

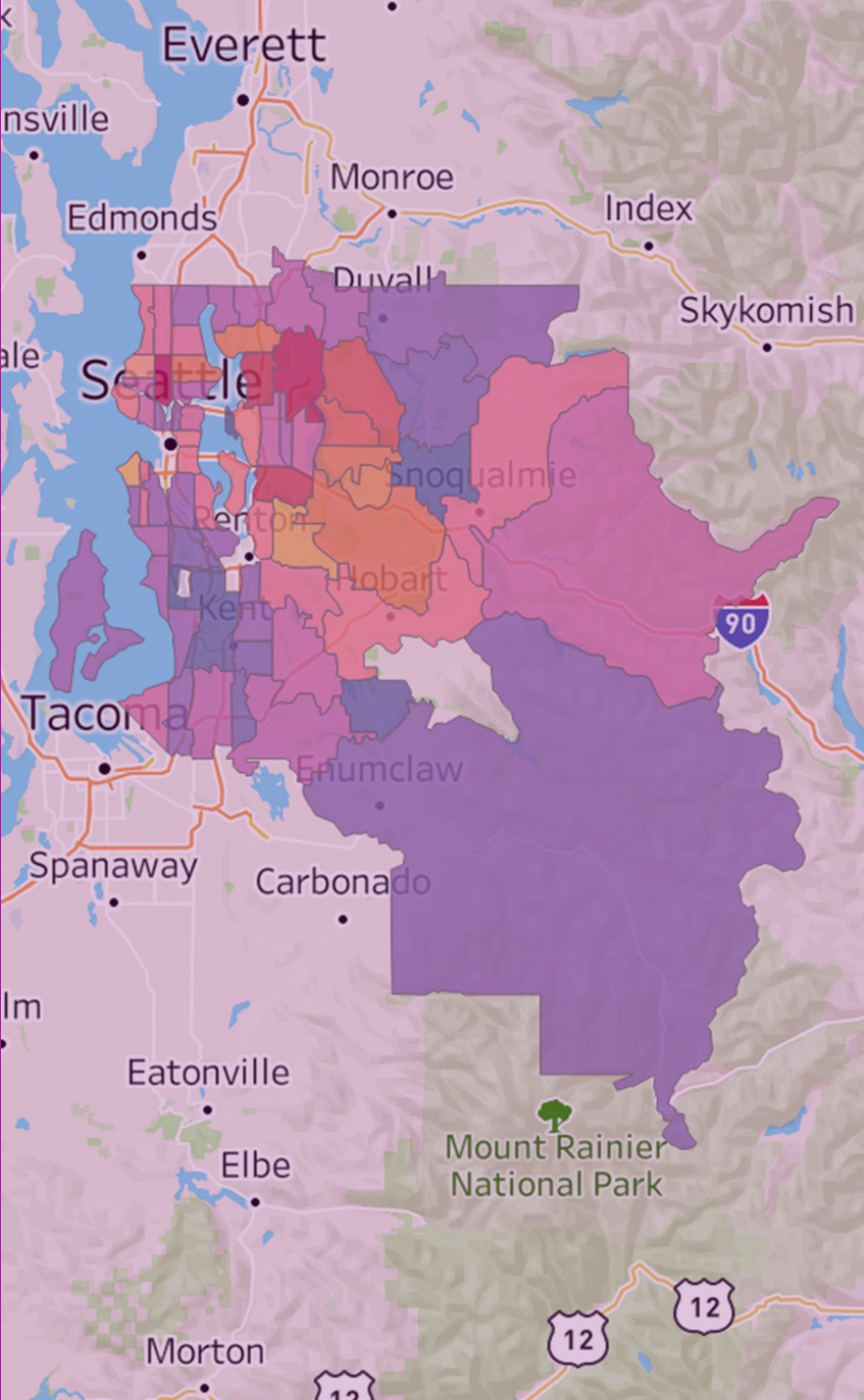
Unlocking
King County Real Estate:
Insights for Informed
Investment
A Data-Driven Analysis



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Stay Connected



INTRODUCTION

Navigating **King County's** Real Estate Landscape.

