
Invest where it matters most

Data Analysis for Erin Robinson
by neufische Real Estate Data Consultancy

What's up to come

About the data

Our findings

Our recommendations

About the data

Working with King County (WA) real estate market data

Covering house sales in 2014 & 2015

First, we inspected the quality of the data and prepared it for further analysis:

- cleaned up the data
 - translated your needs into questions we researched in the data
 - looked for strong relationships between different parts of the data
 - calculated developments between 2014 and 2015
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Our assumptions

You are looking to support *poor neighborhoods*.

But what identifies a neighborhood as *poor* in our data?

We found some indicators for poverty in the data:

- Houses with smaller **living space**
 - Houses with low overall **condition**
 - Houses with low **building quality** (*Grade*)
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On to the data

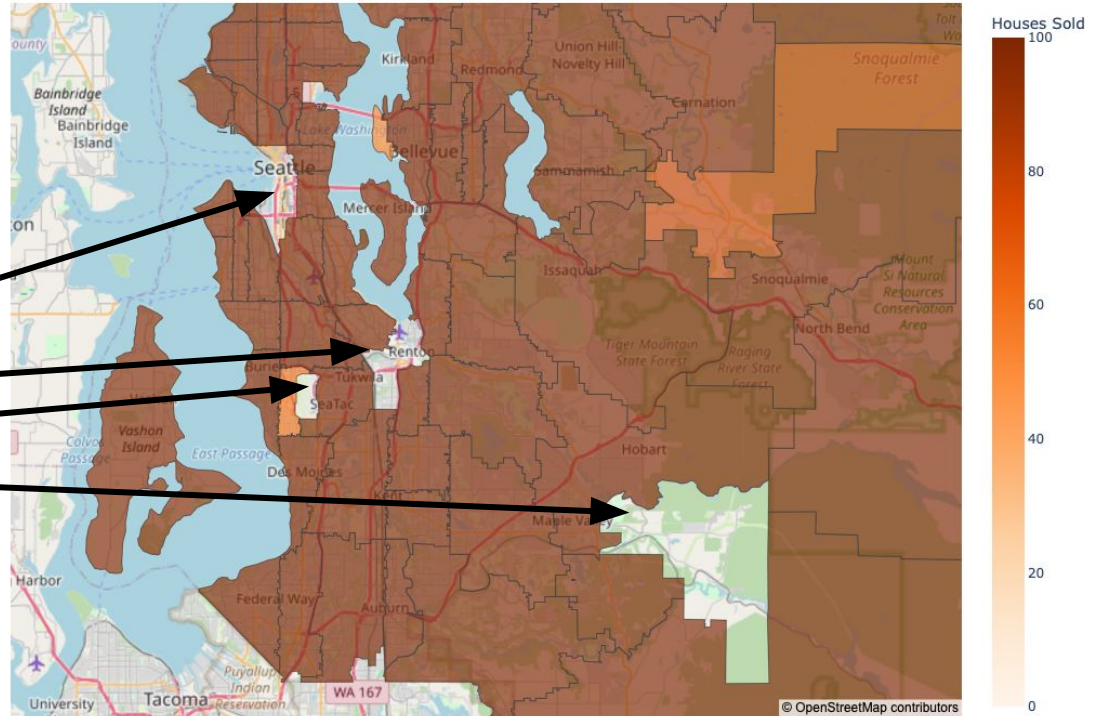
Insight #1

Data is missing

Unfortunately, we are missing data of four areas in King County:

- City centre of Seattle (98134)
- City centre of Renton (98057)
- SeaTac Airport (98158)
- Area east of Maple Valley (98051)

