



PROJECT

KING-COUNTY HOUSING

DATA ANALYSIS

DATE

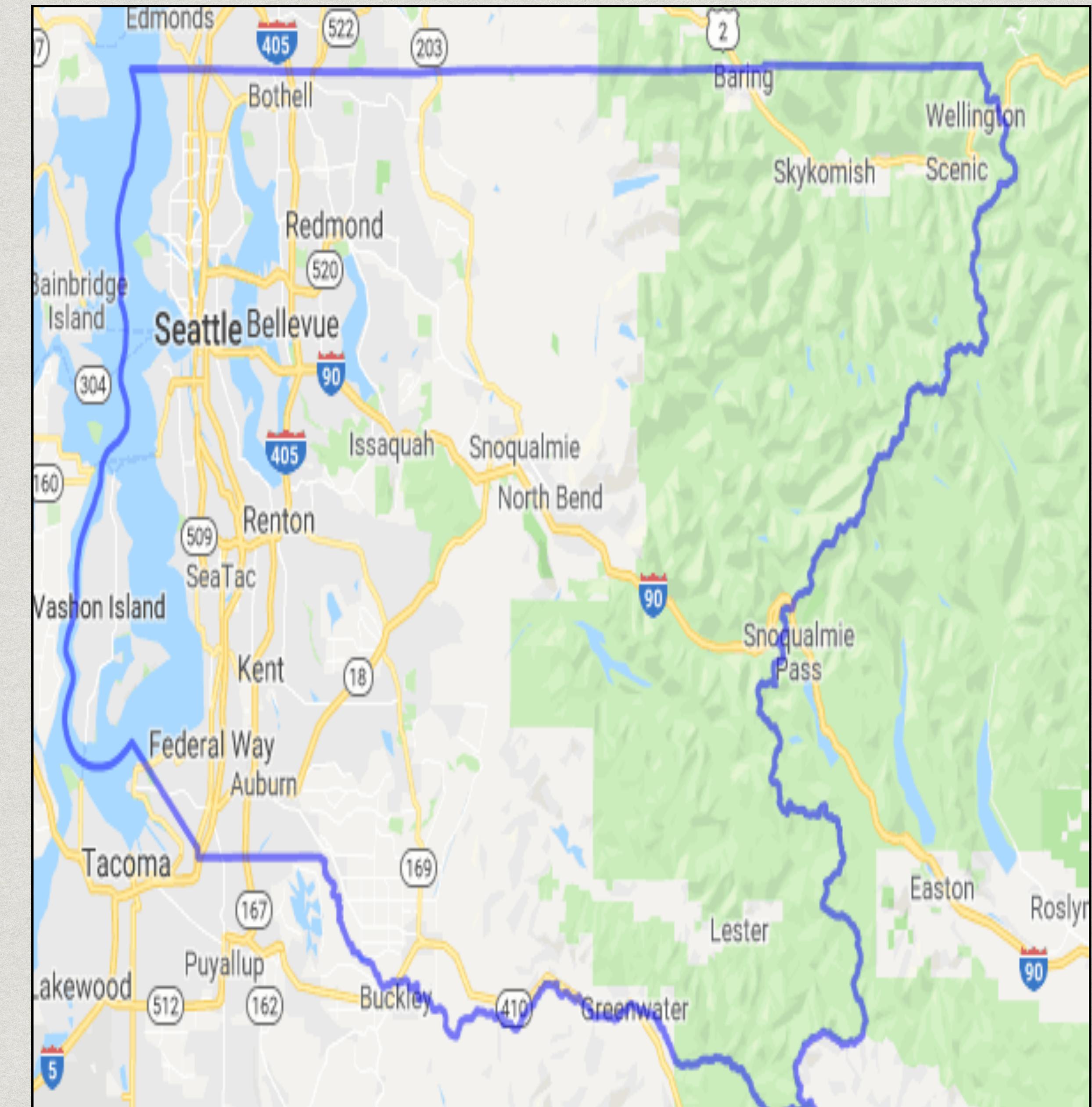
MARCH 9, 2021

NAME

PRINCESS 'SEUN' OTUSANYA

Project Overview

- * Stakeholder: Real Estate Investors and Home owners.
- * Dataset: King-County Housing Data
- * Facts:
 - King County is located in Washington State.
 - King County is currently home to over 2.253 million people.
 - As of right now the median sale price is estimated to be around 676,300.



THE BUSINESS CASE

- How much does a house cost? What features drives price?
- What features can help increase the market value of a house.

