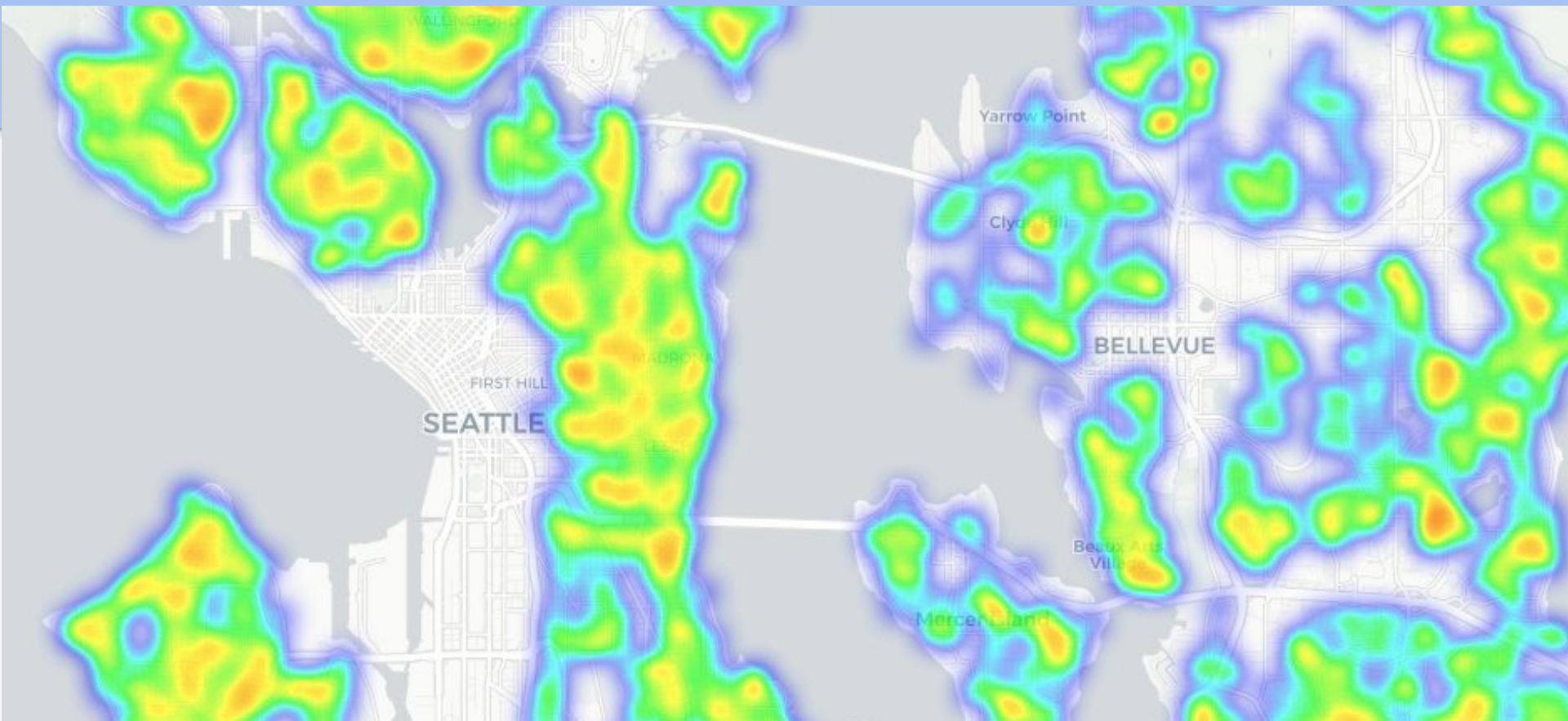


King County Home Sales

A Regression Analysis

Thomas Brown 7/7/2020

The Data:



