

King County Housing Analysis

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Overview

Business Problem

Data Understanding

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Overview

Using a dataset of 30,155 entries, I analyzed the features of homes in King County, WA that contribute most to housing prices in the area.





Business Problem

- Home and Garden Television Network is looking to film in the Seattle, WA area
- To help with budgeting and scripting I looked at:
 - How many homes are available for renovation?
 - Does renovating influence the price of homes?
 - Should crews focus more on living space (internal features) or surrounding space (external features)?
 - Are there characteristics of the surrounding location that influence price?

Data Understanding

01

Price and the size of the lot the house was built on were narrowed to remove outliers

02

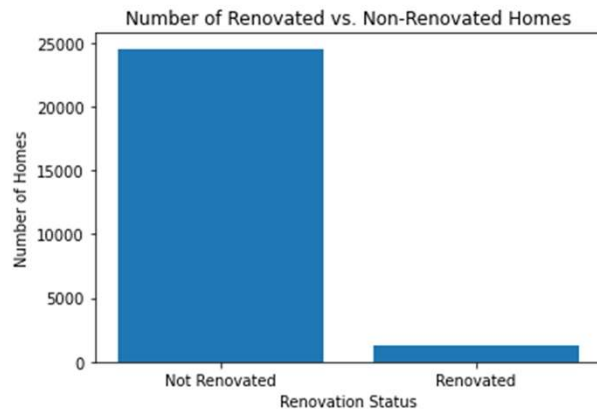
The numerical home features and categorical home features were independently reviewed against price

03

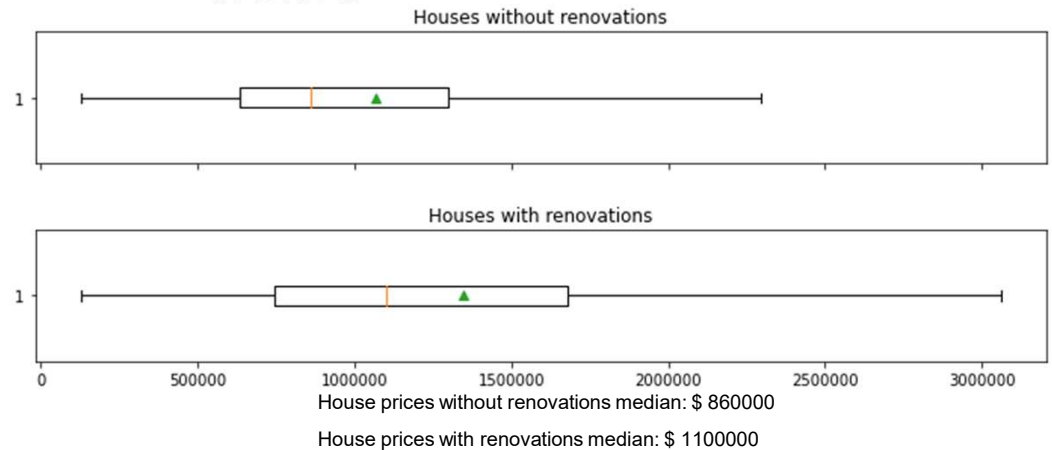
Error testing was completed to ensure reliability in the results reported

