



King County Analysis

A guide for real estate tycoons purchasing houses



Objective: Provide 3 recommendations for real estate tycoons purchasing homes in King County.

Goal: Maximum profit while selling houses

Almost 21000 houses to work with (Sample)

Found about 15000 unique houses with quality data.

Agenda

**Most important
features to consider**

Features



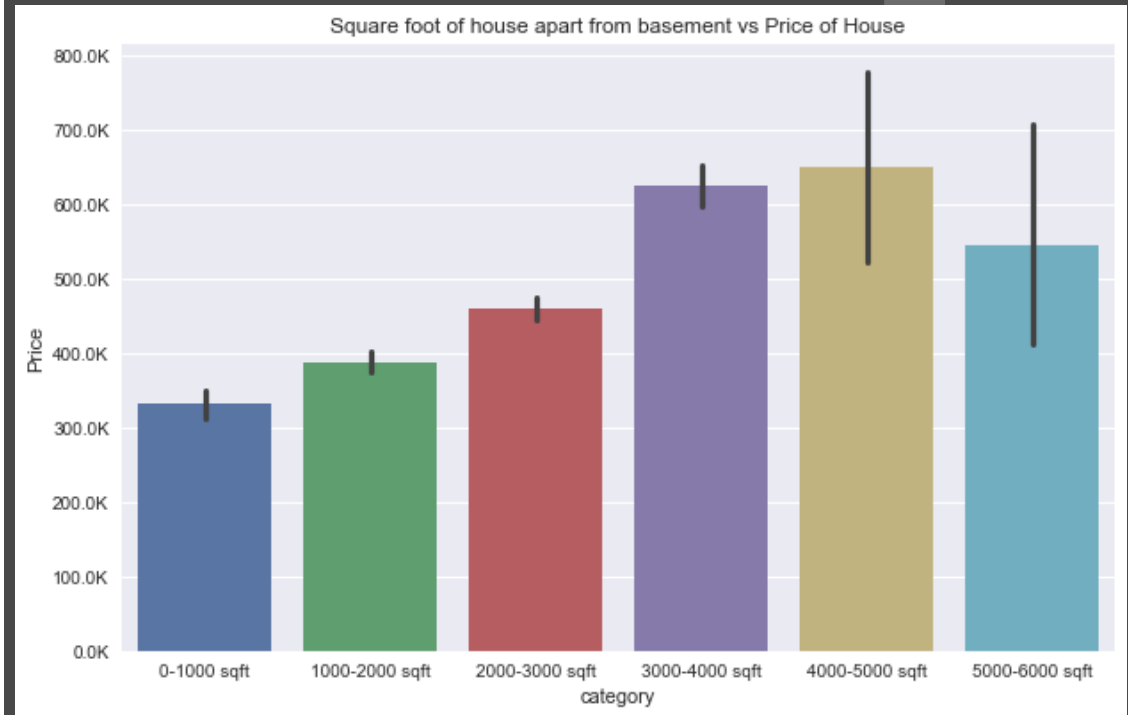
1. Overall grade given to the housing unit, based on King County grading system

2. Square footage of house apart from basement

3. Basement?

Square foot above ground:

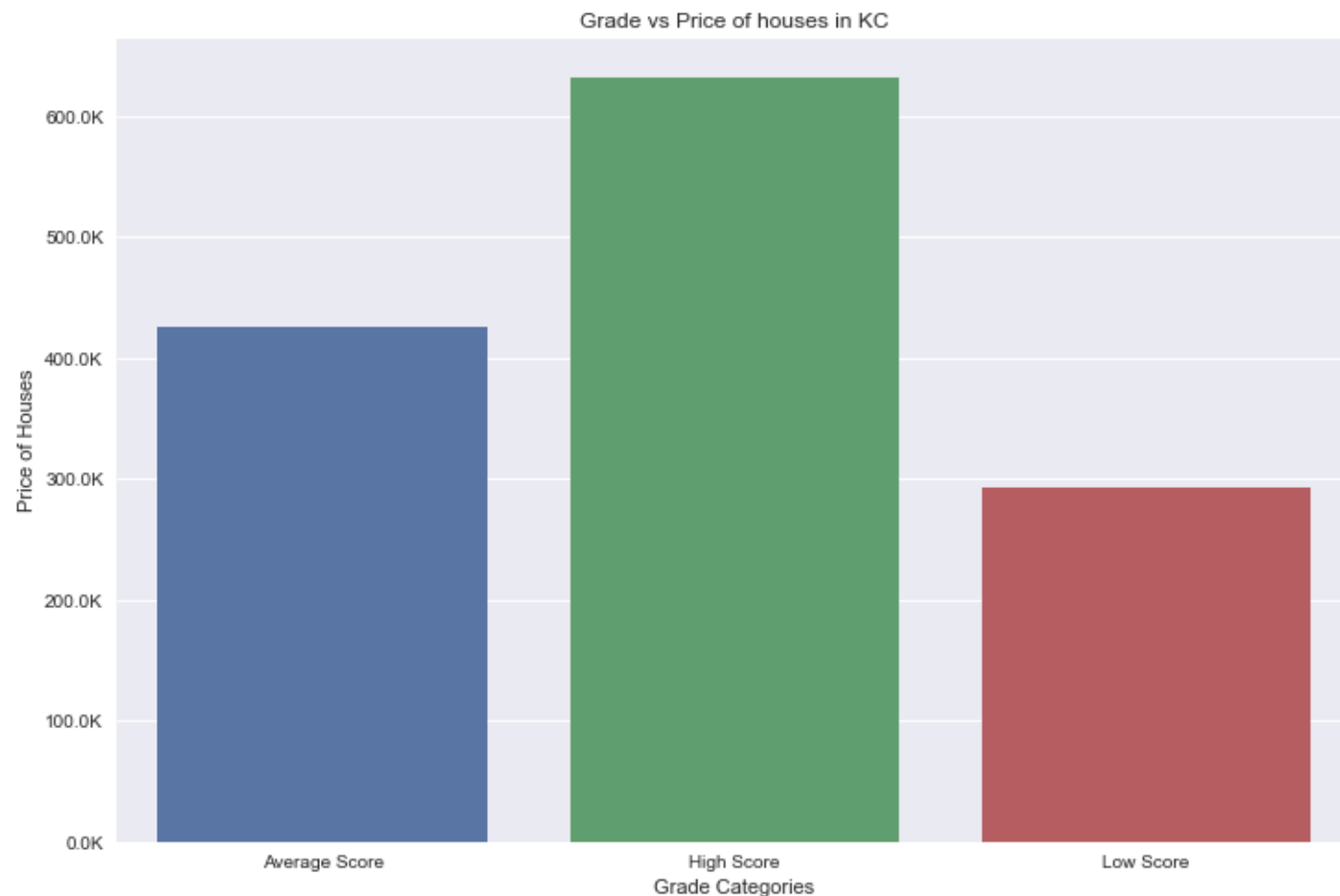
- Linear relationship (Towards the positive side)
- Key when purchasing houses. The main area to focus is on purchasing houses with large (not largest in the county) of area excluding the basement.



