

# EDA Project

# King County Housing Data

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02.12.2022

# Agenda

- **Introduction to the (fictional) stakeholder**
- Overview about house pricing in King County
- What is the best timing for buying and selling?
  - Is this different for high value central houses?
- Which outskirts houses to buy?

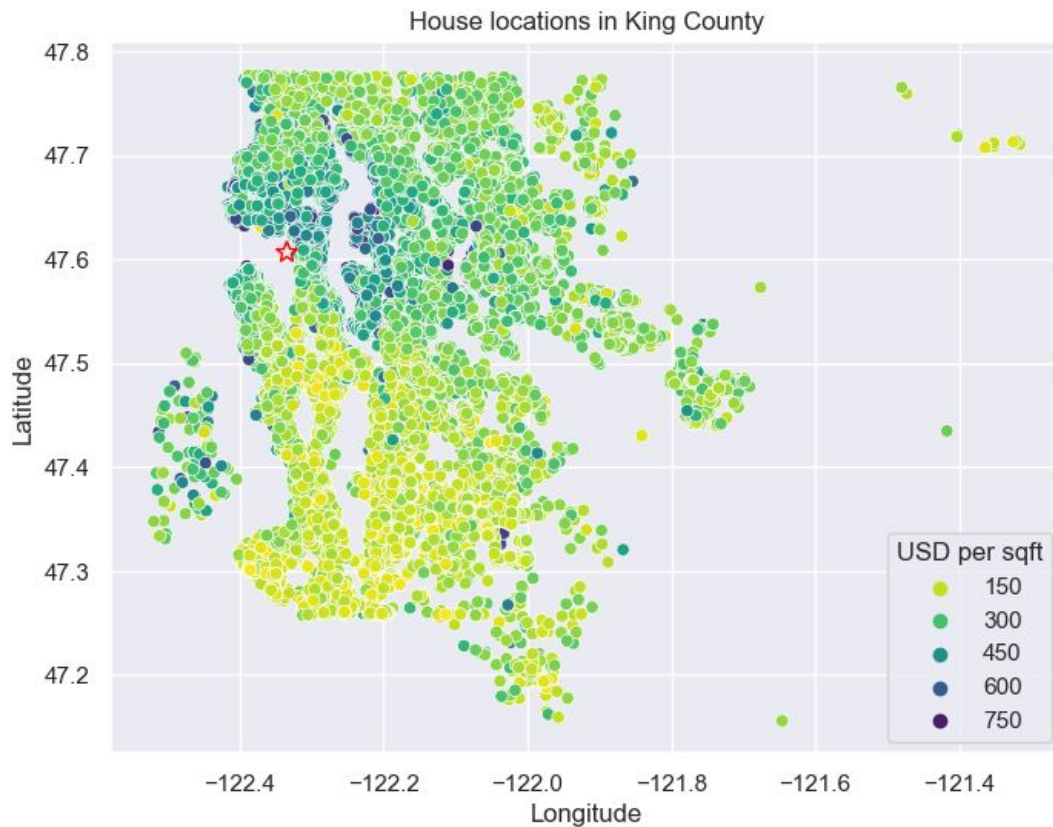
# Fictional stakeholder

Amy Williams

- Italian mafiosi
- seller and buyer
- sells several central houses (top 10%) over time
- needs average outskirts houses over time to hide from the FBI

