



Pricing midrange homes in King County, WA

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Project for Flatiron School Data Science Bootcamp
September 9, 2019

Questions

What factors affect home prices?

How can you turn your family home into a smart investment?



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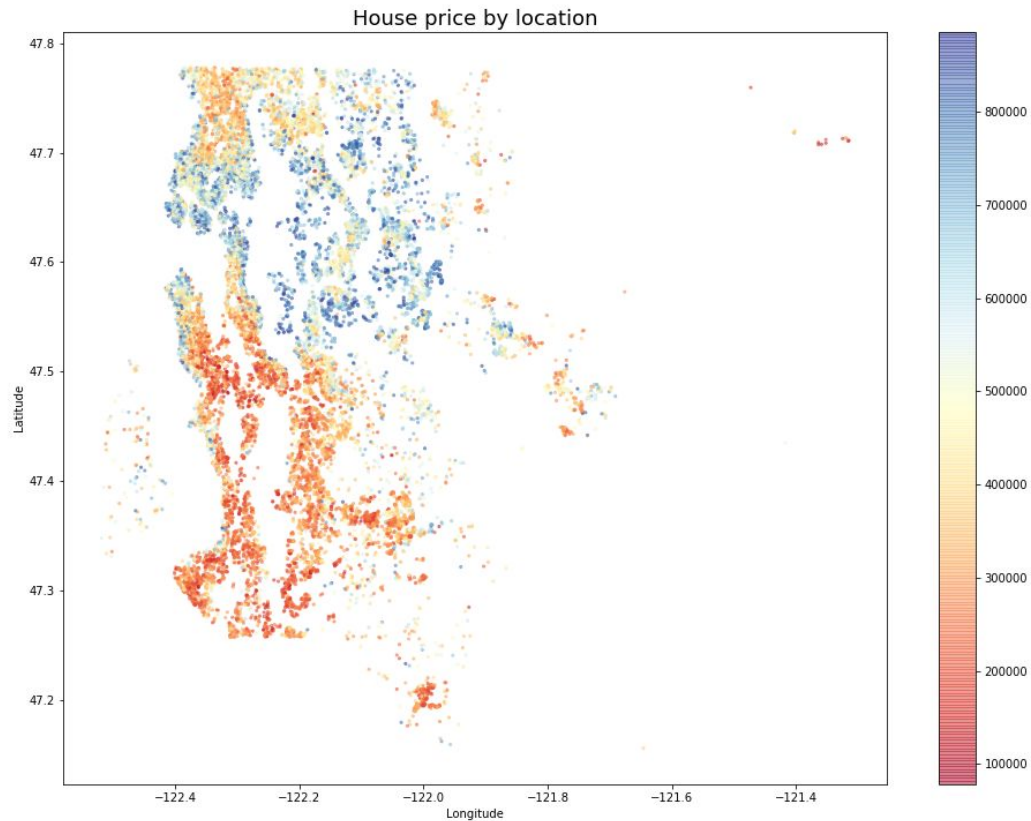
Data

18,999 homes in King County

2-5 bedrooms

Median sale price of \$425,000

Sale records from 2014-2015



Method

Multiple linear regression

A technique that lets us consider the effects of **multiple factors** on home price at the same time.



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Results

Model explains **82%** of the variation in price based on a variety of factors.



