

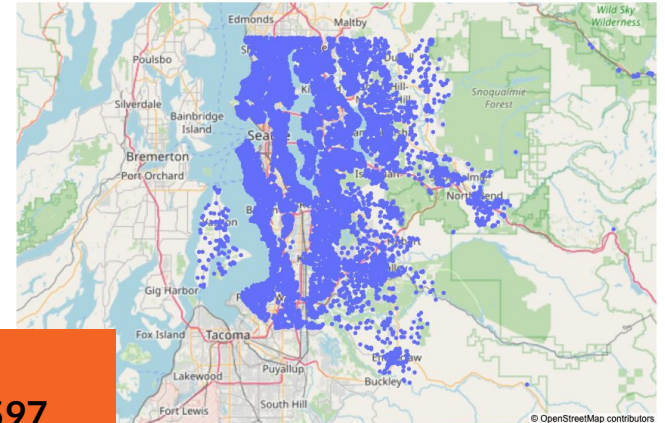
A photograph of a family of six, including a mother, a father, and four children, all smiling and looking out from a window. The text is overlaid on the image.

# Optimal House for big families in King Country

A guide by Dr. Arash Momeni & Neue fische

# Thomas Hansen

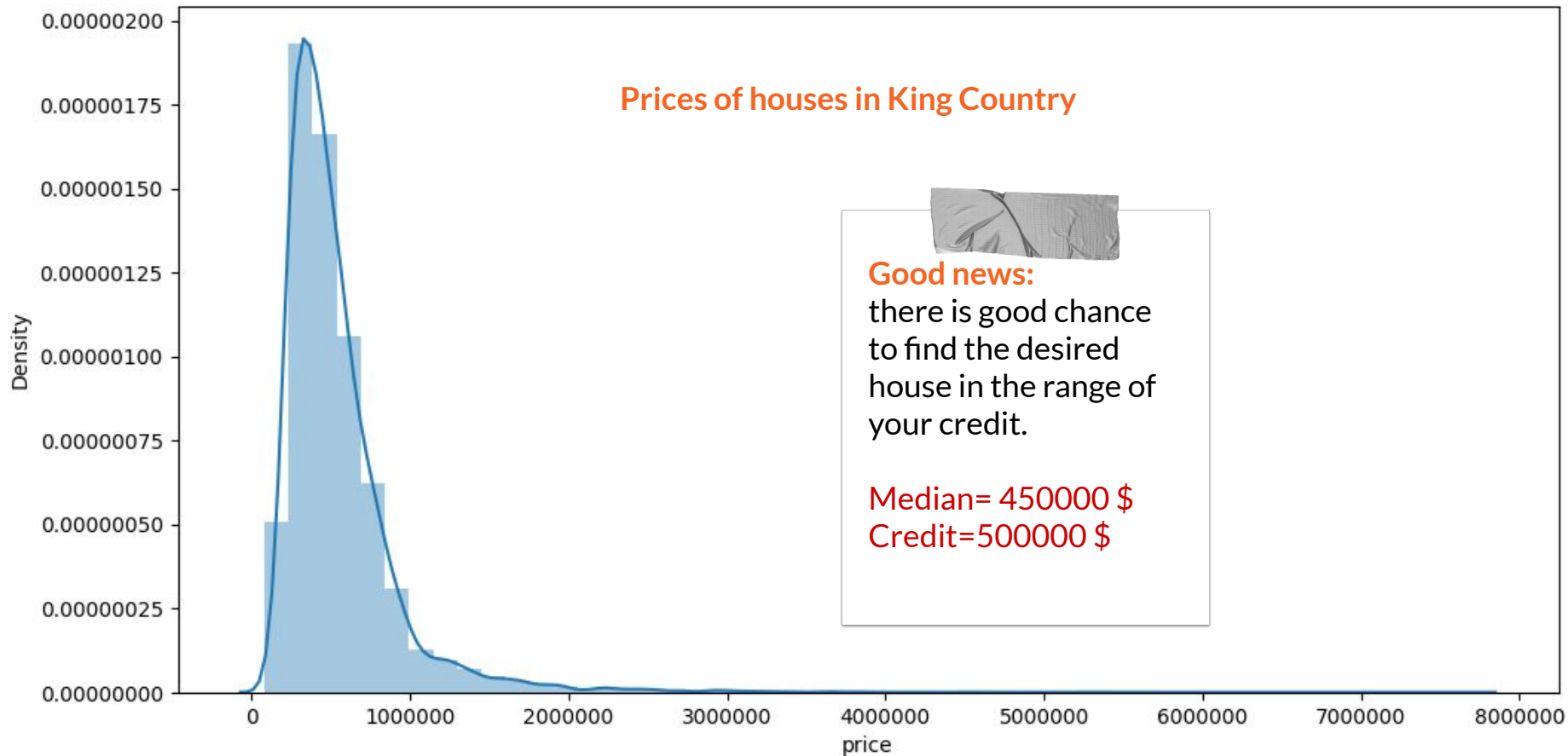
- Mr. Hansen want to buy a house in King Country
- A big family with 5 kids
- He has no cash
- He can get a credit of up to 500000 dollars.
- The house should be in a good social neighborhood



