

King County Housing Data - Michael Burak

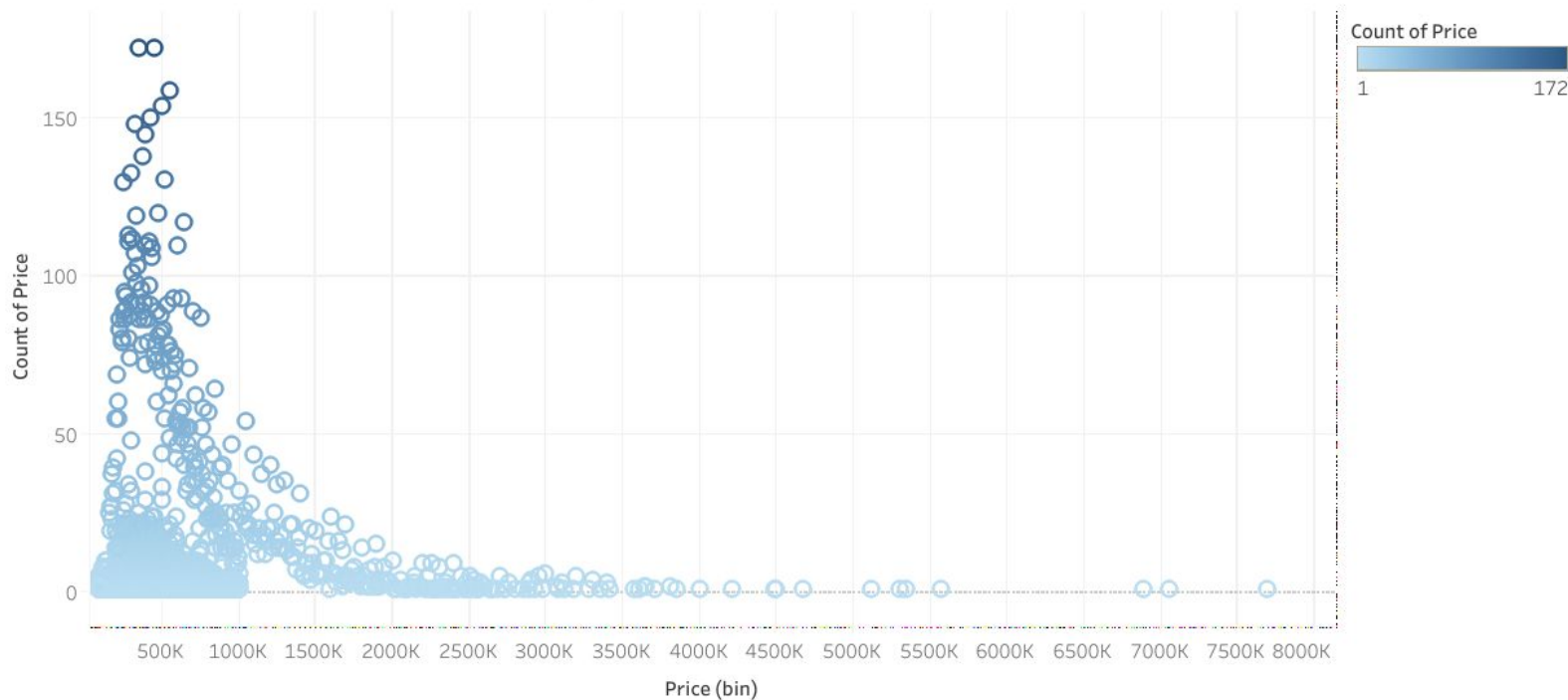
Demystifying the price of homes for home buyers
and sellers

Problem Statement:

What drives house prices in King County, WA?
Considered factors: zip code and whether or not in
Seattle, grade of home, waterfront view, year
renovated, year built, floors, bedrooms, condition,
having a basement and its size.

