

King County, WA Housing Data Analysis

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Questions to Ask

What factors of a house drives the price?

How do you predict the sale price of houses?

Does the location or internal features of a house affect the price?

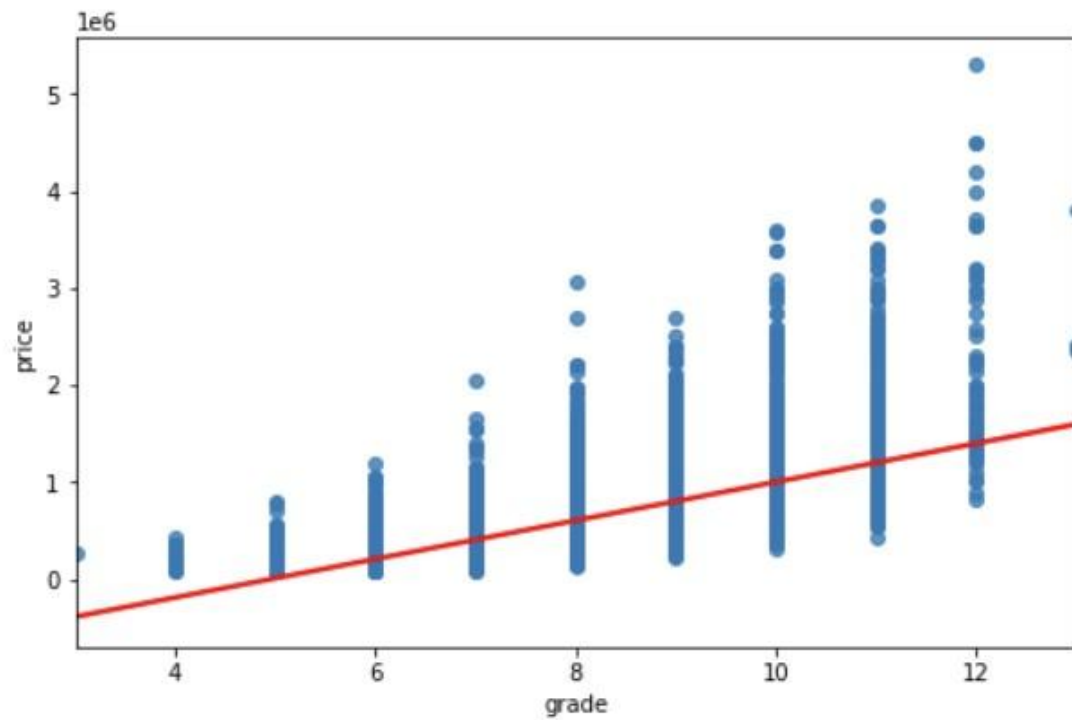
Housing Dataset

- The data given is from King County, WA
- The dataset contains features about: bedrooms, bathrooms, square footage, location, viewed, waterfront, number of floors
- Our goal is to build a model to predict the price sale in order to come up with actionable insights

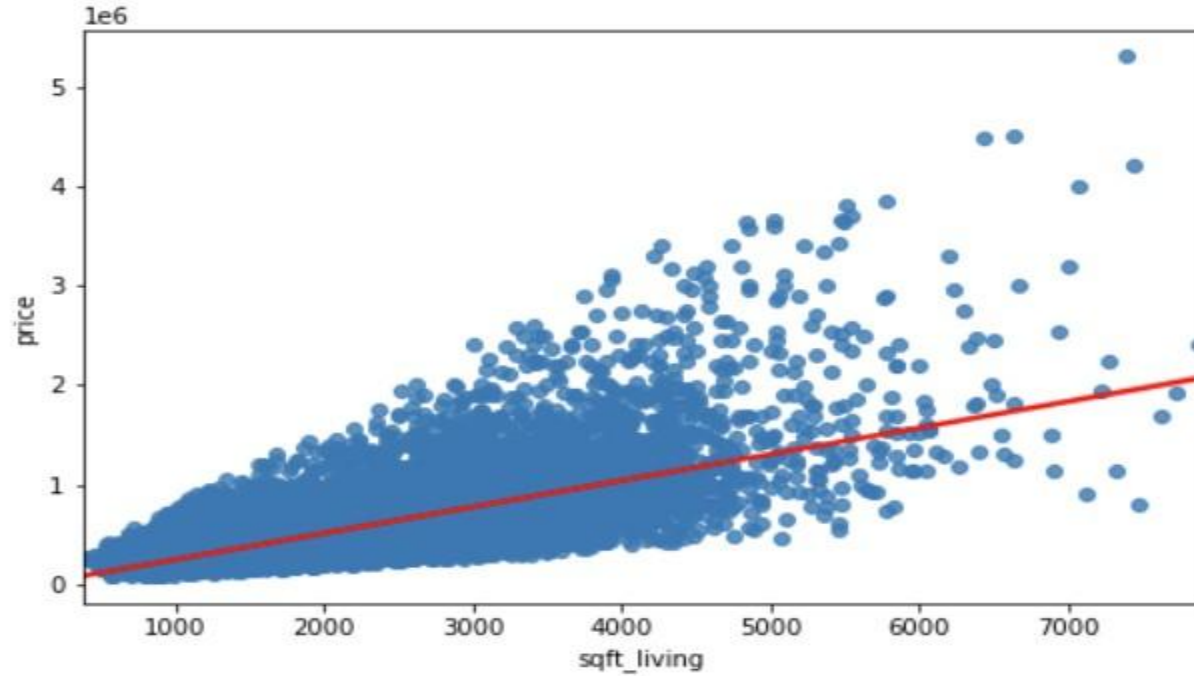
Recommendations

- 1. If you are selling your house or increase the value of it, try and increase the square footage of the house (whether it's adding an addition to the property)**
- 2. If you are buying a house, do your research on the area. Houses tend to be higher in price in certain zipcodes and lower in others. There might be certain qualities in neighborhoods that are more appealing to live in than others.**
- 3. If you are selling, improve the quality of your house by investing in upgrades. Grade has proven to be a huge factor correlating with the price**

Grade Model



Square Foot Model



Results

The most important features of a house to focus on are:

- Square footage

- Grade

Zipcodes/area do have an effect on the price of a house

Future Work

1. Gather data from different school districts in KC to see if there is a relationship with prices of a house and the quality of schools.
2. Get before/after stats on renovated houses to see the frequency houses are being renovated and if it has an affect on prices

Thank You!

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