King County Housing Dataset

By Chris Lewis
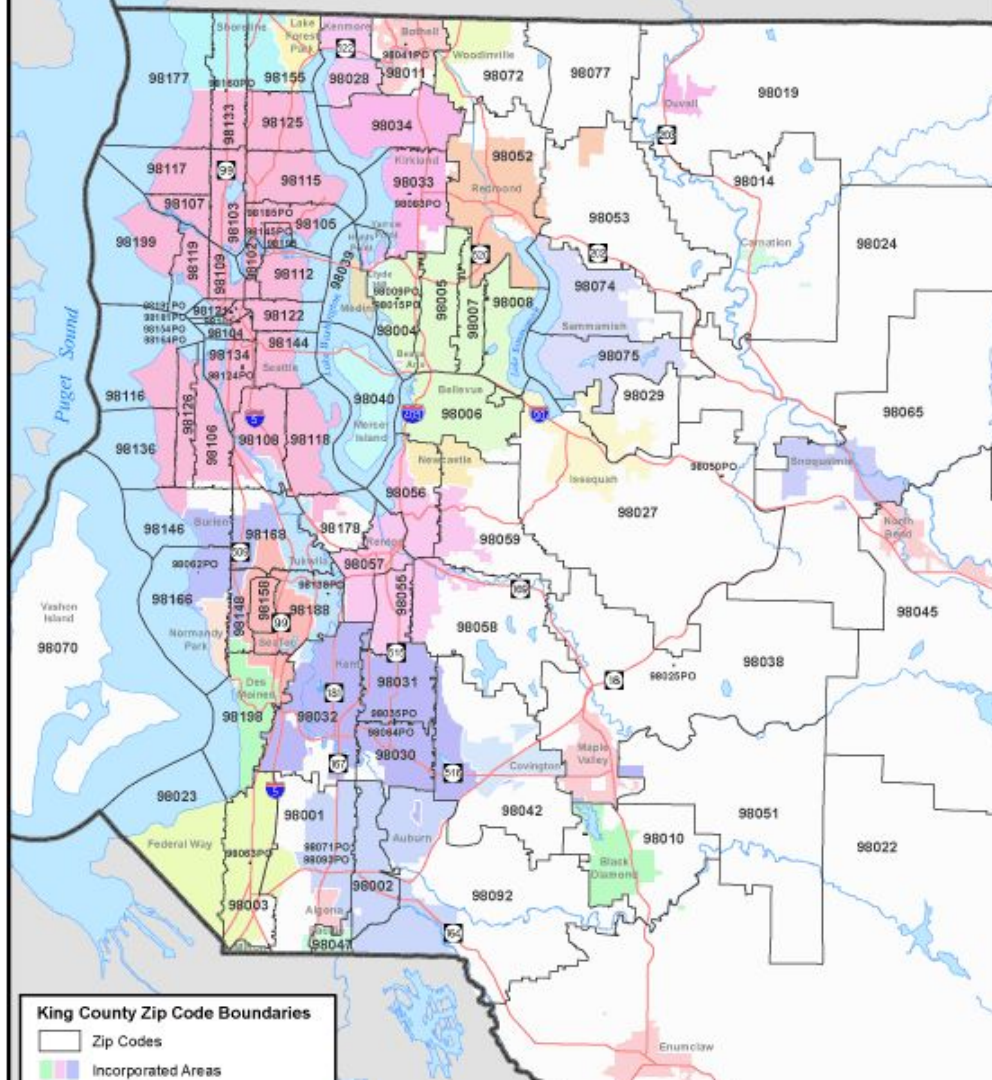
King County, Washington State

King County Zip Code Boundaries

Zip Codes
Incorporated Areas

Filters for Our Target Houses

- Selling Prices between **$96,500 and $2,260,000**
- Between **0.5 and 4.25 bathrooms**
- Less than **7 bedrooms**
- Living Area between **540 and 6,563 sq. ft.**
- Lot Area between **1,013 and 88,909 sq. ft.**

