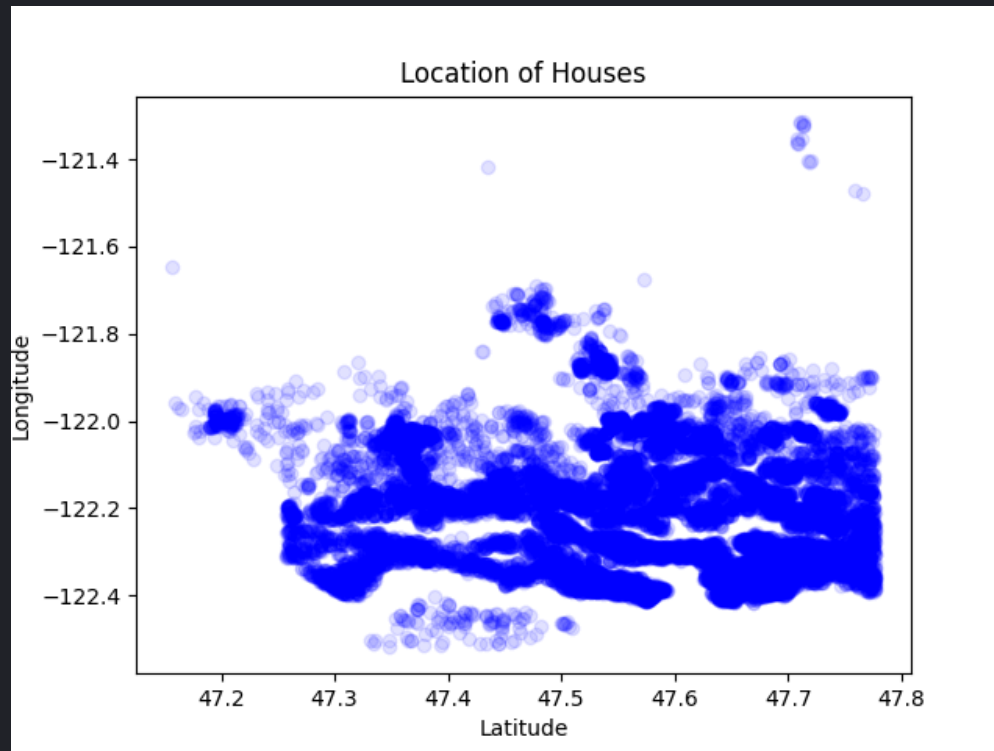
HYPOTHESIS #3

**The latitude and the
longitude of a house location
do not affect each other.**

Is it true???

??? The latitude and the longitude of a house location do not affect each other. ???

Probably **YES!**



[Correlation ≈ -0.1]

Our Client

“

Amy Williams, Seller, Mafiosa, sells several central houses (top 10%) over time, needs average outskirts houses over time to hide from the FBI.

”

“

NO!!!

”

Our Client

“

~~Amy Williams, Seller, Mafiosa, sells
several central houses (top 10%)
over time, needs average outskirts
houses over time to hide from the
FBI.~~

”

“

NO!!!

”