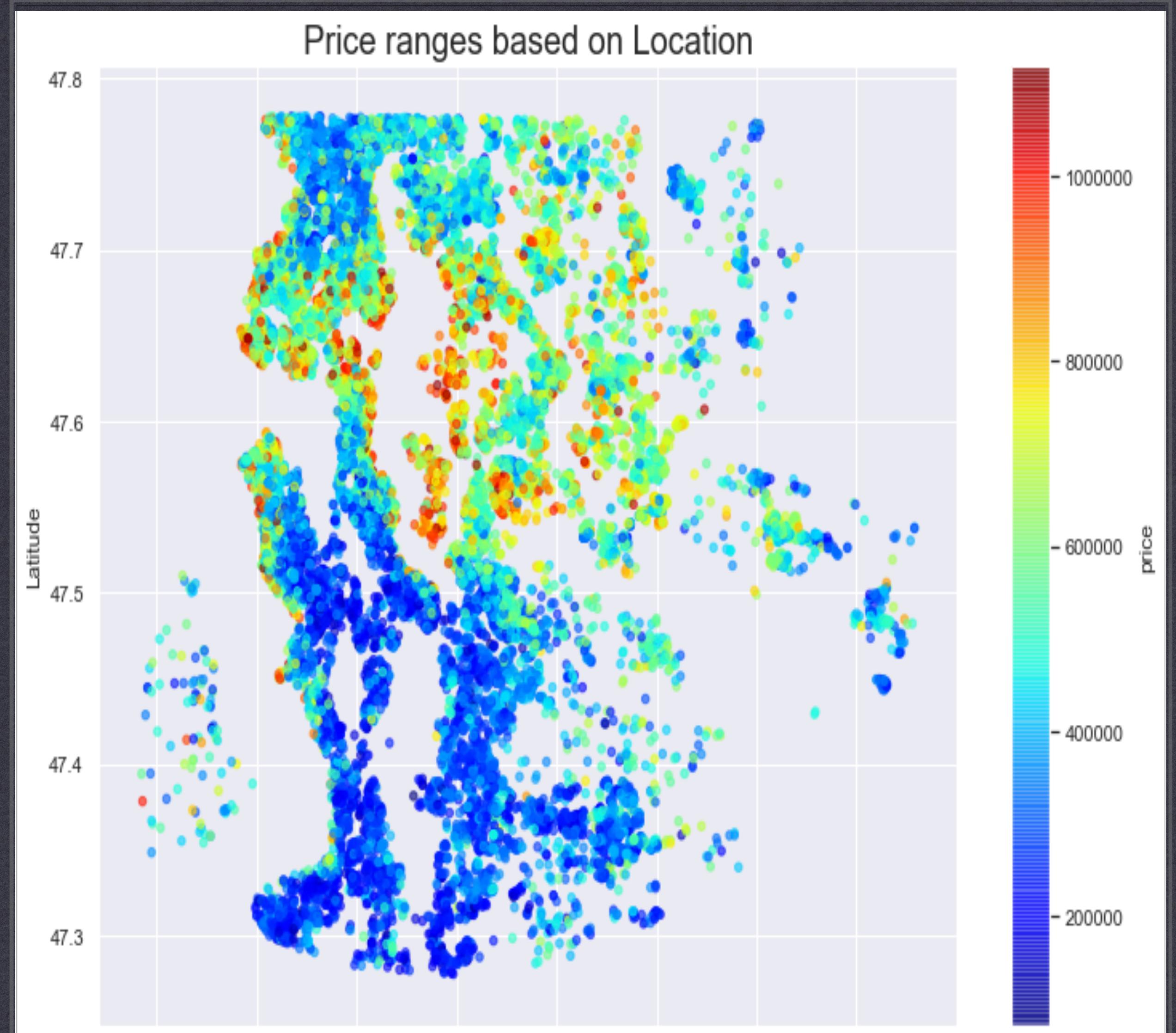


