# PREDICTING THE KING COUNTY HOUSING MARKET

# Features ⇒ Predict ⇒ Value

**SIZE**

- LIVING/BUILDING
- LOT

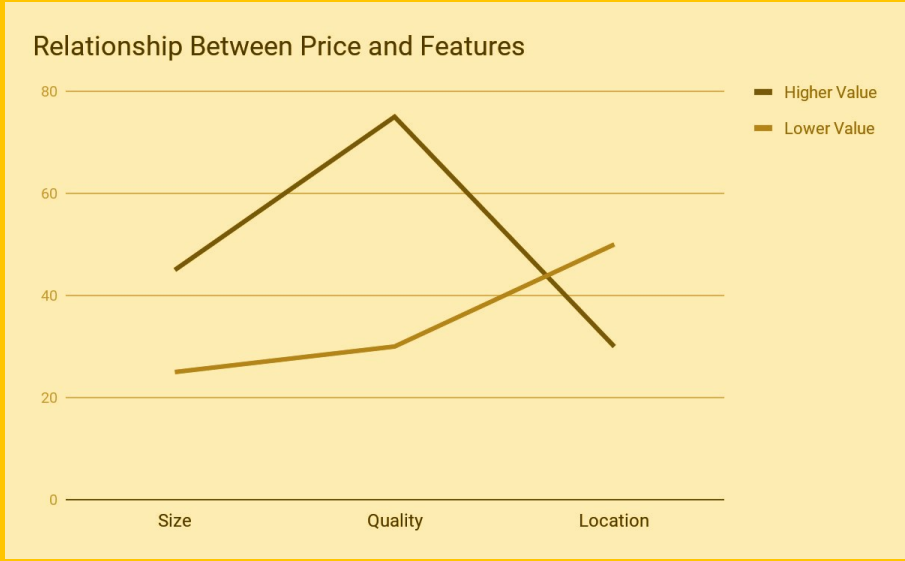
**QUALITY**

- CONDITION (1 - 4)
- GRADE (1 - 13)
- AGE

**LOCATION**

- LATITUDE, LONGITUDE
- ZIP CODE
- DISTANCE FROM WEALTHIEST ZIP CODE

**VIEWS**



# ~82%

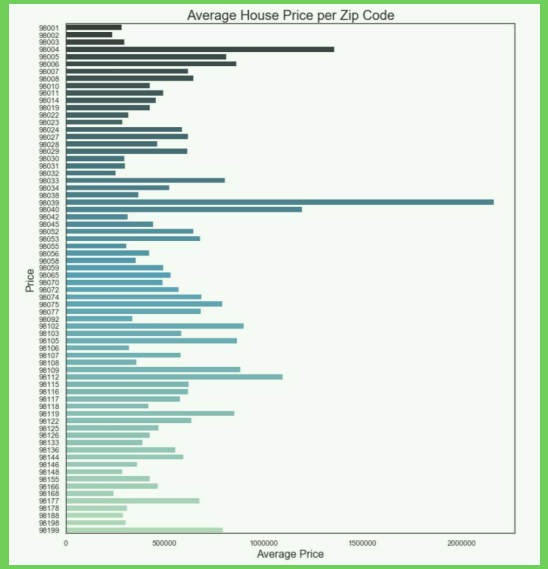
Predictive Accuracy

# 79.7%

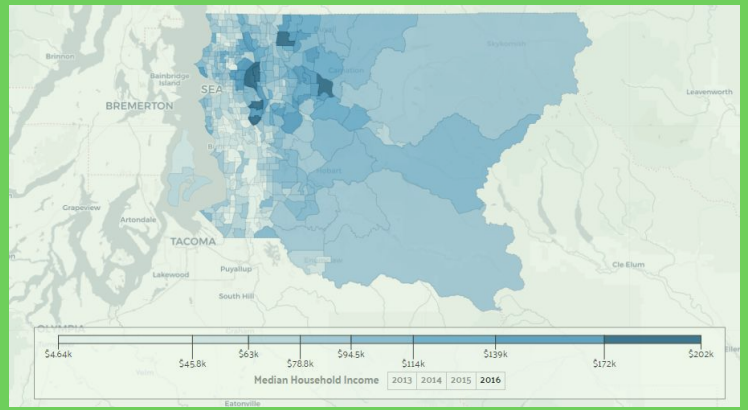
**Price =**

**0.29*Grade + -0.35*Distance + 0.40*House Size + 0.14*Views + 