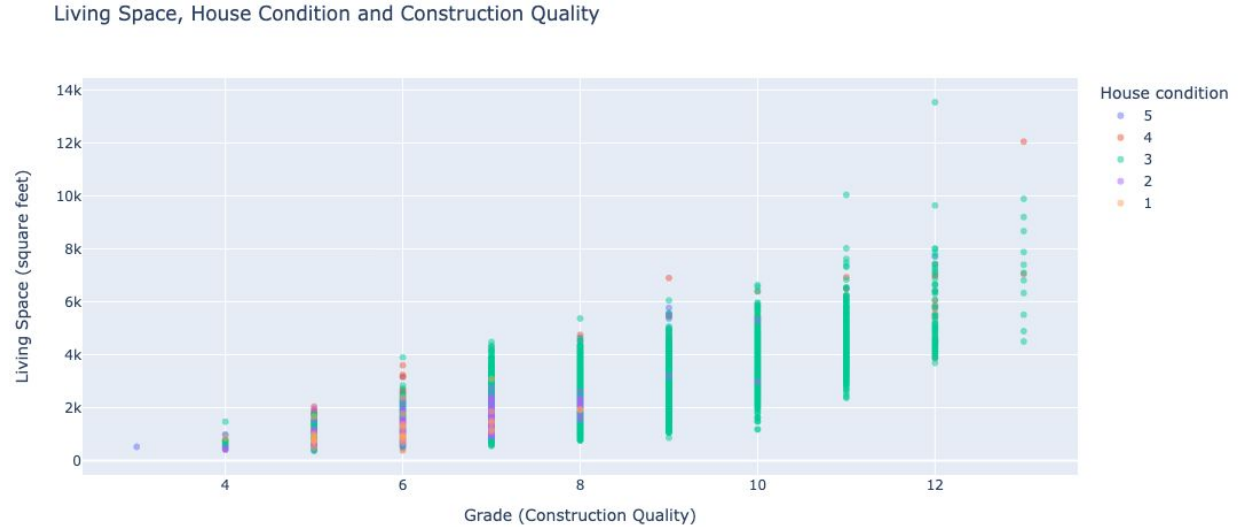
There is no data about houses in these four ZIP Code areas.



Insight #2

Smaller houses tend to be of lower construction quality.

... and they tend to be in lower condition, too.



Insight #3

House prices tell us little about the living standards there.

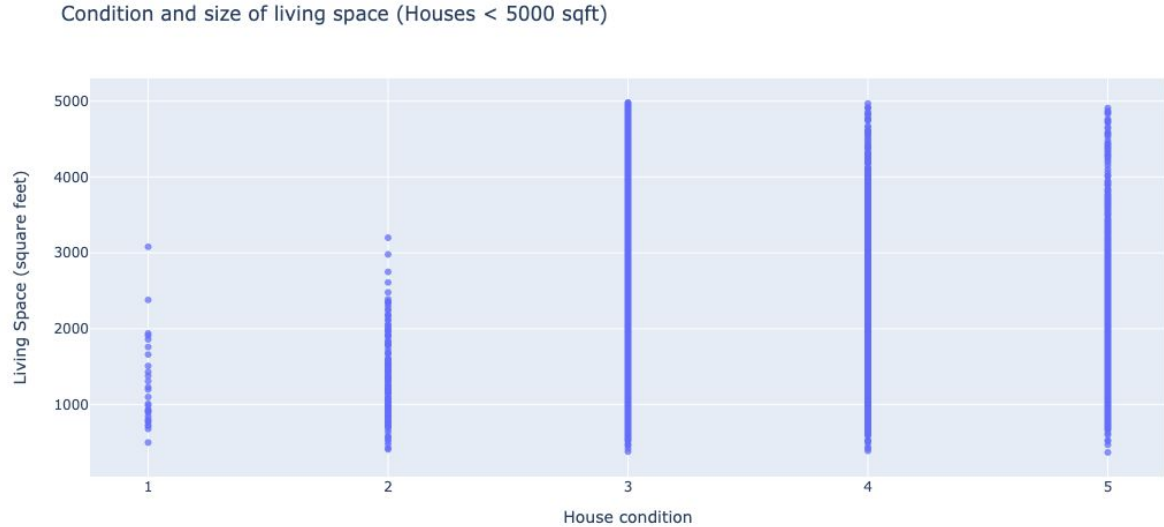
You find bad houses with high prices (per sqft) in all conditions.



