



KING COUNTY HOUSE PRICES

By Karl Dorsainvil

OBJECTIVE:

Report findings on best ways to maximize home sales profit in King County, WA

Questions to answer:

- ▶ What is the price range of houses sold in King County?
- ▶ Is there a best month to sell houses?
- ▶ What feature(s) in a home will allow for a better selling price?

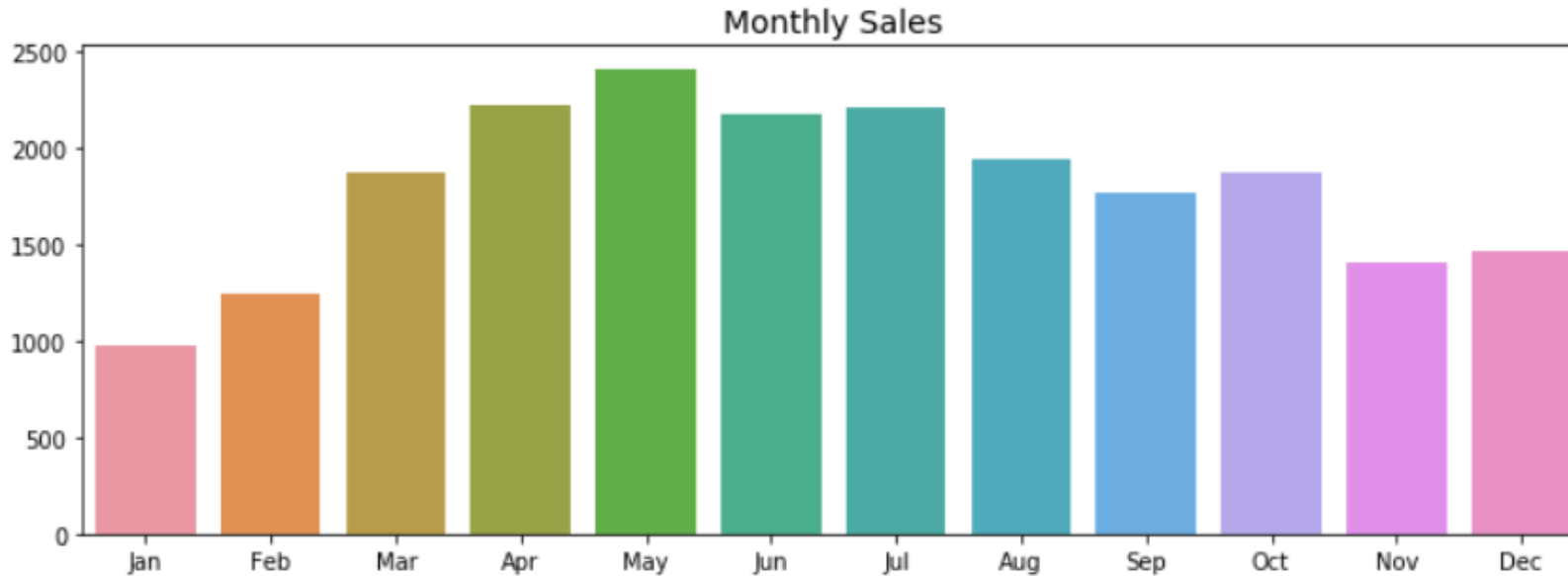
We will respond to these questions in the following slides

