



# Data Driven Residential Investing Strategy for King County, Washington

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# Overview

- The Purpose
- The Data
- The Questions
- The Results

A vertical strip on the left side of the slide shows a topographic map of a coastal area. A yellow line runs vertically, and a white circle with two arrows pointing right and down is located on the map.

# The Purpose

- Utilizing public information and statistical regression (making a prediction based on some information) to find if and what factors are relevant to specific residential investing questions in the King County, Washington area.



# The Data

- King County Housing – 21080 individual observations used to calculate data

- Features include:

- Home Data

- Square footage (above, basement, total), bedrooms, bathrooms, floors, lot size, waterfront

- Observational Data

- Grade, condition, view

- Locational Data

- Zipcode, latitude, longitude

- Other Data

- Neighboring home sq. footage/lot size, date sold

- Data from 2015



# The Questions

- What are the top three features, based on the King County Housing Data, that attribute the most to home price?
- What valid information on location can we determine from the data?
- What valid information can we determine about the time of year that a home is sold?



# The Results

- The top three features that attribute to price of home:
  - The total above ground square footage
  - The square footage of the total living space of the nearest 15 neighbors
  - The number of bathrooms
  - Accounted for 43% of predictability of price
  - Note: other features selected when placed together accounted for over half the price (65%)

See Heatmap for Representation





## Location information:

- Top five selling zipcodes - 98103, 98038, 98115, 98052, 98117 ( $\geq 500$ )
- Bottom five selling zipcodes – 98039, 98148, 98024, 98010, 98102 ( $\leq 100$ )

## Time of year information:

- While there is no significant data for a specific month of selling a home: May, April, and July top the list ( $\geq 2200$ )
- January by far was the worst month to sell a home ( $< 1000$ )