Top Key Factors

CAN CONTROL:
- Grade
- Sq ft Living Area
- Renovation
- How many people have viewed the house

CANNOT CONTROL:
- Waterfront property
- Location of House (can have + or - impact)
- House Age
- Avg Sq.ft. Living Area of 15 Nearest Neighbors

Factor	Value
subregion_south_urban	-0.55183
subregion_south_rural	-0.43707
subregion_south_and_seattle	-0.18297
subregion_vashon_island	-0.155971
Intercept	-0.149428
has_basement	-0.0288445
floors	0.0215212
bath_per_bed	0.0400552
condition	0.0744483
subregion_north	0.08566
house_age	0.1269
sqft_living15_log	0.137211
renovated	0.158865
subregion_north_and_seattle	0.174157
view	0.256869
grade	0.29393
sqft_living_log	0.309585
subregion_east_urban	0.412833
subregion_seattle	0.520281
waterfront	0.977226

Grade based on Sqft Living Area

Grade based on Price

Sqft Living Area Compared to Price

Grade (ranges from 1-13)

Depends on:

- Material Quality
- Builders level of expertise
- Architectural design
- Use of solid woods
- Building Standards

Recommendation: Grade is affected by other significant factors, so to improve the grade you must do so indirectly by improving another important factor that you CAN control.

Spend Money To Make Money

Recommendations:

- Renovate home using high quality materials
- Increase Living Area square footage through renovation
- Put your house listing on multiple websites to attract more views
- Hire a professional photographer to take great photos of the house for the websites to gain more attention from potential buyers

Further Research

- Get more info on the locations of houses in terms of neighborhoods to see if there are areas within subregions that are higher priced than the rest.

- Retrieve data on the prices of houses before and after renovation, along with the cost of the renovation itself and what was renovated.

- Retrieve data on schools in the area to see if there is a relationship between school district aspects (quality of teaching, average grades, etc.) and prices of houses within the districts.

Thank You for Your Time!

Appendix

Factors That Don't Really Matter

- If a house has a basement
- The number of floors in a house
- Bathroom to bedroom ratio
- Condition of the house

Recommendation: These are a much lower priority when looking to significantly increase the price of your house - improving these factors would have little to no effect on the value of your house. Focus on more significant factors to improve your home's value.
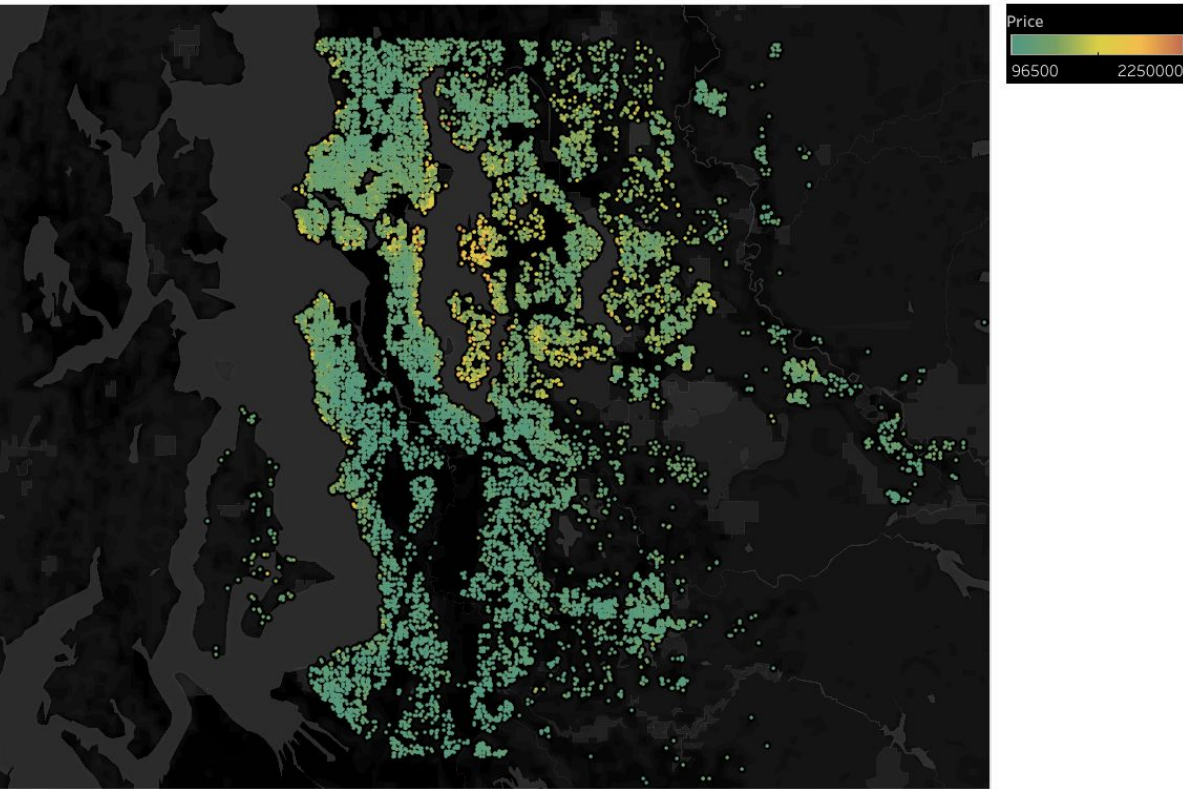
Top Factors A Seller CAN Control