Corrected Description

⇒ **How to define ...**

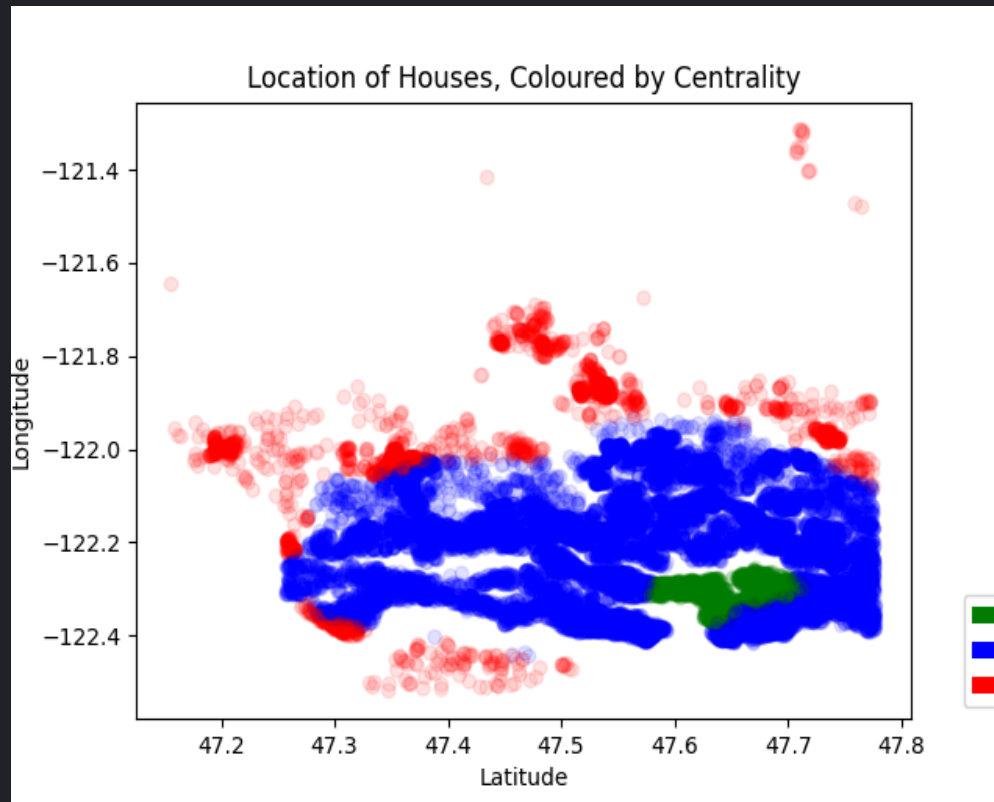
- (top 10%) **centrality**?
- **exceptionality** (on the outskirts)?
- "**privacy**" (on the outskirts)?

How to define ...

- (top 10%) **centrality**?
- **exceptionality** (on the outskirts)?
- "**privacy**" (on the outskirts)?

(Top 10%) Centrality?

Take the number of neighbours in a vicinity of fixed size!



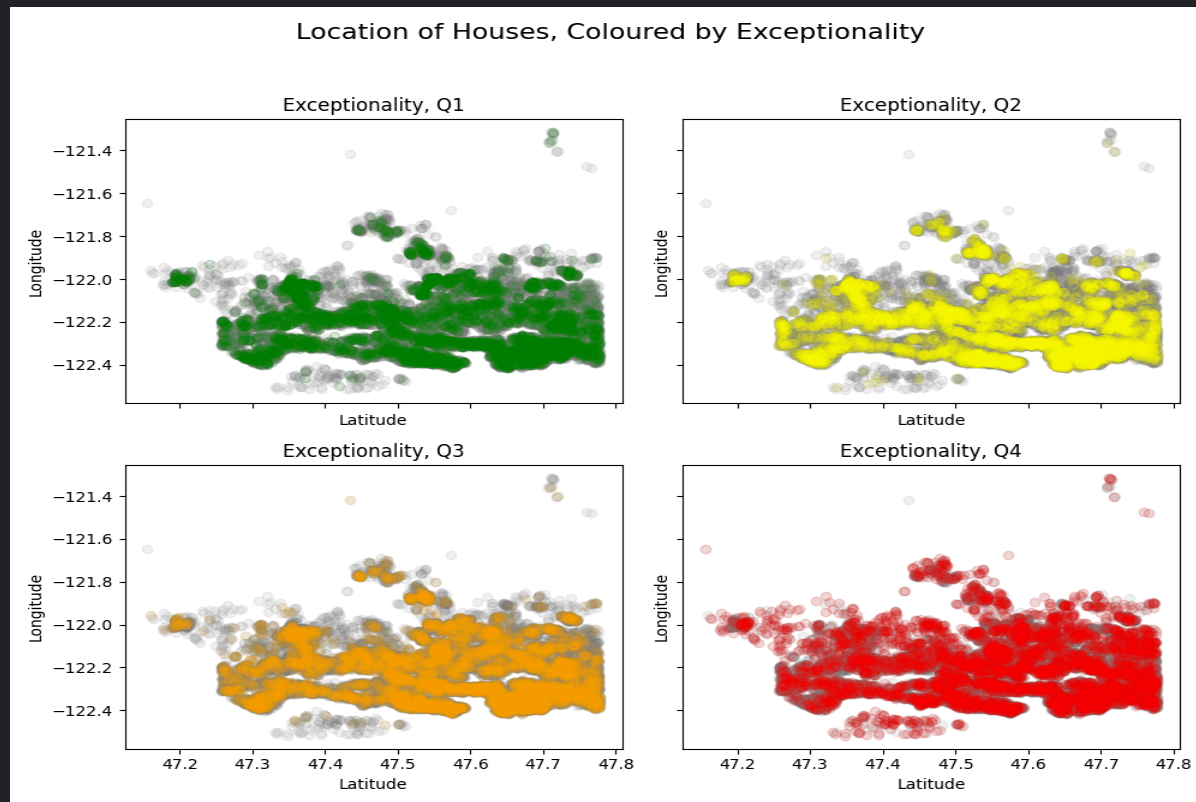
⇒ Sell "green" and buy "red" houses!