Results: Renovations

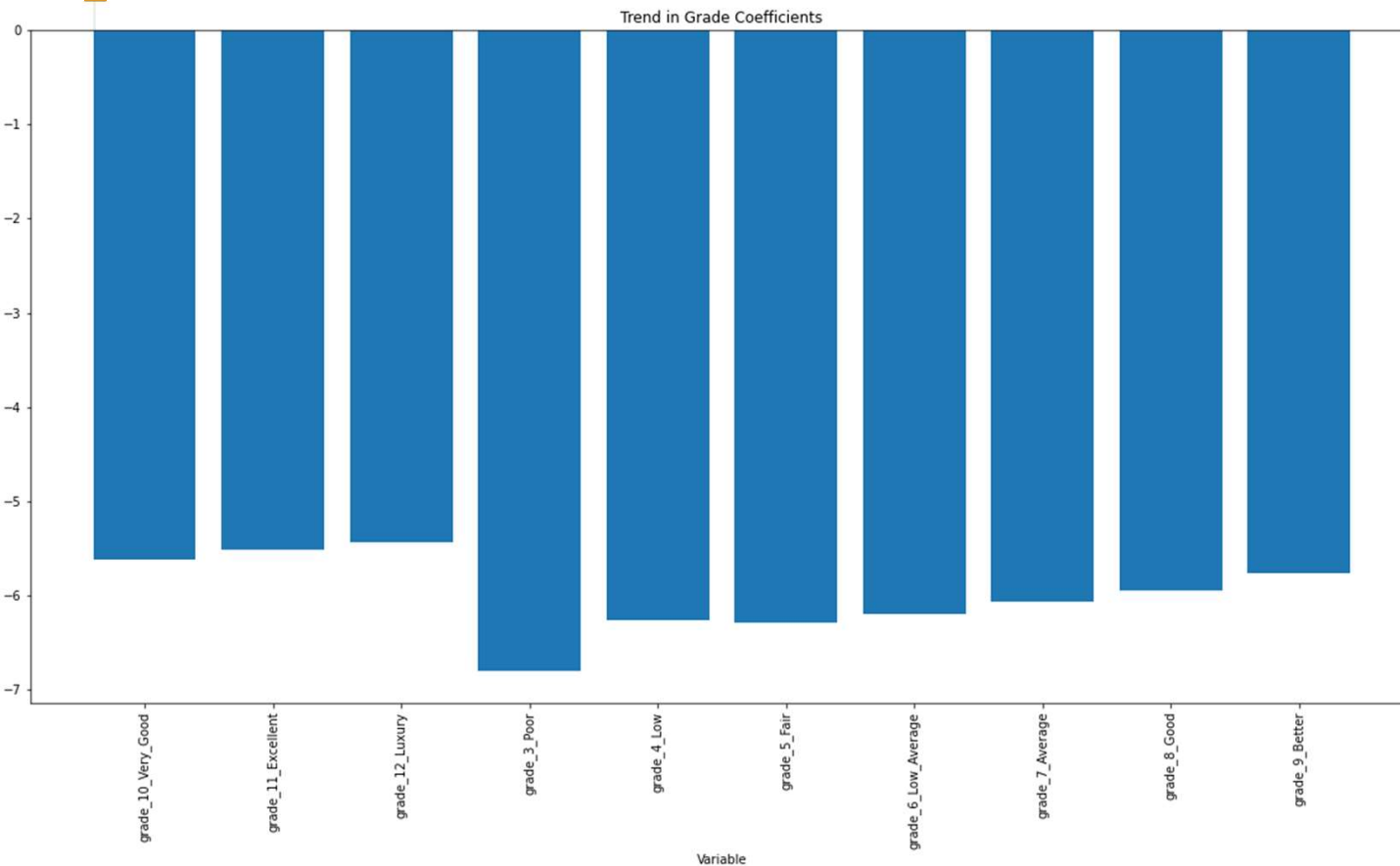
- There are plenty of homes in the area that have not been renovated