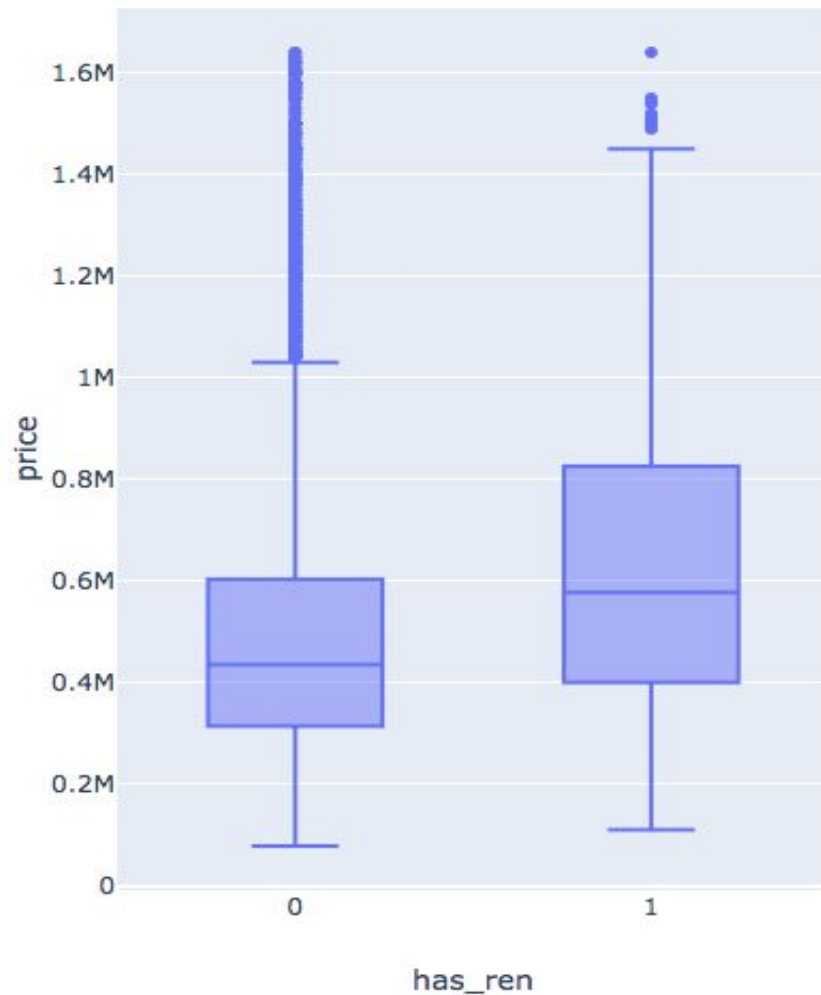
The Model:

- Top (changeable) Variables:
 - Renovations (+75K)
 - Waterfront (+350K)
 - View (+90K)
 - Home Condition (+30K)
 - Home Grade (+100K)
- Top Areas:
 - Medina
 - Mercer Island

Dep. Variable:	price	R-squared (uncentered):	0.948
Model:	OLS	Adj. R-squared (uncentered):	0.948
Method:	Least Squares	F-statistic:	9375.
Date:	Fri, 17 Jul 2020	Prob (F-statistic):	0.00
Time:	14:20:38	Log-Likelihood:	-2.6397e+05
No. Observations:	20064	AIC:	5.280e+05
Df Residuals:	20025	BIC:	5.283e+05
Df Model:	39		
Covariance Type:	nonrobust		

