




House Sales in King County

EDA project

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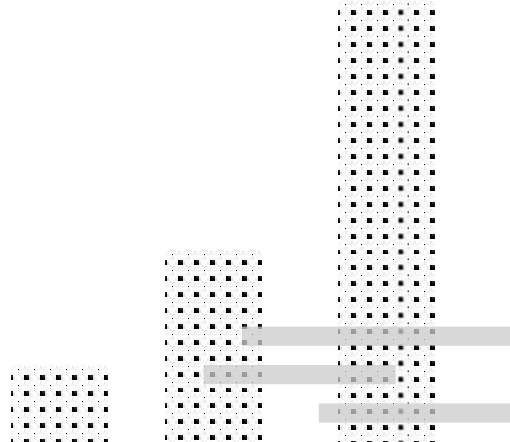
House Sales in King County, USA



Dataset with house sale prices for King County, which includes Seattle.

Sales time period between May 2014 and May 2015.

Each house is described by multiple parameters:

- Area (sqft): living space, plot, upper, basement
 - Rooms: no. of bedrooms, bathrooms, floors
 - Quality: view, condition, grade
 - Location coordinates and zipcodes
 - Year built and renovated (if applicable)
- 

Stakeholder – Jennifer Montgomery (buyer)

- High budget
- Wants to show off
- Waterfront
- Renovated house
- High grades
- Resell within one year



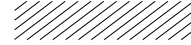


Does renovation affect the sales price?

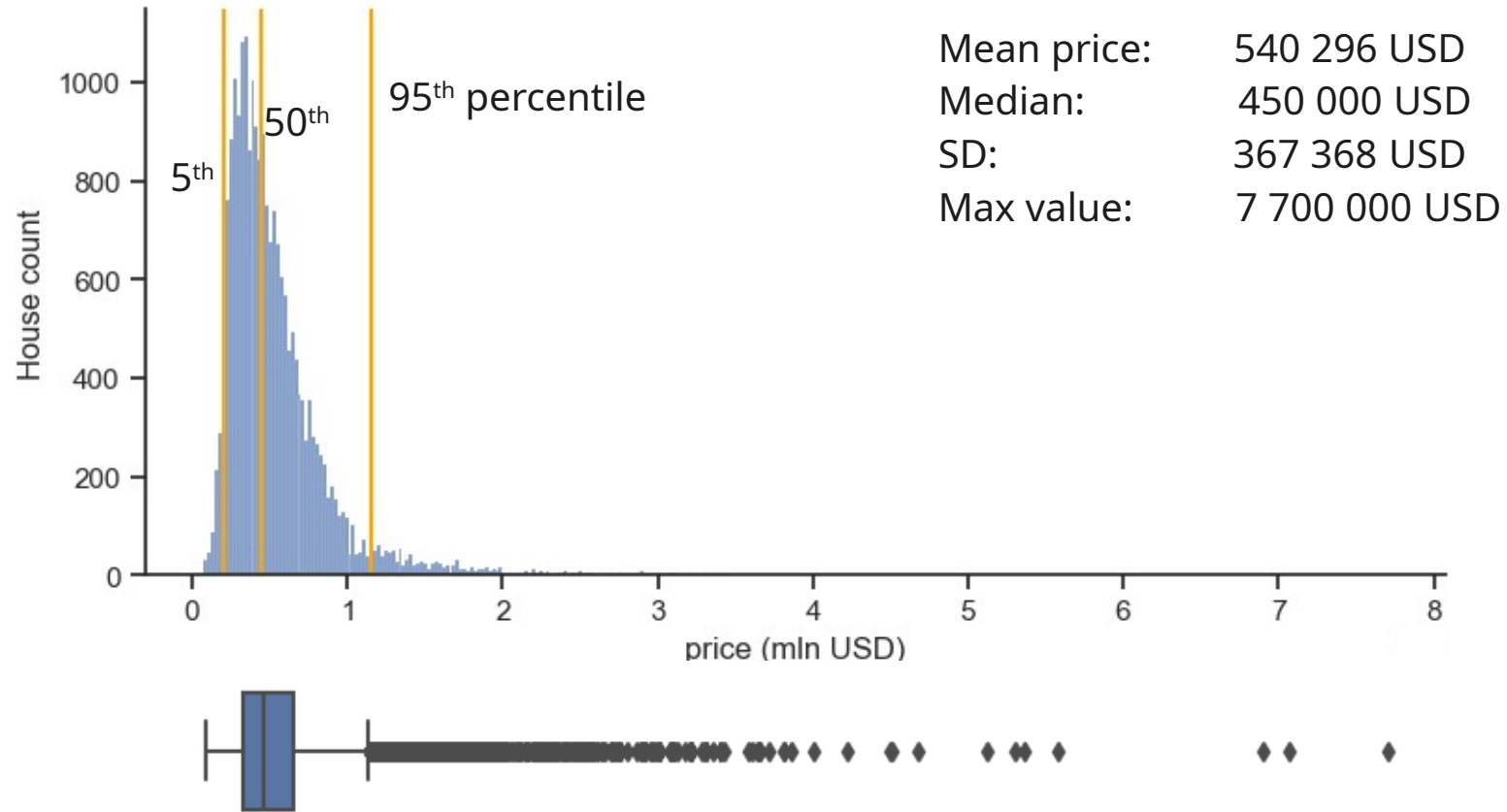
Renovated houses tend to be more expensive compared to ones built in the same year



