

Data Science Bootcamp

Project: King County

Housing Data Analysis

Marco Pichl 06.11.2023

Agenda

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- Insight 1: Price vs. Square Feet Living Area
- Insight 2: Distribution of Prices
- Insight 3: House Prices by Location
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- Recommendations for Jacob Phillips

About King County Housing Data

Introduction

- The King County Housing Data is a dataset that contains information about home sales in King County, USA.
- The dataset was used for an exploratory data analysis (EDA) and statistical analysis project at a data science bootcamp.
- The goal of the project was to derive insights and make recommendations for non-technical clients based on the data.

Dataset Overview

- The dataset includes various features such as price, square feet living area, number of bathrooms, lot size, location, and more.
- It provides a comprehensive view of the housing market in King County.
- The dataset was collected over a certain period of time and includes a large number of home sales records.

Insight 1: Price vs. Square Feet Living Area

Key Findings:

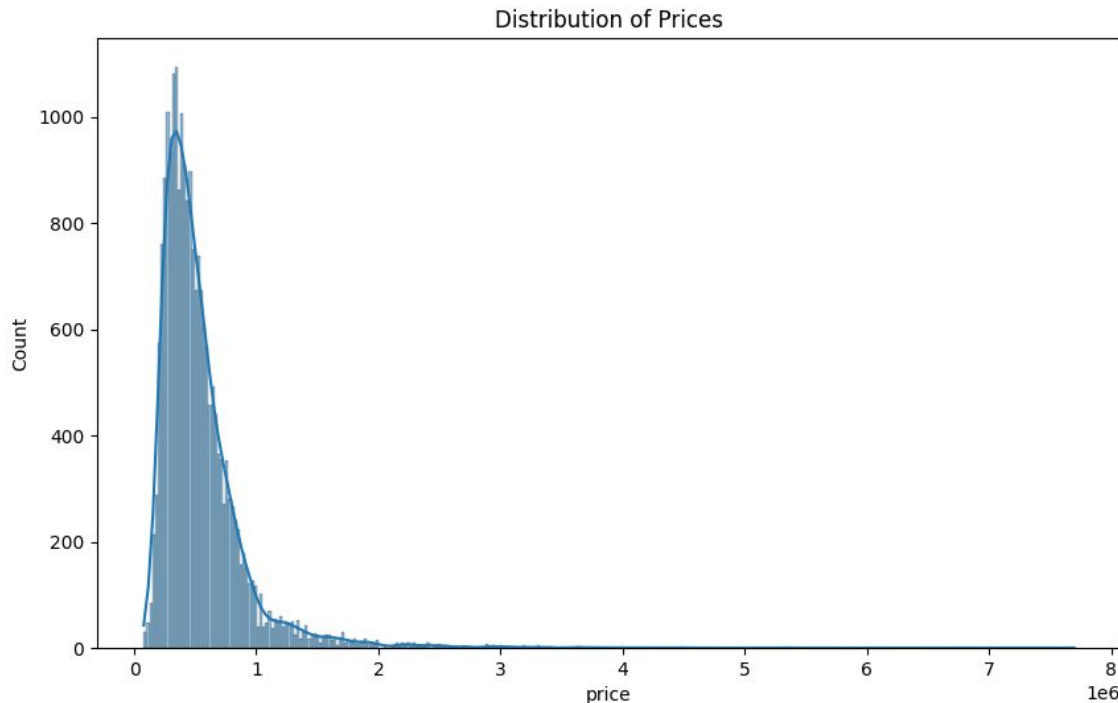
- Larger living area correlates with higher house prices.
- Some exceptions: big living areas may be cheap, small areas may be costly, indicating other price-influencing factors.
- Non-linear price-living area relationship implies price per square foot varies due to other factors.



