



# Kings County, WA Housing Prices Analysis

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# The Method

- Kings County Housing data from 2014 and 2015
- Linear Regression with 64 total variables, 13 different factors affecting the housing price plus 51 zipcode categories.

	coef	std err	t	P> t	[0.025	0.975]
<b>const</b>	-4.156e+07	2.86e+06	-14.531	0.000	-4.72e+07	-3.6e+07
<b>bedrooms</b>	-6811.2821	1100.645	-6.188	0.000	-8968.648	-4653.916
<b>bathrooms</b>	1.562e+04	1725.073	9.056	0.000	1.22e+04	1.9e+04
<b>sqft_living</b>	96.3578	1.962	49.113	0.000	92.512	100.203
<b>floors</b>	4421.9039	1838.930	2.405	0.016	817.431	8026.377
<b>waterfront</b>	1.727e+05	1.45e+04	11.891	0.000	1.44e+05	2.01e+05
<b>view</b>	3.055e+04	1203.509	25.383	0.000	2.82e+04	3.29e+04
<b>condition</b>	2.119e+04	1165.447	18.184	0.000	1.89e+04	2.35e+04
<b>grade</b>	5.454e+04	1258.734	43.332	0.000	5.21e+04	5.7e+04
<b>basement</b>	-1.155e+04	1693.177	-6.823	0.000	-1.49e+04	-8234.504
<b>yr_built</b>	-937.4130	38.767	-24.181	0.000	-1013.399	-861.427
<b>renovated</b>	2.965e+04	4069.087	7.286	0.000	2.17e+04	3.76e+04
<b>sqft_living15</b>	40.9522	1.976	20.725	0.000	37.079	44.825
<b>year_sold</b>	2.138e+04	1419.060	15.064	0.000	1.86e+04	2.42e+04

### Variables

- Square Footage \$96
- Bathroom \$15,620
- Basement -\$11,500
- Floors \$4,400
- Renovated \$29,640





## Variables

- Condition \$21,000
- Grade(KC System) \$54,000
- Waterfront \$172,700





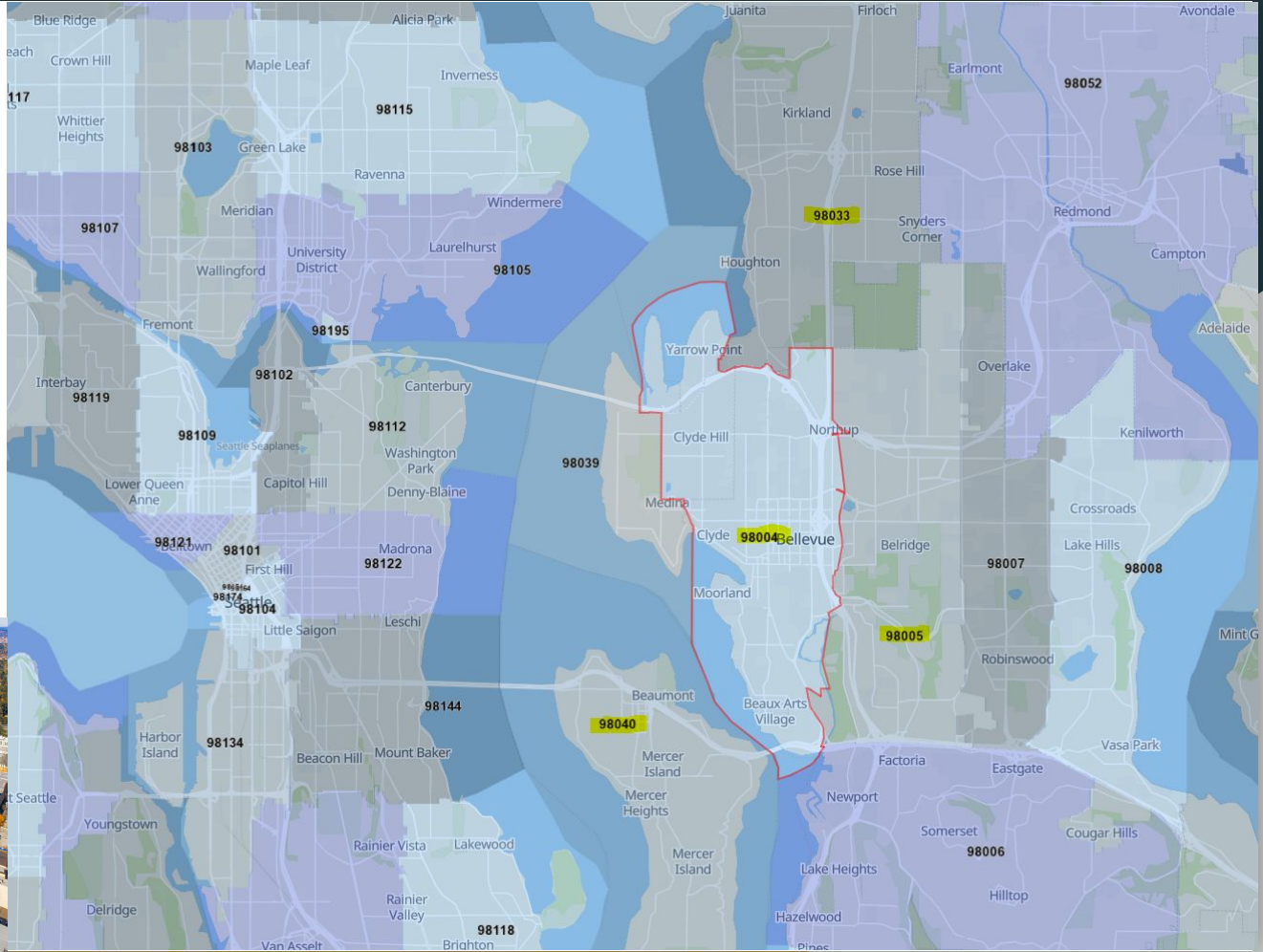
## Most Expensive Zip Codes Outside Seattle