# Agenda

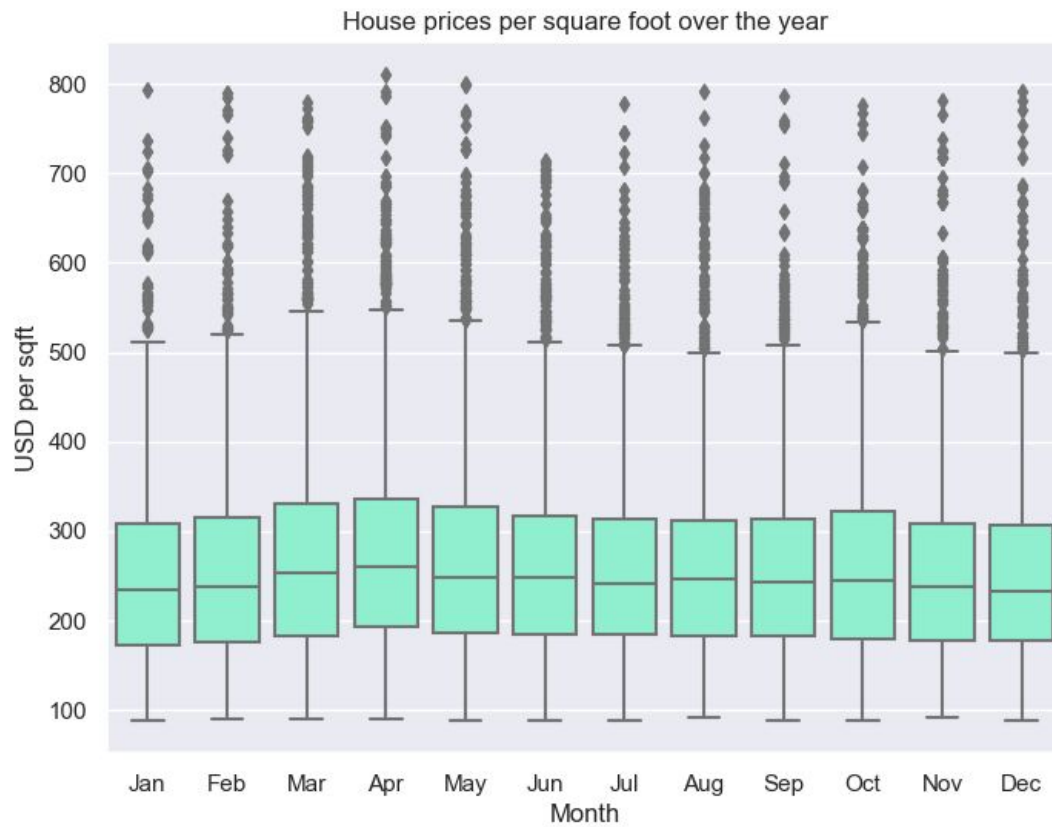
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- Seattle City Center \* is not the most expensive part of the city
- Most expensive houses are located east of Seattle in Bellevue at Lake Washington
- Southern part of King County is the least expensive

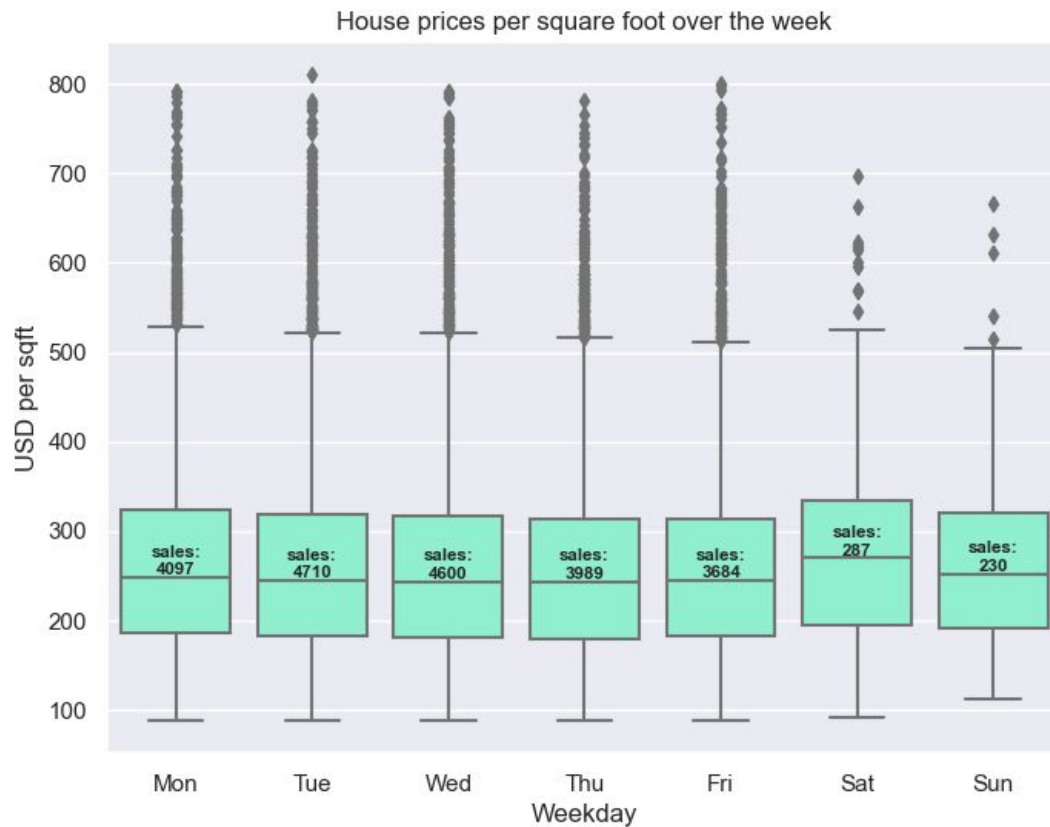
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General recommendations:

