

# REAL ESTATE IN KING COUNTY WA

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Overview : The purpose of this model is to predict price of houses in King county WA using meaningful interpretations from the data.



PRICE PREDICTION  
ACCURACY



IMPORTANT REAL  
ESTATE FEATURES



LOCATION LOCATION  
LOCATION



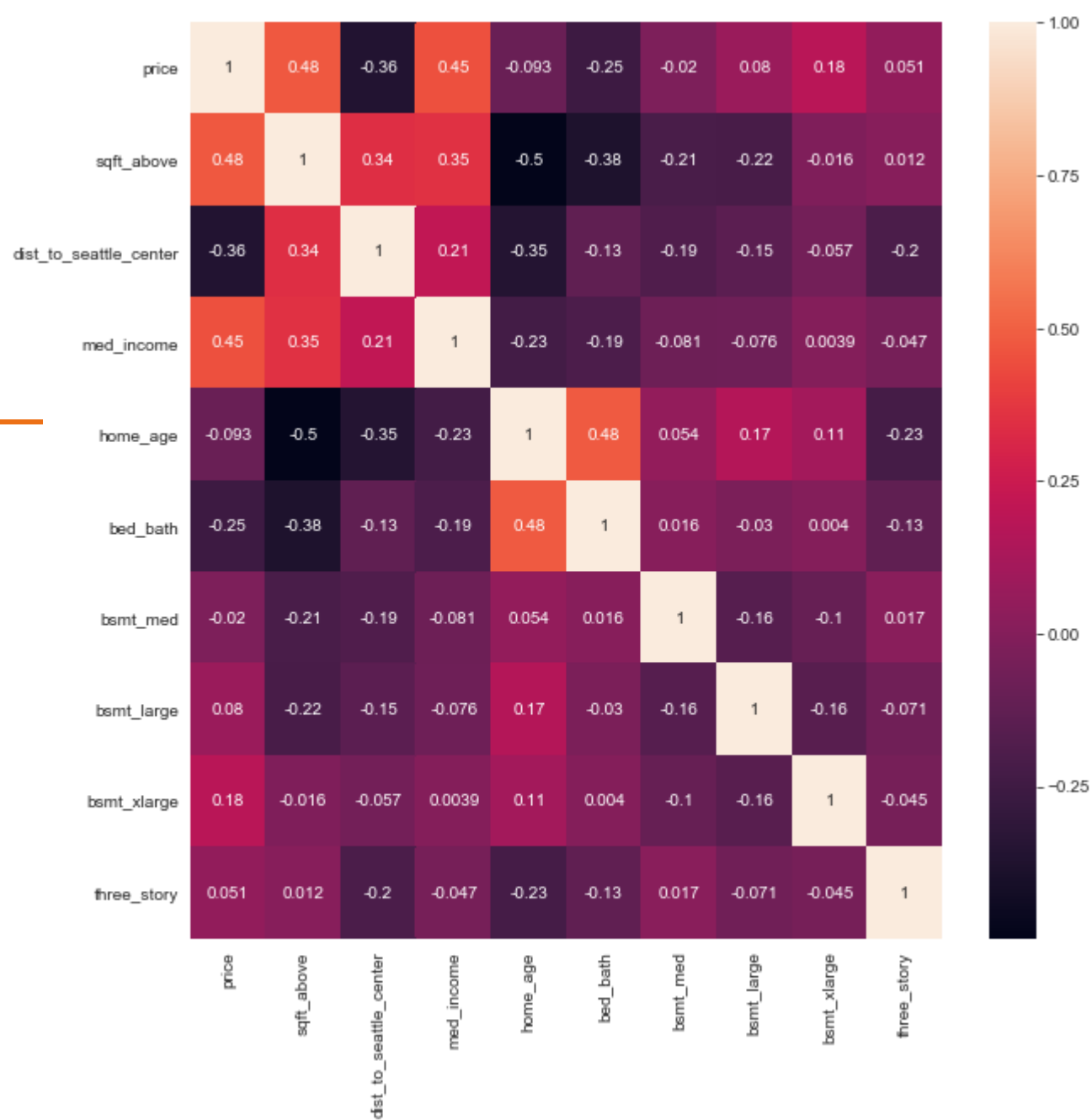
COST PER SQFT



PRICE VS POPULATION  
DENSITY

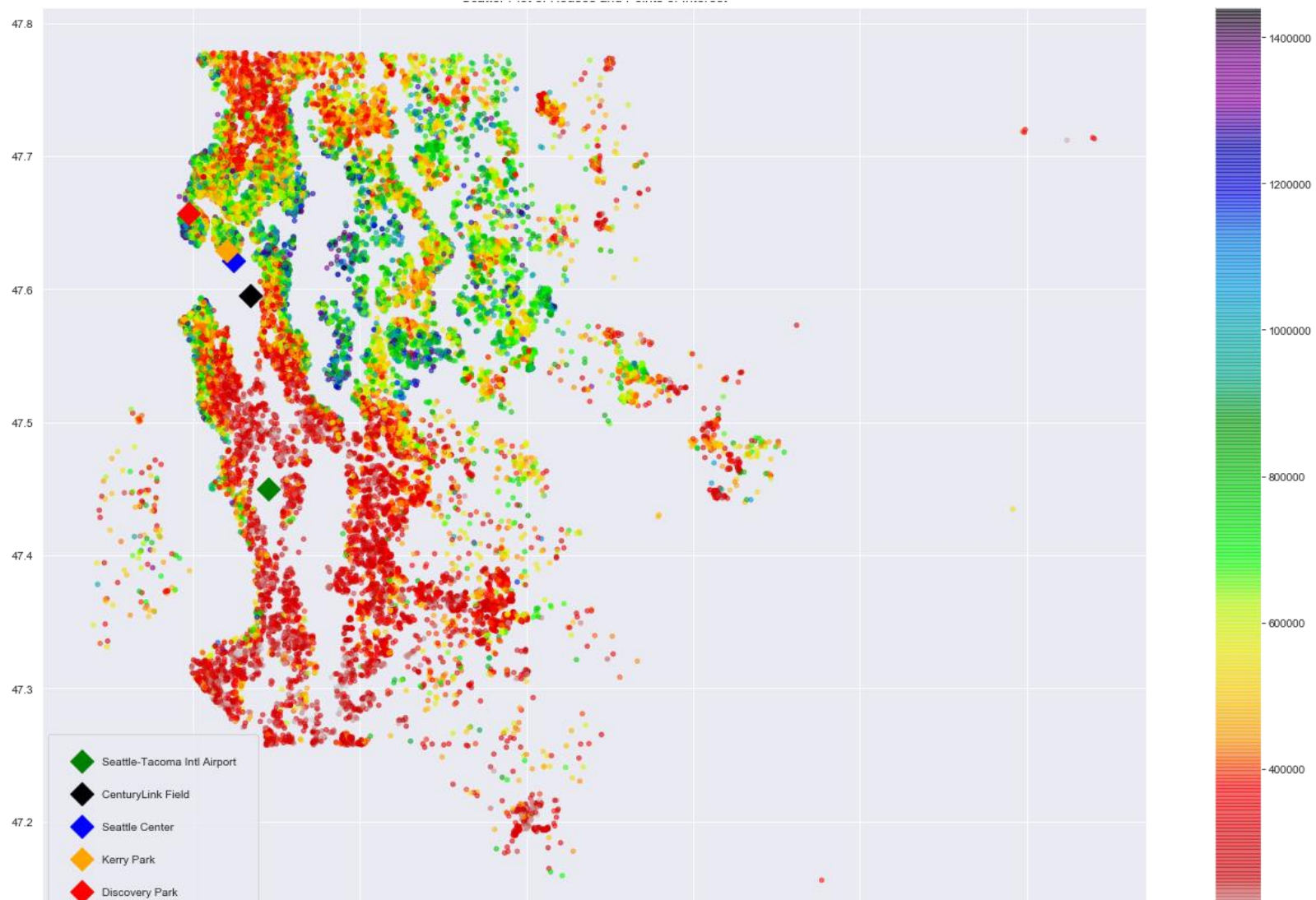
## Important real estate features

- Sqft Above
- Distance to seattle center
- Median household income
- Age of home
- # of Bedrooms & Bathrooms
- Basement Size
- 3 story house