**Number of  
houses : 21597**

id - unique identified for a house	overall grade given to the housing unit
Date - house was sold	County grading system
price	square footage of house apart from basement
# of bedrooms	square footage of the basement
# of bathrooms	Built Year
footage of the home	Year when house was renovated
footage of the lot	zipcode - zip
floors (levels) in house	Latitude coordinate
House which has a view to a waterfront	Longitude coordinate
Has been viewed	The square footage of interior housing living space for the nearest 15 neighbors
How good the condition is ( Overall )	The square footage of the land lots of the nearest 15 neighbors

**Number of  
houses : 21597**





# Hypothesis

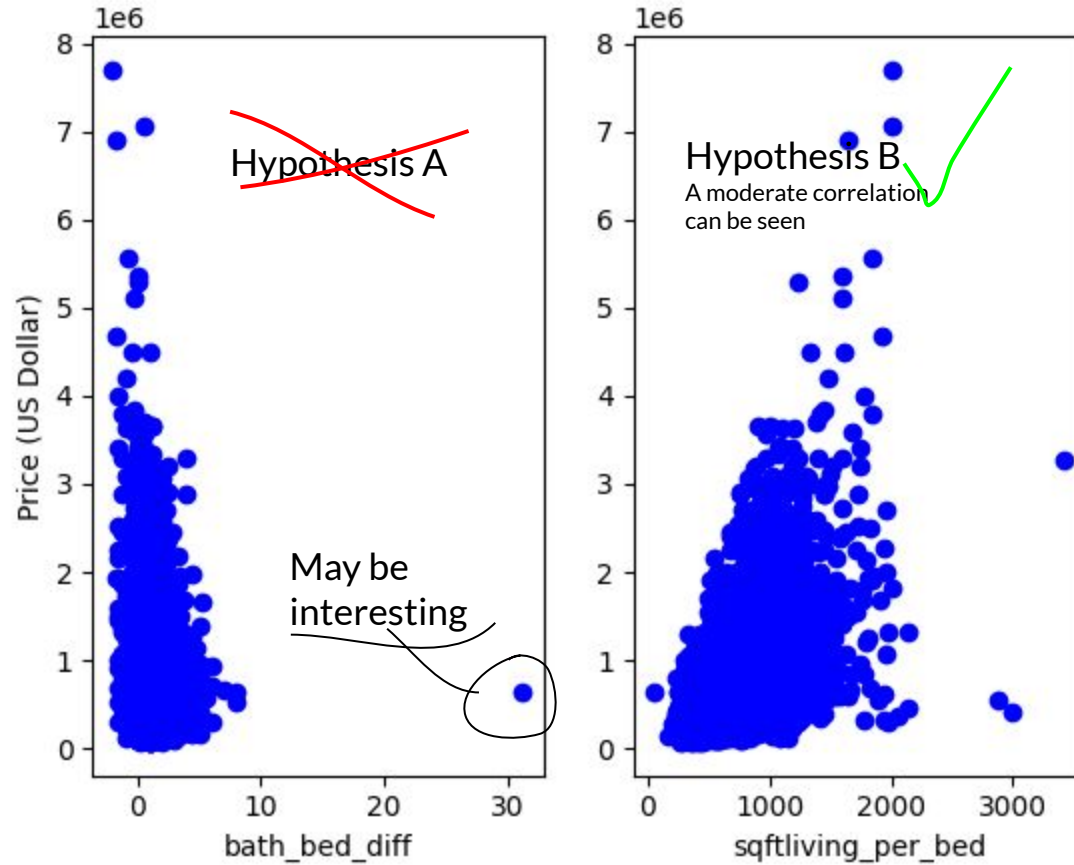
→ **Hypothesis A**

The greater is the difference between the number of bathrooms and bedrooms, the lower the price.

→ **Hypothesis B**

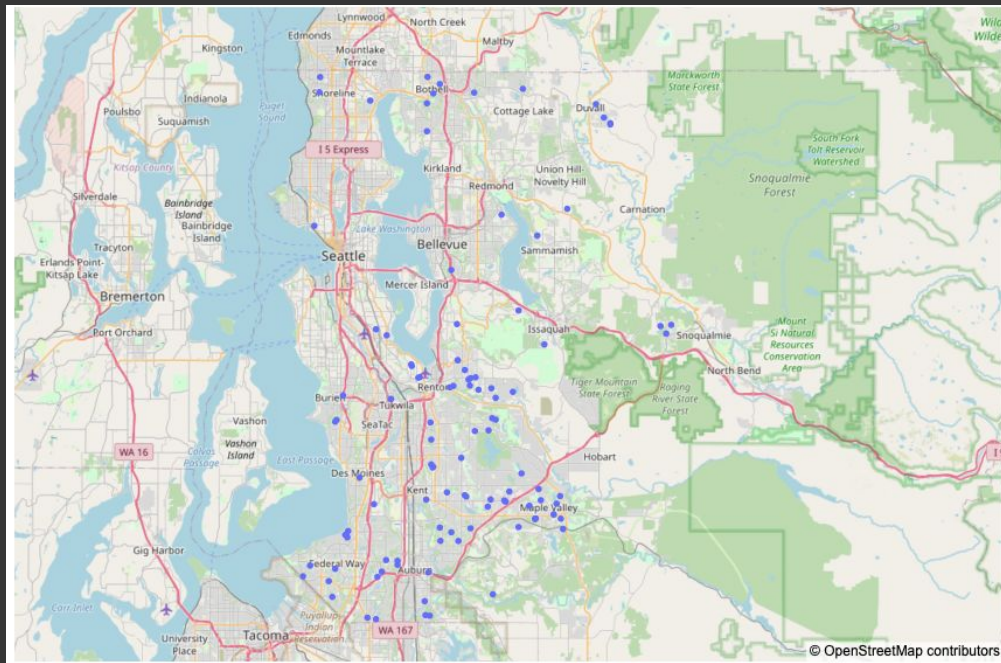
The greater is the ratio of footage of the home per bedroom, the higher is the price.

