

# King County House Sales dataset

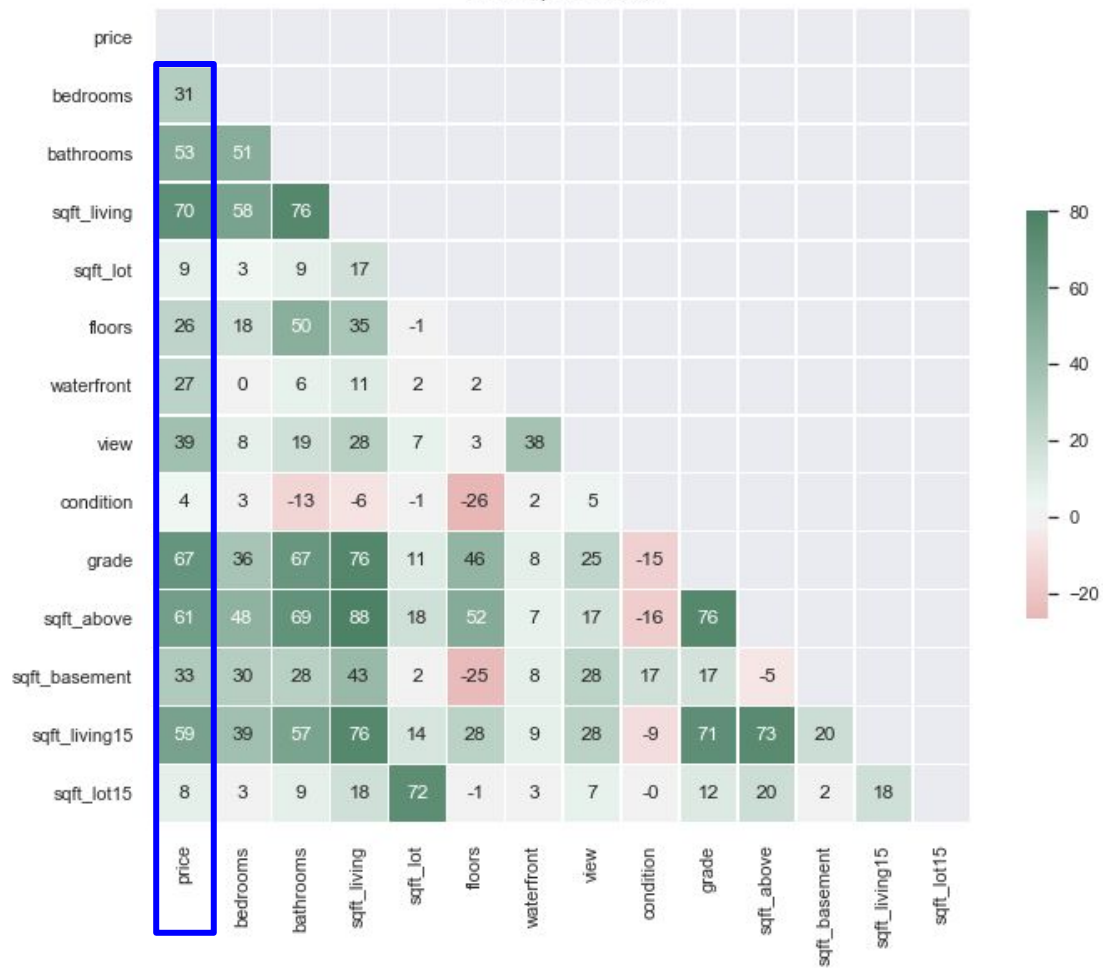
By Bram Tunggal

