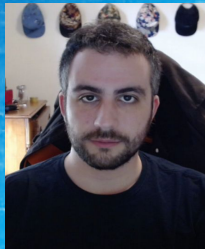


A vibrant, multi-colored brushstroke background that transitions through the colors of a rainbow (red, orange, yellow, green, blue, purple) from left to right. The strokes are thick and textured, giving it a hand-painted appearance. The text is centered over this background.

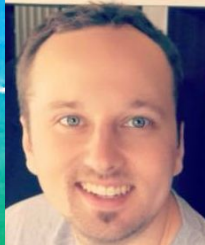
FLATIRON REAL ESTATE PRESENTATION

OUR TEAM



- **TIM CLEARY**

Data Scientist



- **CHRIS HELMERSON**

Data Scientist



- **'TIMI ADEJUMO**

Data Scientist

AGENDA

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



MODEL:

**Features to consider
when building homes?**

DATA:

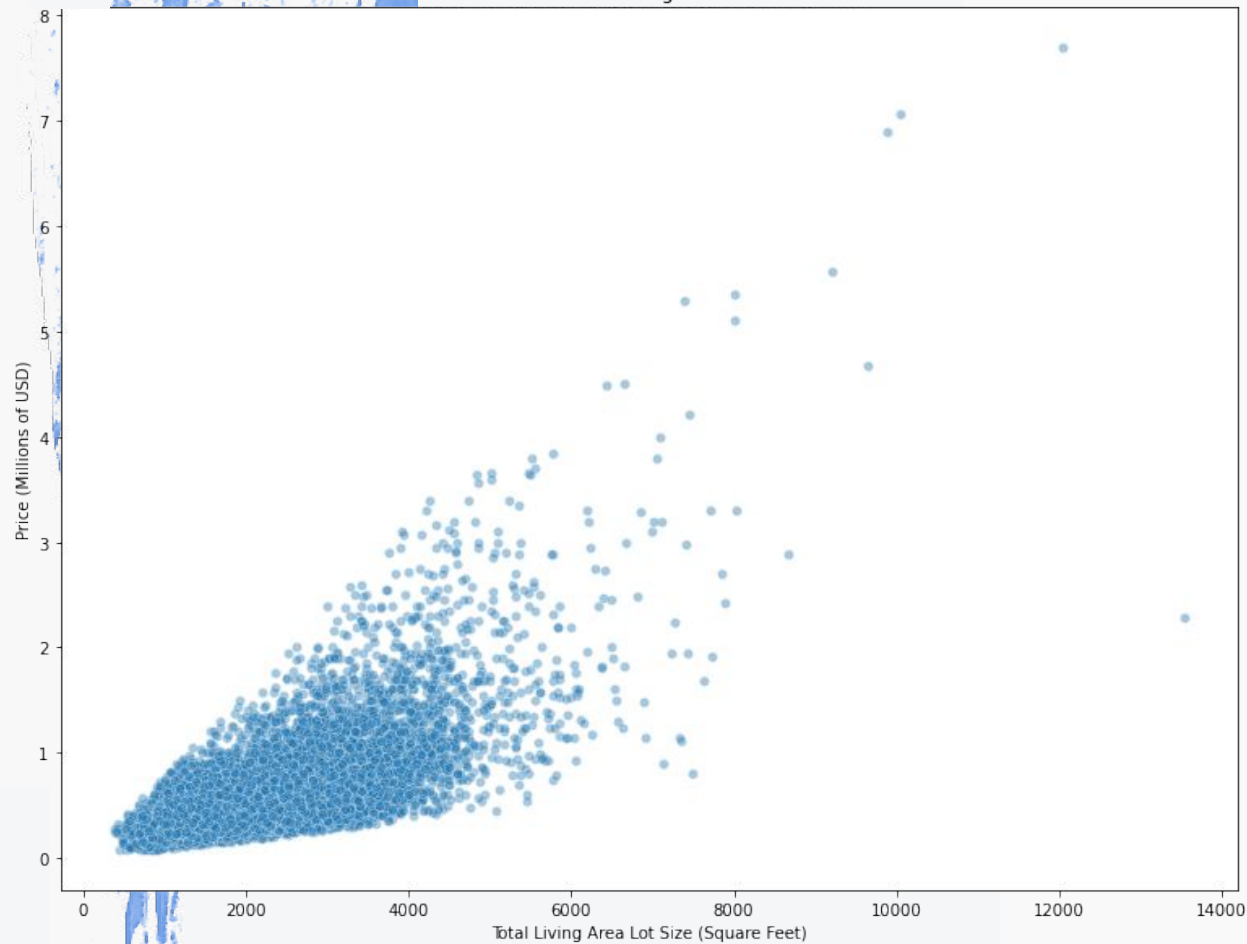
King County House Sales Dataset



DATA ANALYSIS

- LIVING AREAS
- BATHROOMS
- GRADE
- LOCATION

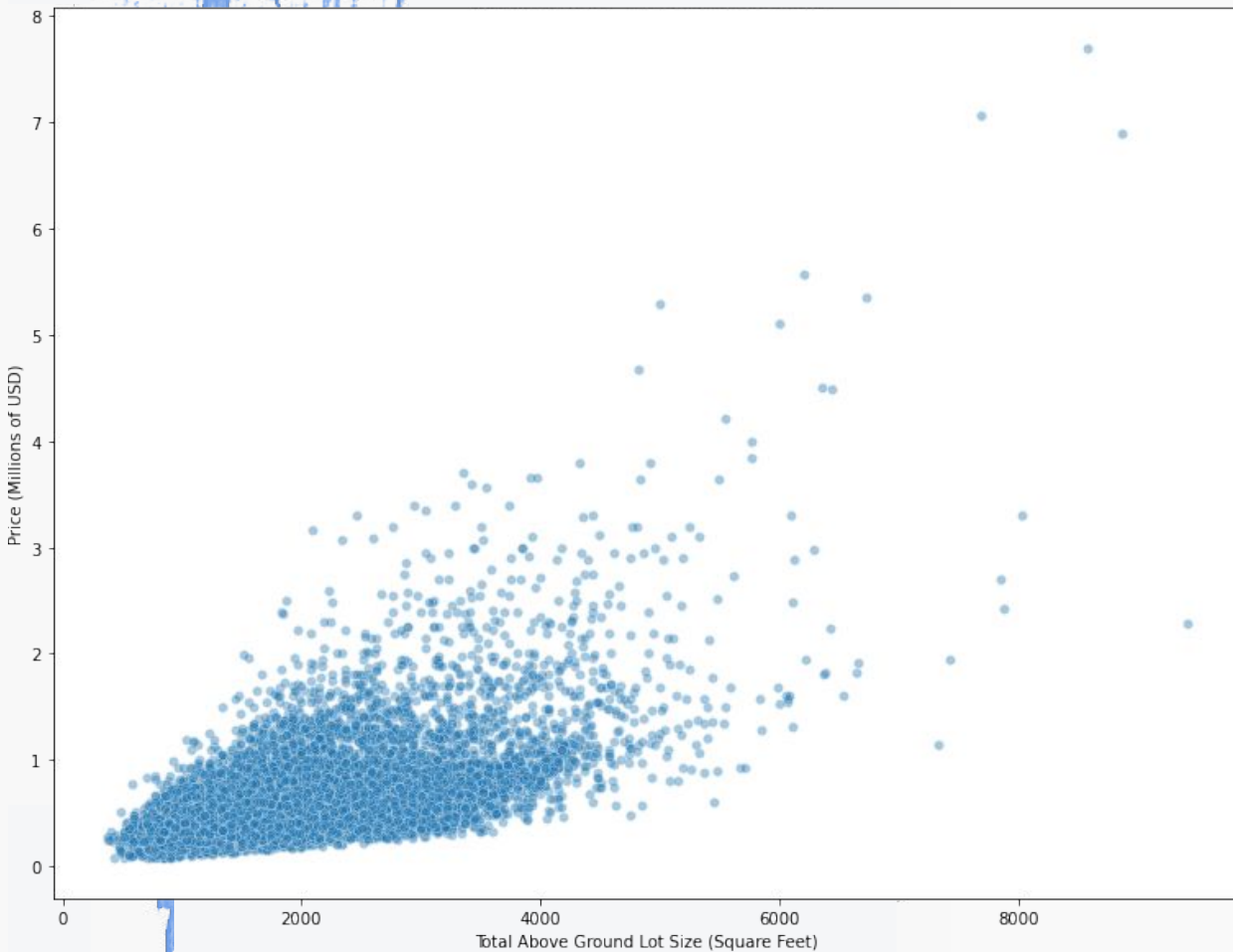
Correlation of Total Living Area to House Price