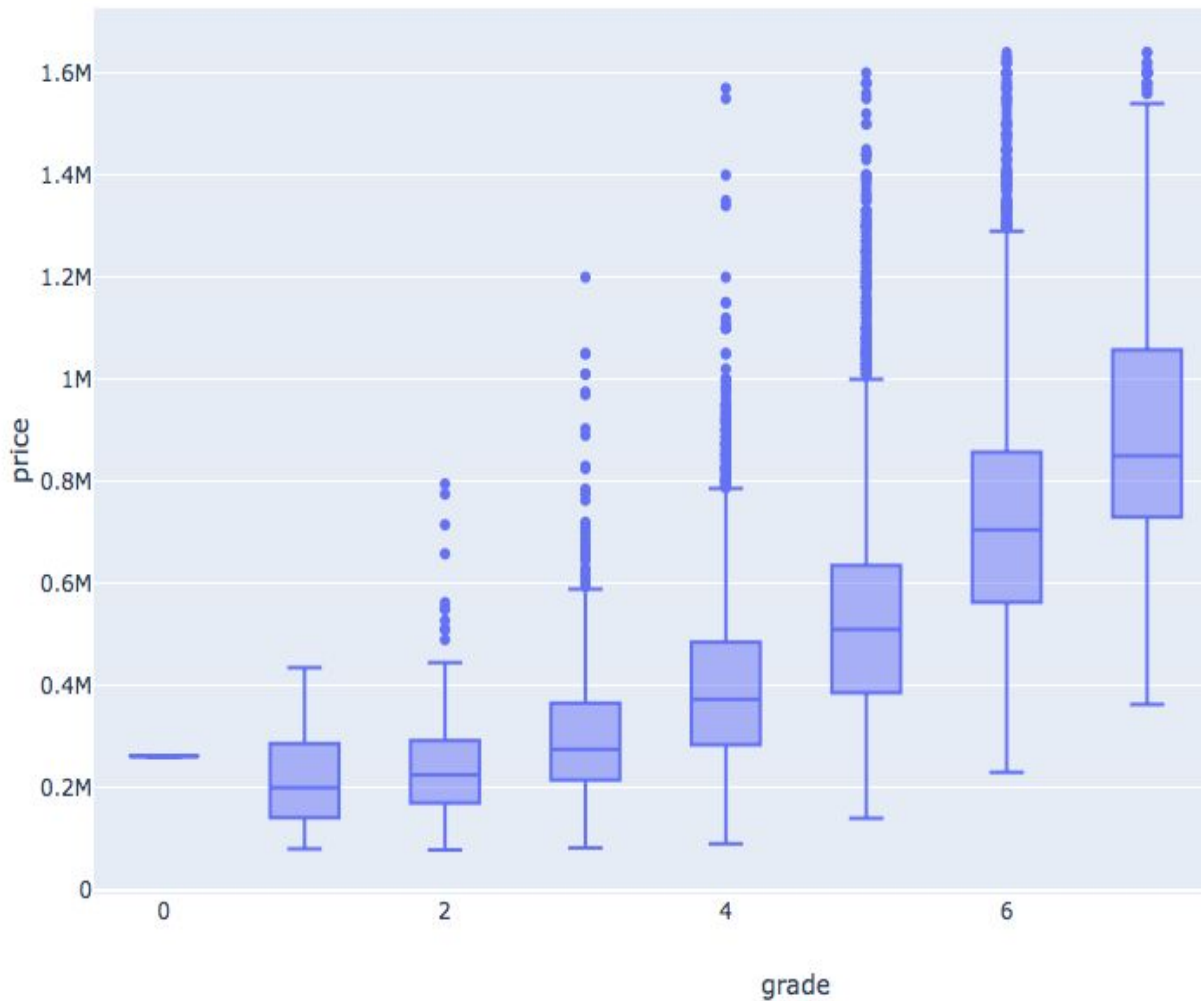
Feature I - Renovation

- Renovations are worth it!
- Median increase is 150K
- You can use your renovation to boost grade and condition



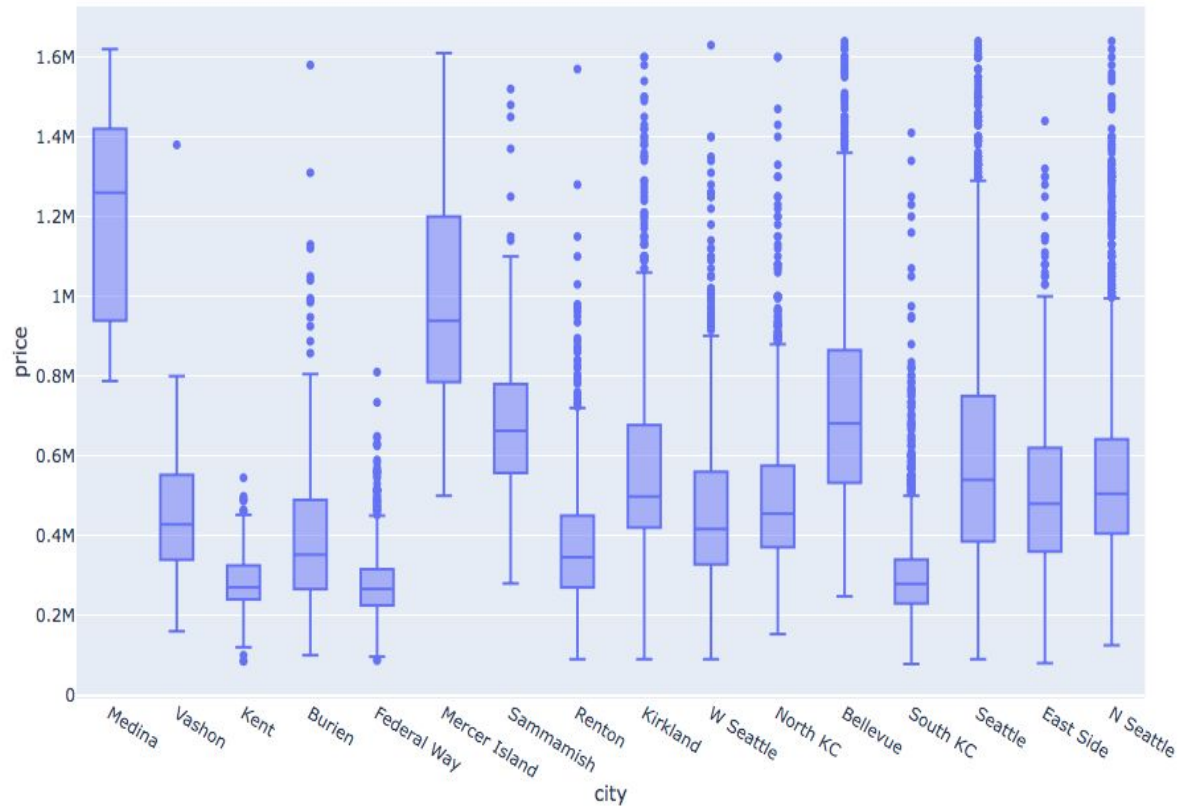
Feature II - Grade

- Large improvements between grades
- Easy to renovate into a higher grade



Feature III - City

- Find houses in cities below average value
- Renovate
- Boost Condition and Grade
- Flip!



Further Work:

- Crime Data
- Distance from Key Features
- Neighborhood Average Home Prices

Conclusions:

- House flipping can be highly profitable!
- Areas to focus on:
 - Choosing the right area
 - Renovating
 - Boosting Grade
 - Boosting Condition
- There are certain things we can't change, so let's focus on what we can!

Thanks for Listening!

Special thanks to Flatiron and my incredible cohort!

