

Understanding King County Home Prices

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The Agenda

Business
Problem

Overview of
Data

Modeling

Suggestions

Future
Research

We can help you better understand home prices

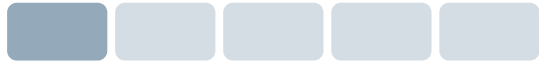
Qualitative

Urban **more expensive than** Suburban

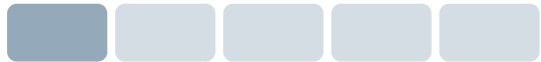


Quantitative

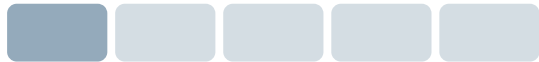
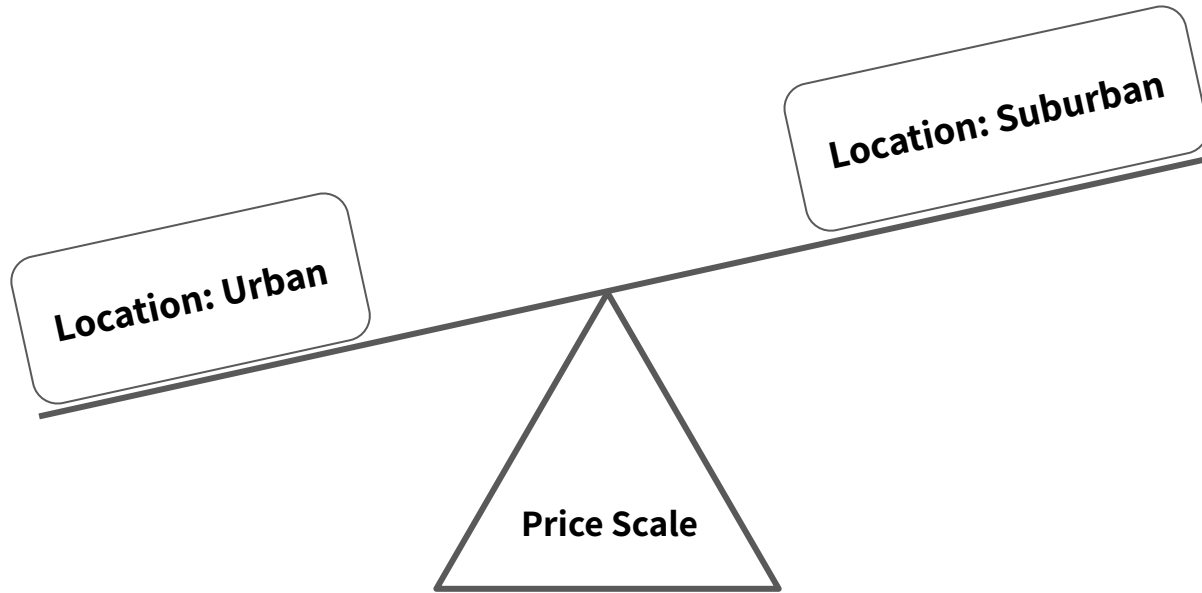
Urban = Suburban + **\$25,000**