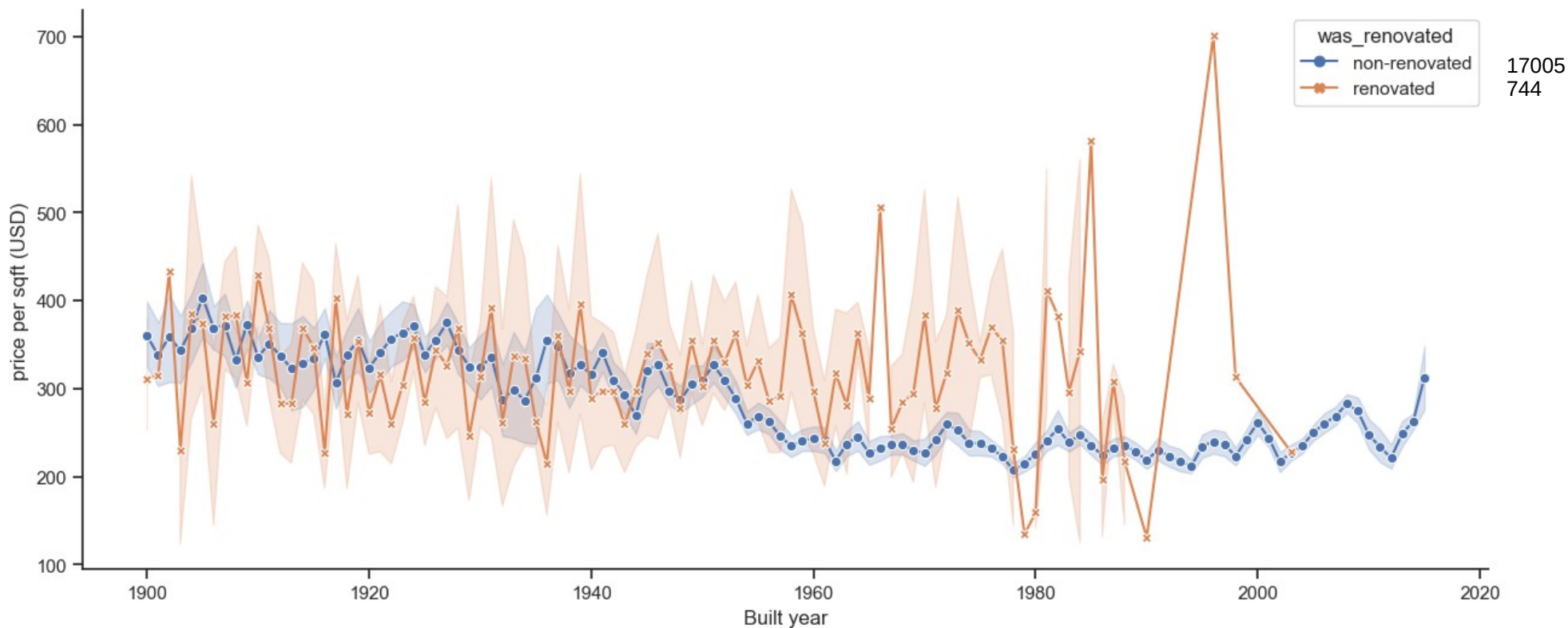
1



Overall distribution of house prices



House sale prices vs. construction year





1

Does renovation affect the sales price?

Renovated houses tend to be more expensive compared to ones built in the same year