Insight #4

Smaller houses really tend to be in lower overall condition.

There are small house in good conditions, but bad condition usually means that it's a smaller house.



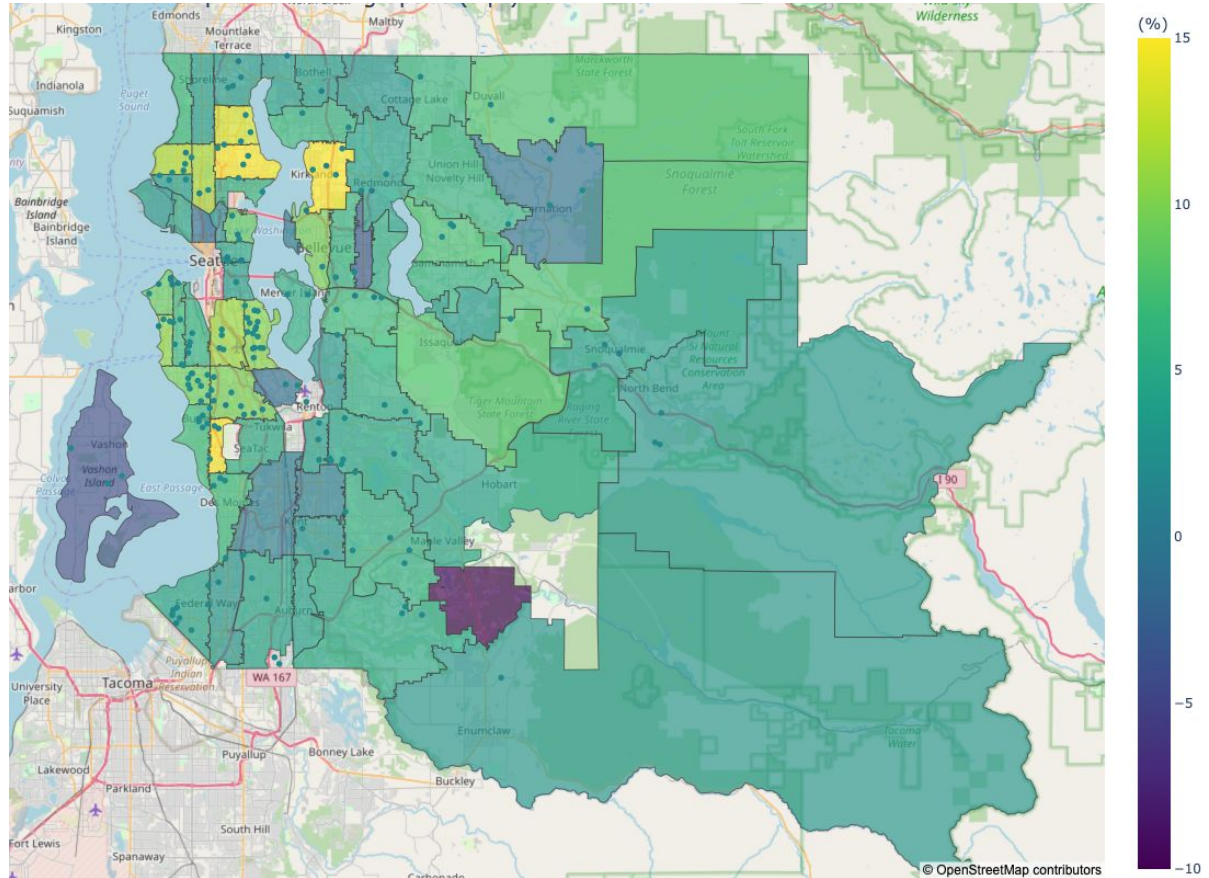
Our Recommendations

Development: Price per sqft (2014 to 2015)

#1 Don't fuel gentrification

Some areas saw the average price per sqft of living space rise by up to 15 % - especially on the north part of Lake Washington.