Price Range of Houses Sold in King County



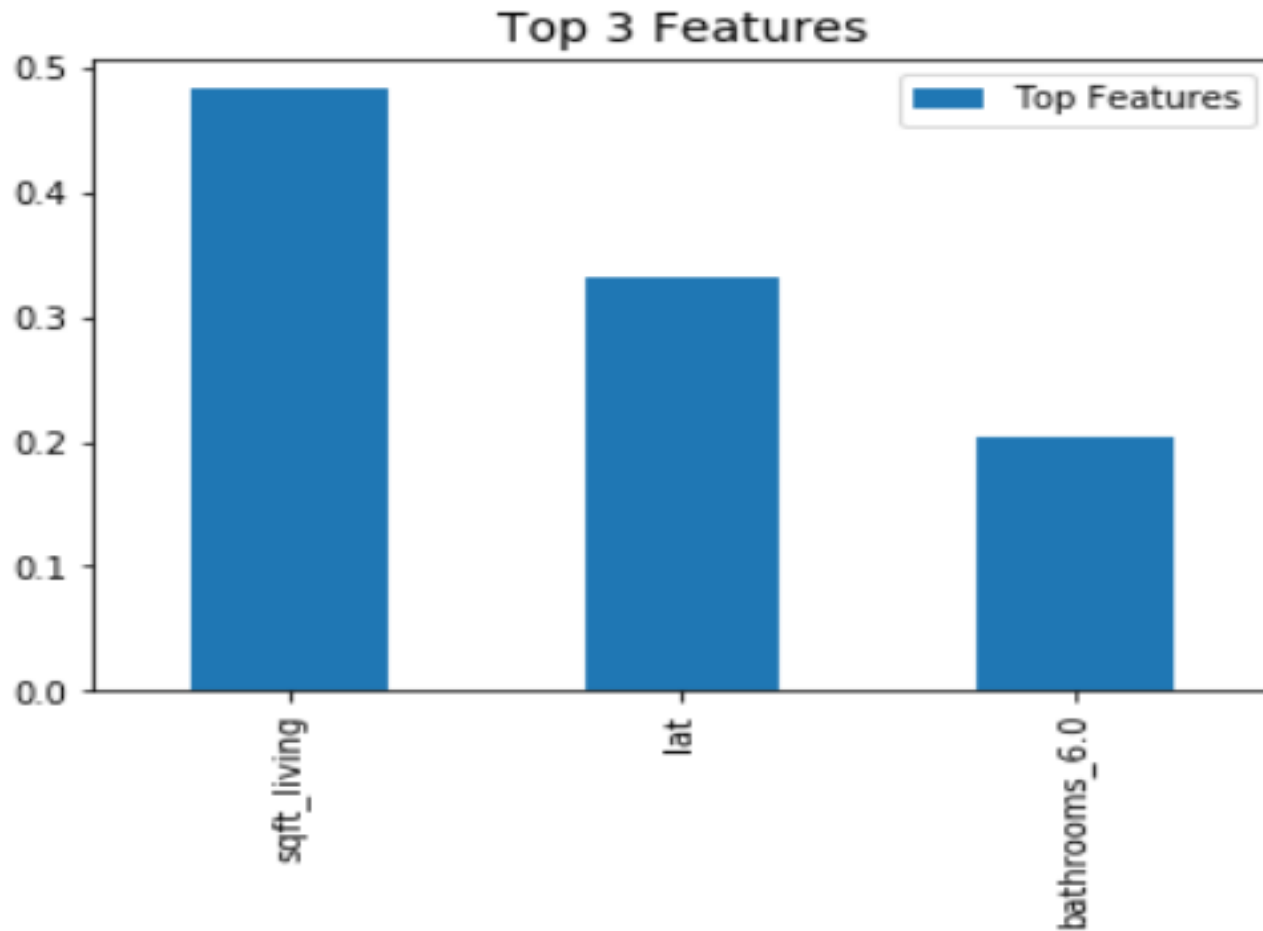
- Highest price for a house : \$7.7 million
- House prices have mostly been increasing since the 1980s
- Average house price is 540K

Best Month to Sell Houses in King County



- Best month to sell houses are between April to July
- About 2,000 homes are sold every summer in King County

What House Features will Amount to a Good Selling Price?



- The predictive model developed performed at a 74% accuracy
- The top 3 features that have greatest impact on house price
 - *sqft_living* - square footage of the house
 - latitude - the location of the house
 - bathrooms - houses with more than 5 bathrooms

Recommendations

- ▶ Promote the house location when listed online
- ▶ If the house can be renovated, adding more bathrooms can help boost the price

Future Research/Improvement

- ▶ Improve model accuracy to be above 80%
- ▶ Perform further research to remove unnecessary data
- ▶ Need more data on the most expensive houses