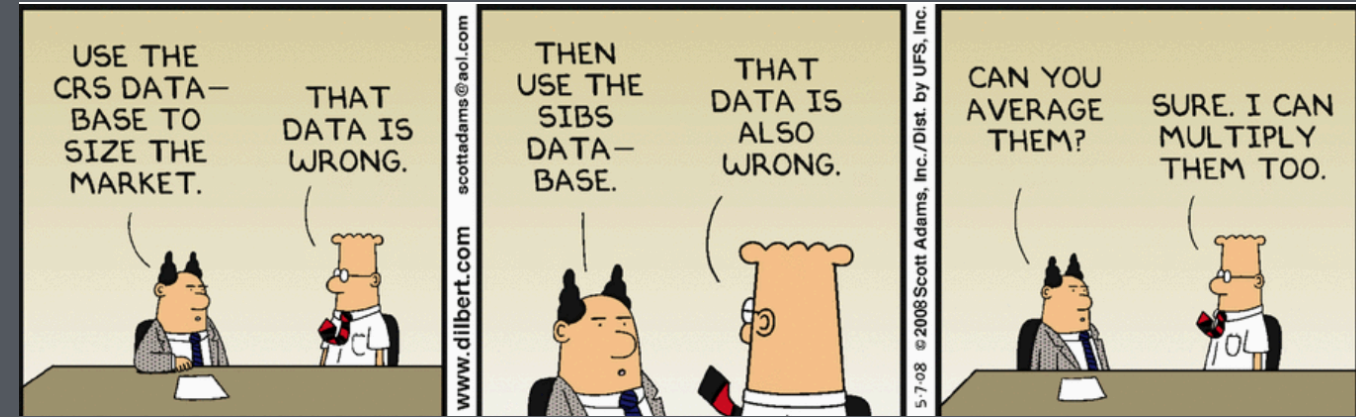


# Features Affecting Housing Prices King County



# The Data



- Started:
  - A little over 21,500 data observations
  - 18 total features (excluding price)
- Guiding Principles:
  - Some domain knowledge
  - Data driven decisions for the majority features that affect housing prices

- Finished:

- Clean
- 8 features

features	rank
waterfront	1
bathrooms	2
condition	3
bedrooms	4
yr_built	5
zipcode	6
sqft_living15	7
sqft_lot	8

# Findings

Top features affecting price

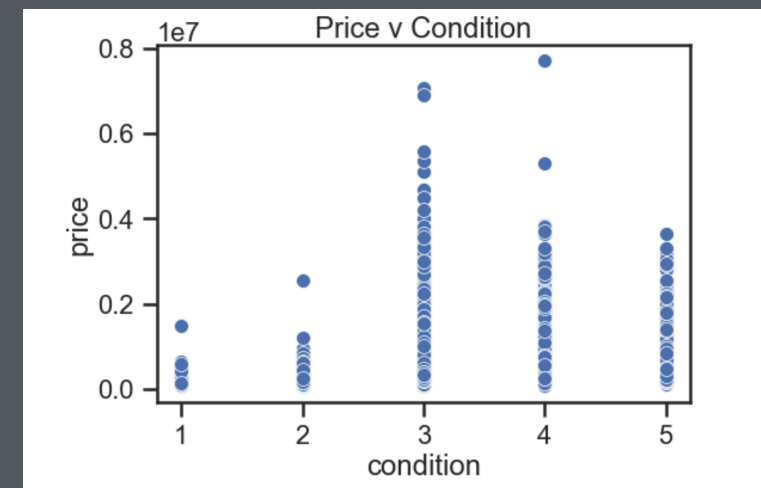
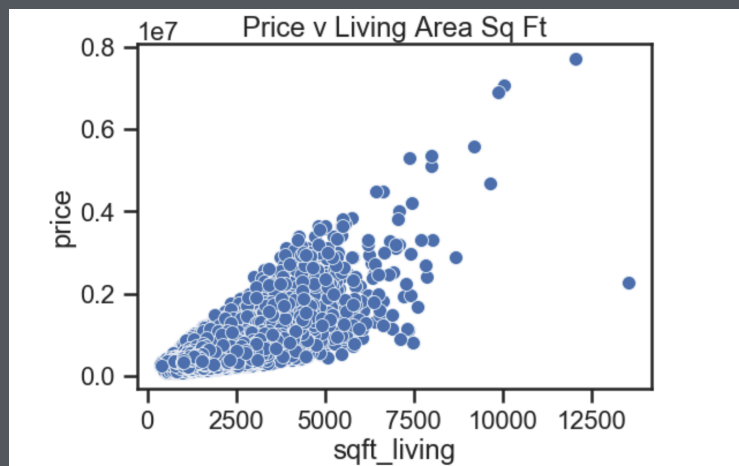
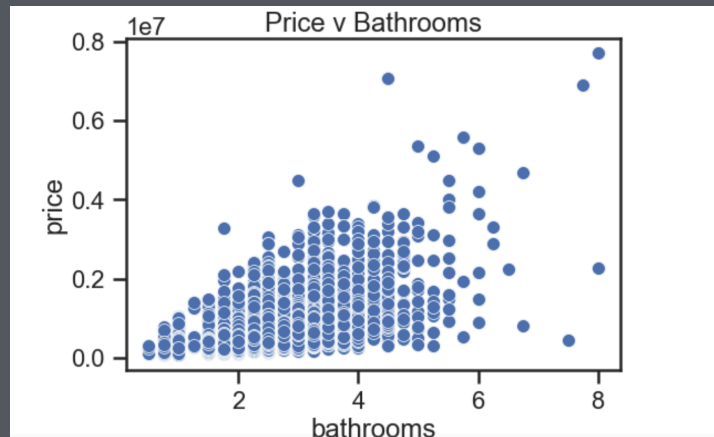
1. Waterfront

2. Bathrooms

3. Condition

4. Bedrooms

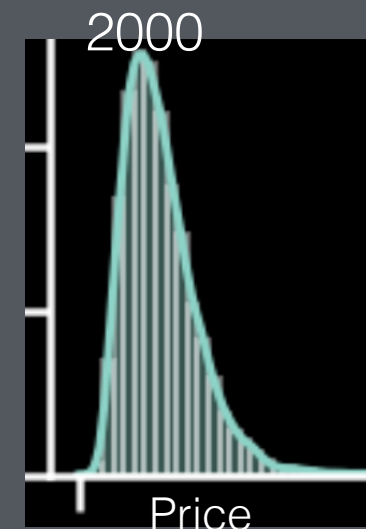
5. Living square foot area



# Recommendations

Strategy: Buy Low & Sell High

- Limiting expenses & efforts with little to no rehab by
  - Searching for homes that already have:
    - Livable square footage
    - 3 to 4 bedrooms & bathrooms
    - 2000 square feet
  - Improve condition features
    - Seek homes with condition rank of 1 or 2
    - Just move to 3 out of 5 with condition rating because price erosion after that rank



# Recommendations

Strategy: Buy Low, Rehab & Sell High

- Look for homes wasted living space square footage
- 2000 square feet
- Reconfigure for 3 to 4 bedroom and bathrooms



# Future Work

- Analyze what drives price down to find best costs
- Data finds best rehab options



# Thanks!