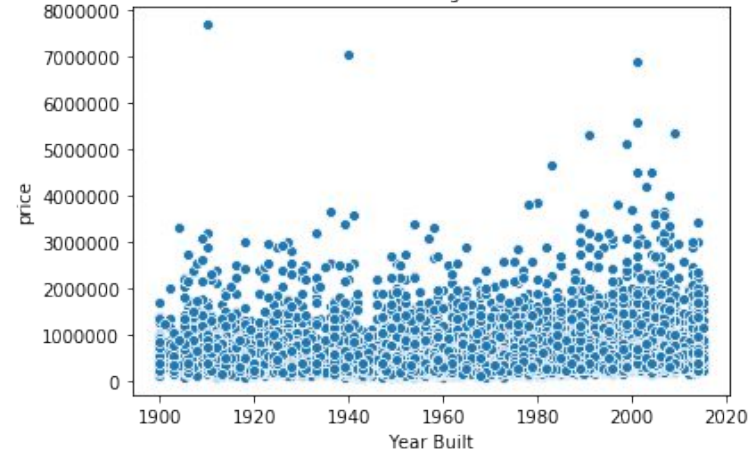
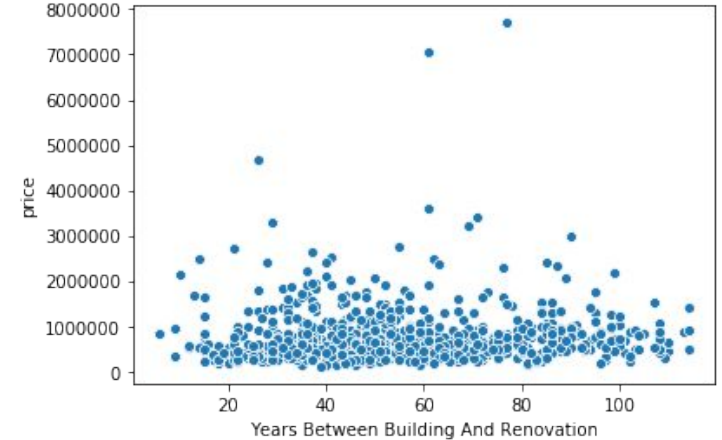
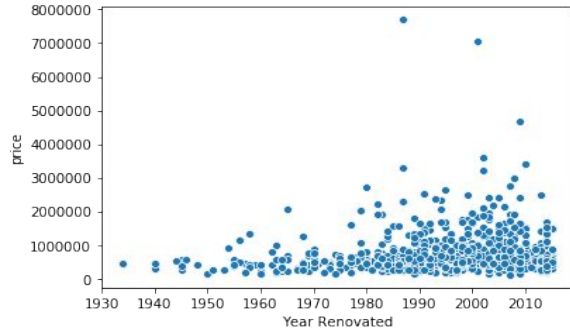
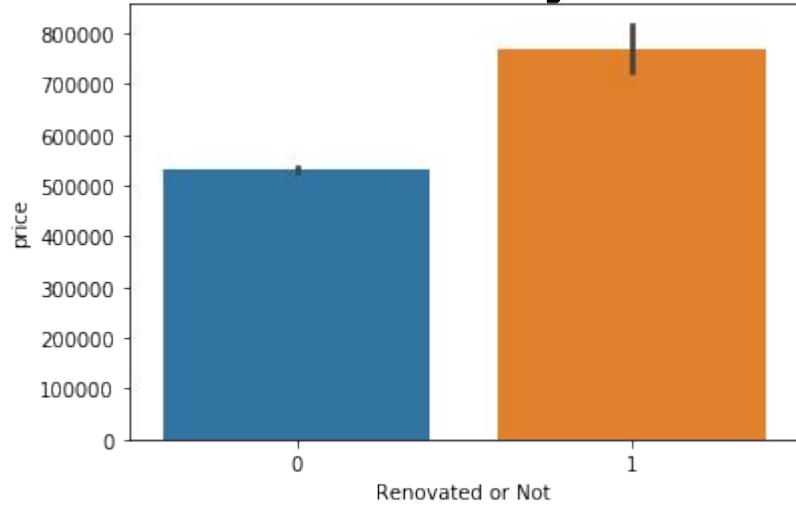
Business value:

