

# King County Home Analysis

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# Data

- Data of homes up to 2015
- 21,597 houses
- Location data where those houses stand



# Questions to Answer

- What home and location attributes influence the price of a home?
- Are prices between waterfront and non-waterfront homes different?
- Are prices between waterfront and non-waterfront homes in the same zip code different?
- Are prices for houses renovated in the past 15 years different than houses not renovated or renovated longer than 15 years?

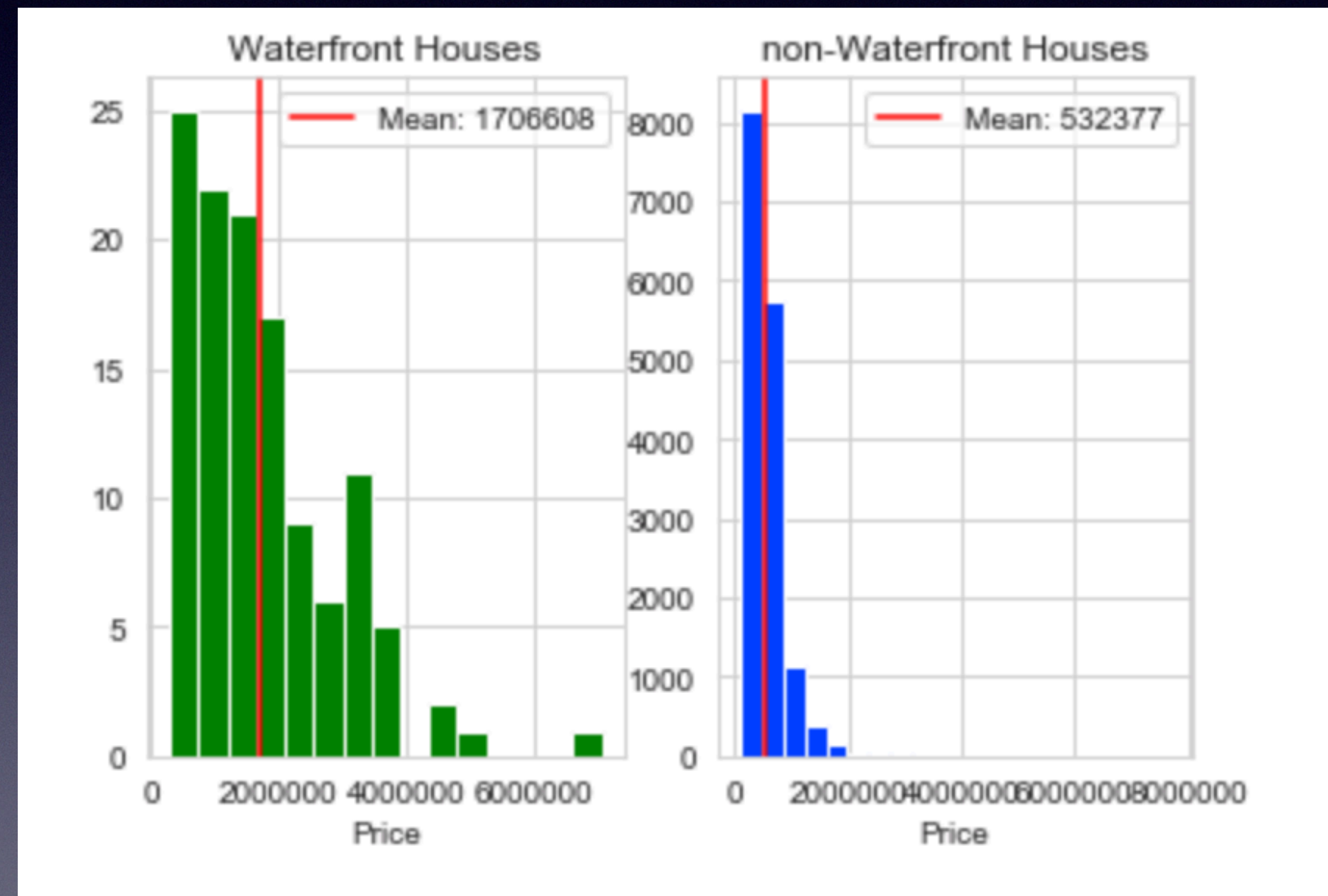


# Contributors to Home Prices

- Living Area Square Footage
- Waterfront access
- Renovation within past 15 years
- County Grading system
- Location
- Condition
- Bedrooms
- Bathrooms
- Floors

