PREDICTING THE KING COUNTY HOUSING MARKET

Features ⇒ Predict ⇒ Value

SIZE

- LIVING/BUILDING
- LOT

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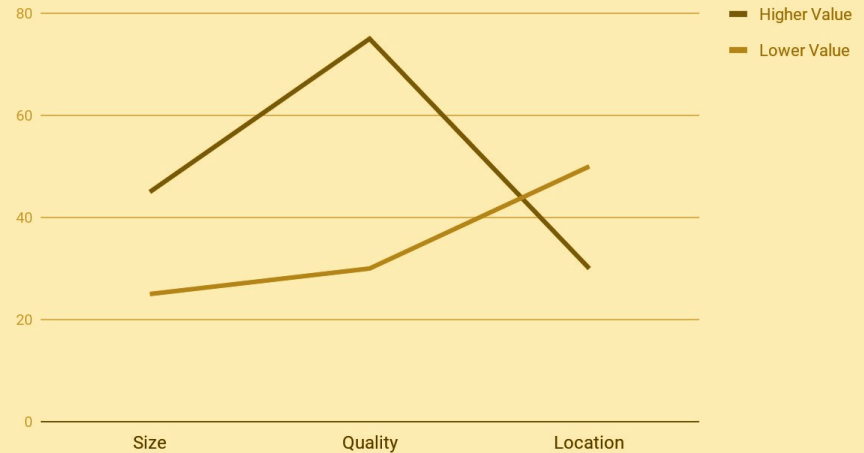
- CONDITION (1 - 4)
- GRADE (1 - 13)
- AGE

LOCATION

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

VIEWS

- HOW MANY TIMES VIEWS (0 - 4)