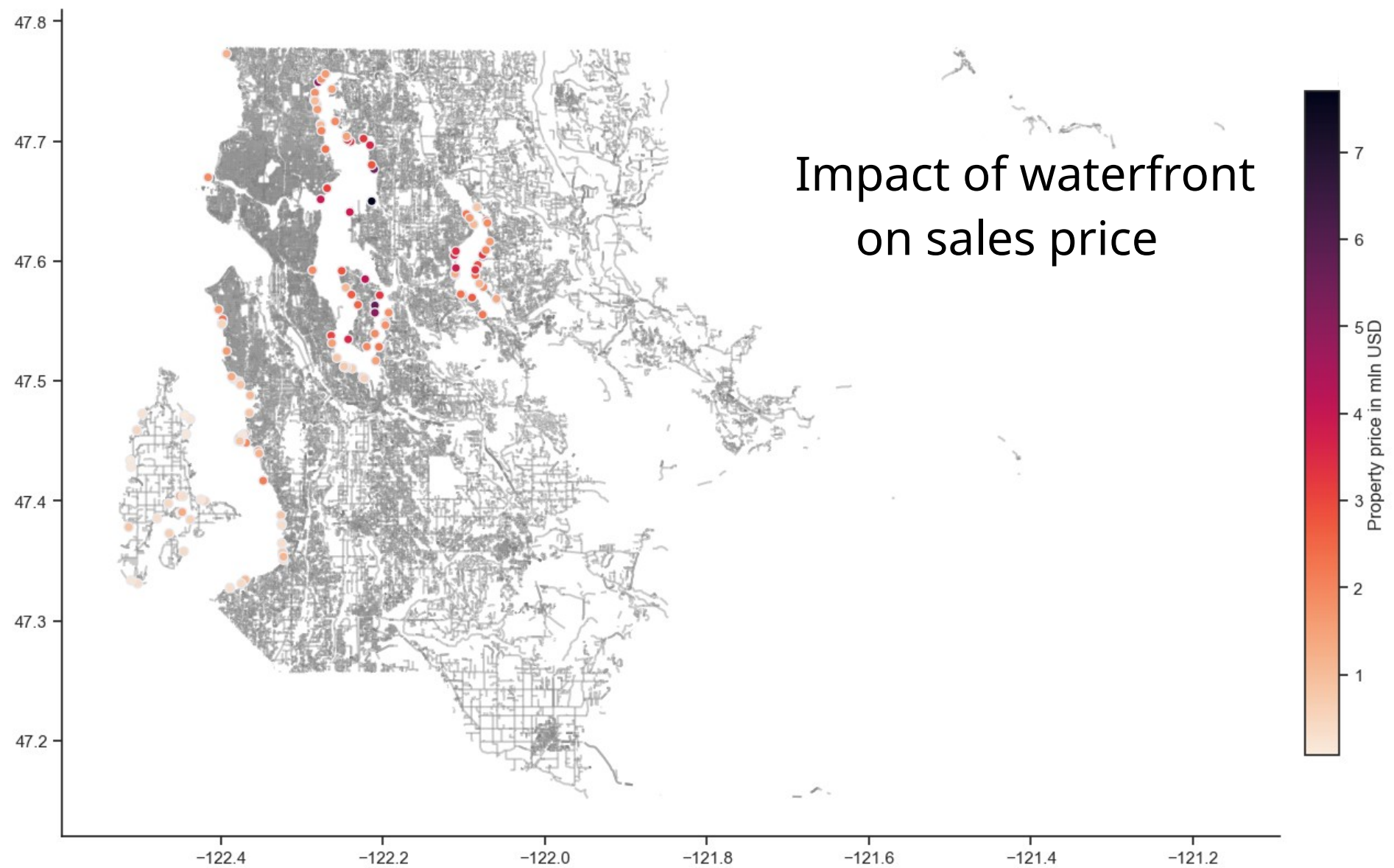
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