People with low income will get in trouble there.

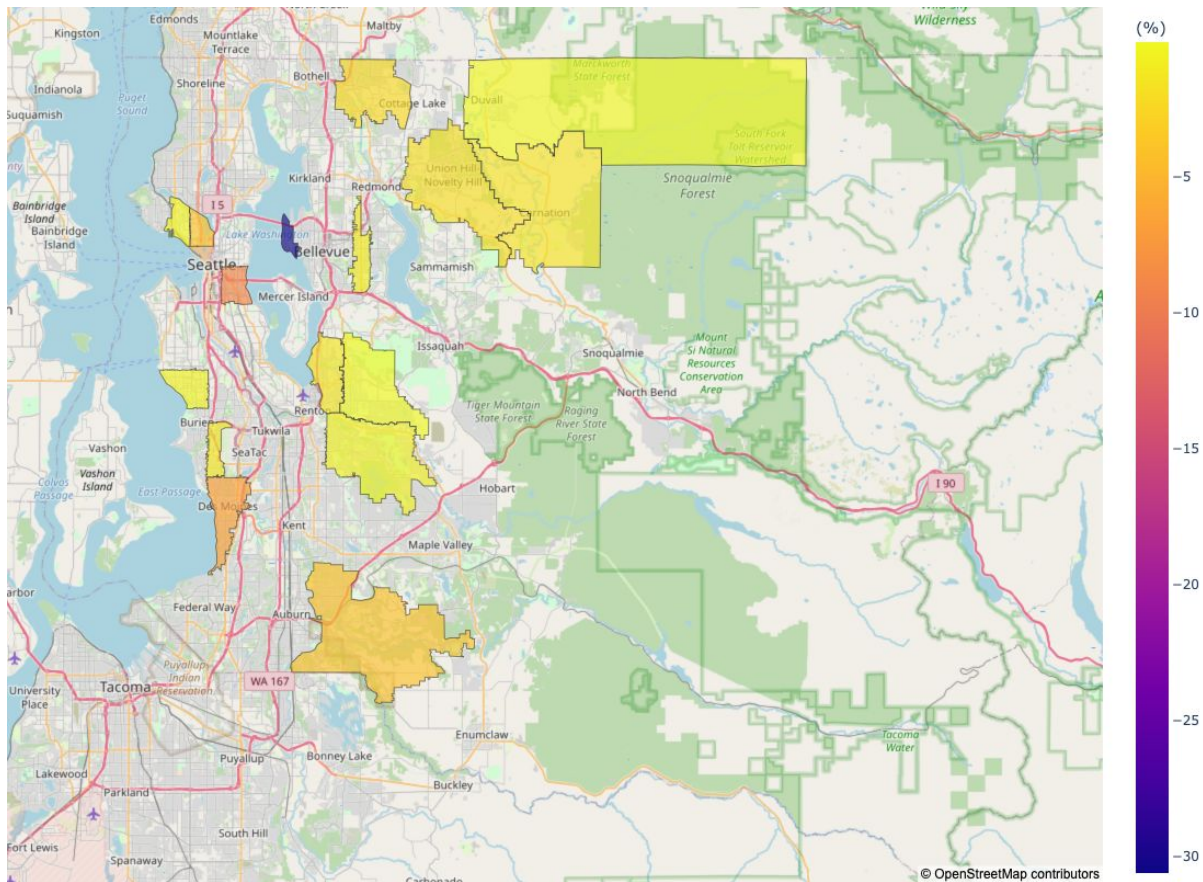


#2 Areas to avoid

There are areas in King County which saw a sharp decline in house prices.