Housing Price Distribution, King County WA



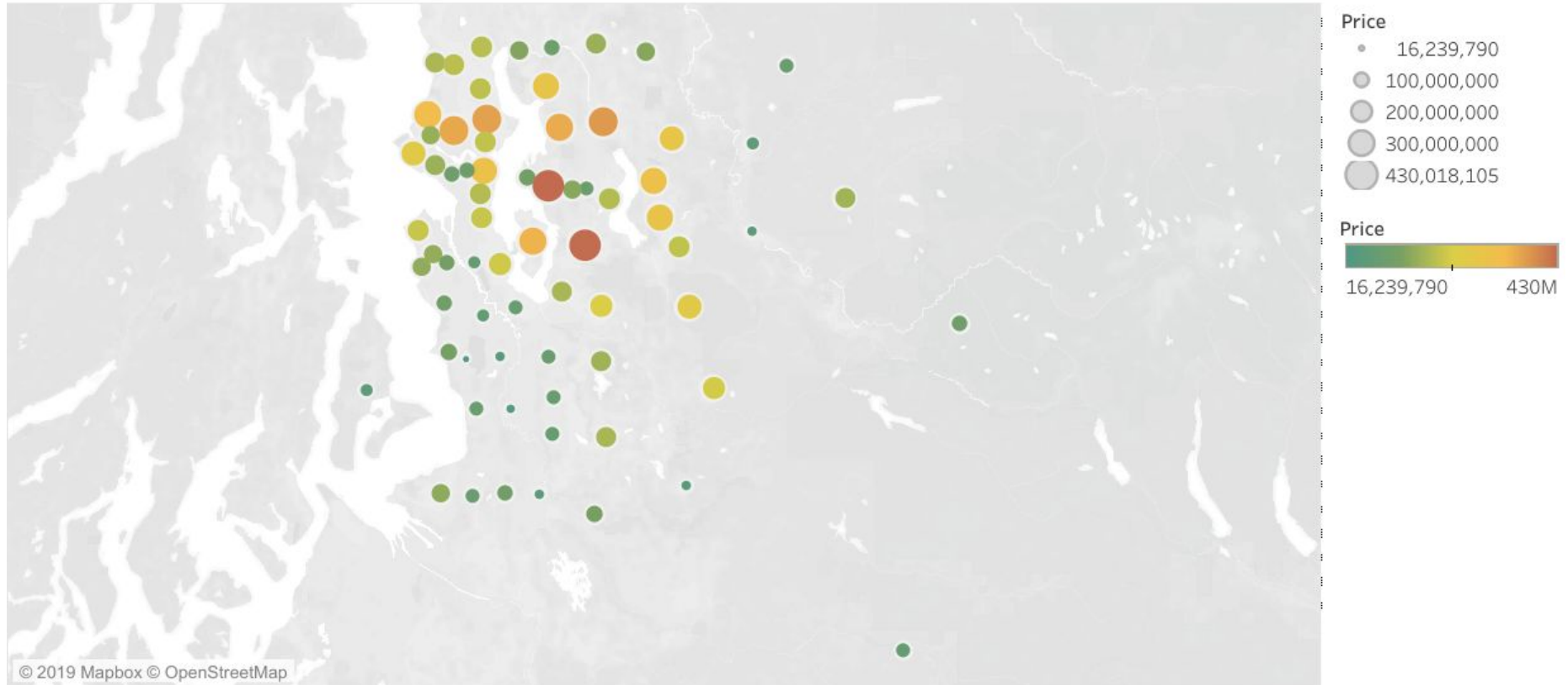
Methodology- Multiple Linear Regression:

-Is renovation key? This led to a focus on 'where'.

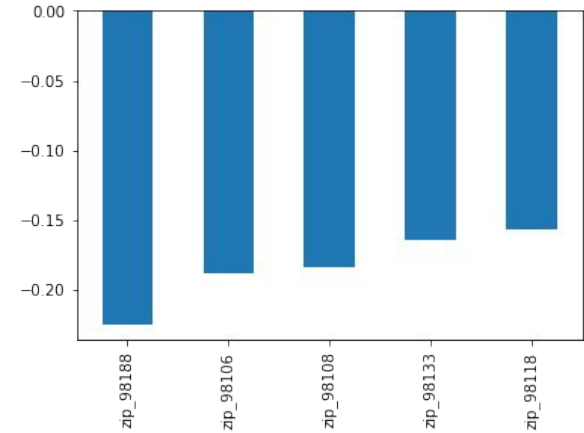
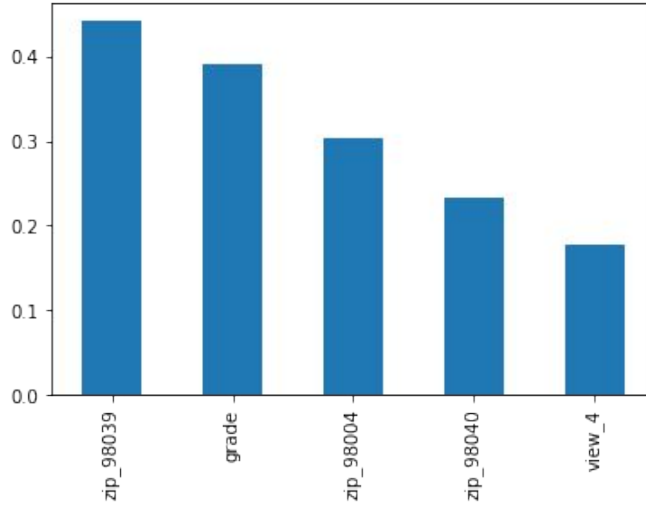


Maps!