LIVING SPACE

~50%

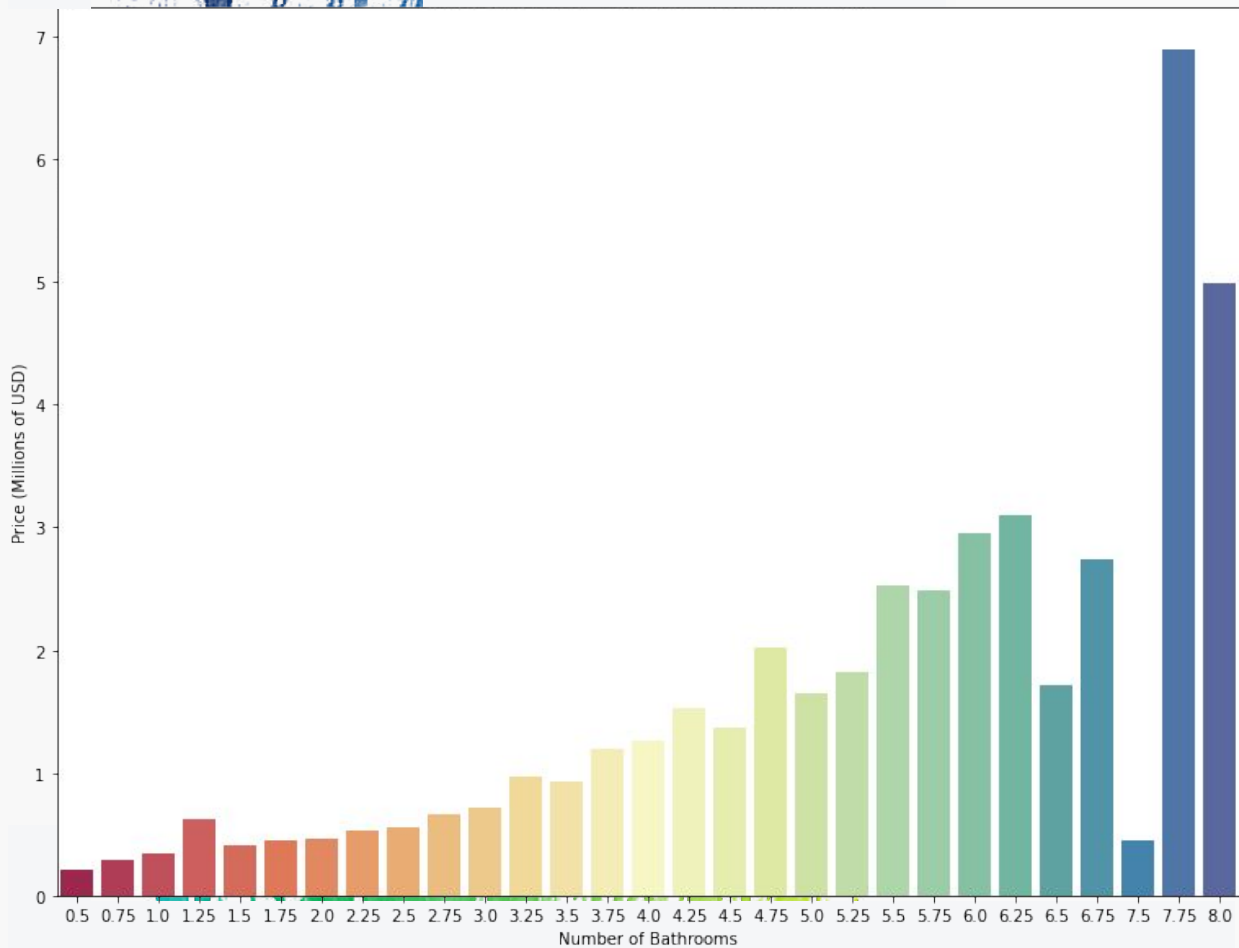
Correlation of Lot Size to House Price



LOT SIZE

~37%

Correlation of total bathrooms to House Price

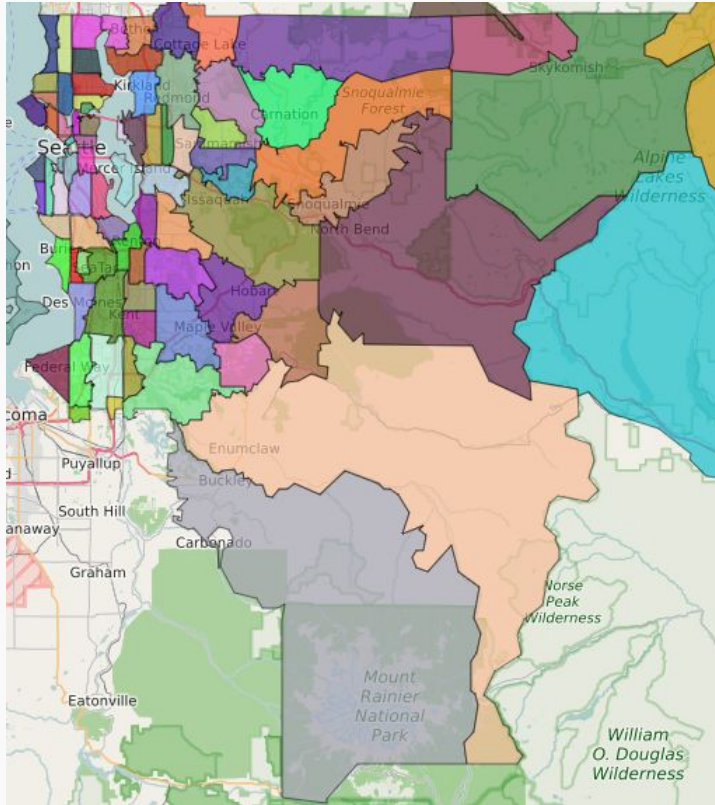


BATHROOMS

~28%

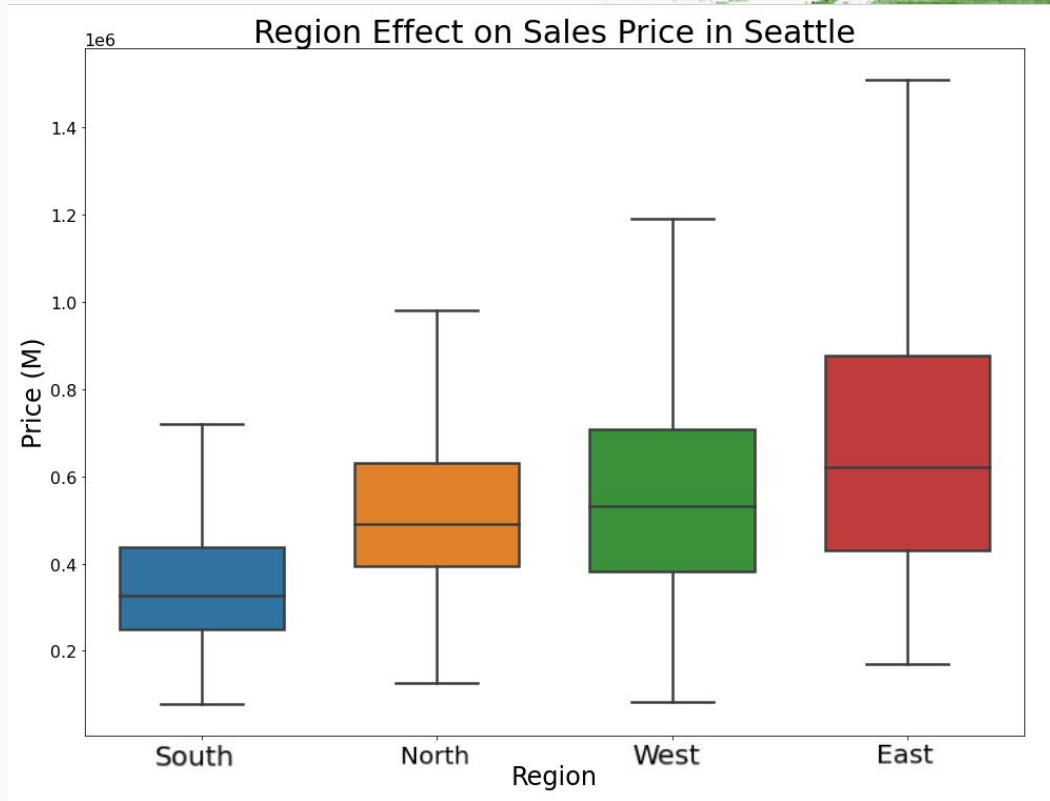


Does Region Impact Price?



