How Maximize Profits in King County

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Meet The KaPoW Consulting Team

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Data Scientist

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Data Scientist
Project Manager

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Data Scientist

Goals

1. Business Understanding
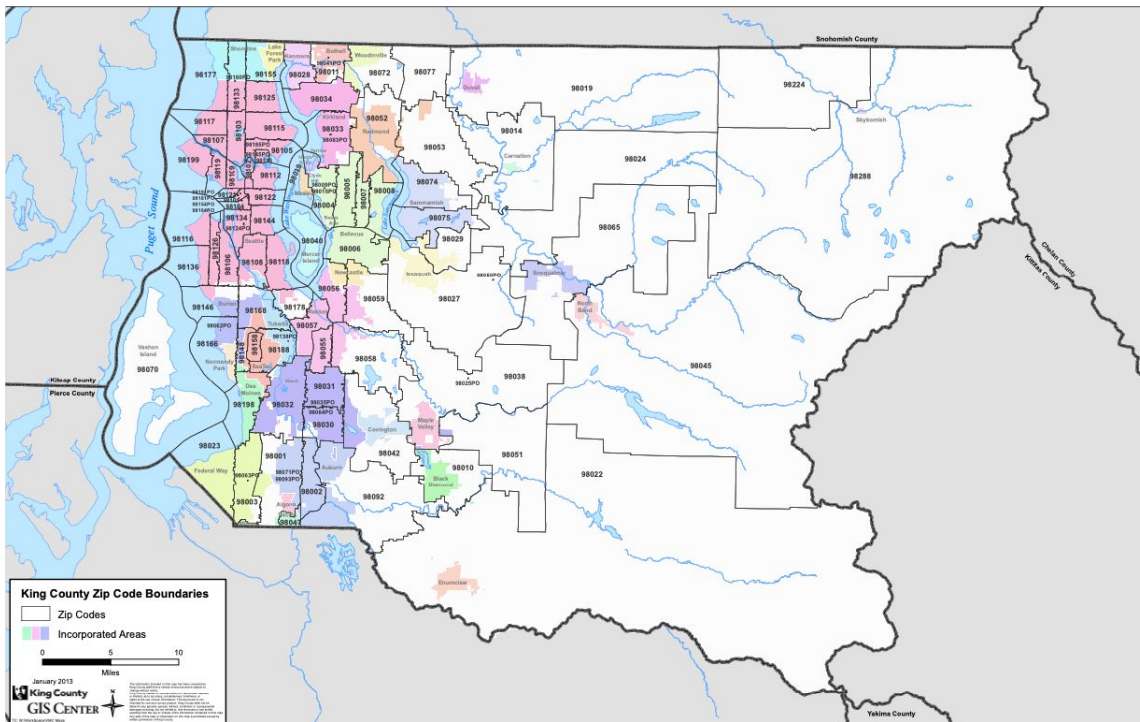
2. Data Analysis

3. Model

4. Our Suggestions

5. Future Model Improvements

6. Q/A

What to Look For When Flipping

- Large Living Space
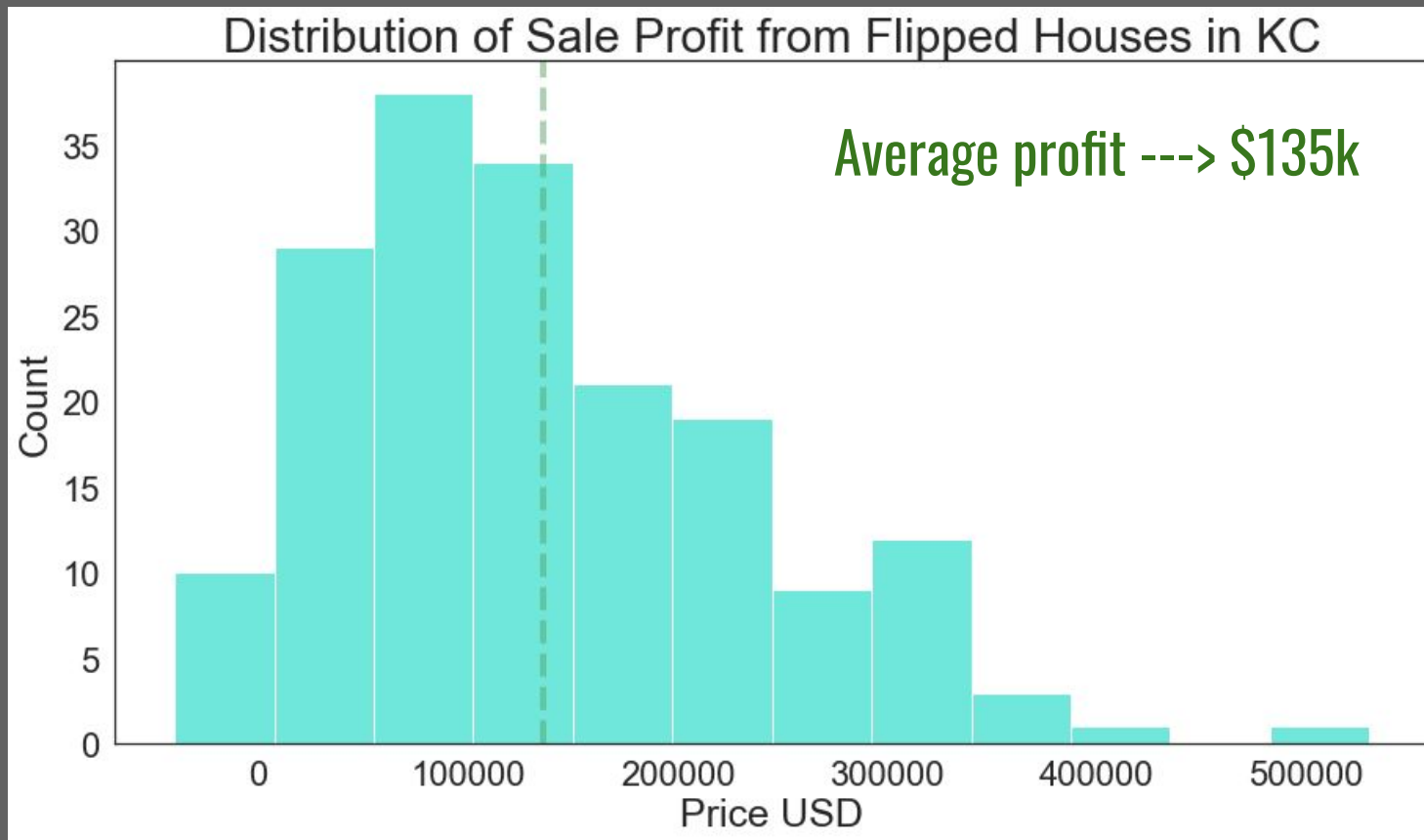
- Close to the City