- Buy in winter (December and January)
- Sell in spring (April)



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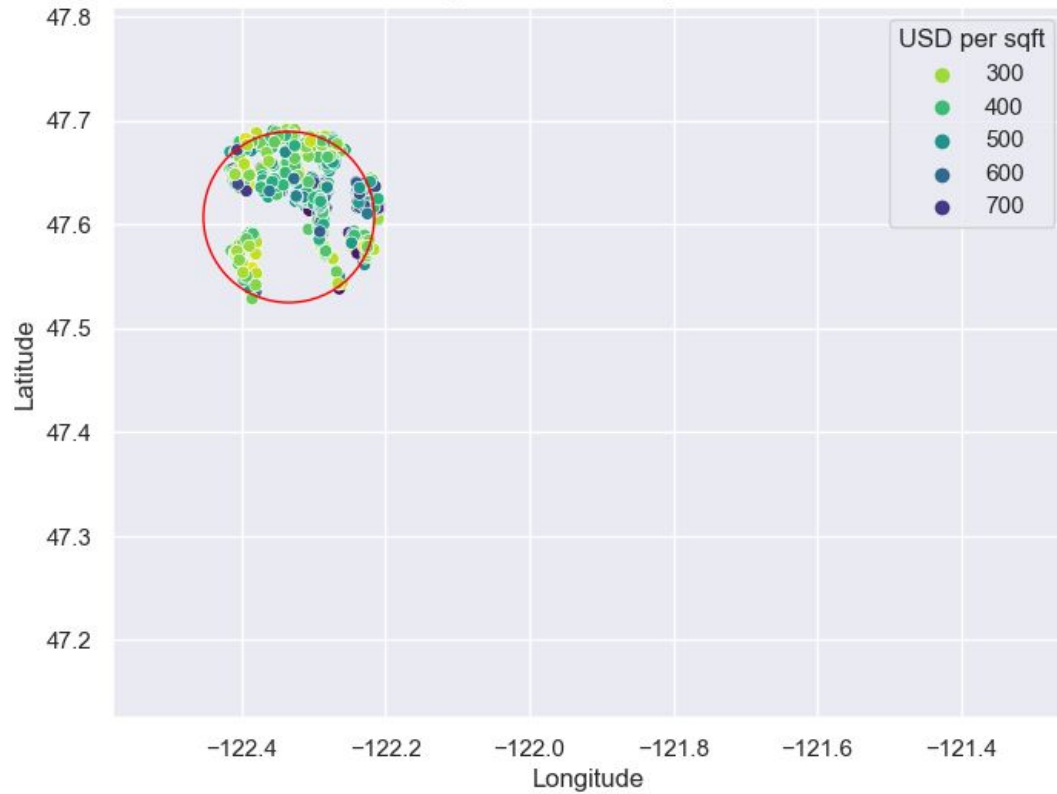
- Buy in the middle of the week (Wednesday or Thursday)
- Sell on Saturdays