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Insights for homeowners

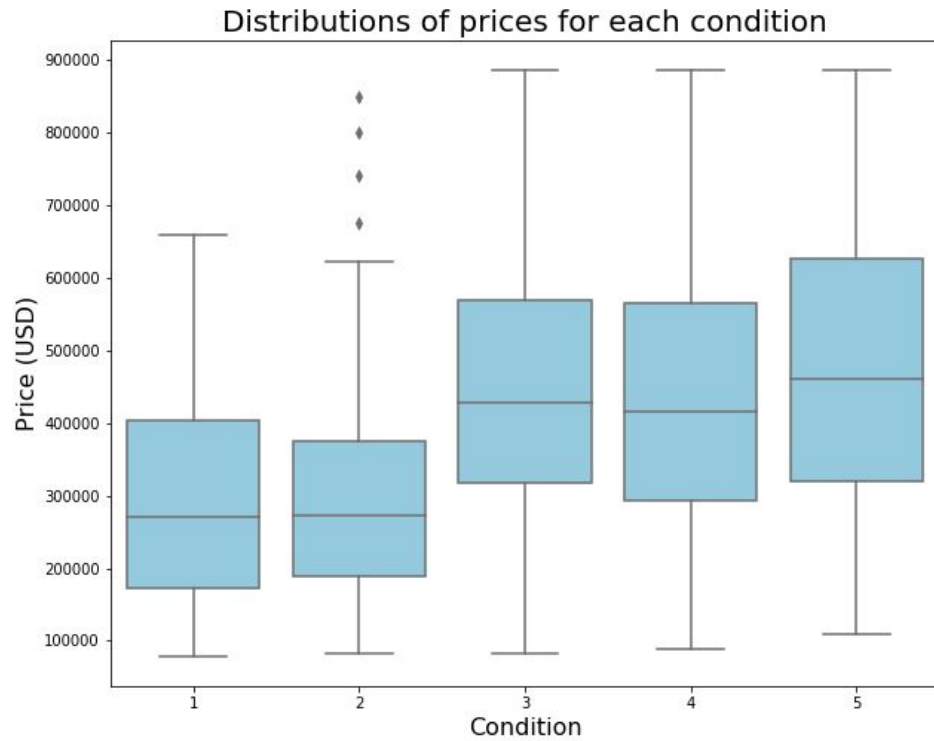
+\$8,300

Potential increase in sale price after adding 100 sq. ft. or an additional bathroom to your home.

+\$21,000

Potential increase in sale price after improving the condition* of your home by one level.

* Condition is scored on a scale of 1 to 5 and refers to a home's state of repair or upkeep.

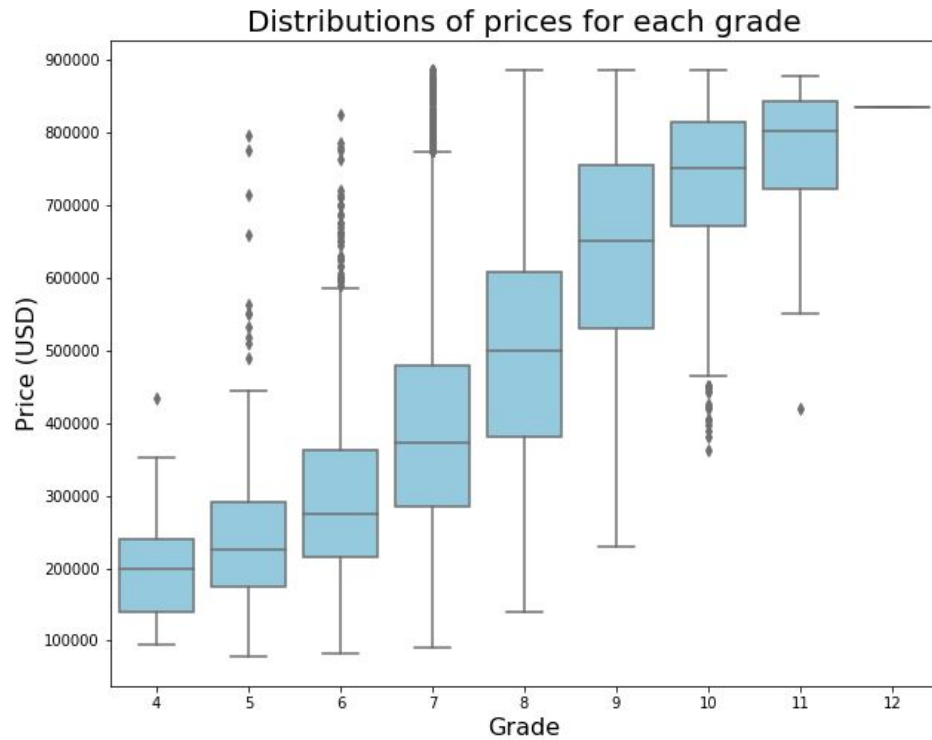


Middle of each blue box = median price for that condition level.

+\$42,000

Potential increase in sale price after improving the grade* of your home by one level.

* King County's grading system rates houses from 3 to 13 on the basis of design features.



Middle of each blue box = median price for that grade.



Thank you!

Contact

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