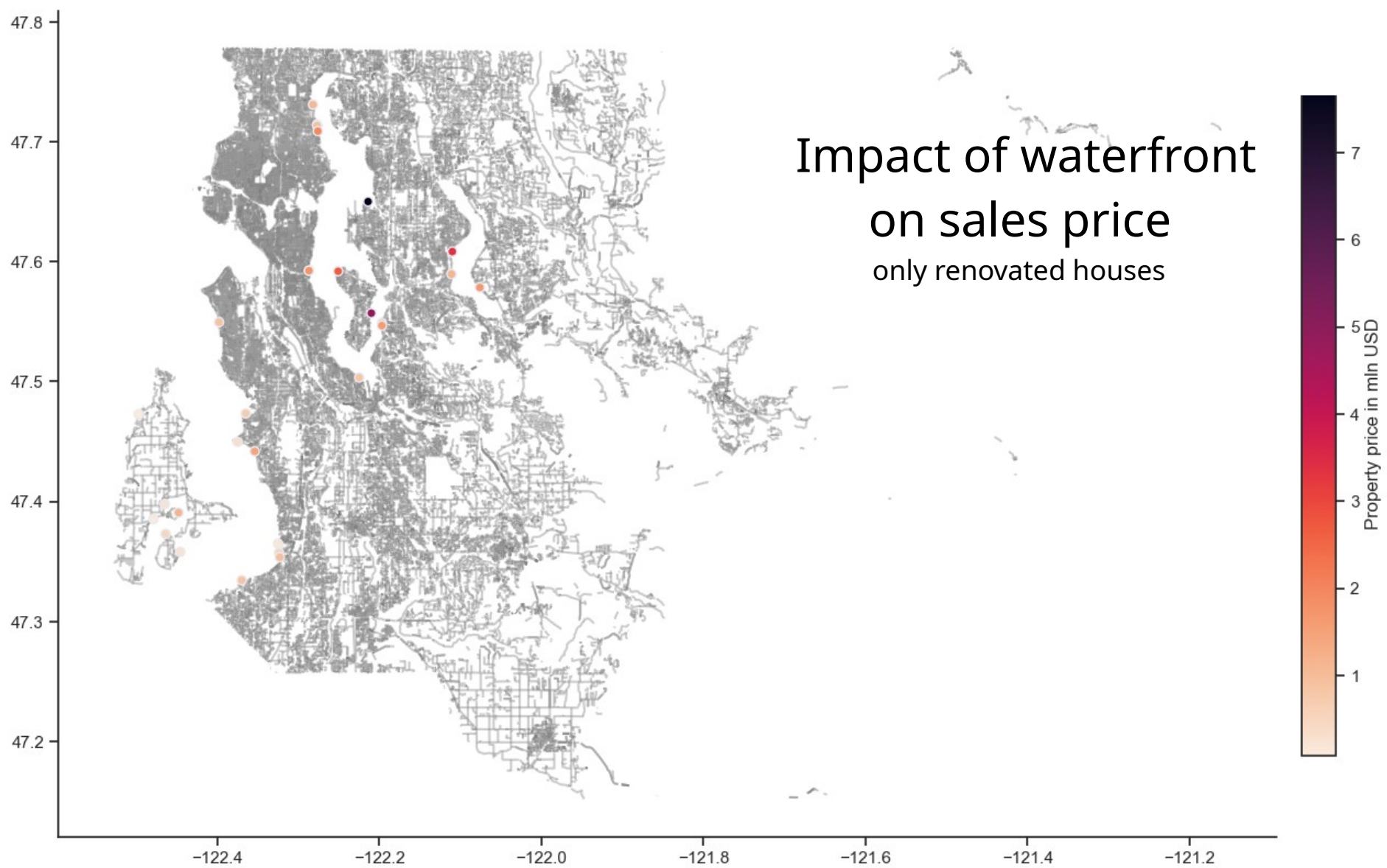
What is the impact of having waterfront?

