FLATIRON REAL ESTATE PRESENTATION

OUR TEAM

- **TIM CLEARY**

  Data Scientist

- **CHRIS HELMERSON**

  Data Scientist

- **‘TIMI ADEJUMO**

  Data Scientist

Flatiron Construction Co.

AGENDA

- MODEL
- DATA & ANALYSIS
- RESULTS
- TAKEAWAYS
- GOING FORWARD

MODEL:

Features to consider when building homes?

DATA:
King County House Sales Dataset

DATA ANALYSIS

- LIVING AREAS
- BATHROOMS
- GRADE
- LOCATION

LIVING SPACE

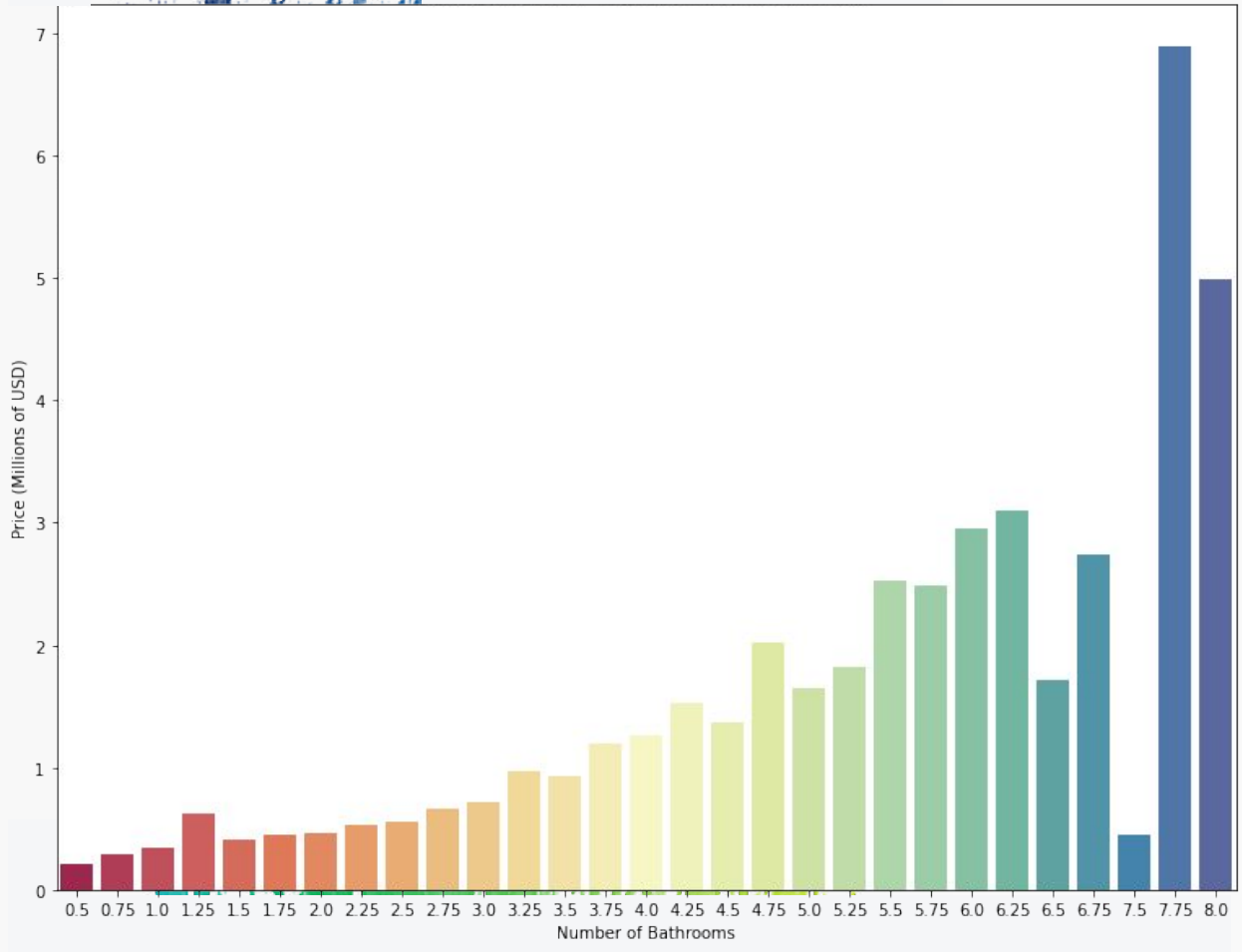
~50%

Correlation of Lot Size to House Price
Price (Millions of USD)
0
1
2
3
4
5
6
7
8
0
2000
4000
6000
8000
Total Above Ground Lot Size (Square Feet)

