



King County Housing Project

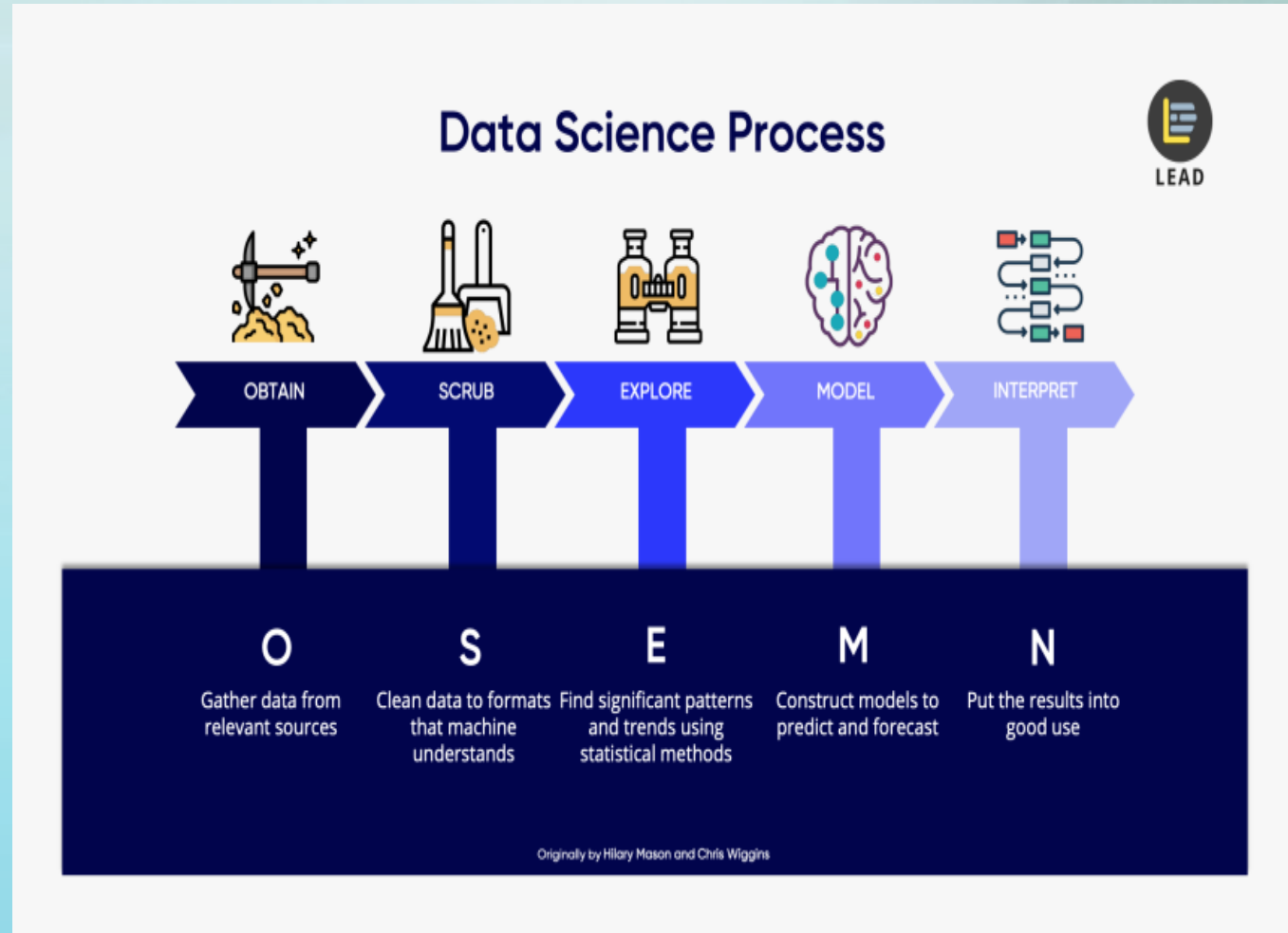
By Vidya Menon

What points to consider while selling a house?