- Close to Water

Data From King County eSales 2014-2015

- Added Distance to Water

- Grouped by Region

- Looked at over 21,000 homes

Flipped houses in our sample

Distribution of Sale Profit from Flipped Houses in KC

Average profit ---> $135k

Mathematical Money Model

- Just *2 SIMPLE FEATURES* $\longrightarrow$ 5 variables

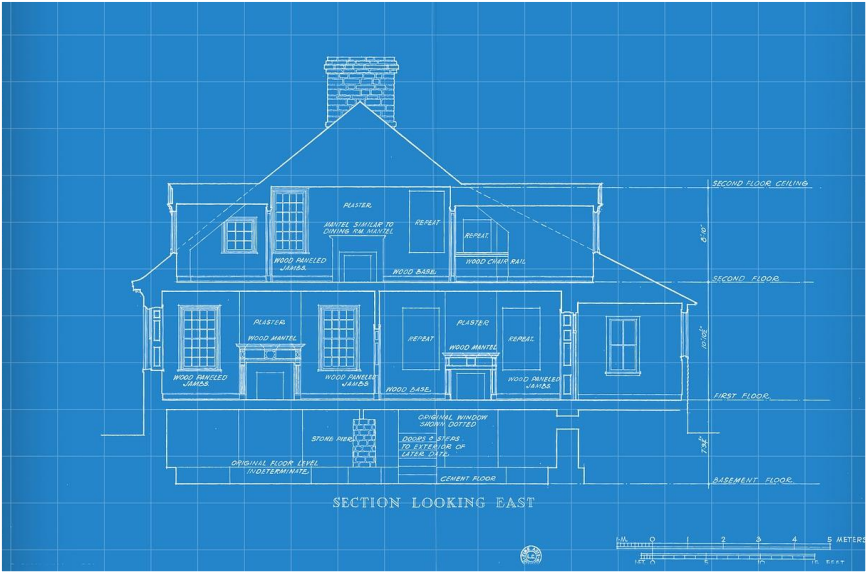- Accounts for **65%** OF PRICE

The Model: Distance to water

Waterfront Distance:

- 1% ⇓ = *$800*

The Model: Square feet

Living Area:

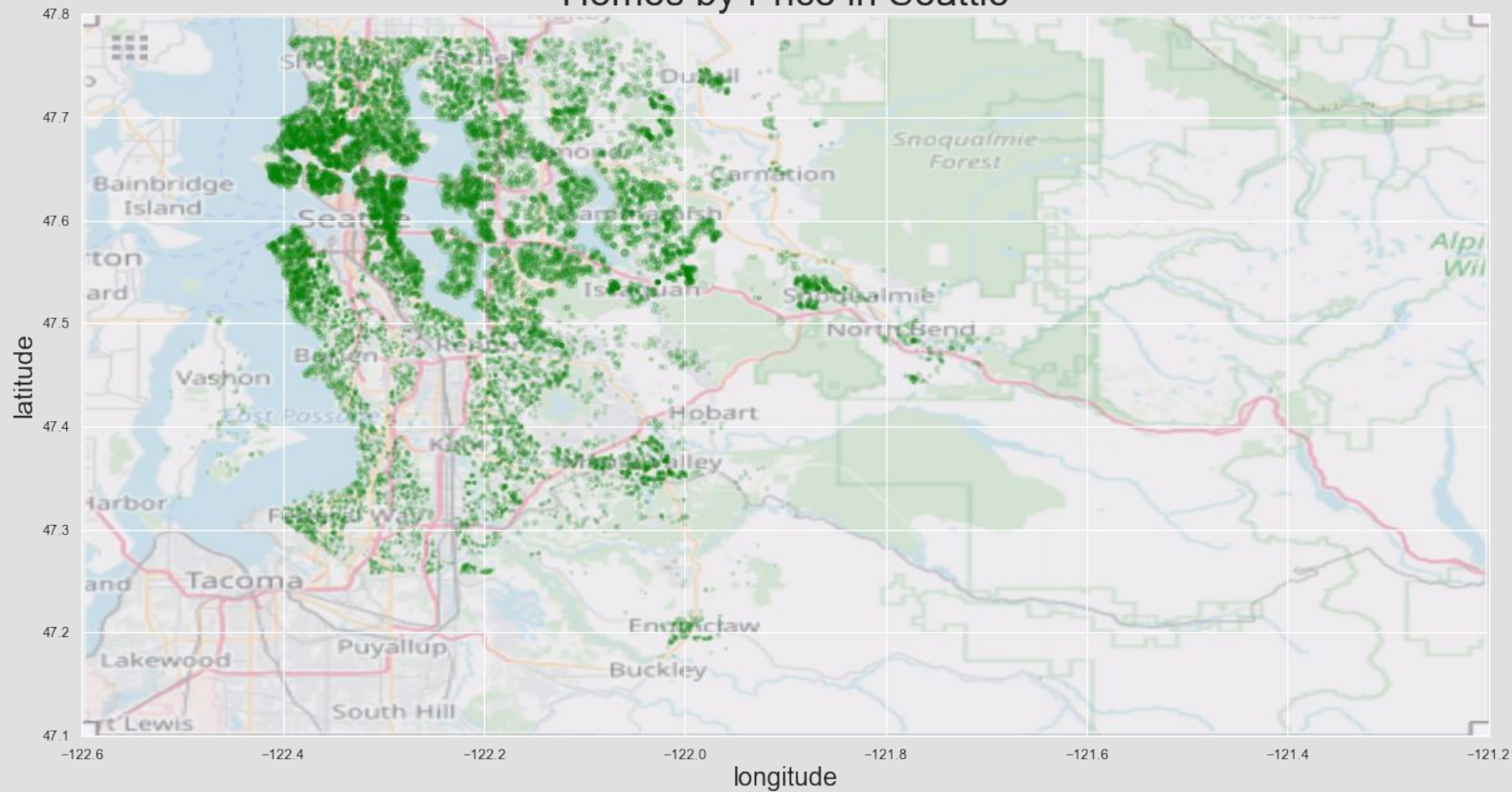- *1* ft^2 $\Uparrow$ = *$250+*

SECTION LOOKING EAST

The Model: Region
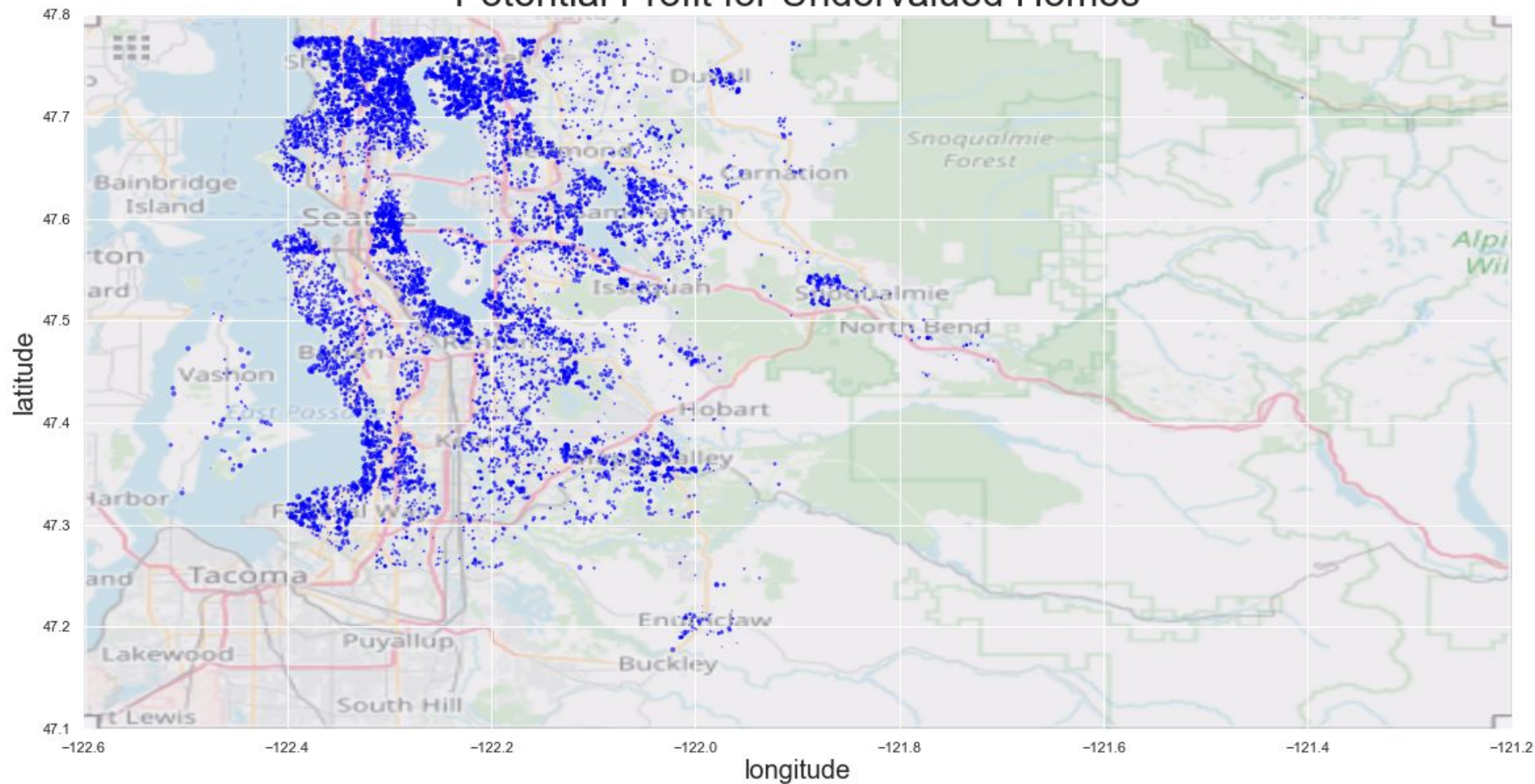
- NW ⇑

- SW ⇓

- W ⇓

Homes by Price in Seattle

Recommendations

- Use our model to predict prices