Don't look for houses there - you won't make your (small) profit.

Areas with decrease in average house price (2014 to 2015)

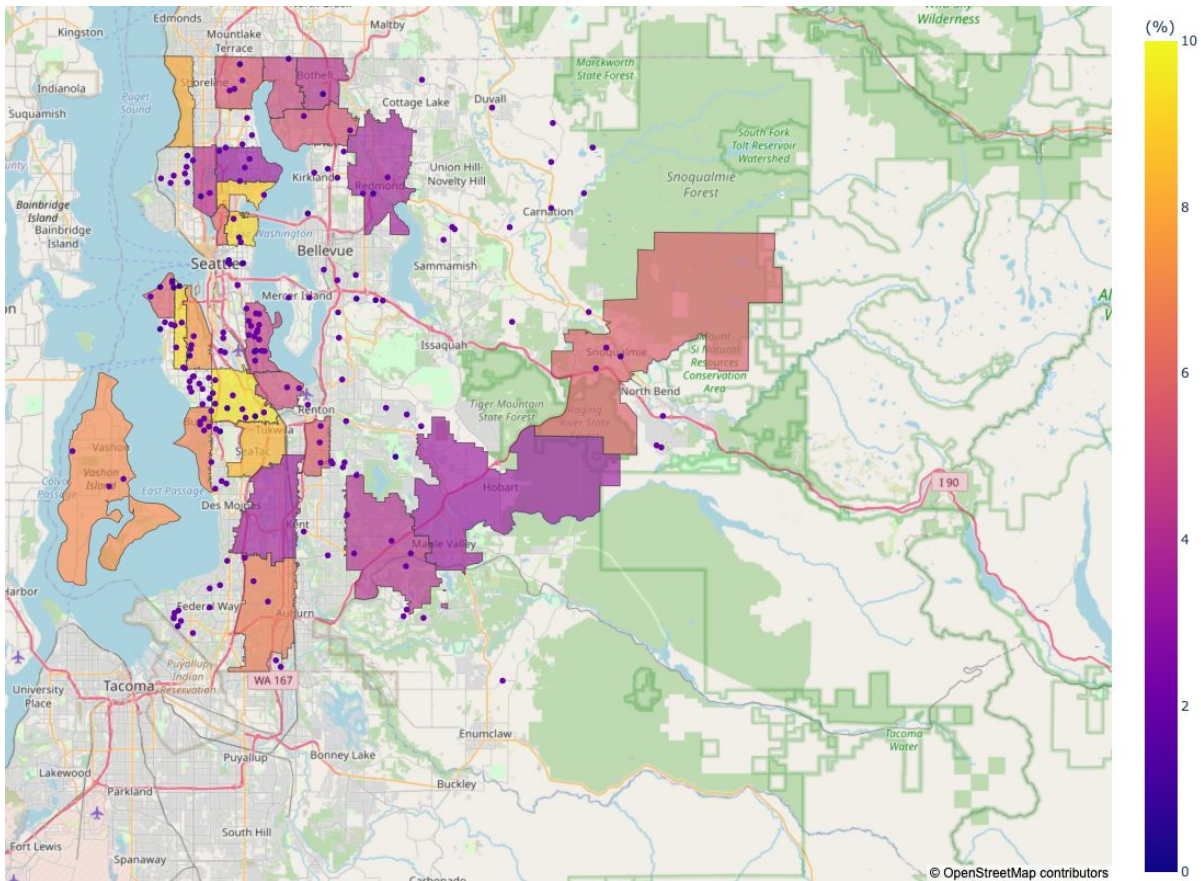


#3 Invest here!

These are the neighborhoods that would benefit from your invest - and you would get your modest profit.

The dark dots indicate houses with a low condition - showing opportunities to support the neighborhood.

Areas: Increase in average house prices between 3 and 10 %
Dots: Houses with condition 2 or lower



Thank You!