- Q1- What is the average cost of a house in King County?
- Q2- Does Renovation have an influence on the price of a house?
- Q3- What other important features can be considered while selling a house?
- Q4- Does the location of a house effect the cost of a house?
- Q5- Does having a Waterfront view effect the price of a house?

Methodology

- **OSEMN Methodology** - This is the one of the most straightforward of the Data Science processes. During this process, the stages often blur together. It is completely acceptable to float back and forth between stages as you learn new things about your problem, dataset, requirements, etc.
- OSEMN is a set of guidelines for structuring our project than set-in-stone steps that cannot be violated.



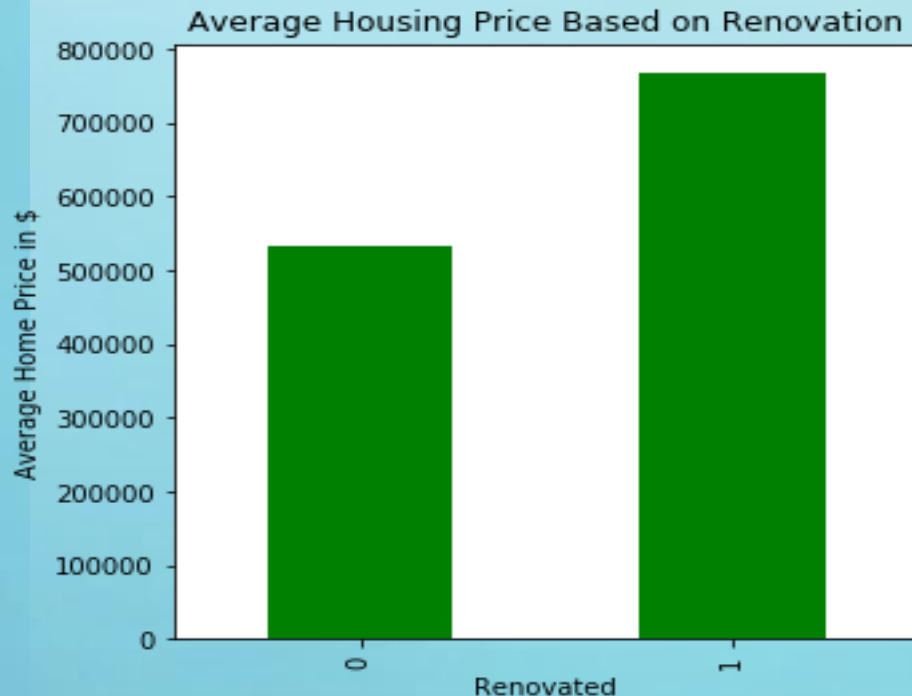
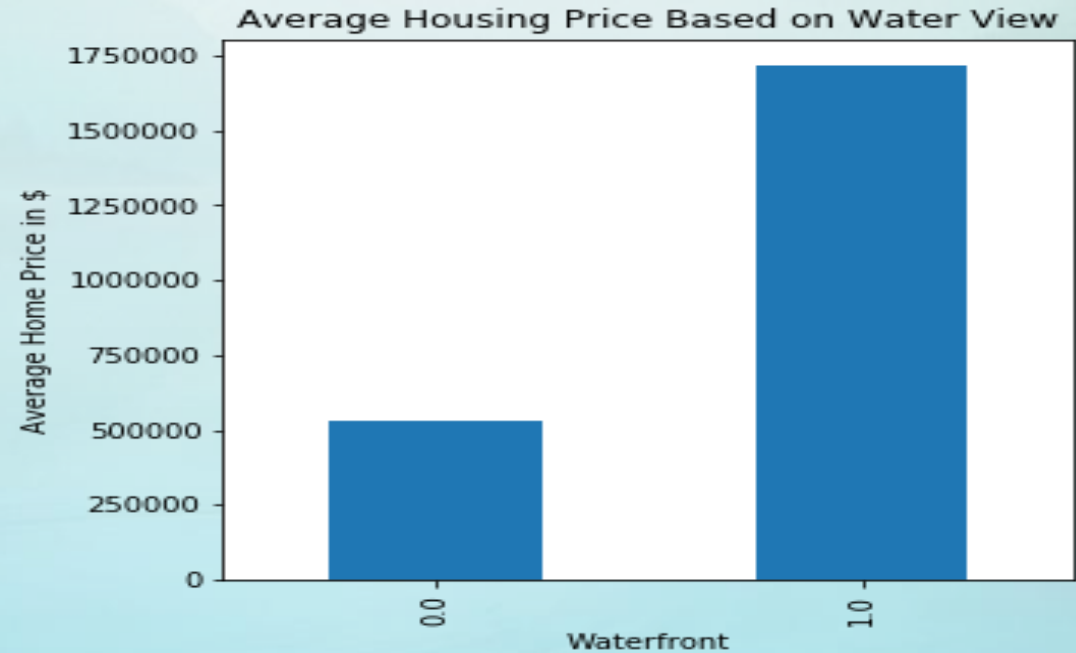
Price vs Sqft