Grade

- Positive
relationship

- High grade
means
High prices

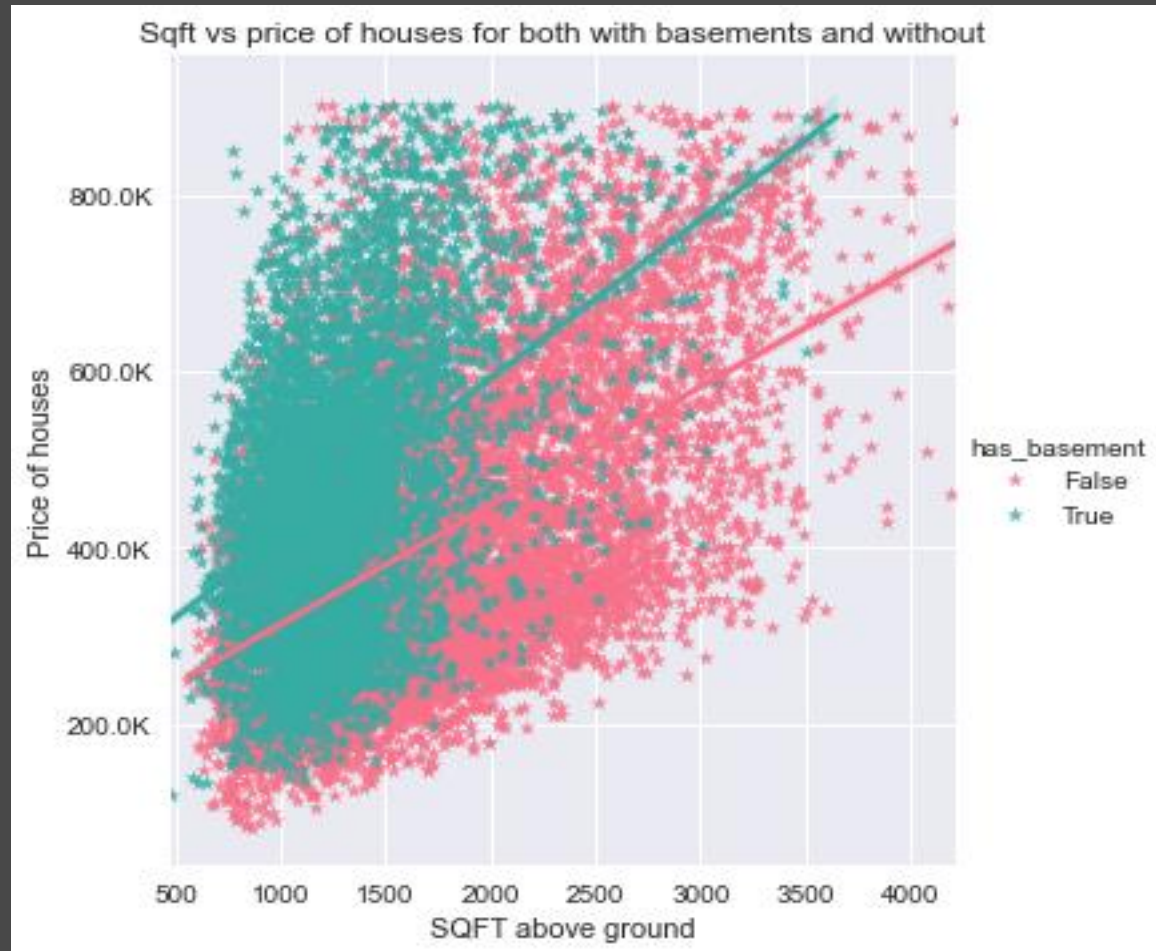


Grade + SQFT above basement
- Higher grade+ larger area excl basement=
higher price



SQFT above ground + grade vs price

- Higher grade and large area means better value



Our recommendations for real estate tycoons

1. Firstly, we recommend purchasing houses with 4000-5000 sqft area above basement, as they hold the most value.

2. Secondly, purchasing houses with 4000-5000 sqft and having a basement will hold tremendous value in the future.

3. Lastly, Highly scored houses (according to KC grading system) but not the largest (in terms of sqft above ground) will be profitable while selling the houses to future house owners.



Thank you

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