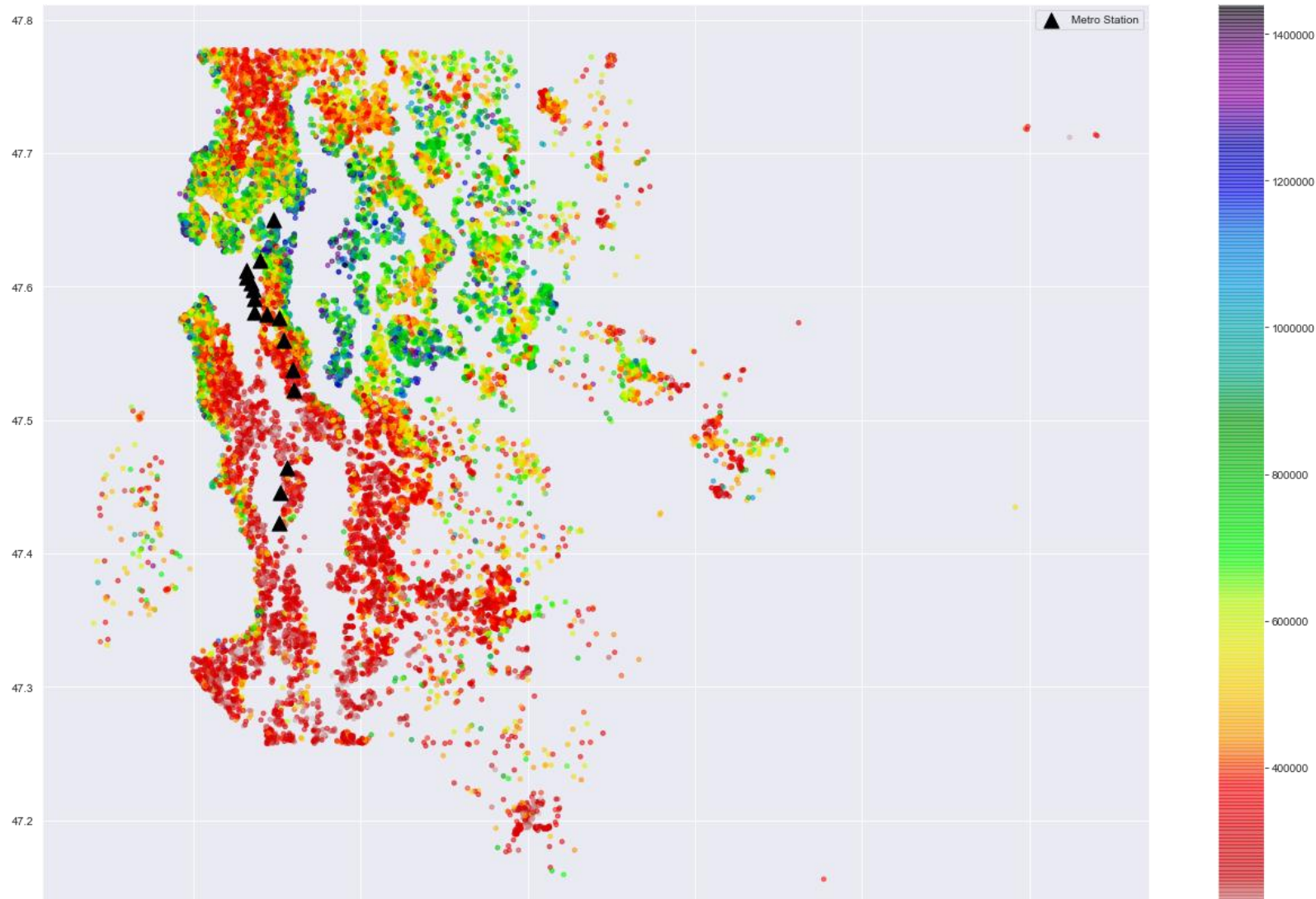




Actual vs  
Predicted  
prices

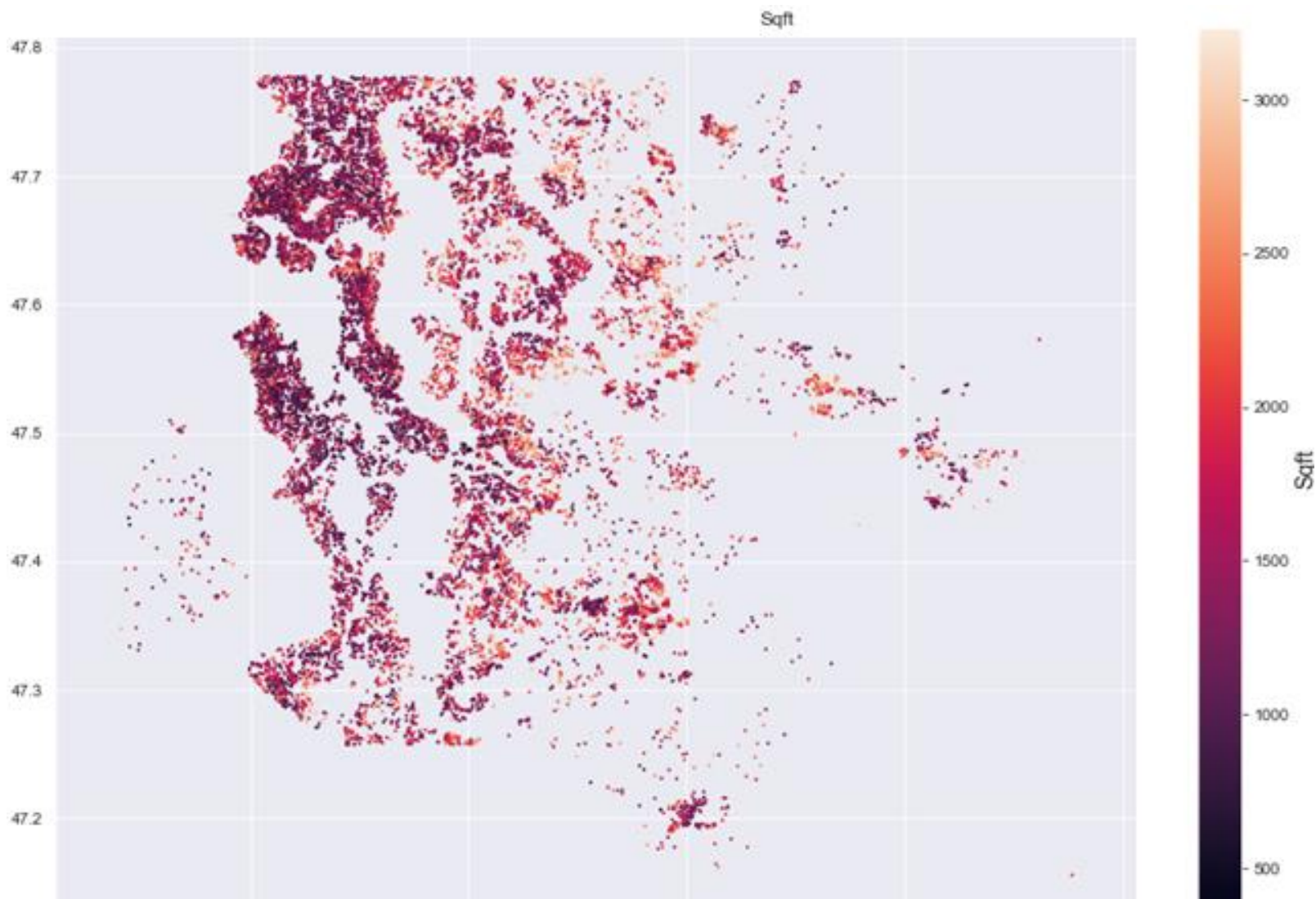


How does  
proximity to  
different points  
of interest in King  
County affect  
housing prices?