LOT SIZE

~37%

Correlation of total bathrooms to House Price

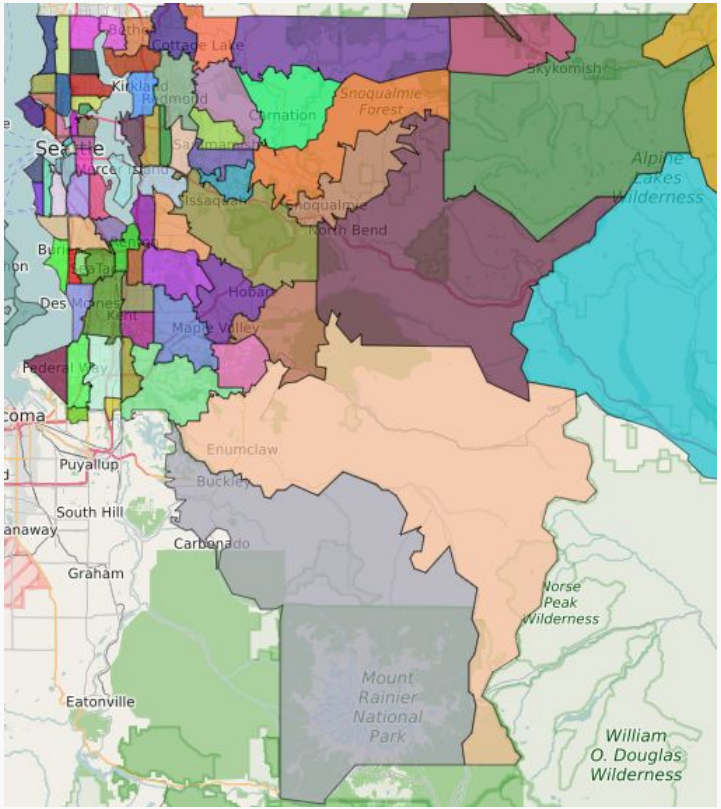


BATHROOMS

~28%

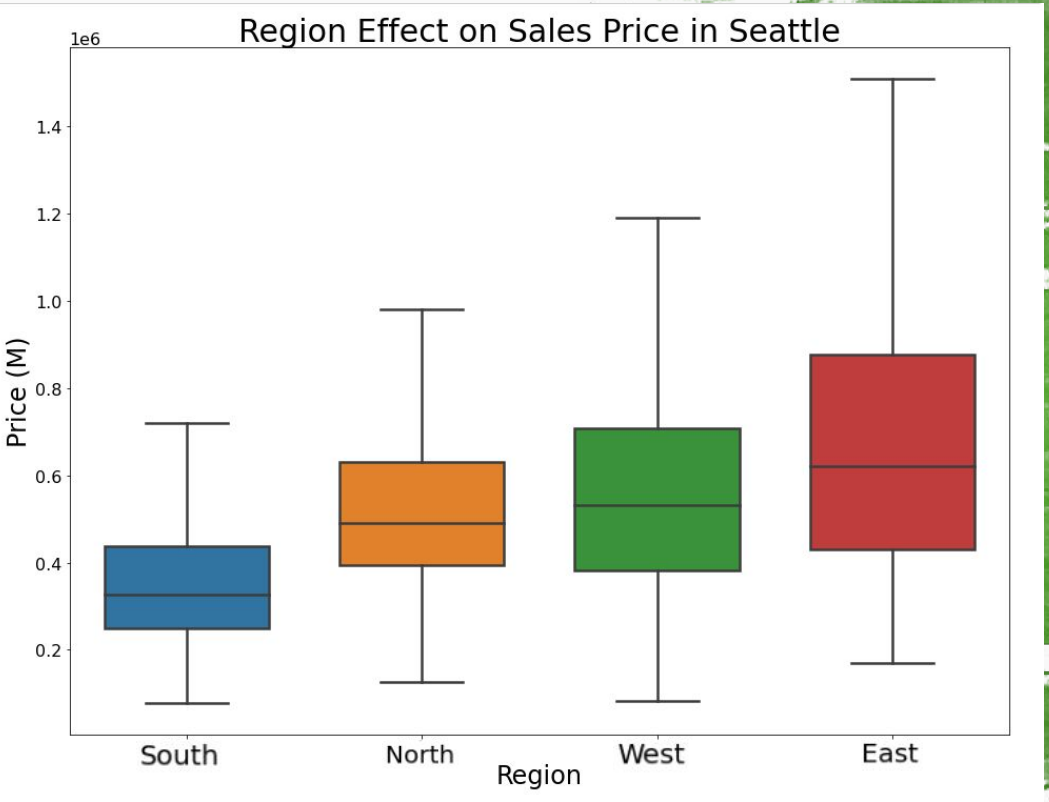
price
1.5
3.0
4.5
6.0
7.5
47.8
47.7
47.6
47.5
47.4
47.3
47.2
−122.4
−122.2
−122.0
−121.8
−121.6
long