- The average home price in King County is \$540,297.
- 1490 houses sold over a Million (Approx 7% of the data that we have)
- The sqft_living feature gives the total area of the living space of the house in square feet.
- The median is 1,910 square feet and the largest property has an area of 13,540 square feet.



Waterfront

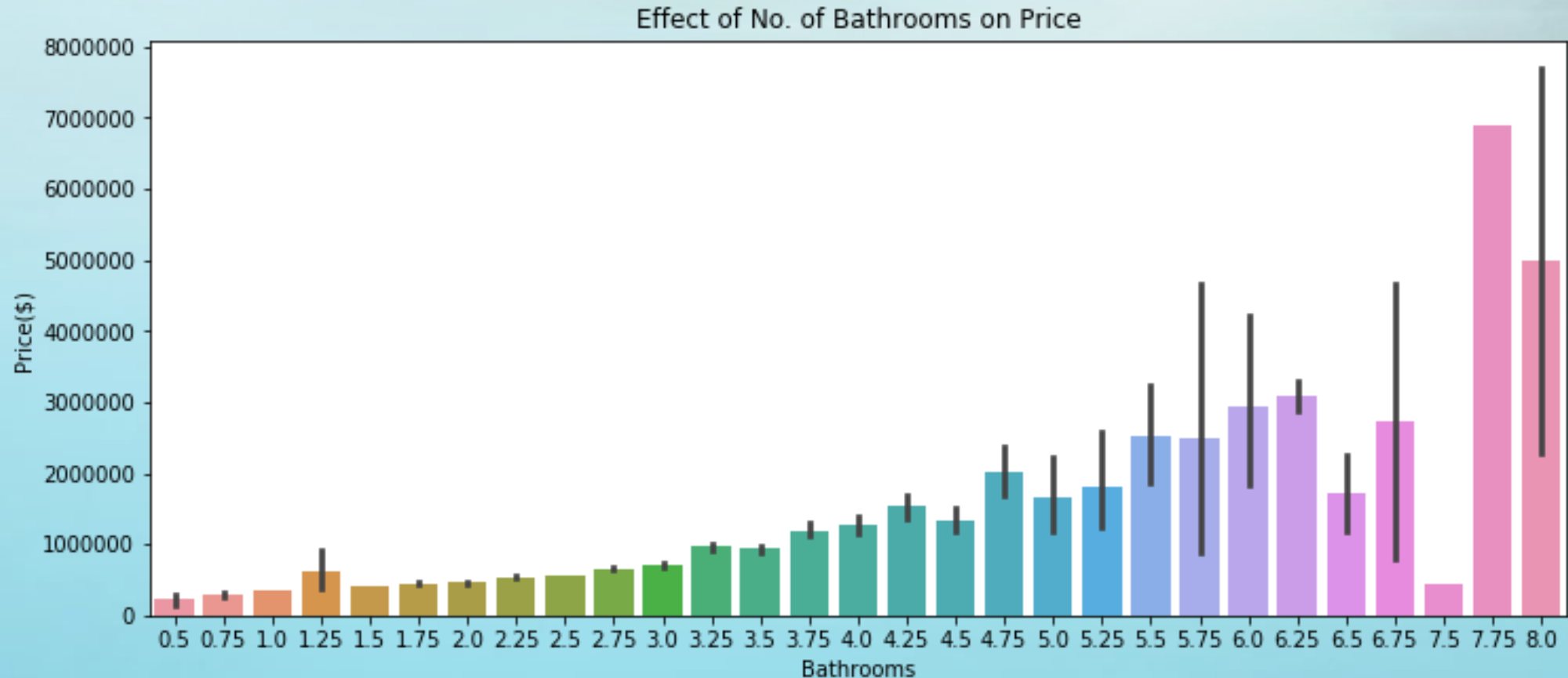
- Definitely houses with Waterview sell for more price.