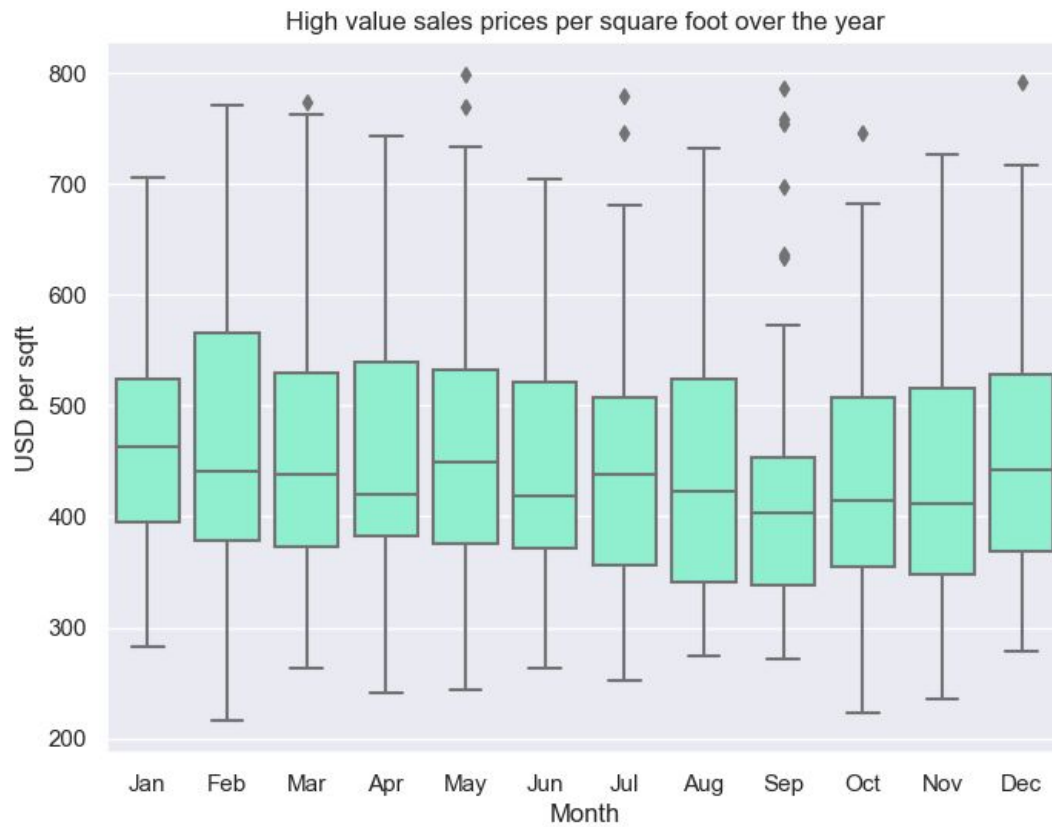


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High value sales in city center

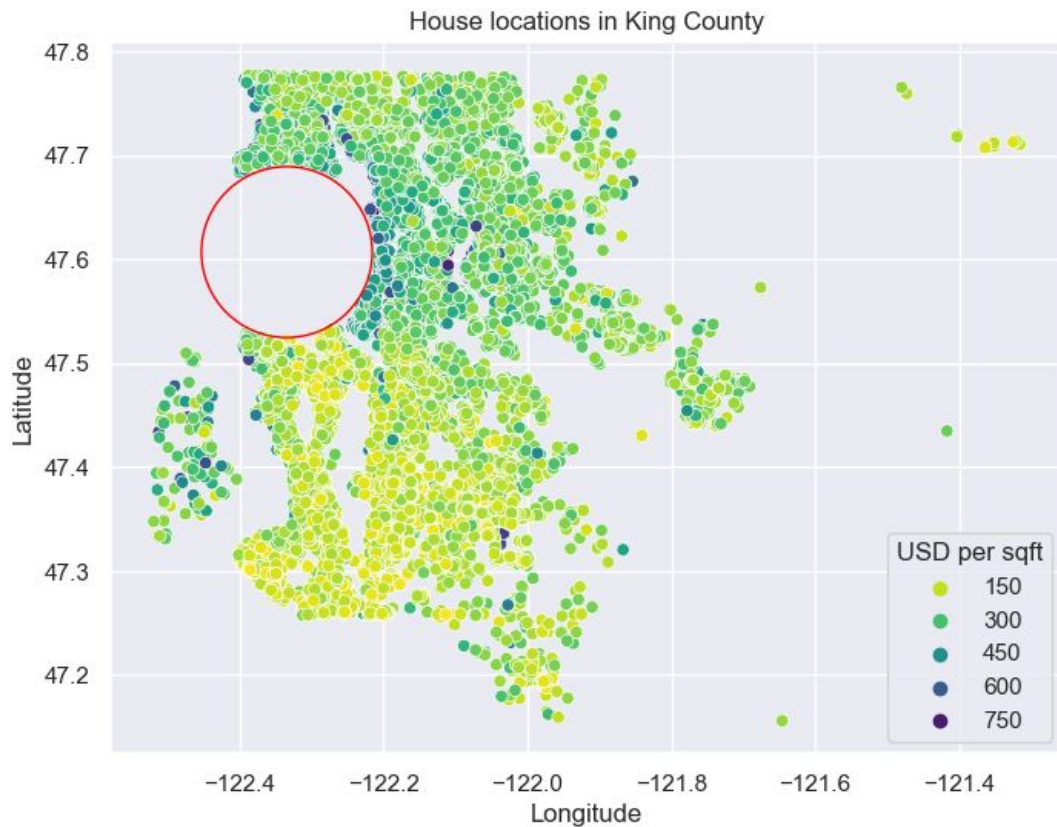




- Sales of high value houses near the city center are rare
- The variance for these sales is much higher
- No specific recommendation for timing