Housing Prices In King County, WA Heatmap

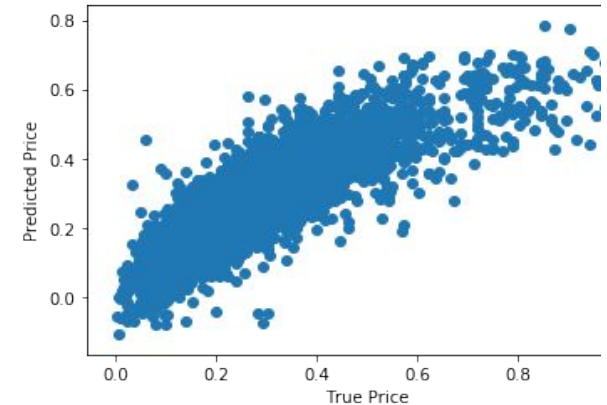


Analysis



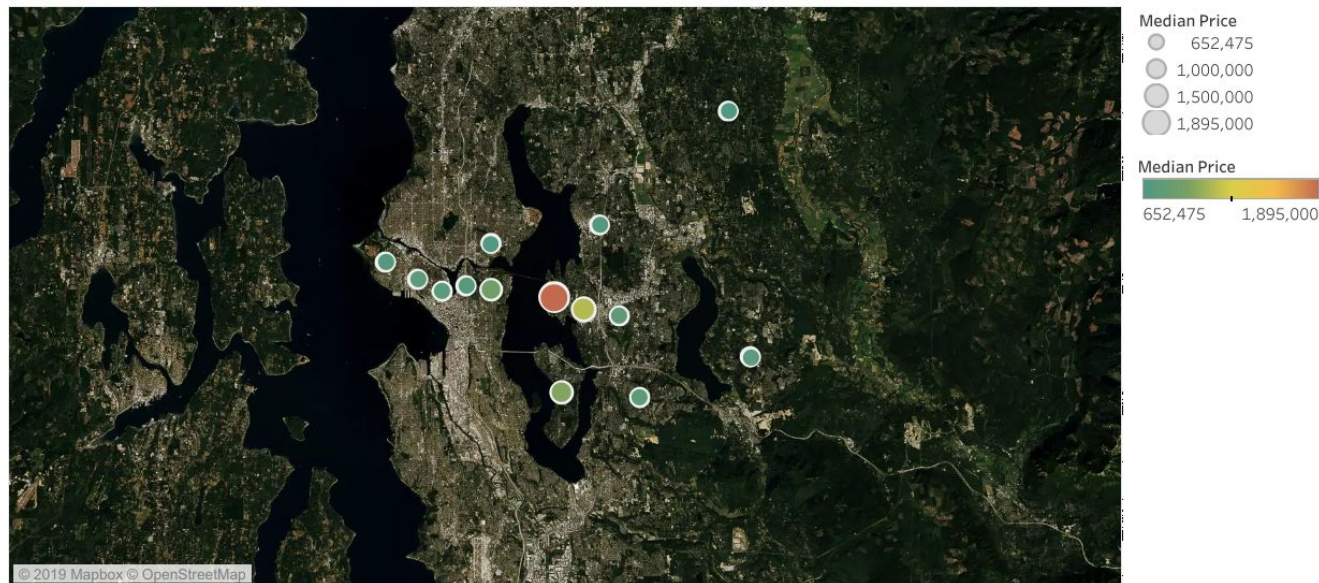
It's location, location, location!

Able to explain roughly 75% of pricing fluctuations.



Conclusions, recommendations and future work

Housing Prices In King County, WA Heatmap(top 25% of price)



Recommendations: Focus on location whether you're buying or selling, and improving your overall household.

Future work - time series(built, renovated, sold) and geographical work

Thank you!