- Grade of the House
- Renovation
- Sq ft Living Area
- How many people view your house

Recommendation: If you want to maximize the price of your house, improve these factors through renovation and properly display features of your house through home selling websites.
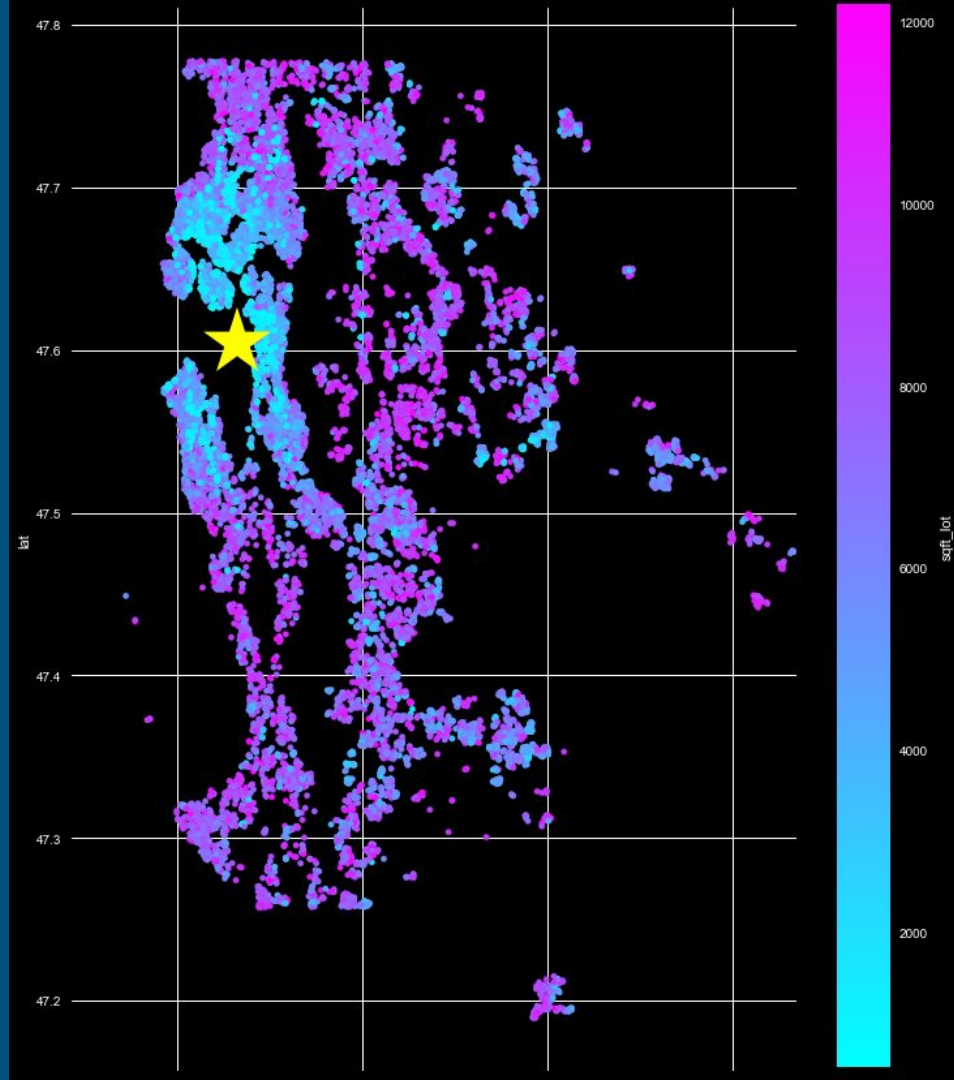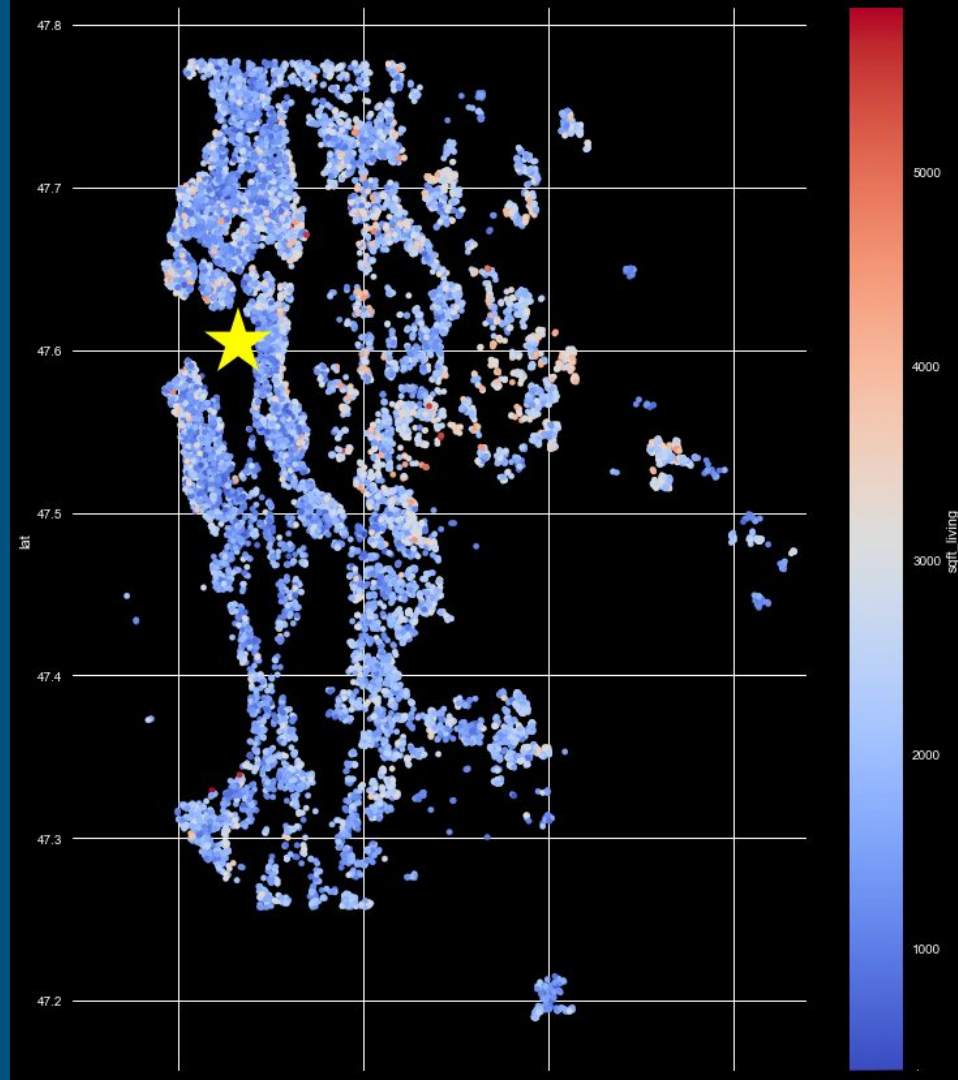
Price of Houses in our Dataset

