

# REAL ESTATE INVESTMENT PROPOSAL

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# OVERVIEW



## ► Business Goal

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Finding undervalued  
zip-codes

## ► Data

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King County house sales

## ► Model

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Multilinear Regression

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# BUSINESS PROBLEM

- ▶ **Shareholders:**  
Seattle Real Estate Investment Holdings.
- ▶ How can we see price dislocation in the housing sector?



# OUR DATA

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**Data:** house sales in King County, Washington from June 2021 - June 2022 (29242)

**Features:** Livable Square Feet, Bedrooms, Bathrooms, Quality of view, Construction Material Grade, Zip-codes

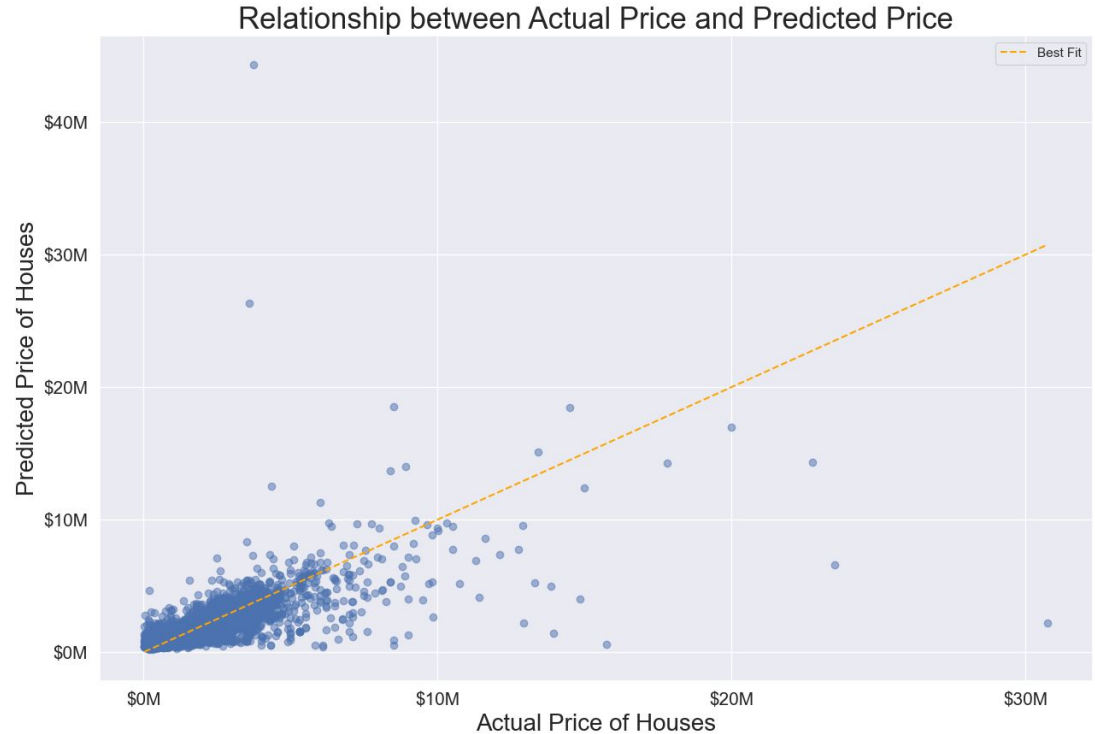
# OUR MODEL

## Multiple Linear Regression

$R^2 = 0.691$

Top variables:

- Livable Square Feet
- Construction Material Grade
- Zip-codes



# Livable Square Feet

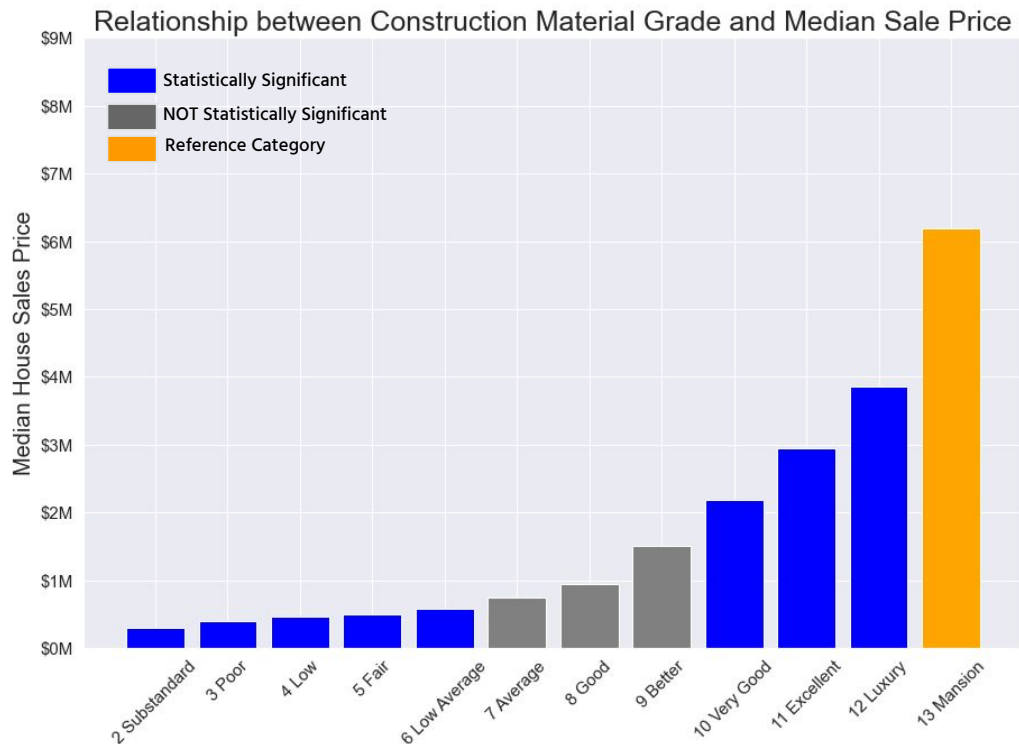
► **One unit increase in livable sqft → price increase of 0.04%**