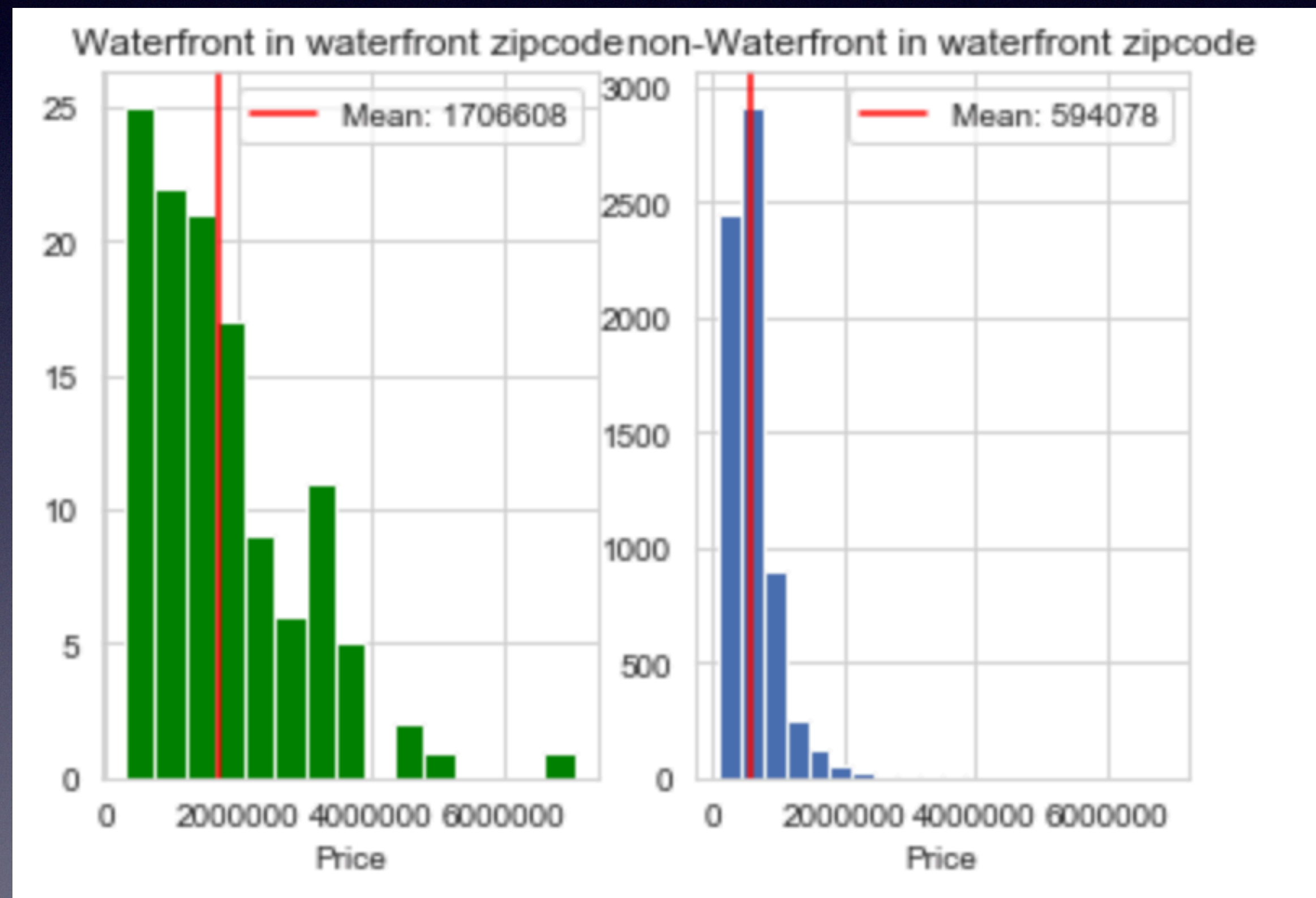


# Waterfront vs Non-Waterfront



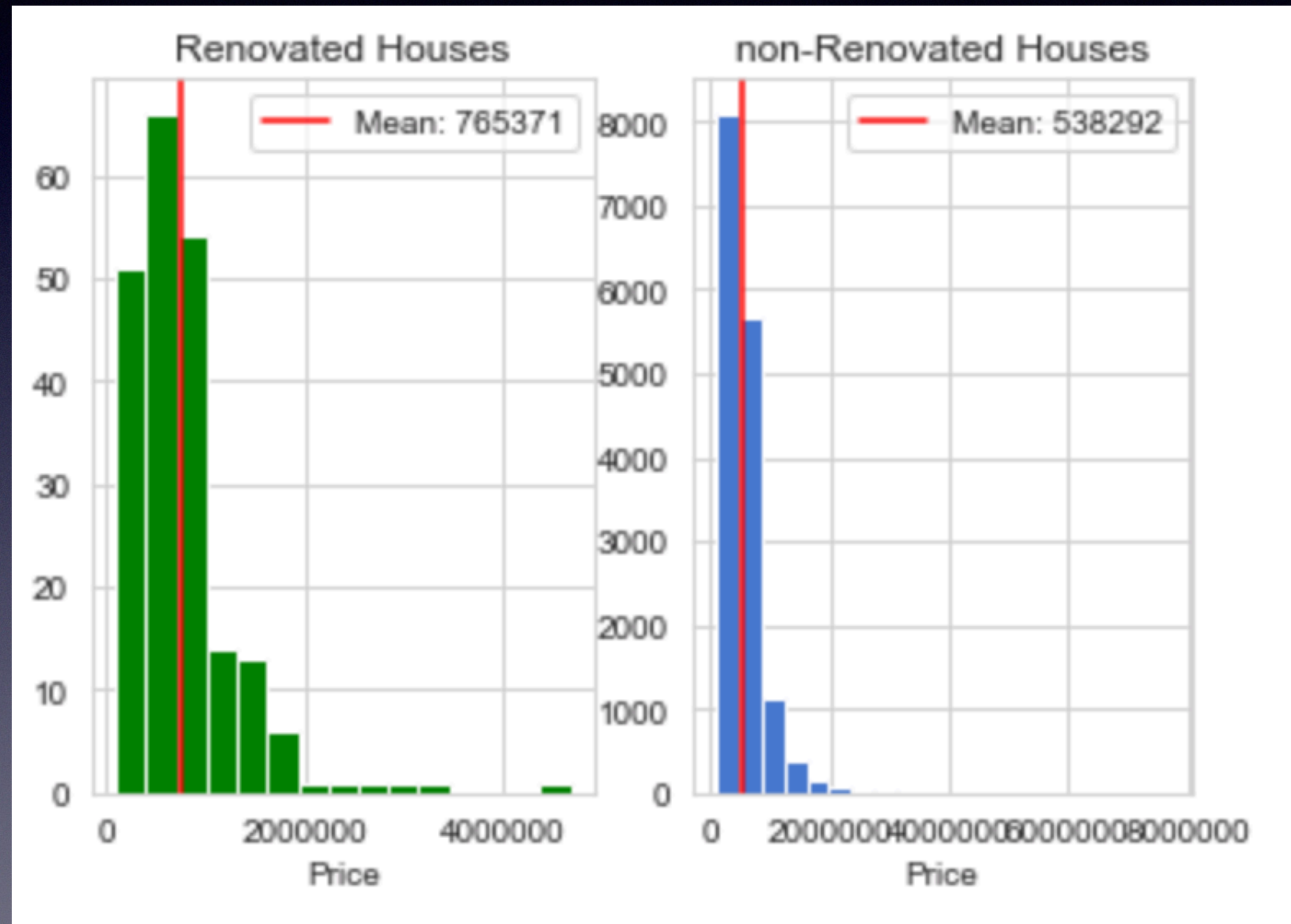


# Waterfront vs Non-Waterfront in the same zip code





# Renovated vs Non-Renovated





# Limitations

- Condition of the house is too vague.
- Renovation is too vague.
- No knowledge how the grading system of the county works.



# Further Research

- Location relative to landmarks and community facilities.
- City budget and its relation to the price of a home.



# Conclusion

- Multiple variables count towards the price of a home, but premium features in the house tend to have a bigger impact.
- Bigger does not necessarily mean better.
- Renovations tend to increase the price of a home.



# Questions