How to define ...

- (top 10%) **centrality**?
- **exceptionality** (on the outskirts)?
- "privacy" (on the outskirts)?

Exceptionality?

A house is more exceptional the more it differs from its immediate neighbours in terms of living space and lot size!



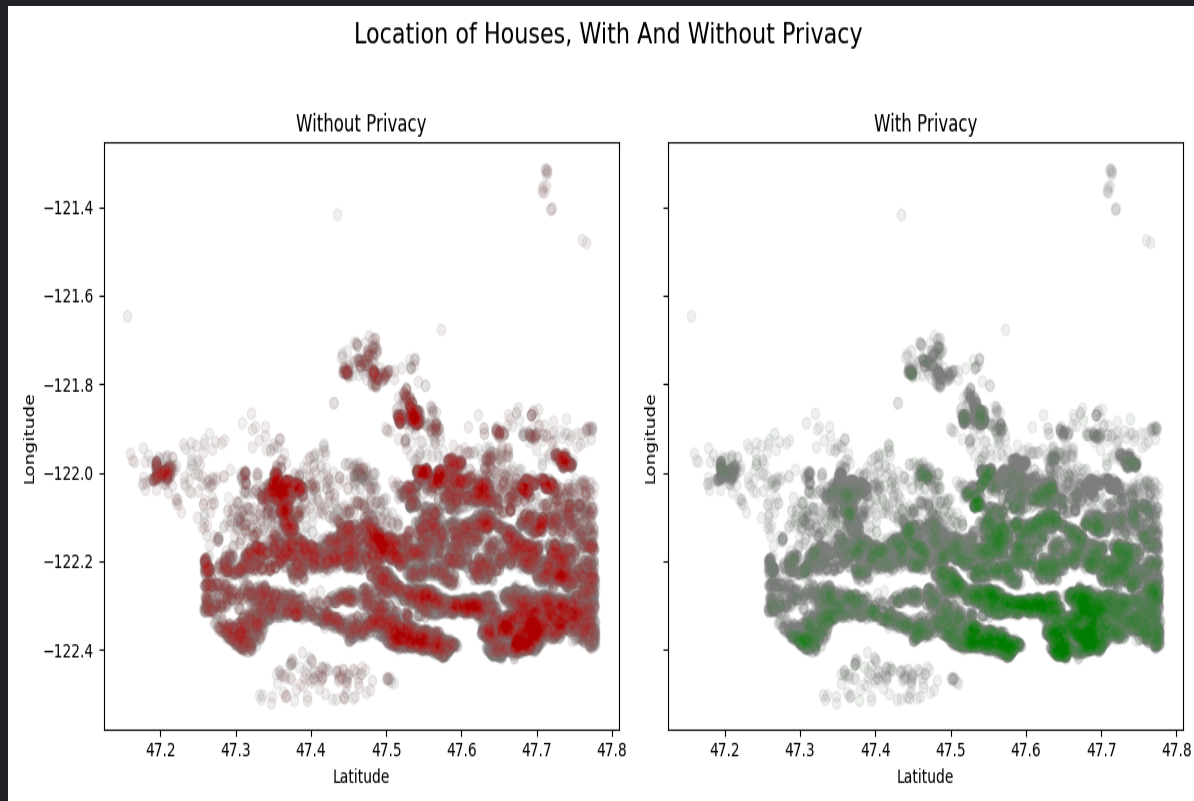
⇒ Avoid regions indicated by cursor!

How to define ...

- (top 10%) **centrality**?
- **exceptionality** (on the outskirts)?
- "**privacy**" (on the outskirts)?

Privacy

Take the presence of a basement!



⇒ **Avoid regions indicated by cursor!**

... The End.