# Methodology - OSEMiN

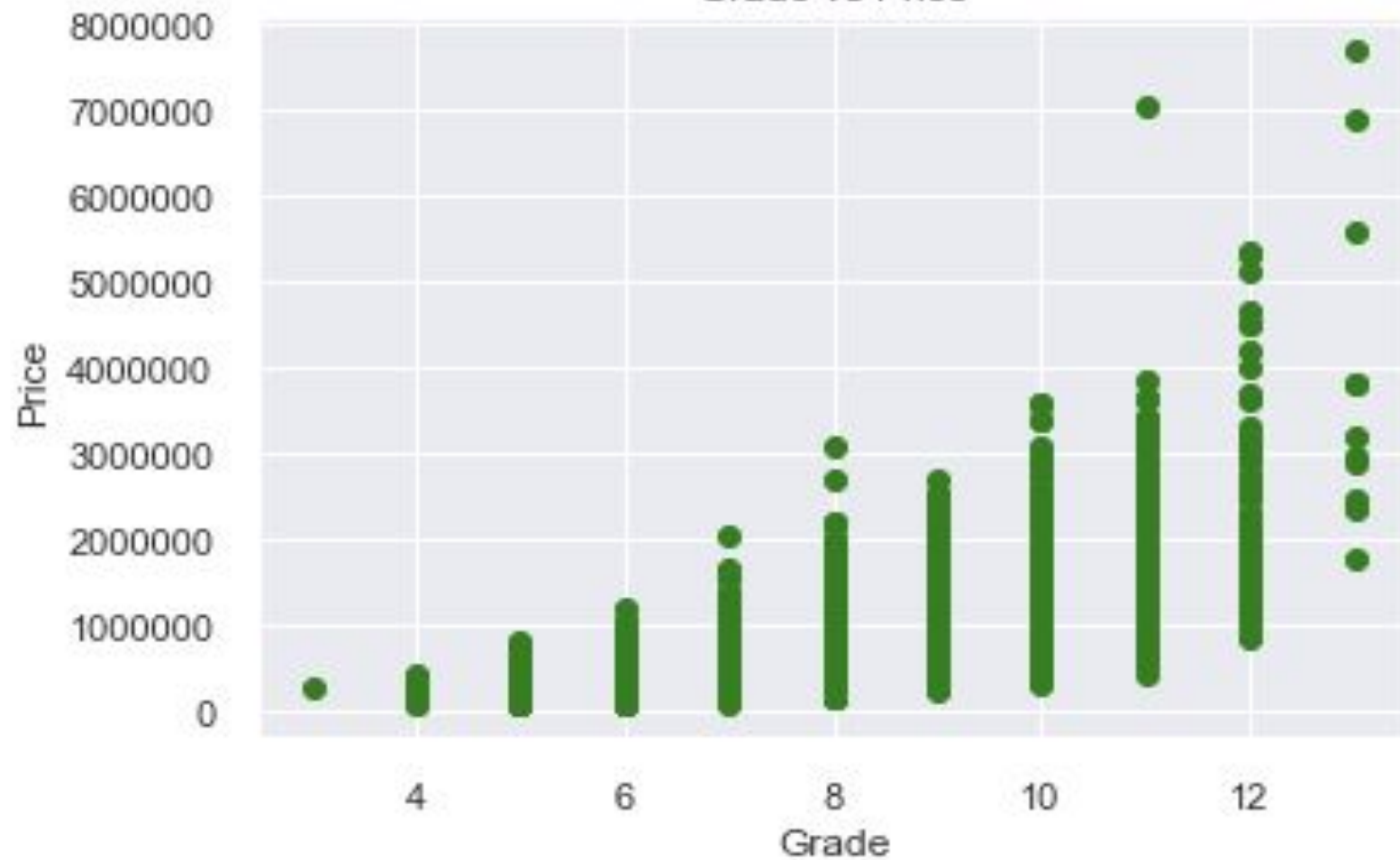
- Obtain
- Scrub/ clean
- Explore
- Model
- Interpret