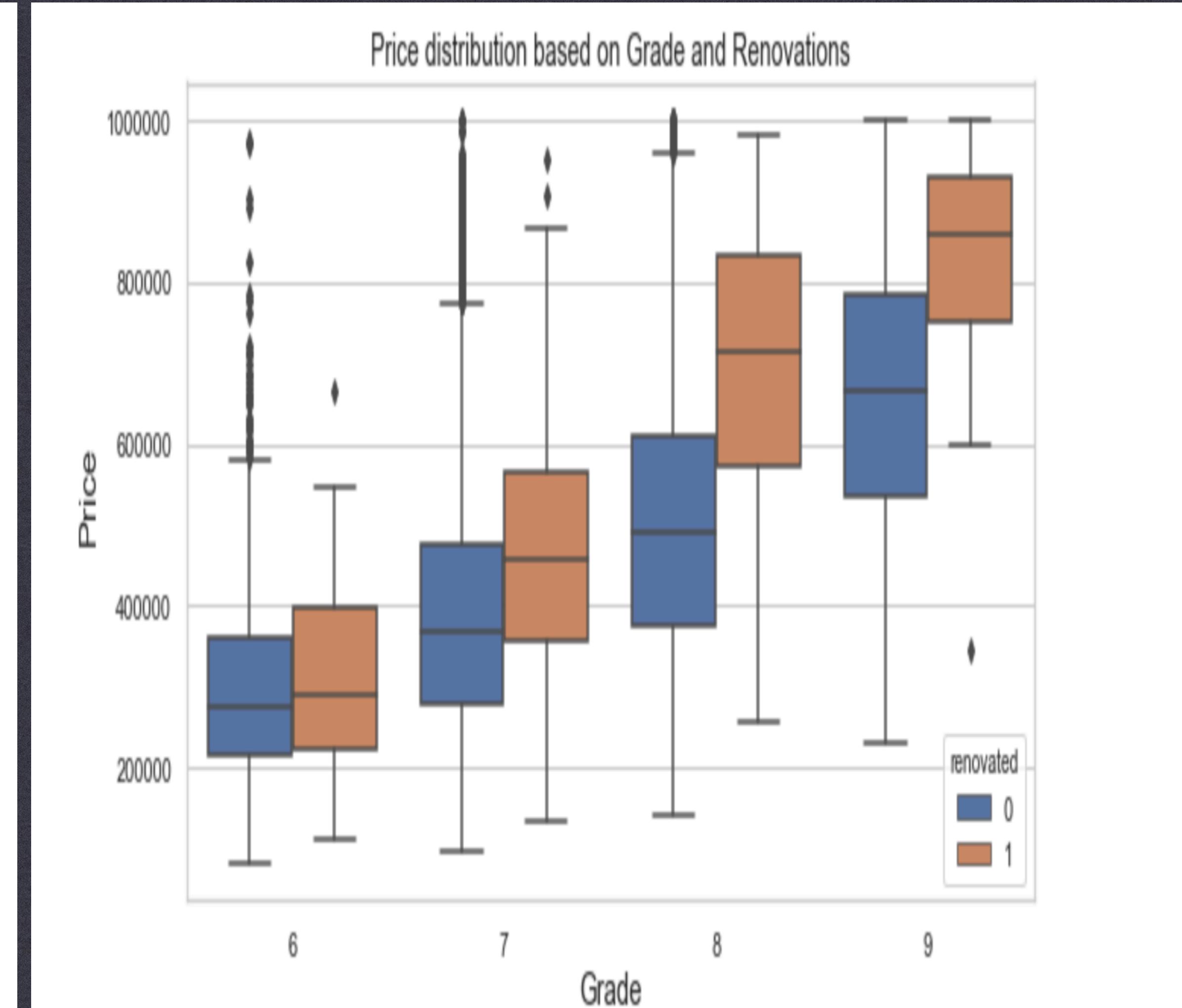
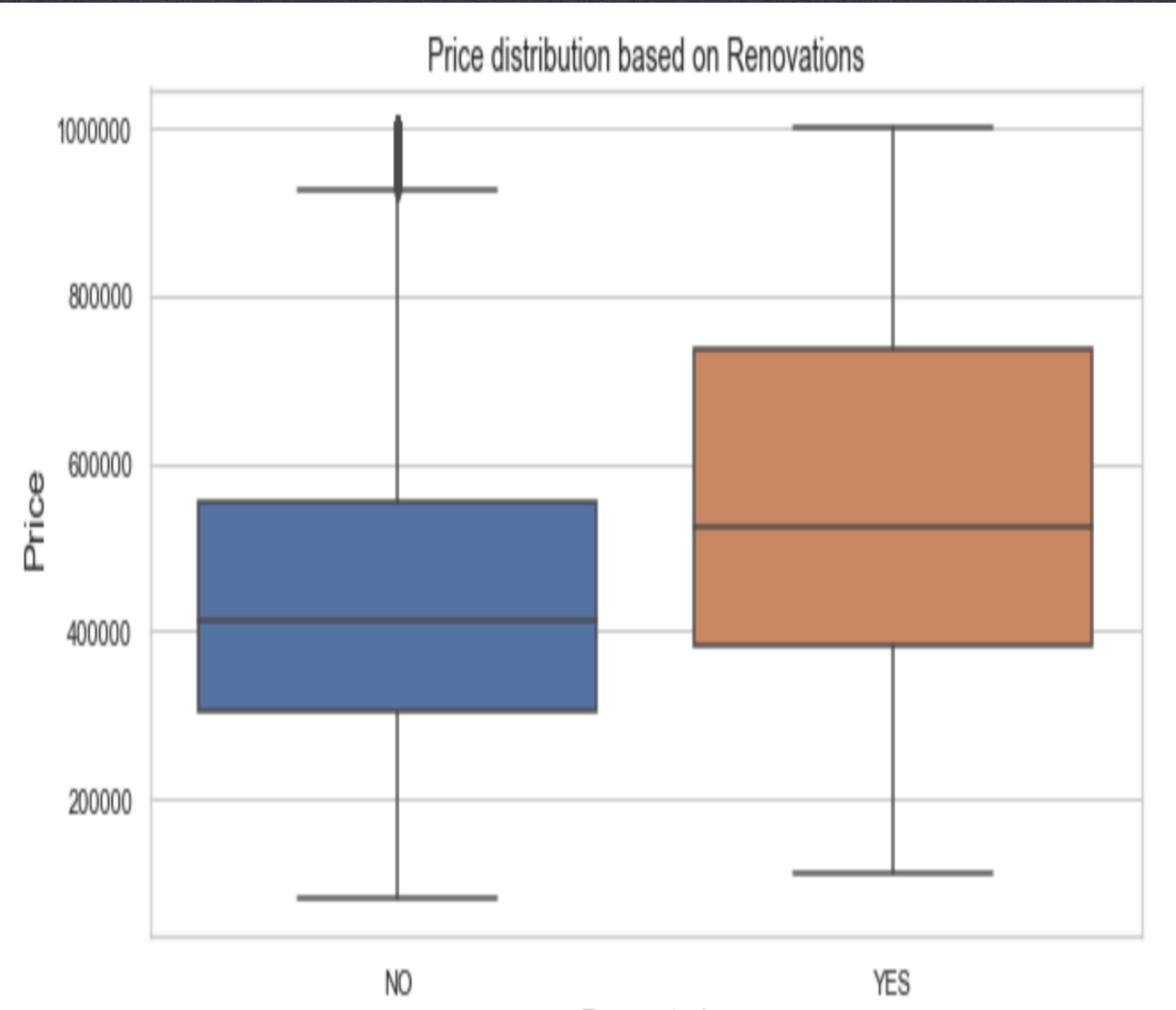
Column names and descriptions for KC - Dataset