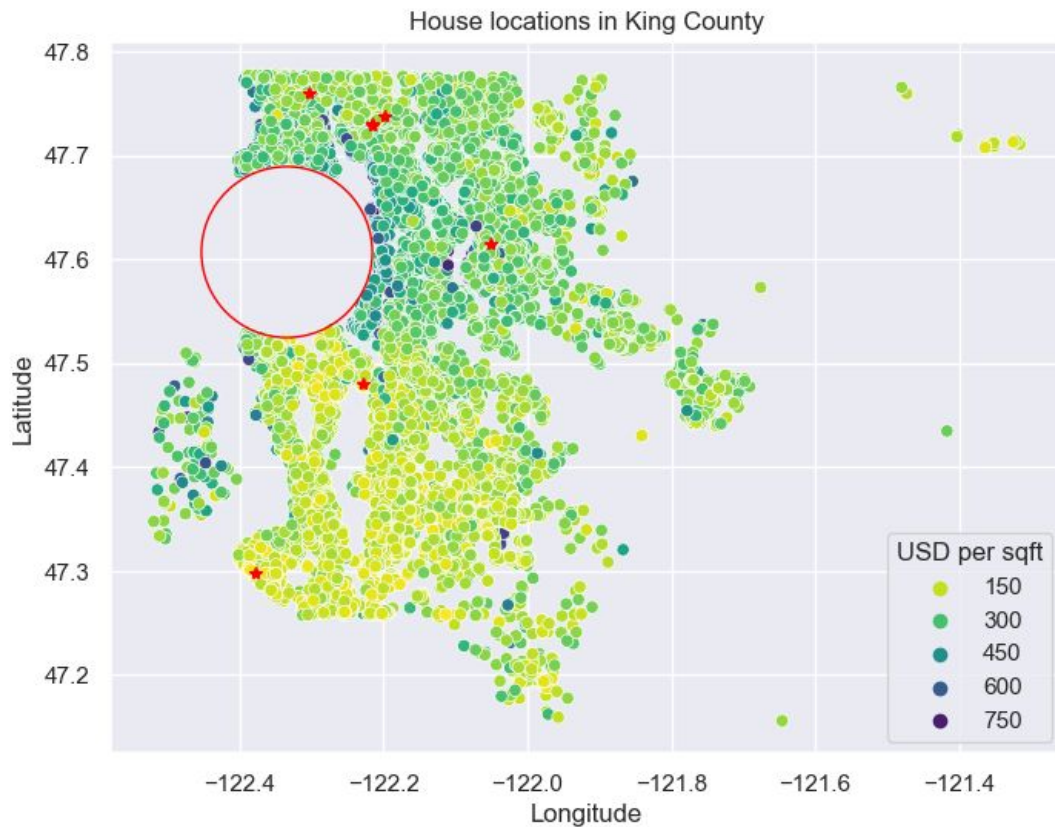
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The median house in the outskirts:

- built in 1978 and never renovated
- 3 bedrooms and 2.25 bathrooms
- 1 floor
- 2000 sq.ft. living area
- 8500 sq.ft. lot size
- no basement
- condition 3 and grade 7
- no view and not located at the waterfront



The houses we're looking for:

- built **1977-1979** and never renovated
- 3 bedrooms and 2.25 bathrooms
- 1 floor
- **1800-2200** sq.ft. living area
- **6000-11000** sq.ft. lot size
- ~~no basement~~
- condition 3 and grade 7
- no view and not located at the waterfront

# Which outskirts houses to buy?

House ID	Last price	Living area	Lot area	Year built	Distance to Center
8651720060	431,000 USD	1830 sq.ft.	8831 sq.ft.	1979	10.042 mi
9211500730	162,000 USD	1810 sq.ft.	6750 sq.ft.	1978	21.534 mi
8651730580	531,000 USD	1910 sq.ft.	8390 sq.ft.	1979	10.097 mi
6204420180	425,000 USD	1870 sq.ft.	9000 sq.ft.	1978	10.989 mi
4024101990	485,000 USD	2090 sq.ft.	7450 sq.ft.	1978	10.593 mi
2561330040	415,000 USD	1820 sq.ft.	9694 sq.ft.	1977	13.333 mi
2143700406	300,000 USD	2000 sq.ft.	7560 sq.ft.	1979	10.178 mi

# Thank you!

Questions?