Renovation

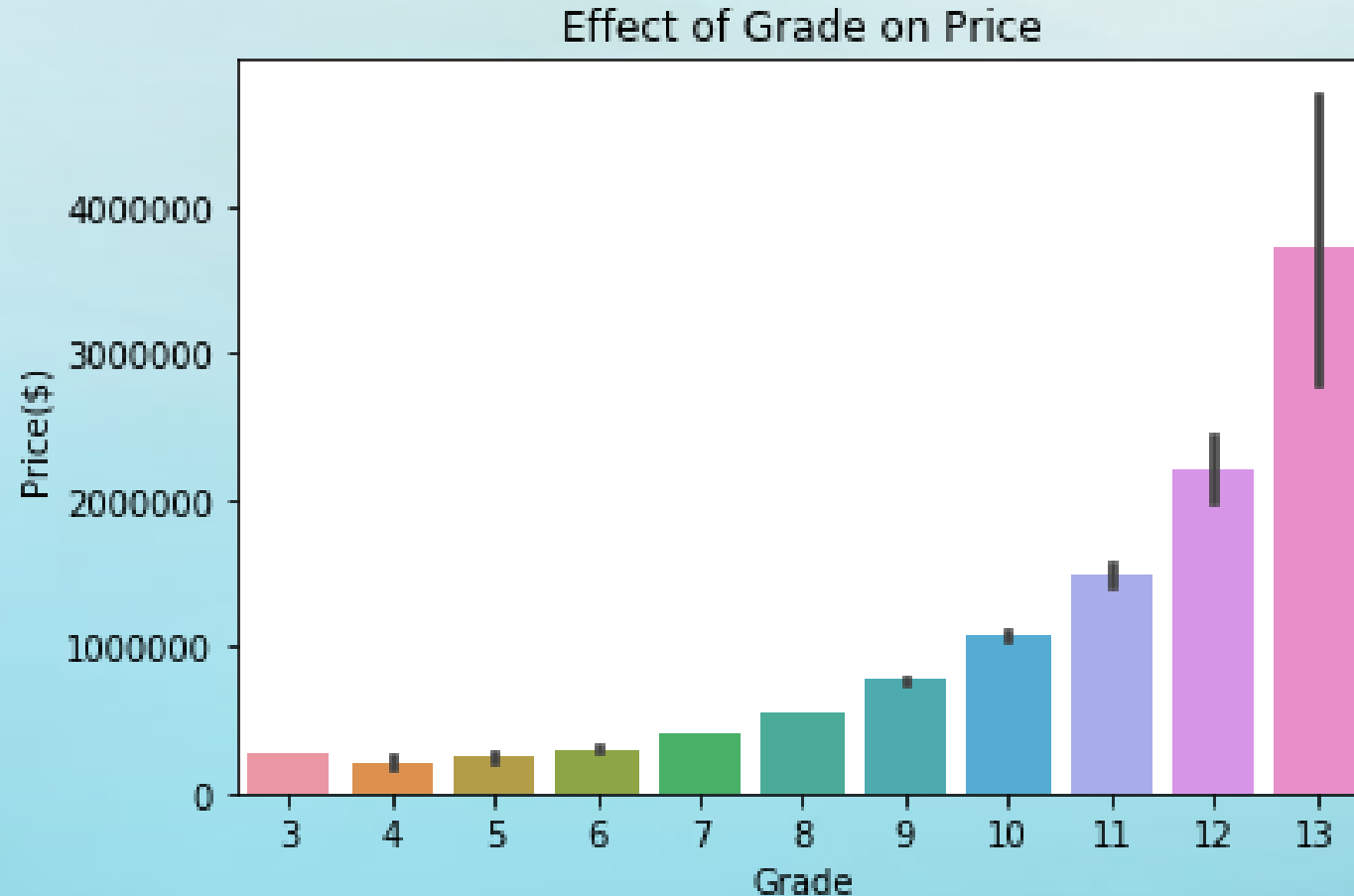
- People pay more for Renovated houses.