Insight 2: Distribution of Prices

Key Findings:

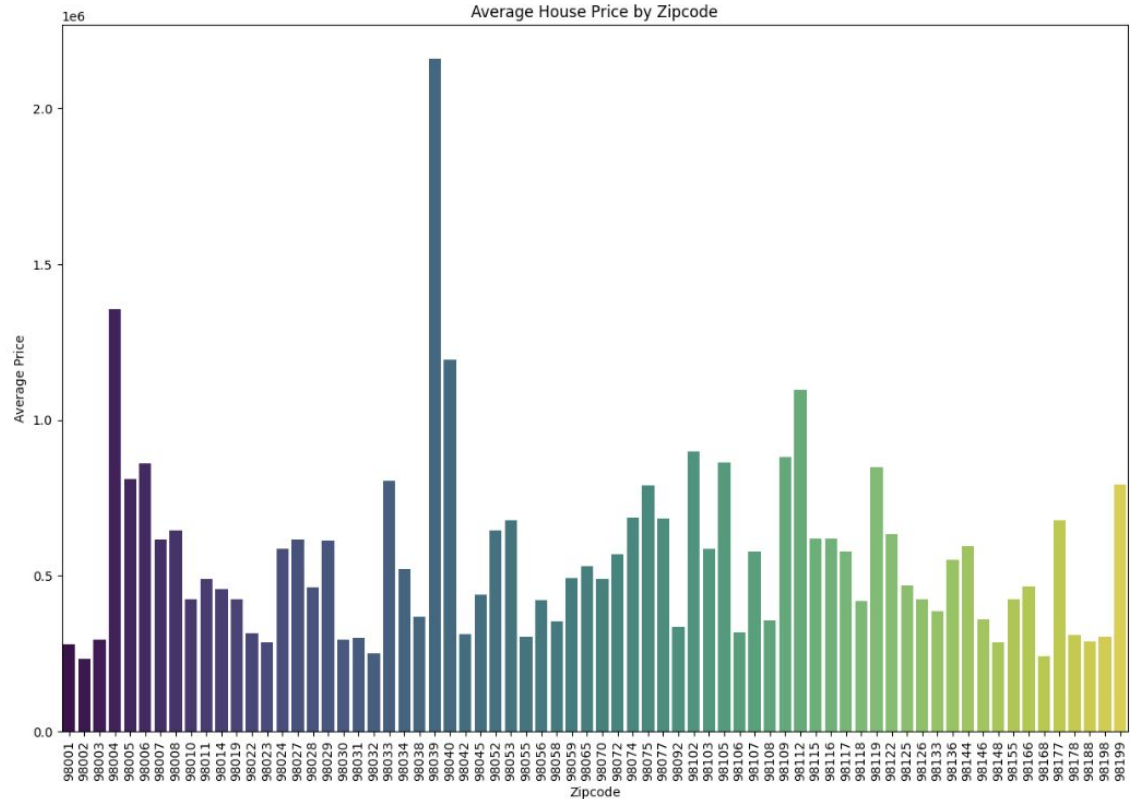
- Right-skewed price distribution: Most houses priced below the average with a few very high-priced outliers.
- Diverse price range: Houses available for various budgets.
- Peak at lower prices: Common prices tend to be relatively low.



Insight 3: House Prices by Location

Key Findings:

- Average price varies by zipcode, highlighting location's importance.
- Disparities due to house quality, amenities, and demand.
- Large gap between highest and lowest zipcodes indicates housing market disparities.



