



King County Housing Data Analysis

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Project Goals

- What pre-existing features of houses are predictive of higher sale prices so that house flippers can buy houses to remodel that will have the best chances of returning higher profits?





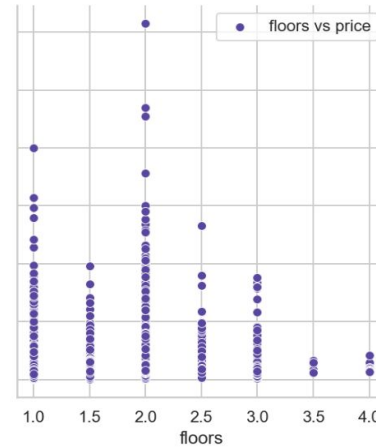
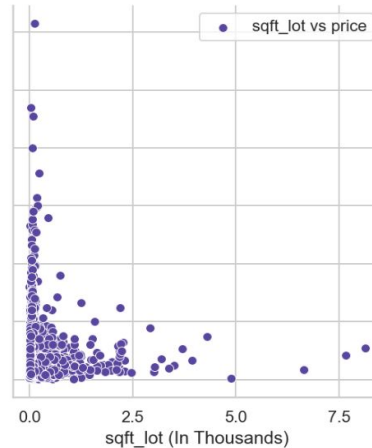
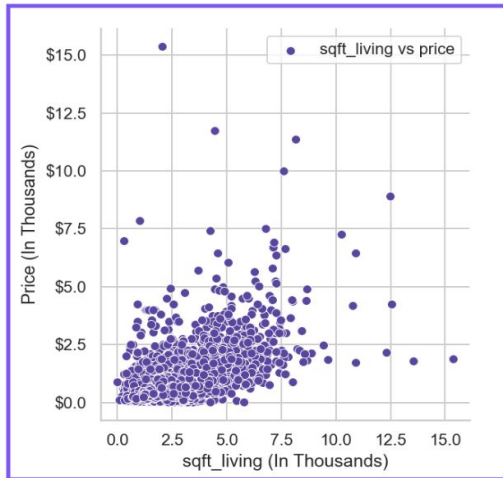
Data Understanding

Some information about the dataset used:

- Count of Instances (number of houses in dataset: **30,155**)
- Time frame of instances: **House sale dates ranged from 6/10/2021 to 6/9/2022**
- Mean housing sale price: **\$1,108,536**
- Range of housing sale price:
 - Minimum: **\$27,360**
 - Maximum: **\$30,750,000**

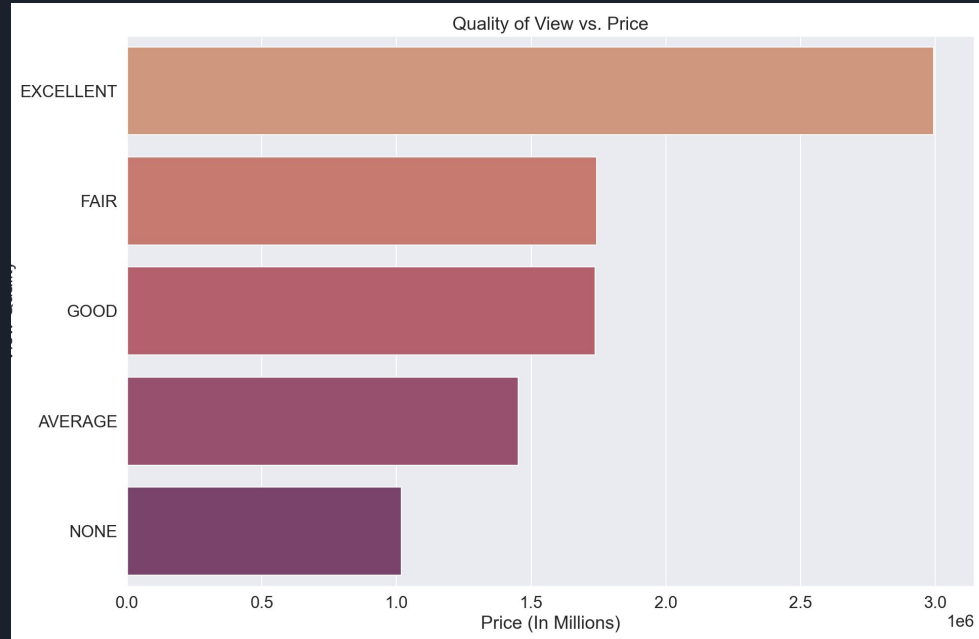
Methods & Data Analysis

- By looking at which variables within the data were most highly correlated with price, I determined that the variable that had the strongest relationship with price was the square feet of living area in the home



Methods & Data Analysis

- I created models for each of the four relevant categorical variables– waterfront, greenway, nuisance, and view– and of those found that view was the best predictor of price.





Results

- The best predictor of price was found to be a combination of the house's square feet of living space and the quality of the view the house has.
- The model with these two variables tells us:
 - For each **increase by 1 square foot** of living space, we expect to see an increase in price of about **\$521**.
 - Compared to a house with an **average** view, for a house with an **excellent** view we see an associated increase in price of about **\$1,196,00**.
 - For a house with **no view**, we see an associated decrease in price of about **\$182,400**.
- This model is **estimated to be off by** about \$388,647 on a given prediction.

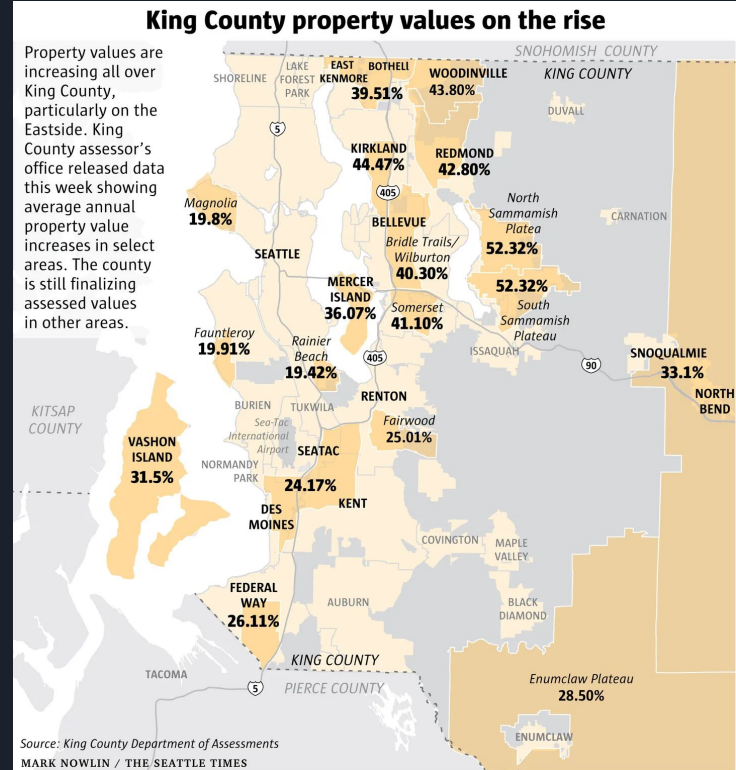


Conclusion

- Two factors that to look for when deciding which houses to buy in order to flip and make the highest possible profits are square feet of living space and quality of view.
- However, this model is **unreliable** for houses that are not within the price range of \$684,205.75 to \$2,901,227.43.

Next Steps

- Further analysis should be conducted on **more datasets** that include **more features** that are likely to be related to sale price, such as housing subdivision.





Thank You!

- Any Questions?
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