- Houses with waterfront tend to be located outside the city limits.
- There are clusters of expensive houses with waterfront.



Impact of waterfront on sales price







1

Does renovation affect the sales price?

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2

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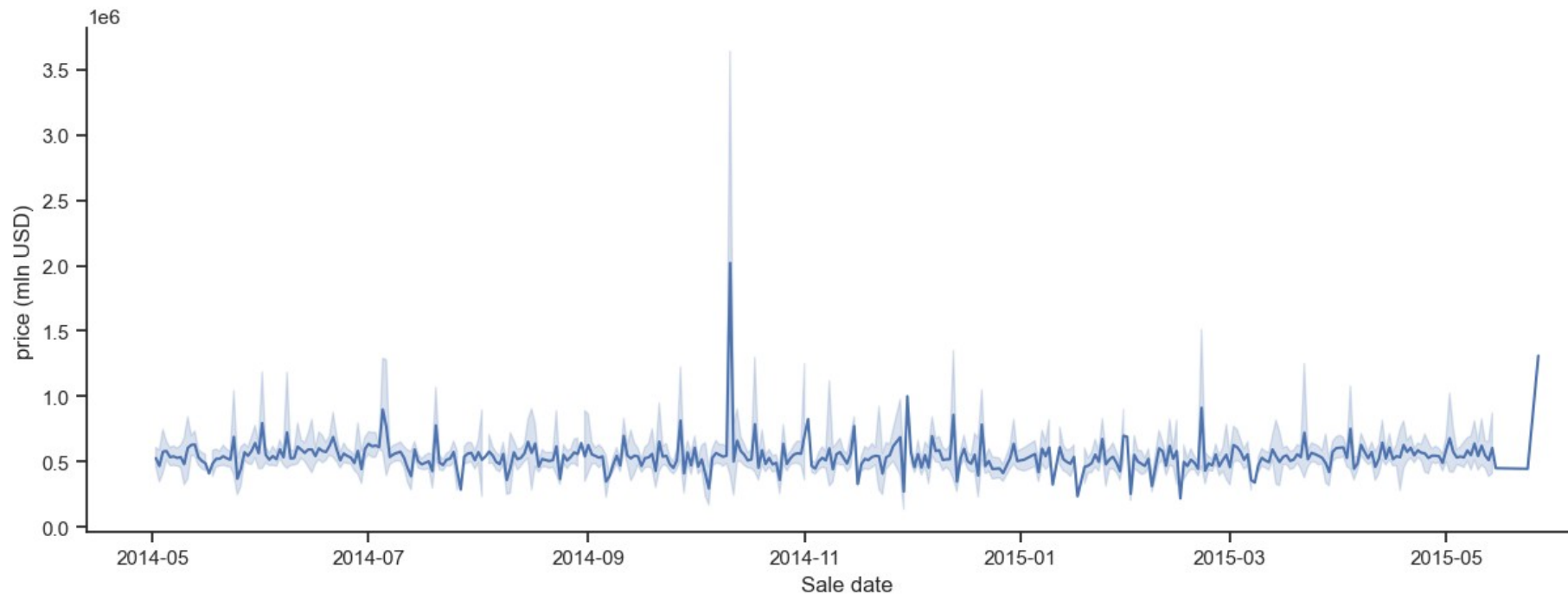
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What is the best time of the year to sell a property?