# Construction Material Grade

▶ **Price decrease of 56.14%  
in price from grade 2  
compared to 13.**

**Price decrease of 17.76%  
in price from grade 12  
compared to 13.**

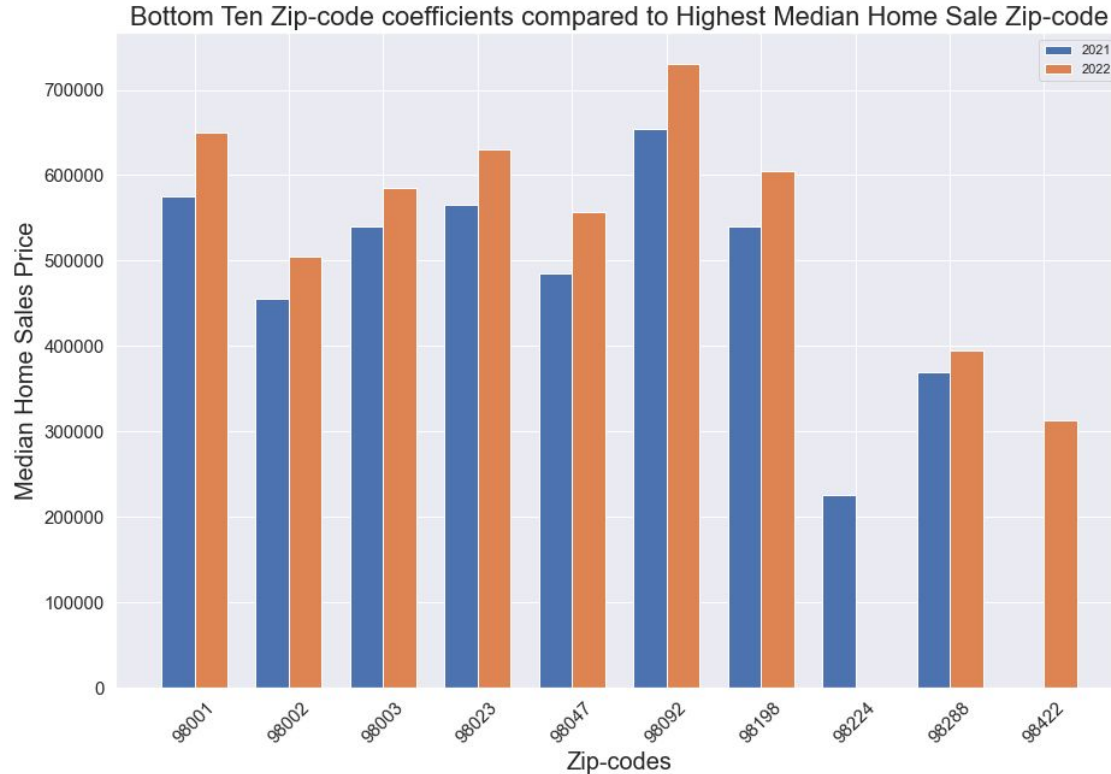


# Zip-Codes

**98039 - Has a median sales price of \$4,200,000**

**98001 - 77.16% decrease in price compared to 98039.**

**98422 - 90.90% decrease in price compared to 98039.**





# Next steps



01



## Further Investigation

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Deeper analysis

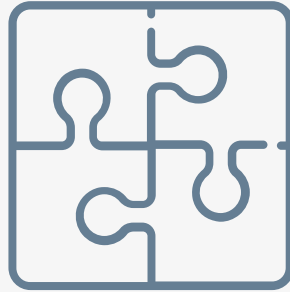


02

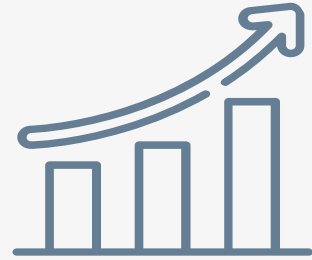
## Further Sampling

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More data gathering



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## Interest Rate Comparison

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Comparing the pricing

# THANKS!

Do you have any questions?

Project GitHub -

<https://github.com/vladiseki/HousingPricesP2>

Contact Us -

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