## Test of Hypothesis





# Where are the items, **fulfilling your wishes?**



## Filtering the data

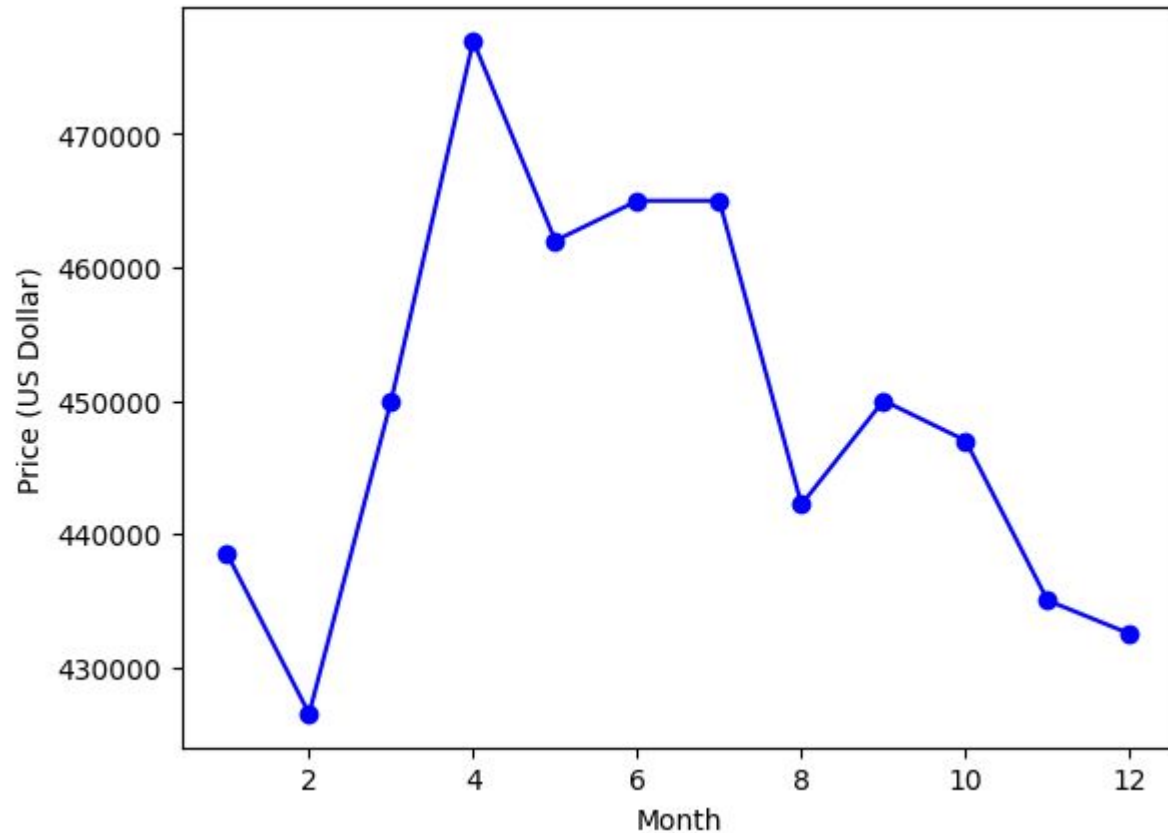
- **# Bedrooms >4**
- **Price <500000 \$**
- **Sqft\_living15 > 2360 ft<sup>2</sup>**

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98052, 98003, 98059, 98023,  
98092, 98027, 98077, 98042,  
98019, 98055, 98198, 98166,  
98038, 98058, 98030, 98168,  
98001, 98188, 98056, 98031,  
98074, 98005, 98011, 98072,  
98065, 98053, 98155, 98034,  
98125, 98177, 98118, 98178,  
98002, 98032, 98119



# When ?



## Remark

The price axis present the median price of each month

# My Recommendation

Do not buy  
between April  
and July.

Buy the house  
near the locations  
depicted in the  
filtered map

For houses with  
similar price,  
bedrooms and  
neighborhood  
consider the  
grade