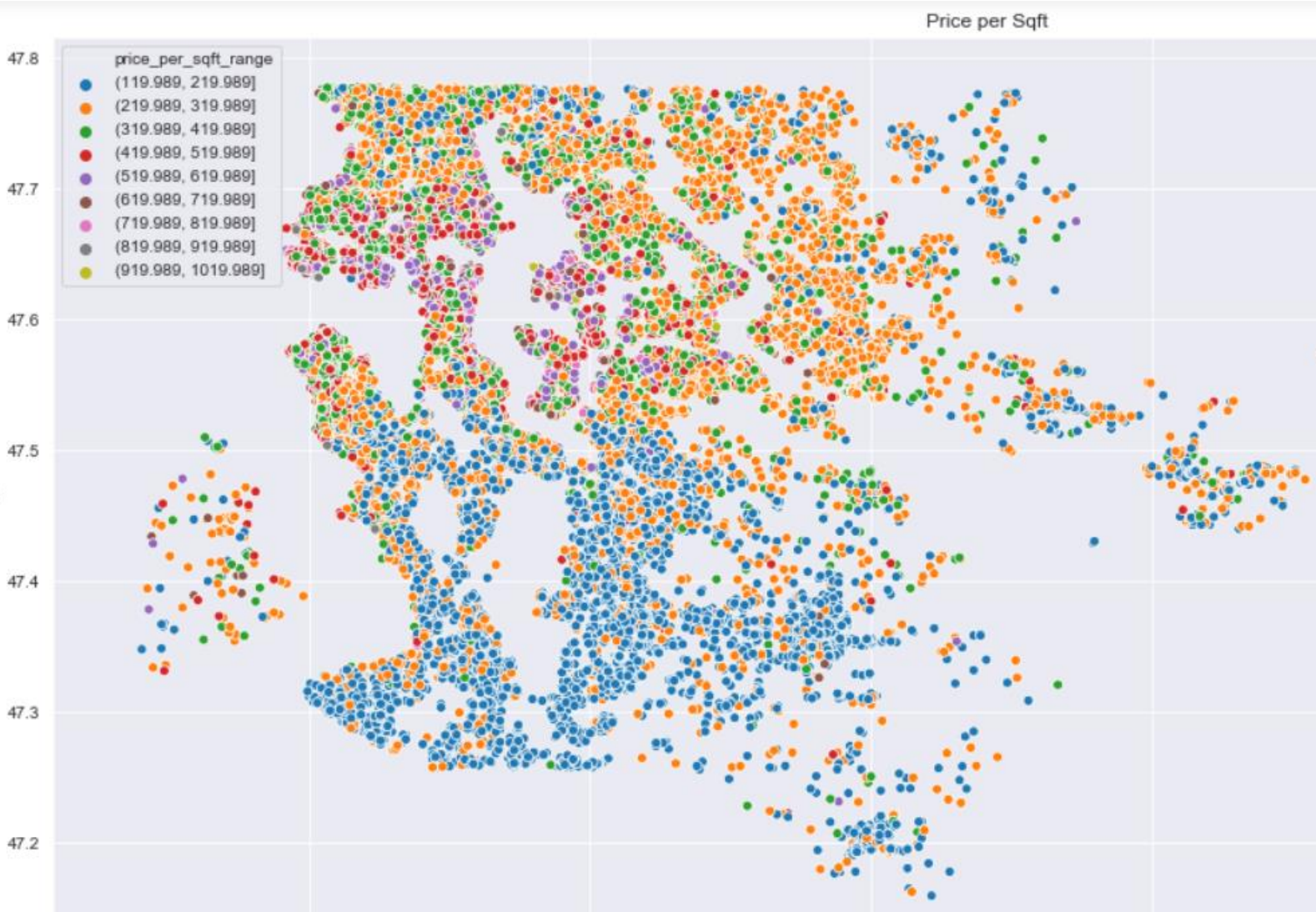


How does  
proximity to  
metro stations  
in King County  
affect housing  
prices?