Does Region Impact Price?



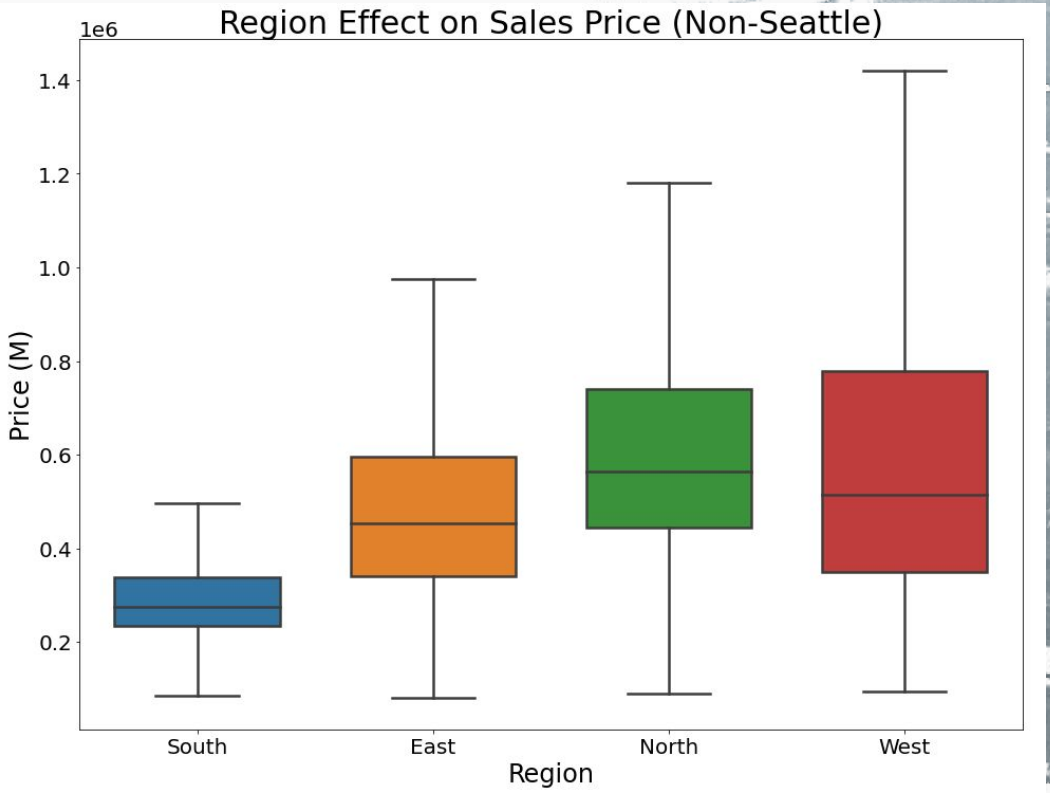
LOCATIONS

- North
- East
- South
- West
- N. Seattle
- E. Seattle
- S. Seattle
- W. Seattle



Seattle

- South Region Priced Significantly Lower
- North Region Near Average
- West Region Near Average
- East Highest Prices



King County

- South Prices Significantly Lower
- East Region Near Average
- North Region Highest Average
- West Highest Max Price

Takeaways

- Living Space is Primary Driver of Price
- South is Consistently Priced Lower
- Larger area lots aren't too much more expensive, until the 4-6 thousand square foot mark
- Regions Closer to Water Show Significant Price Increases

Going Forward

- Further Grouping
  - Income
  - Ease of Access
  - Etc…
- Gather More Data
- Predict Future Trends
- Apply Our Model to Different Predictors

THANK YOU!

SLIDESMANIA

Free themes and templates for
Google Slides or **PowerPoint**

NOT to be sold as is or modified!

Read FAQ on slidesmania.com

Sharing is caring!