

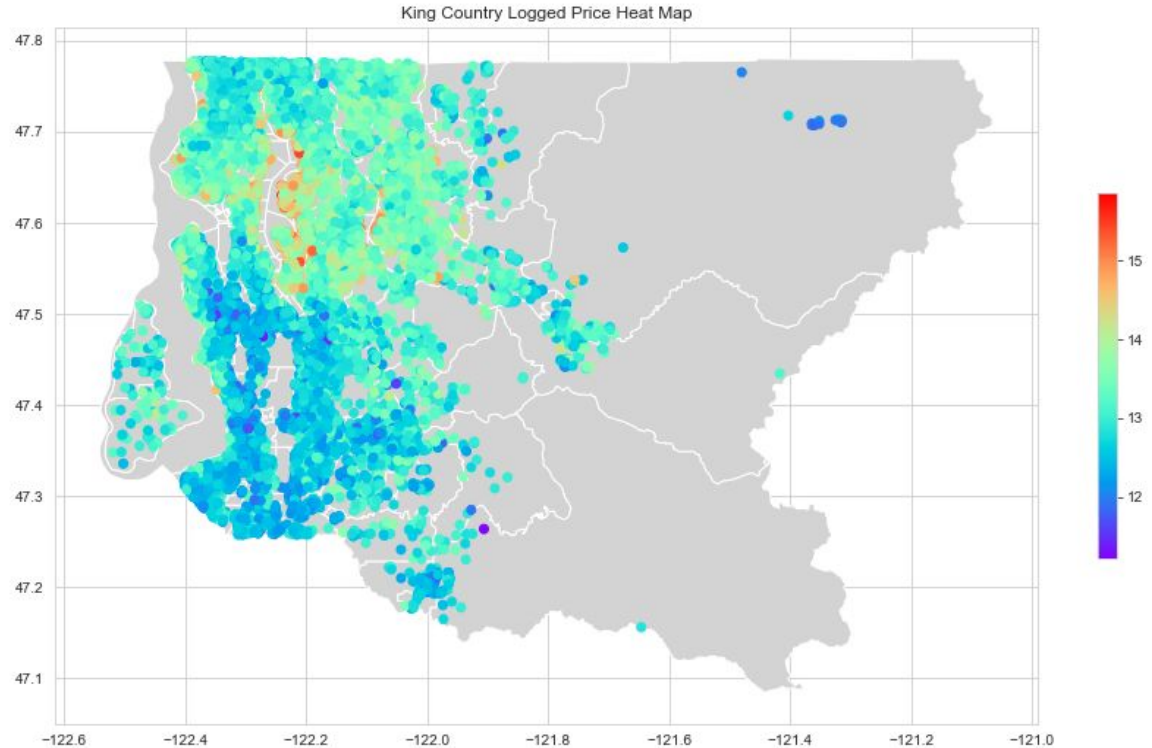
# Kings County Real Estate Analysis

Phase 2 Project by Ryan Lewis



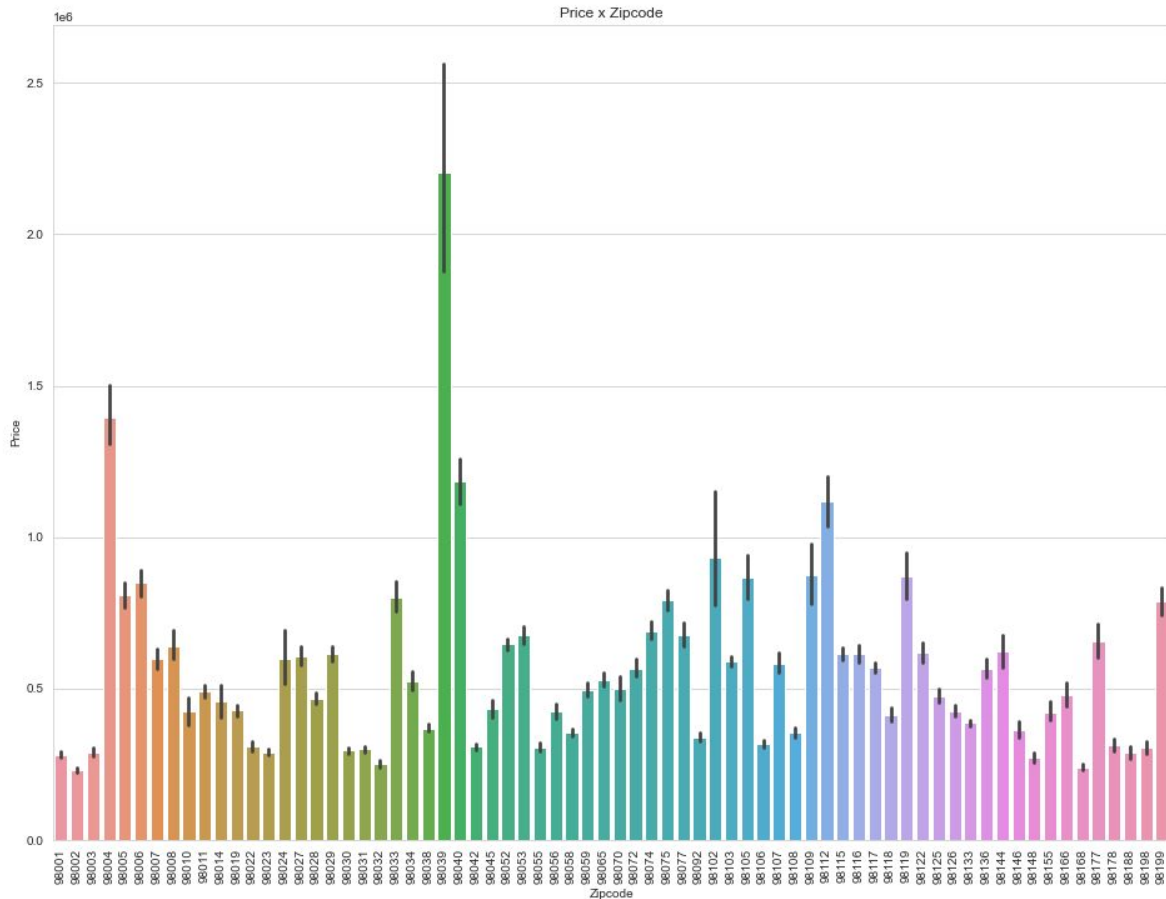
# Kings County at a glance

- 'Higher-price' homes concentrated in Northern Kings County
- 2 sample t-test, shows statistical difference in house prices above vs below 47.5 lat
- Map shows outliers in the data set east of -121.6 degrees



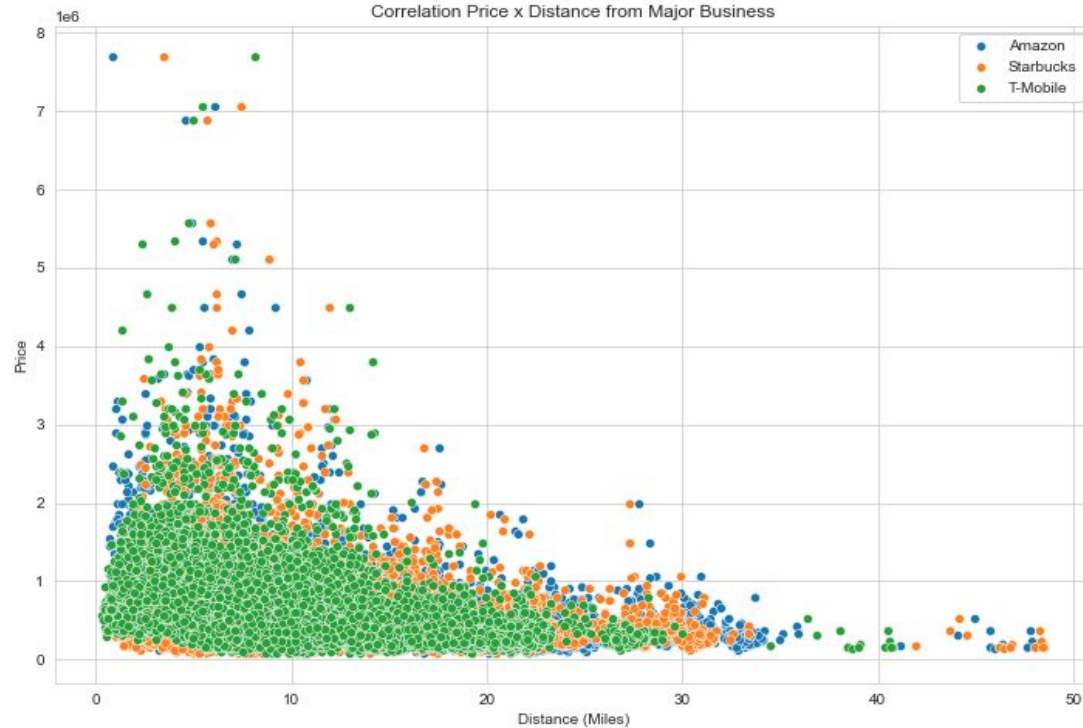
# Location = King

- Zip-code 98039 lines up with the 'higher-price' homes shown on previous map
- Clear and obvious differences in average prices sold per zip-code
- Regression model shows that zipcode (dummied) alone explains 42% of variation around the price average



# Commuting

- Negative correlation with prices vs distance from Major business
- Regression model shows that these distances alone explains only 13.4% of variation around the price average
- Starbucks was dropped due to multicollinearity w/ Amazon



# Conclusion: Location Matters

- Northern Kings County sales reflect higher property value
- Zip-code has a strong correlation with price
- Properties located closer to major businesses can correlate to higher sales price