Relationship Between Price and Features

Higher Value
Lower Value

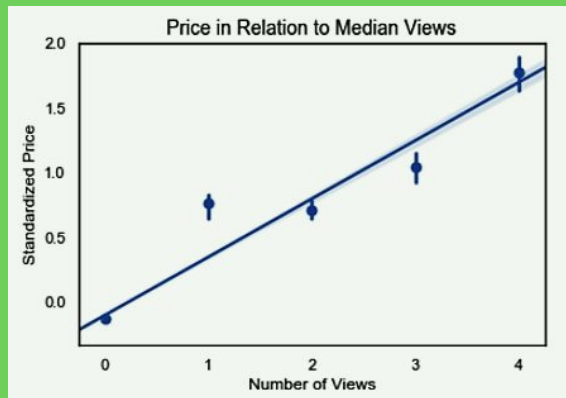Size   Quality   Location

~82%

Predictive Accuracy

79.7%

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

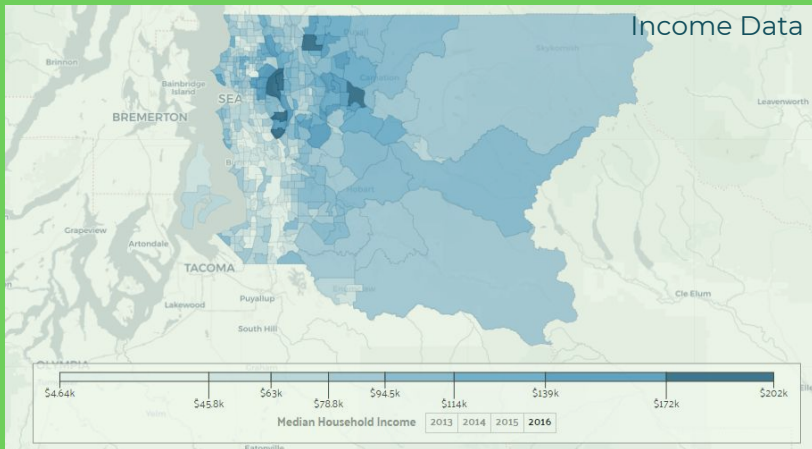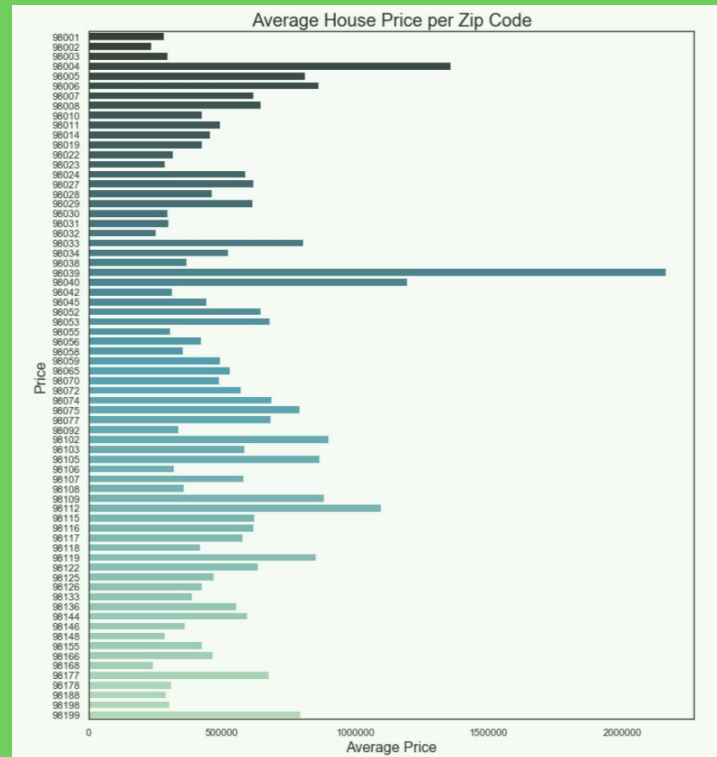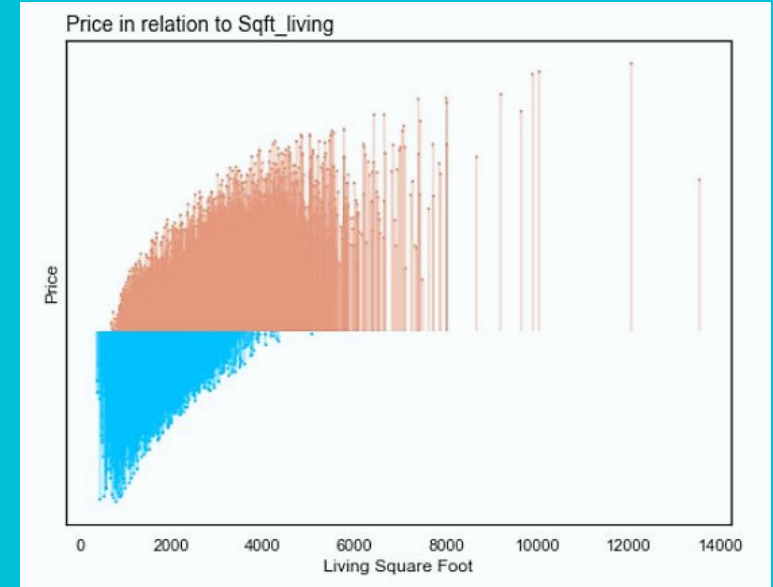# How many times viewed?

1 2 3 4 👁

Price in Relation to Median Views

Latitude
(North > South)

Income Data

Distance from 🌍
Bellevue ($2 mil house average)

Average House Price per Zip Code

Building Grade

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

Price in Relation to Grade

Price in relation to Sqft_living
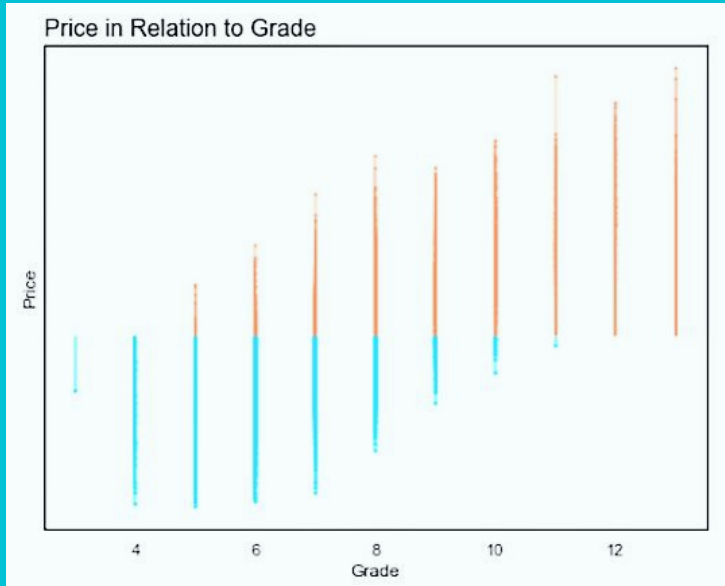
Overall Living Space >

Basement
Rooms
Floors
Above ground
Lot

THANK YOU

Questions?