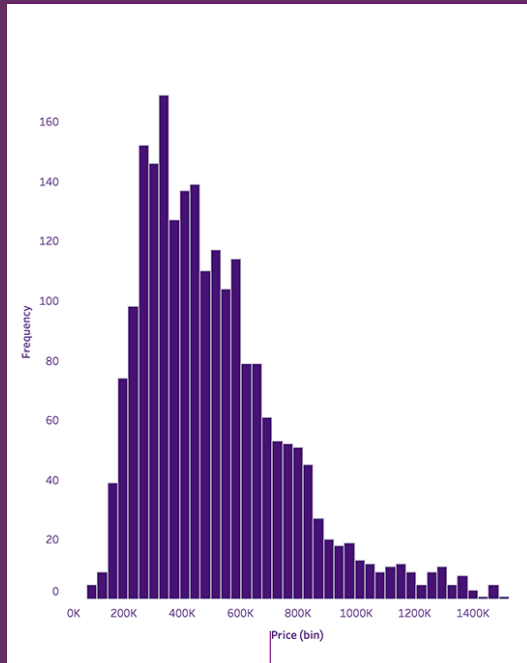
Project Purpose:

- Provide a comprehensive understanding of King County's real estate market.
- Assist investors, builders, and homebuyers in making informed decisions.

Significance:

- Valuable for navigating King County's dynamic real estate market.
- Guidance for successful real estate investments.

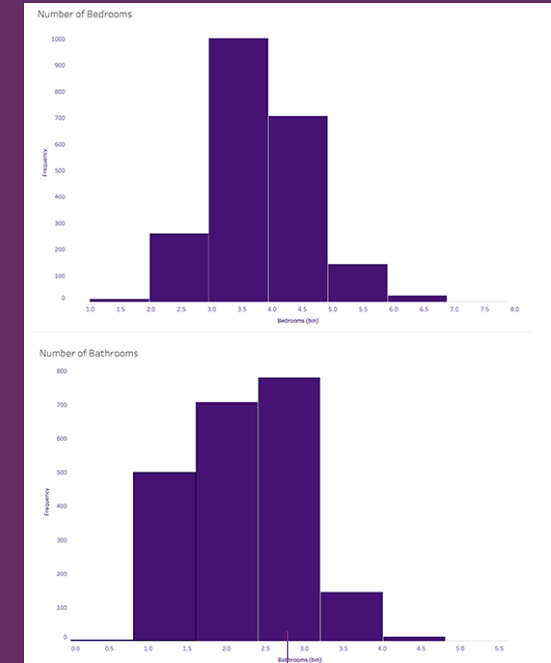
KEY FINDINGS THAT MATTERS



Distribution of
House Prices

	Poor- Worn out	Fair- Badly worn	Average	Good	Very Good
Excellent			942,838	846,361	1,178,300
Good			829,796	802,716	852,884
Average			731,151	601,167	662,340
Fair			712,392	858,188	850,000
No View	160,833	335,843	491,448	465,430	532,358

House Conditions

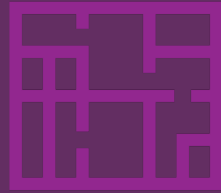


Number of
Bedrooms & Bathrooms

DIGGING DEEPER: THE DATASET & METHODOLOGY

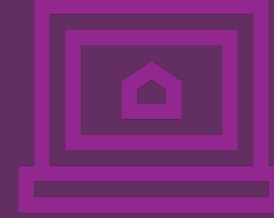
21,597

Real Estate Transactions
in King County,
2014-2015



FEATURES

id	floors
price	waterfront
bedrooms	condition
bathrooms	grade
sqft_living	yr_built
sqft_lot	



DATA PREPROCESSING

- Data Collection
- Data Exploration
- Handling Missing Data
- Cleaning and Preparing
- Transformation
- Standardisation



METHODOLOGY

- Regression Analysis
- Assumption
- Data Splitting
- Model Evaluation
- Validation Techniques
- Model Interpretation



WHAT THE NUMBERS REVEAL



For each additional square foot of living space, the estimated property price increases by **\$378.80**.



Each additional bathroom adds approximately **\$686.40** to the property price.



Properties with a waterfront view command a premium of **\$931,200**.



A property with a grade of 10, compared to a grade of 3, is estimated to be worth **\$1,886,600** more.



WHAT LIES AHEAD

In the pursuit of continuous improvement, future iterations of this project will involve incorporating all available features from the dataset to further enhance the predictive accuracy of the model.

Additionally, there is a potential avenue for exploring the impact of various amenities, such as proximity to schools, parks, and transportation hubs, on property prices. This expanded scope will provide a more comprehensive understanding of the King County real estate market and ensure that the "King County Real Estate Pricing and Investment Advisor" remains an invaluable resource for all real estate stakeholders.



THANK YOU!!!

Do you have any questions?



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