- There is a 27% increase in the price of a renovated home



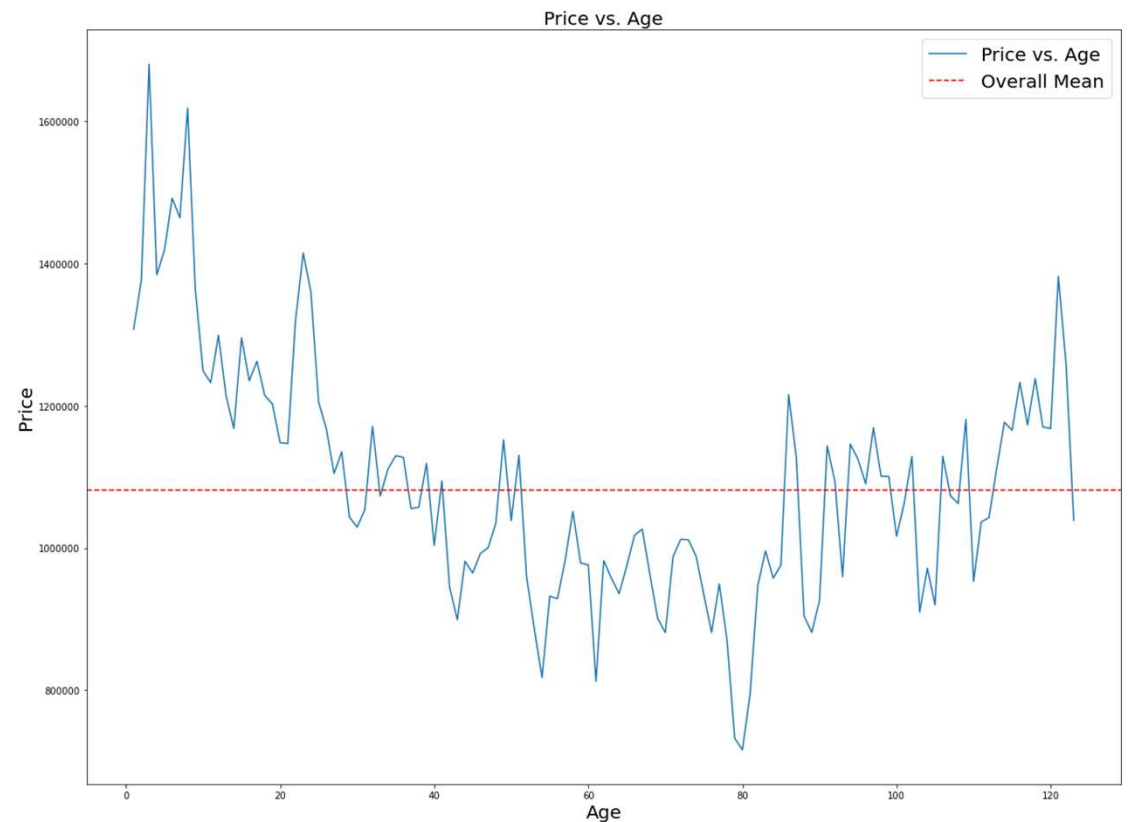
Results: Assessor's Grade



- Higher ranking homes have less price loss
 - We can see grades of 8 or higher have less negative impact on the price of a home.

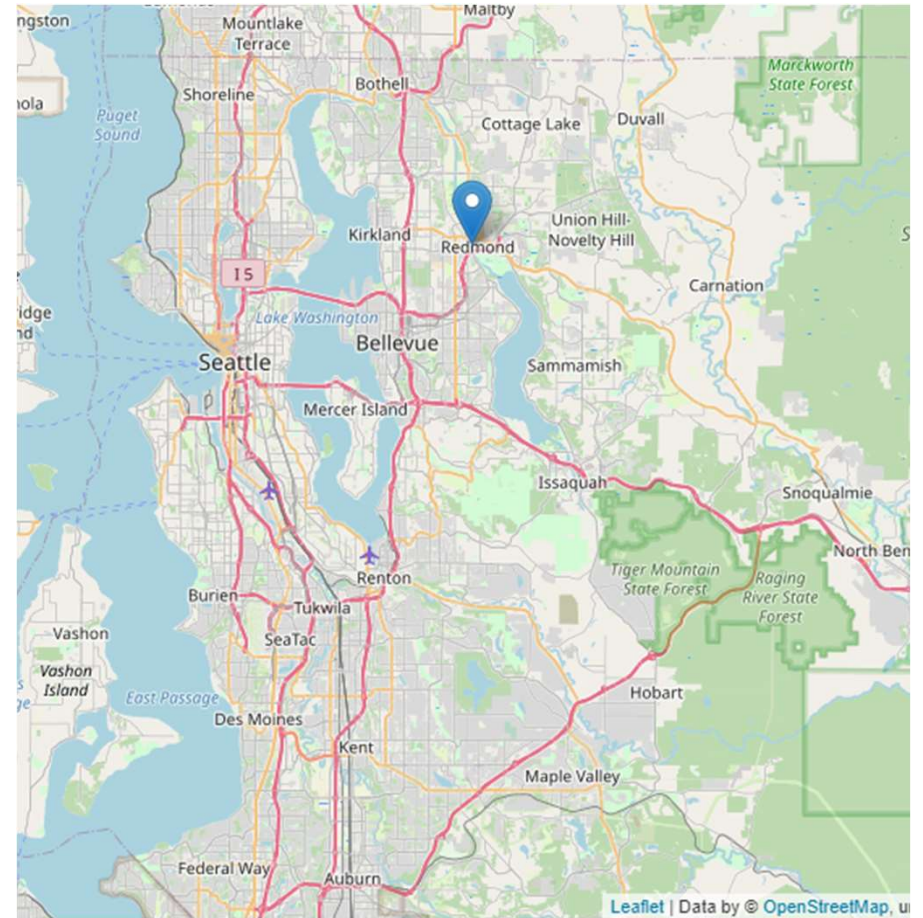
Results: Age

- The oldest home in the dataset was built in 1900
- Homes between 55-80 years old tend to be below the average price for King County, which means a higher ROI is possible



Results: Location

- Latitude was the highest contributor to price increases
- 75% of the data had a latitude and longitude around the Redmond area of King County



Results: Internal Home Features

- The square footage of living space, mainly bathrooms can increase the price of a home
- Bedrooms is a second contributing factor
- The size of the lot a home is built on was not significant in determining the price of a home



Conclusion



Renovate homes built
in 1943 to 1968



Focus on the internal
living space, mainly
bathrooms



Home improvements
should increase the
house's grade



Scout properties in
the Redmond, WA
area

Thank you

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