0.16*Latitude**

# Distance from Bellevue ($2 mil house average)



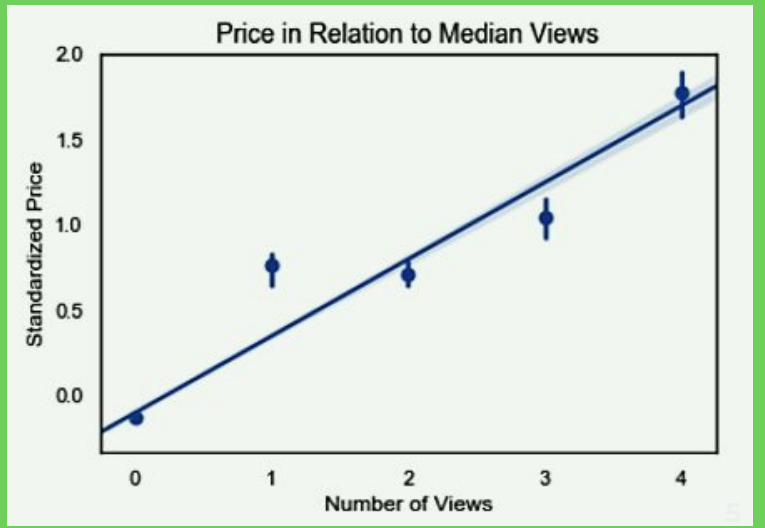

# Latitude
(North > South)




Income Data

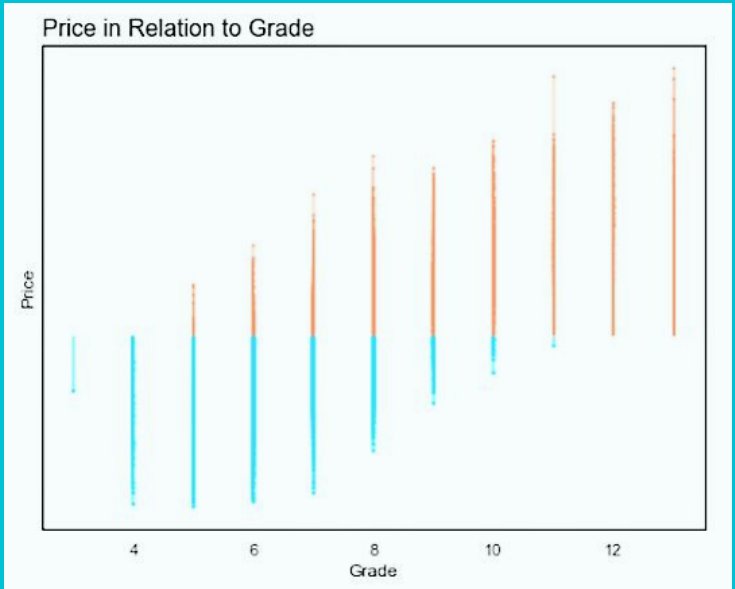
# How many times viewed?

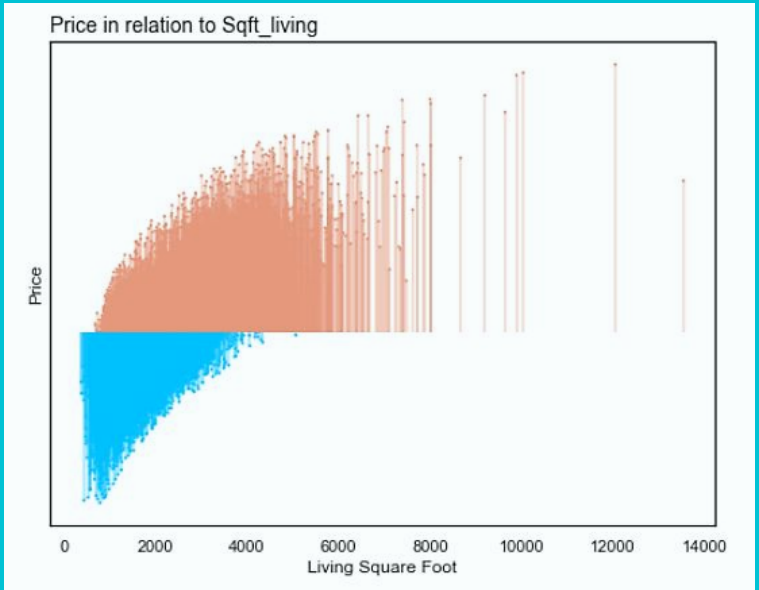
1 2 3 4



# Building Grade

1 - 3 :  Cabin (min standards)
4 - 6 : Low grade construction
7 - 8 : Average
9 - 10 : Good Quality Design
11 - 13 : Superior Quality




# Overall Living Space >

Basement
Rooms
Floors
Above ground
Lot

# THANK YOU

Questions?