

# King County House Sales Analysis

An Inspection of Housing Prices and Their Determinants

# Methodology/Results:

- ▶ Began with nineteen data features to compare with price
- ▶ Narrowed down to three based on various statistical methods
- ▶ Sqft\_living, latitude, and longitude all appear to be the most useful predictors for housing prices in King County.

# Sqft\_living

- ▶ Assumed to be living room size in square feet
- ▶ Chosen as a predictor over bathrooms, sqft\_above, grade, sqft\_living15
  - ▶ Strongly correlated features

## Sqft\_living

- Positive linear relationship between price and sqft\_living



# Recommendations Regarding Sqft\_living

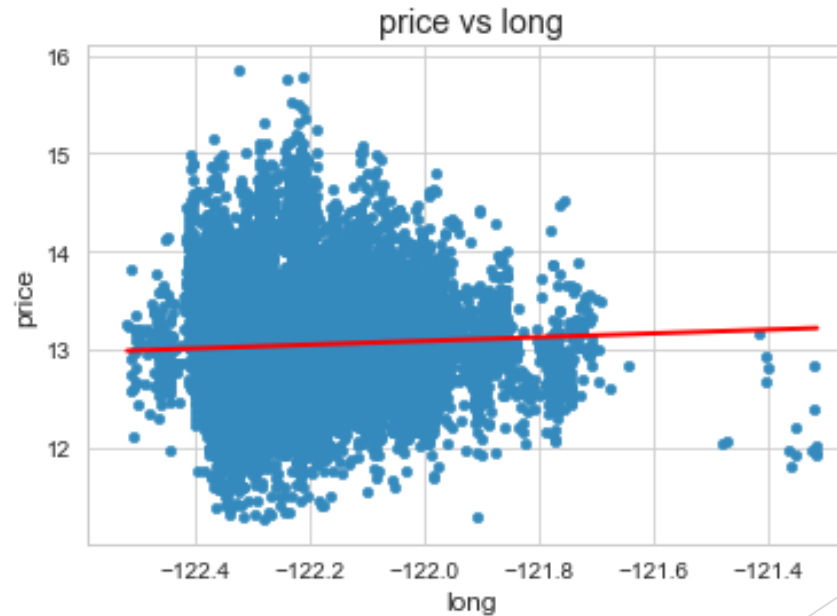
- Use large living rooms as indicator for higher house price
- Use smaller living rooms as indicator for lower house price
- Collect data on dwelling size, compare to sqft\_living

# Linear Relationships Between Price and Coordinates

## Price/Latitude Relationship

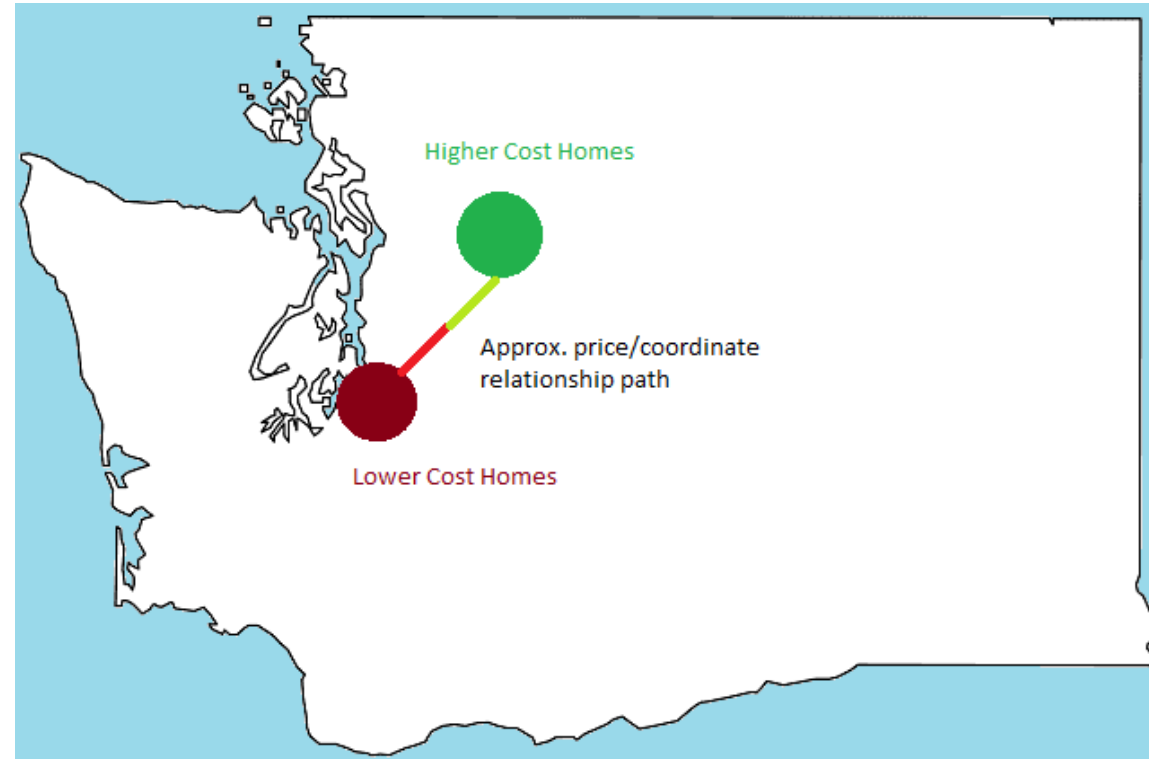


## Price/Longitude Relationship



## Recommendations Regarding Latitude/Longitude

- Pay attention to the Northeast area of the county for higher cost homes
- Look towards the Southwest section of the county for lower cost homes
- Collect location based data for further analysis



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# Conclusion

- ▶ Price seems most dependent on location and living room size



# Thanks!

- ▶ Any questions I didn't have time to get to may be emailed to [stevenchamp11@yahoo.com](mailto:stevenchamp11@yahoo.com)