Sq Ft Lot Area
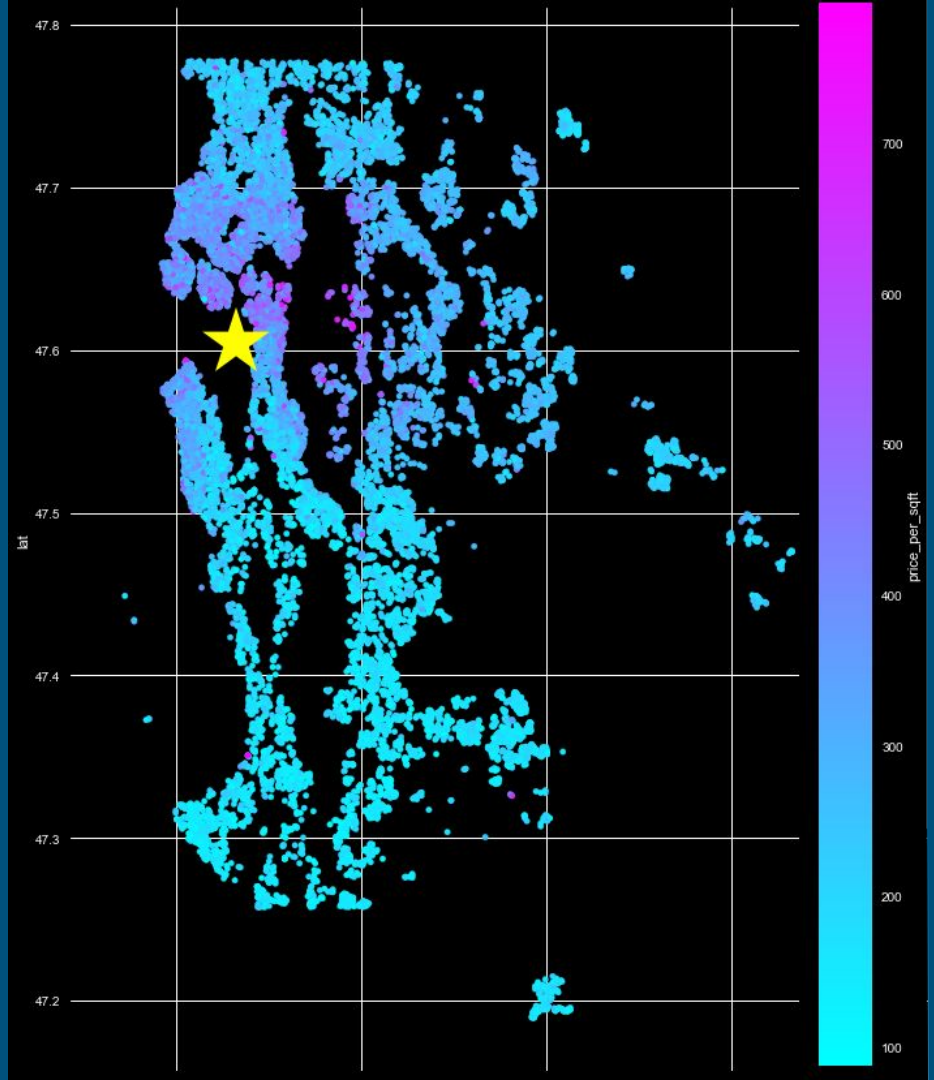
Closer to city = Smaller lot area

Sq Ft Living Area

- Sq ft living area increases east of Seattle
- Bigger houses along waterfront

Price Per Sq Ft in Living Area

- Closer to city = more expensive
- Waterfront = more expensive
- South of city = less expensive

Grade of Houses