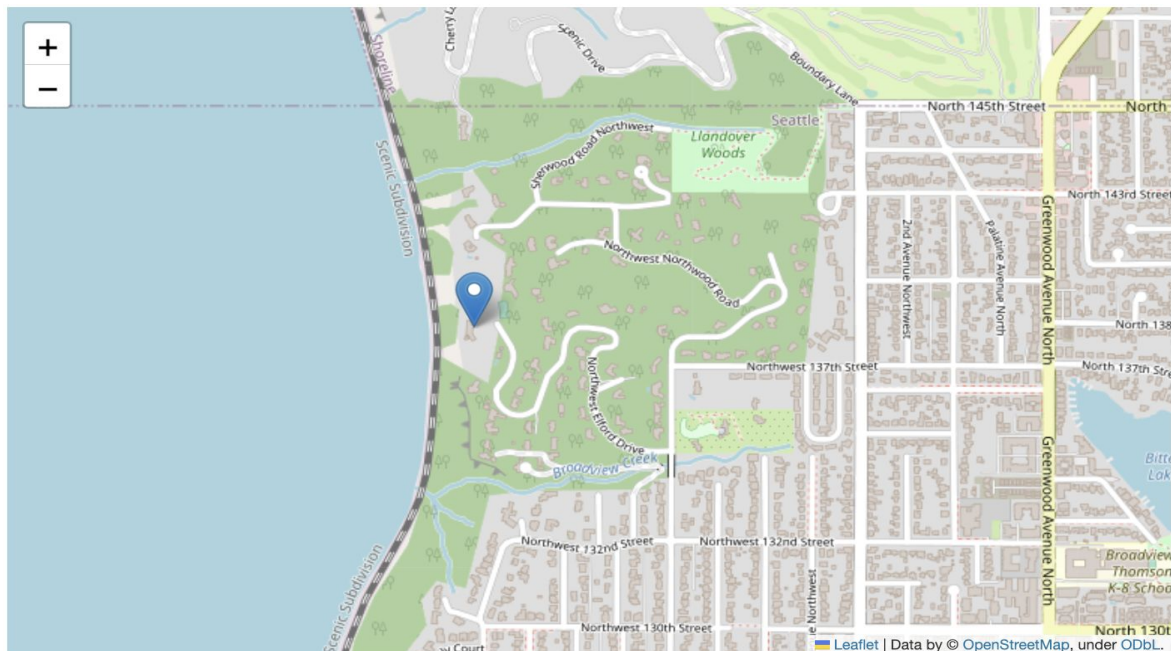
Client Profile: Jacob Phillips

Client Name Jacob Phillips

Client Type Buyer

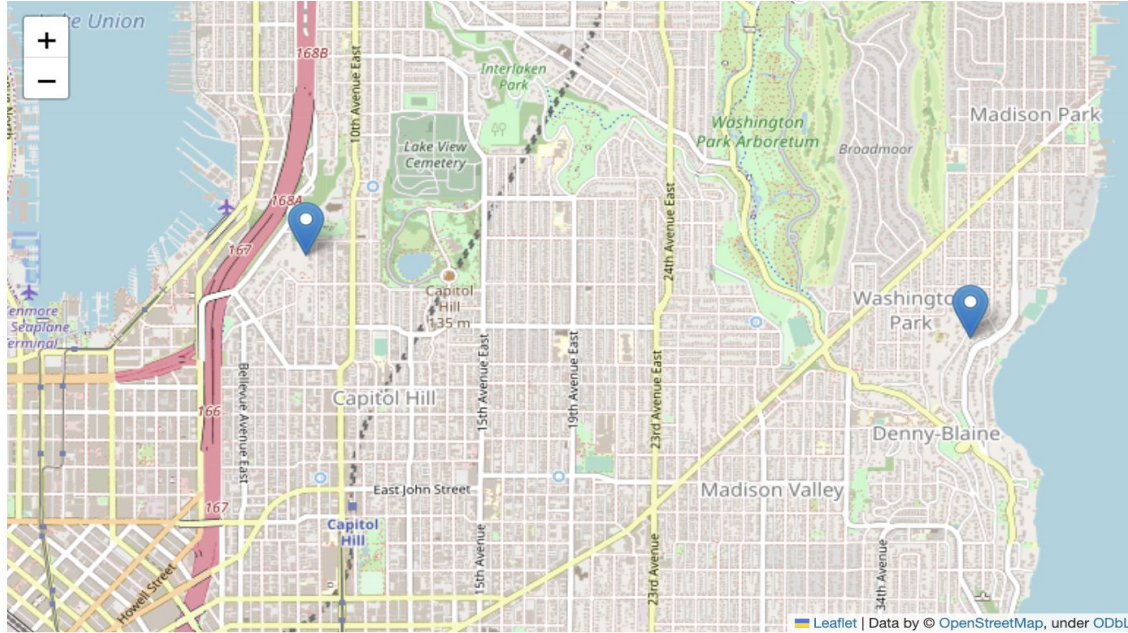
Client Preferences Unlimited Budget, 4+ bathrooms or smaller house nearby, big lot (tennis court & pool), golf, historic, no waterfront

Recommendations for Jacob Phillips



House ID	Price	Bedrooms	Bathrooms	Living Area	Lot Size	Year Built	Zipcode
2303900035	\$2,890,000	5	6	8,670 sqft	64,033 sqft	1965	98177

Recommendations for Jacob Phillips



House ID	Price	Bedrooms	Bathrooms	Living Area	Lot Size	Year Built	Zipcode
6762700020	\$7,770,000	6	8	12,050 sqft	27,600 sqft	1910	98102
5317100750	\$2,920,000	4	4	4,575 sqft	24,085 sqft	1926	98112