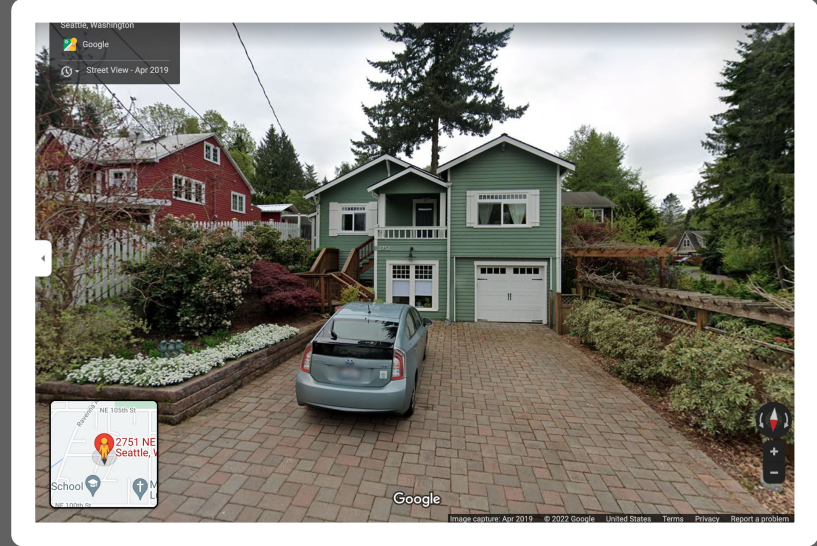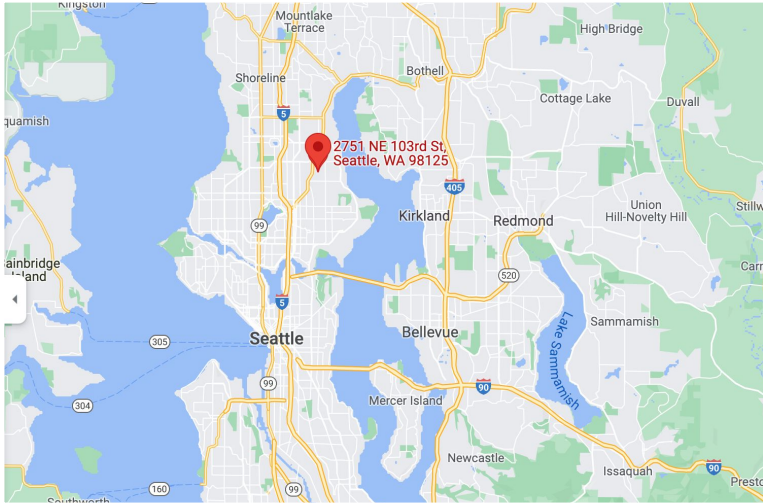- Target most undervalued homes

Average Potential Profit
for Undervalued Homes:
$133,315

Potential Profit for Undervalued Homes

Case Study: 2751 NE 103rd St

Price Sold: $521,000
Predicted Price: $656,635

Potential Profit: $135,635

Future Implementations

- More Data from More Sources

- Proximity to Attractions

- Short Term Rentals

Thank You!

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LinkedIn   GitHub

Nick Kennedy
LinkedIn   GitHub

Nicholas Wertz
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