No. of Bathrooms vs the Price of House



Adding more bathrooms does increase the price of a house. This is another important feature to consider while selling a house.

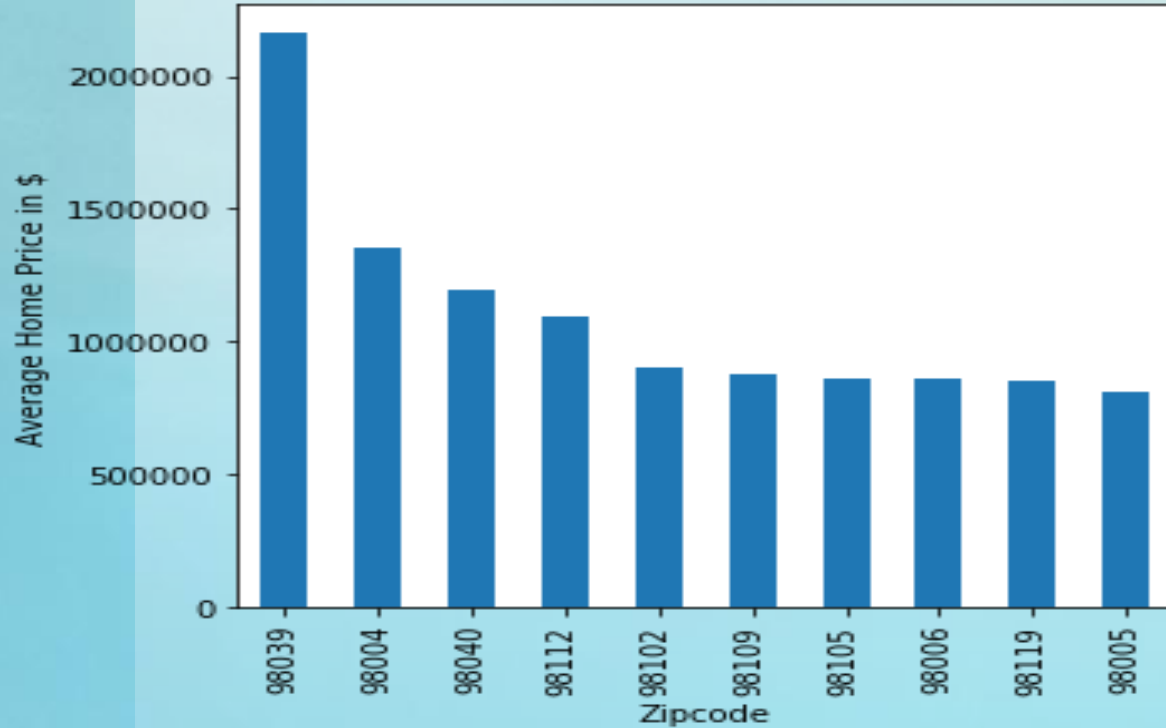
Grade vs Price of a house



Grade is used to measure the finesse of building construction and design of a house. The higher the grade, the better is the price we can expect.