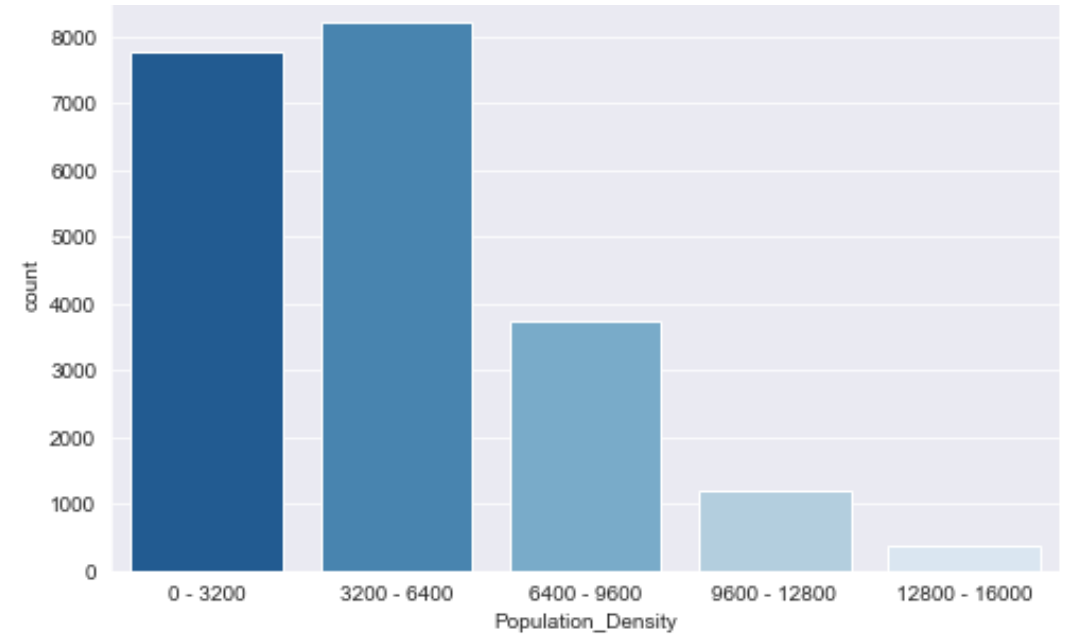
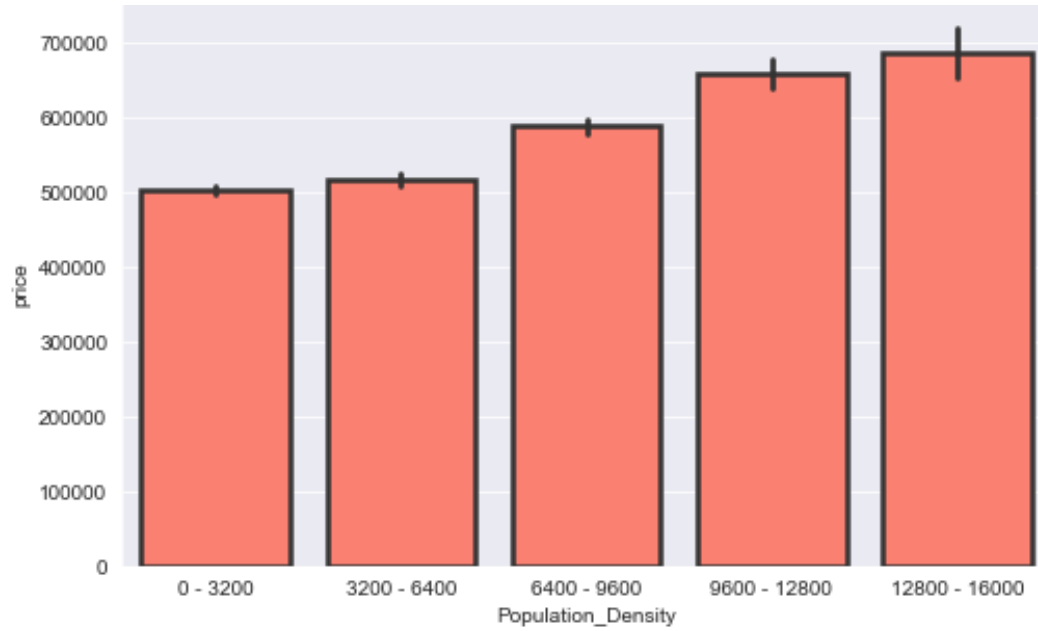


How does the square footage of living space in King County affect housing price?



Cost of  
living space  
per sqft





How does the population density in King County affect housing prices?

# Summary

- Our model predicts house prices in King County WA with a 70% accuracy
- Discovery park = \$\$\$\$
- Kerry park = \$\$\$
- Seattle center = \$\$\$
- Houses near the metro tend to be more expensive as you move further north.
- Houses in the northeast tend to be bigger and less expensive per sqft whereas houses in the northwest are smaller and more expensive per sqft
- Higher population density = Higher Housing price,
- Lower population density = More houses sold.

# Future work

- Predicting market trend based on the time of the year
- Effect of renovation/addition on the value of the house
- Parameters that are indicative of a good investment property .
- Use more recent data to fine tune model

Thank you!