Summertime is characterized by high house sales prices

Trends in sales prices

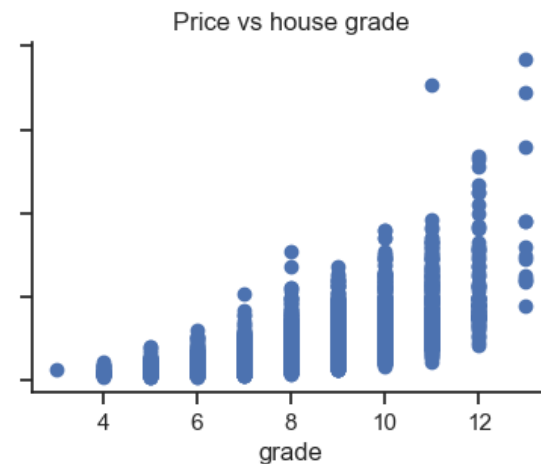
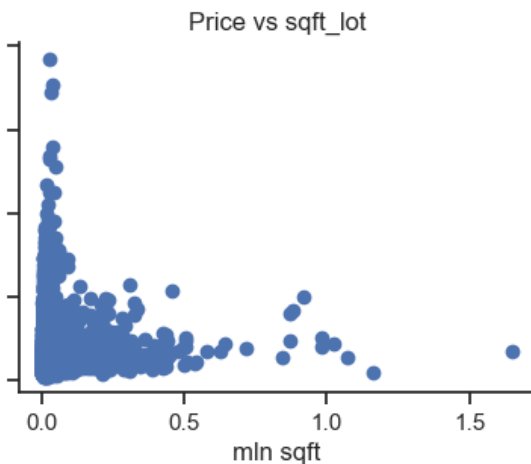
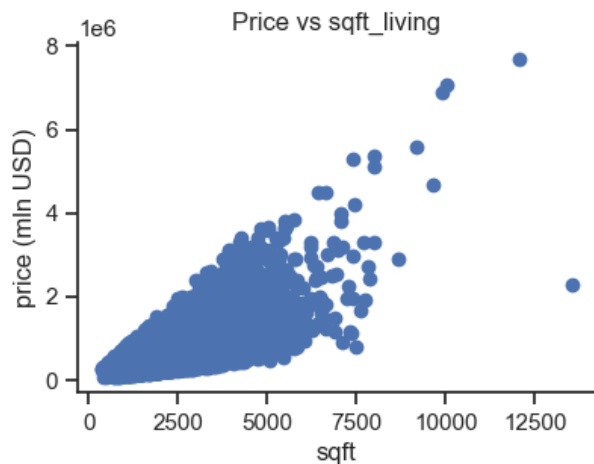
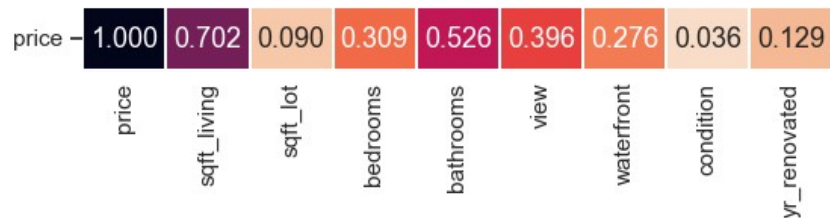
May 2014 – May 2015



**How to increase the
“WOW” effect of the
property?**



Correlation of price with selected parameters

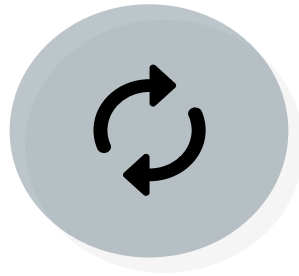


Analysis insights



Renovation

Slight impact on selling price observed when houses built at the same year (after 1950) are compared. Few houses fulfilling criteria; focus on new houses instead?



Timing:

Lack of strong trends or seasonality patterns for optimal selling time. Consult current stock market situation.



Waterfront:

Little influence on price overall; houses with waterfront are localized around Seattle lakes within city limits. Focus on Lake Washington and Lake Sammamish for luxury houses.

Thank you!

Questions, comments?



Illustrations by Pixeltrue on [icons8](#)



Photo by Scott Manthey on
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