98004 Bellevue

**98005**      **Bellevue**

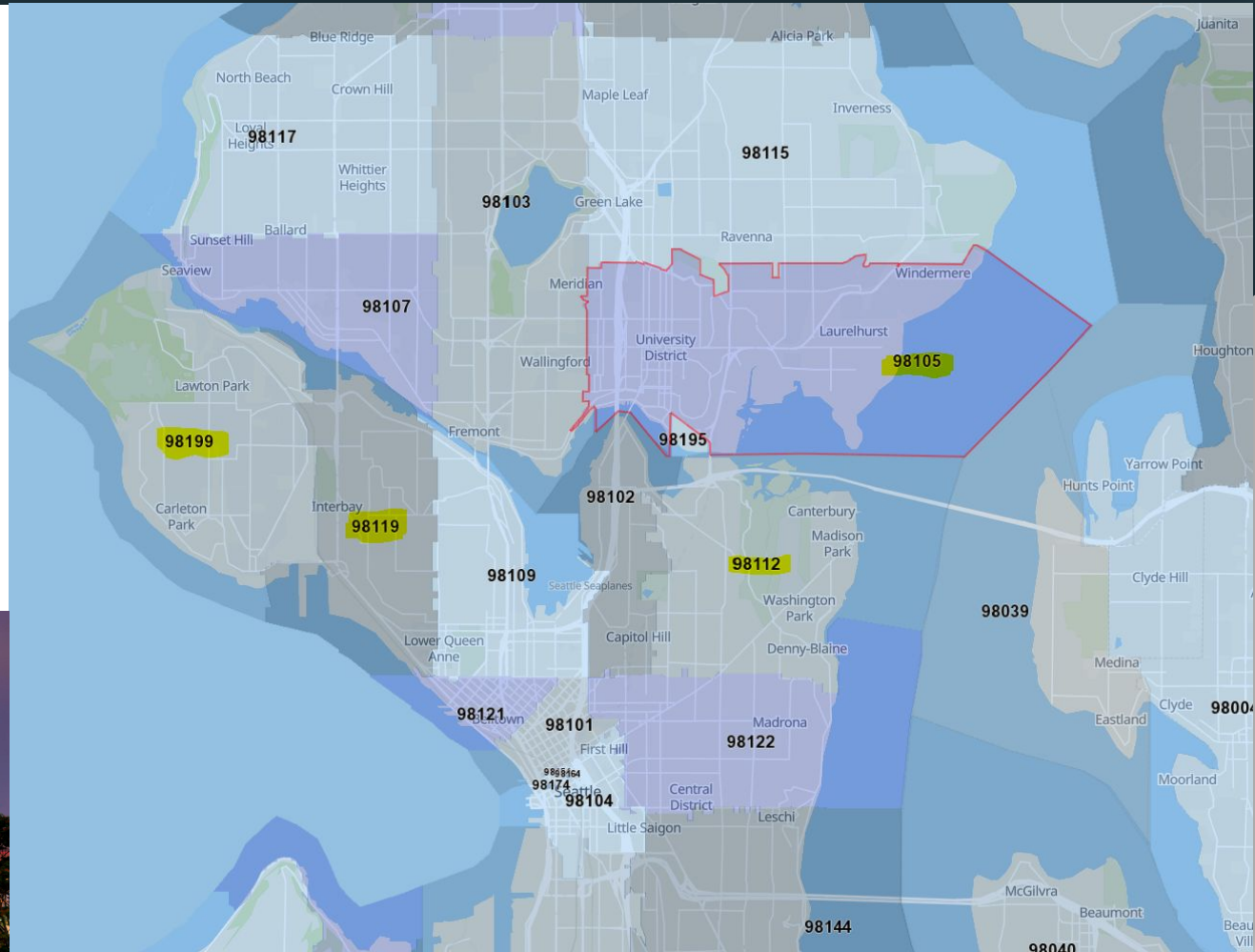
98033 Kirkland

98040 Mercer Island



## Most Expensive Zip Codes Inside Seattle

98105	University District
98112	Mann / Central Area
98119	West Queen Anne / Queen Anne
98199	Southeast Magnolia / Magnolia



# Least expensive zip codes

98030	Kent
98092	Auburn
98003	Federal Way
98023	Federal Way

## Improvements

- Group zip codes into cities or districts
- For predicting home prices, transform the data for better fit

**THANK YOU**