- * Price - is prediction target
- * Bedrooms of Bedrooms/House
- * Bathrooms - of bathrooms/bedrooms
- * Sqft_living- footage of the home
- * Sqft_lot- footage of the lot
- * Floors- floors (levels) in house
- * Waterfront- house which has a view to a waterfront
- * condition- how good the condition is (Overall)
- * Grade - overall grade given to the housing unit, based on King County grading system
- * Sqft_above - square footage of house apart from basement
- * Basement - house has a basement
- * Renovated - house has been renovated
- * Lat - Latitude coordinate
- * Long - Longitude coordinate

HOW DOES LOCATION AFFECT HOUSE PRICES

As we can see the further north we go the higher the Price of the house. This could be for a number of reasons; i.e, number of bedrooms/bathrooms, size of house, amenities unique to certain neighborhoods, etc.



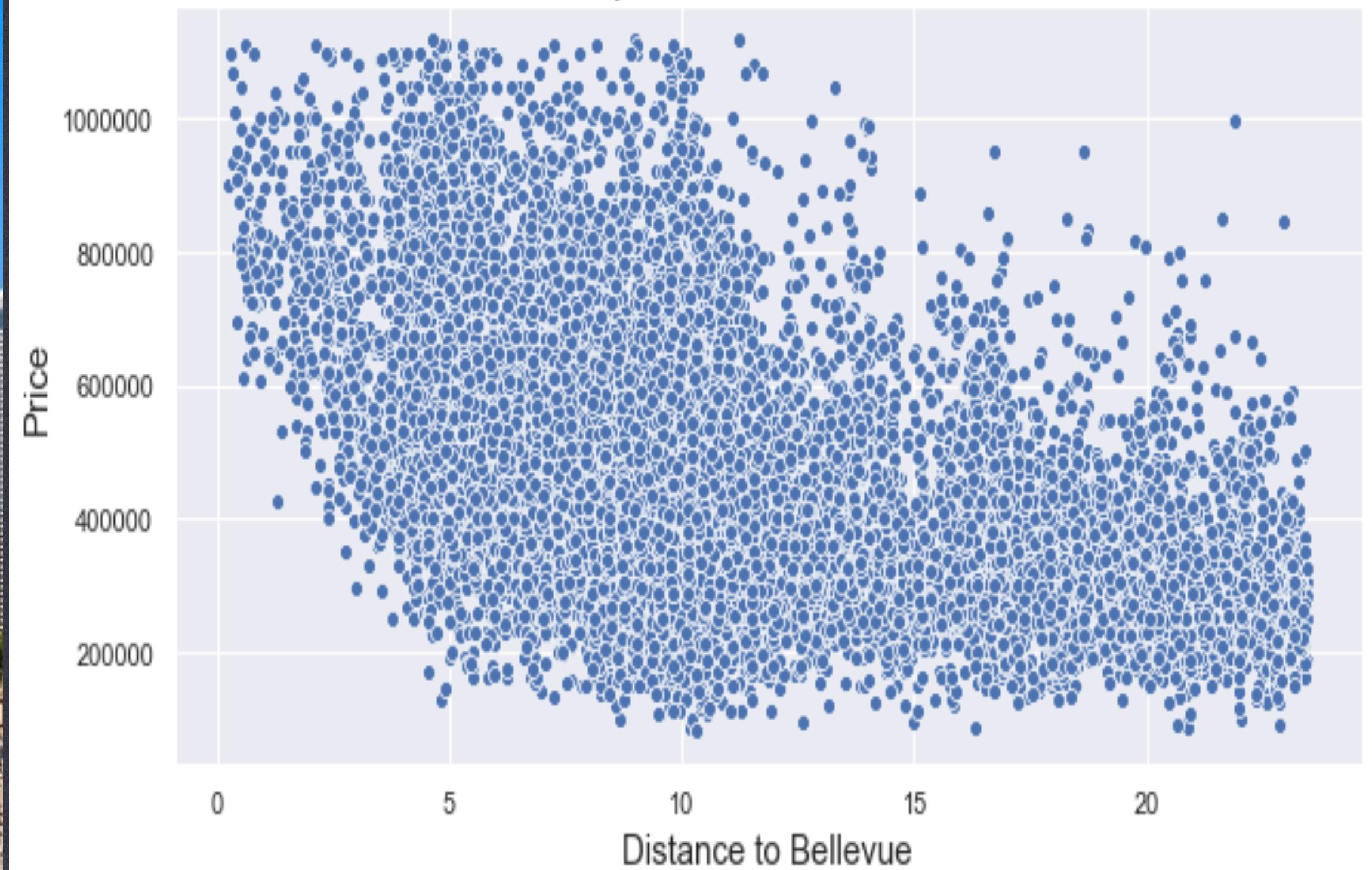


DO RENOVATED HOUSES COST MORE? HOW DO RENOVATIONS AND GRADE AFFECT HOUSE PRICES?

As you can see Renovations have a big impact on Price especially when Grade is thrown into the mix.



Distribution of house prices based on distance from Bellevue



We can see a *negative* relationship between the Price of a house and the distance from a major city like *Bellevue*. This is not a shocking revelation as houses closer to big cities are typically more expensive.

HOW DOES THE DISTANCE FROM A POPULAR CITY AFFECT HOUSE PRICES

BELLEVUE IS ONE OF THE TOP CITIES IN WASHINGTON STATE AND IT IS QUITE CLOSE TO KING'S COUNTY

Recommendations

INSIGHTS

- If a property is near a *Waterfront* we expect it to cost about \$285,214 more.
- For every new construction made *Yearly* the house loses a value of \$1,413.
- An increase in the *Grade* due to renovations can bring the house value up by \$86,864.
- An increase in *Lat* is equivalent to a property increase of 250,628.
- Properties with *Basement* cost an additional \$30,591.
- The further away a house is from *Bellevue* city the less it cost, i.e, \$11,818 is lost for every additional mile the property is from Bellevue.



Further Analysis

- * What is the relationship between price and distance from Seattle?
- * How does an increase in size of bedrooms and bathrooms affect property price?
- * What zip-codes have the higher priced houses and what features influence these house prices?
- * What features influence house visits(views)?
- * How year built influence house prices? How has the property market changed over the years and why?

Thank you for your time.

Click link for additional information on dataset - [KingCounty](#)

For technical standpoint on project process visit my GitHub repo [@SeunOtusanya](#)