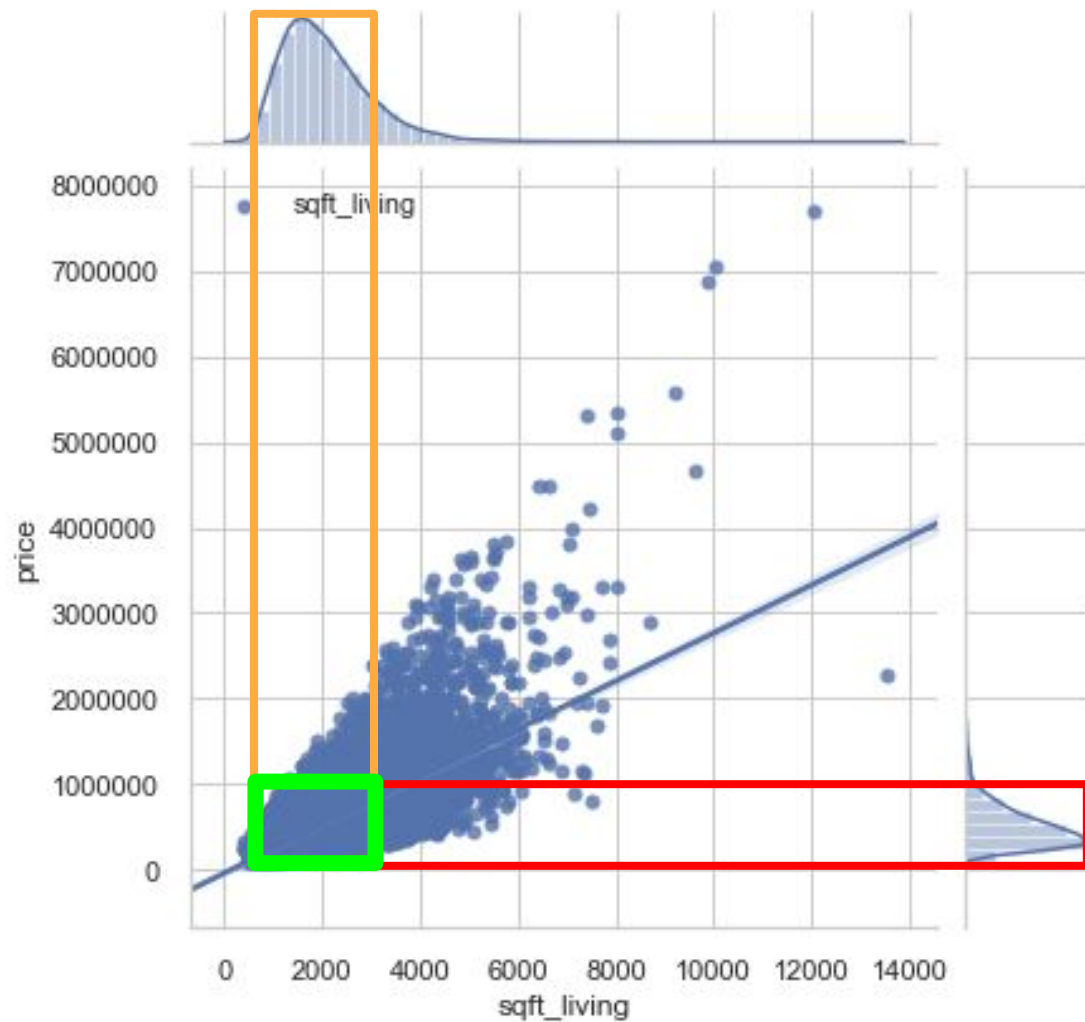
1. What features impact home price the most?
2. How can home owners maximize their profit from selling their house?

Heatmap Correlation



Grade vs Price







# Findings

1. Square footage of a house plays a big role in home price... but becomes less impactful after +6000 sqft.
  - a. Increase your sqft > Increase your home price
2. The property Grade given by King County matters.
  - a. The construction quality of your house defines what grade you receive from the King County.
  - b. Buildings of better quality cost more to build and command higher value.
  - c. A grade of 10 - *“Homes of this quality generally have high quality features. Finish work is better and more design quality is seen in the floor plans. Generally have a larger square footage.”*





\$1.4 mil  
3k sqft - not on the water



\$1.5 mil  
2.3k sqft - on the water