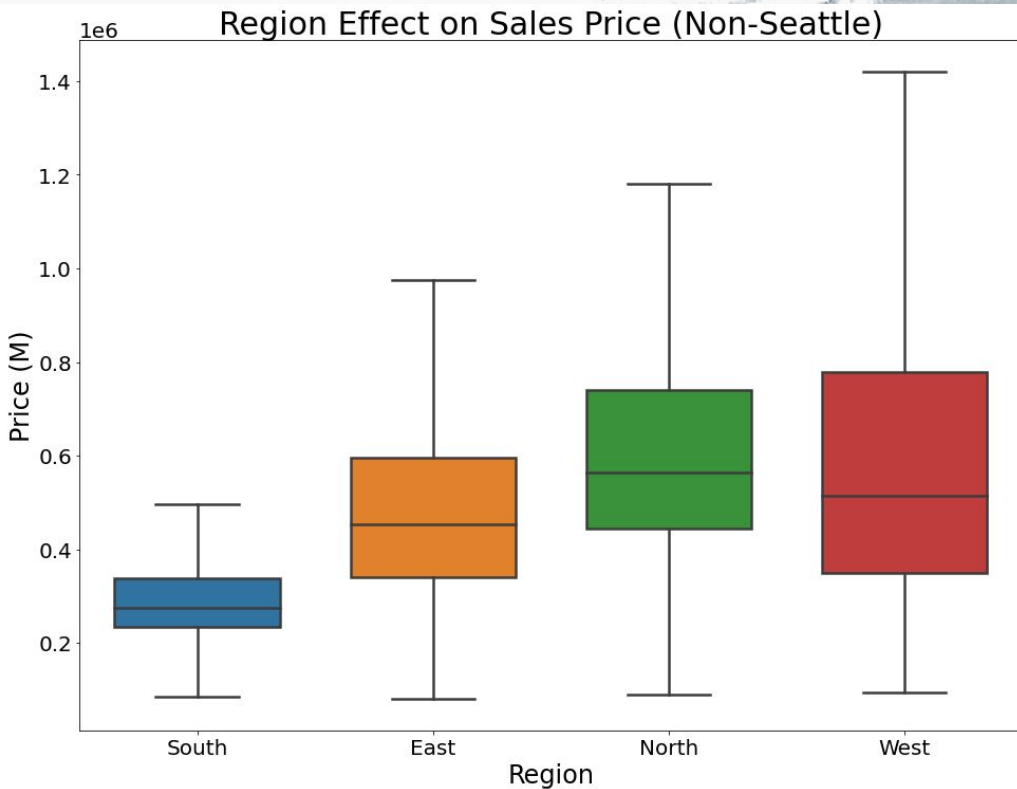
LOCATIONS

- 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

A horizontal rainbow brushstroke with the text 'THANK YOU!' overlaid. The brushstroke is composed of multiple overlapping strokes of color, creating a textured, painterly effect. The colors transition from red on the left, through orange, yellow, green, blue, and finally to purple on the right. The text 'THANK YOU!' is written in a bold, black, sans-serif font, centered horizontally over the middle of the rainbow stroke. The background is white.

THANK YOU!



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