Location of a House

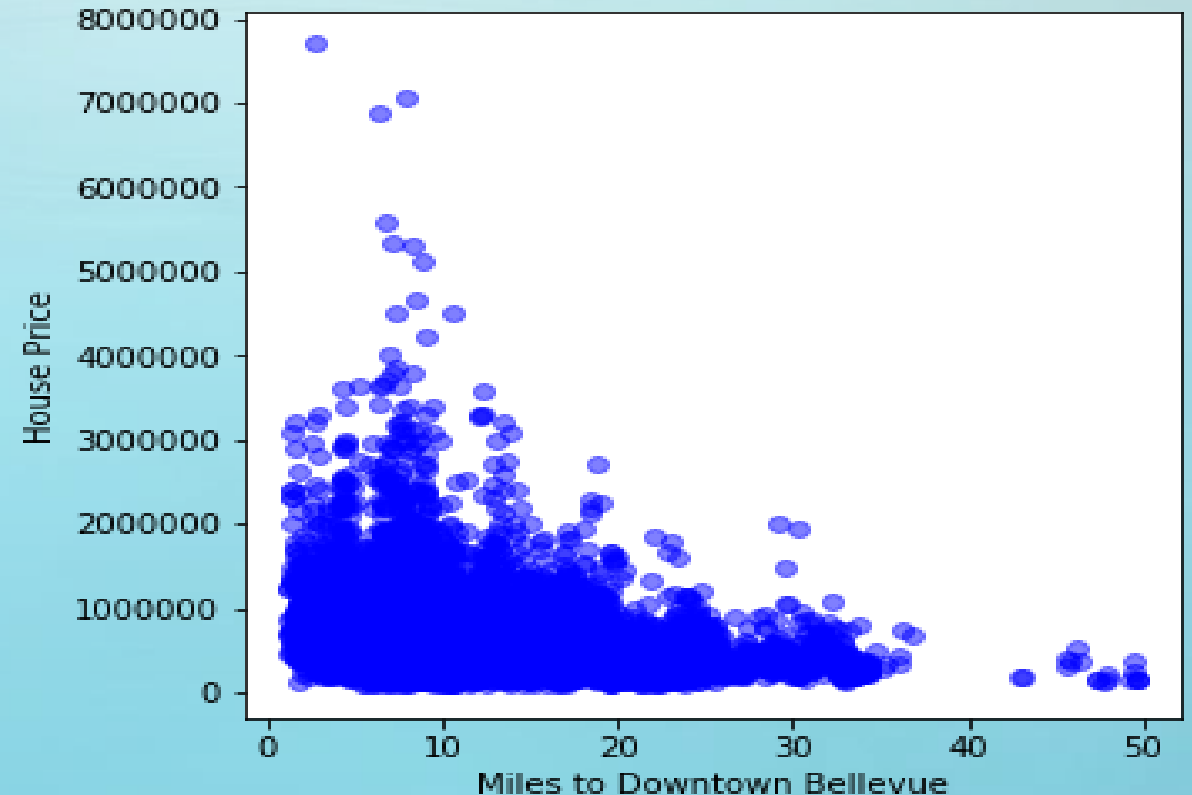
Top 10 Zipcodes with Costliest Houses



- Zipcode of a house is an important aspect determining the price.
- Zipcode 98039 has the most expensive houses.

- Some locations are closer to work, have better schools and the community may have better amenities which increase the value of a house.

Price vs. Distance to Downtown Bellevue



Summary

The average cost of a house in King County is about \$540,297.

Renovated houses seems to have higher price than non-renovated.

Sqft area of a house, number of bathrooms, Grade and zipcode are important features while considering selling of a house.

The distance to a downtown/workplace does influence the price of a house.

A house with waterfront feature also has higher price for a house.

Future Work and Research

During the EDA, we came across lot of outliers in terms of prices and other features. We would like to investigate that data.

Also, segment the houses into luxury houses and ordinary houses. Also take into consideration the amenities and the neighborhood of the locality that surely increase the price of a house.

Thank You
ANY QUESTION???