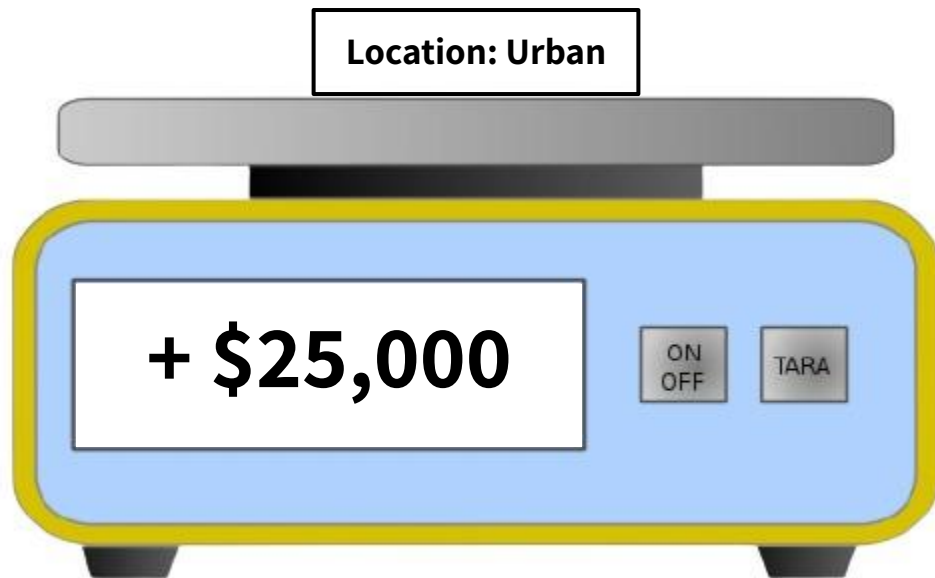
Business Problem



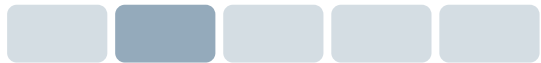
Historical Understanding of Home Price



Quantitative Understanding



Overview of Data

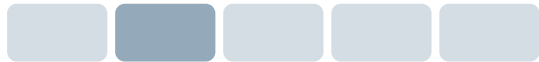


What We Looked At

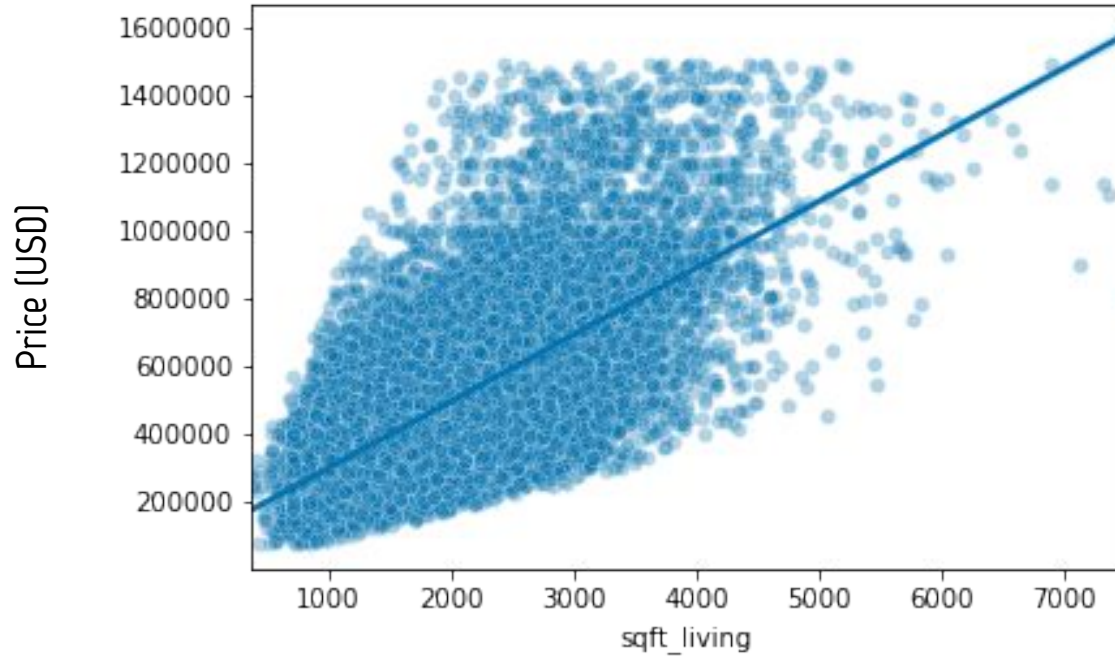
- King County Home Sales Records
 - 2014-2015
- Factors to remember
 - Location
 - Condition
 - Sq ft living space



King County



Living Space vs. Price



Living Space (sqft)

Modeling

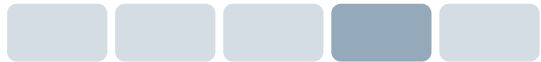


Linear Regression Model

- Better than average home price
- How factors associate with price



Suggestions

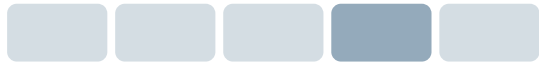


Location > square foot living space > home condition

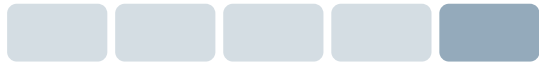


Homes are more expensive in urban areas

| Features | Costs |
|----------------|----------------------------|
| Sqft Living | ↑ +\$247 / ft ² |
| Urban | ↑ +\$25,000 |
| Rural | ↓ -\$88,000 |
| High Condition | ↑ +\$90,000 |
| Med Condition | ↑ +\$19,000 |

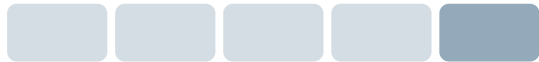


Future Research



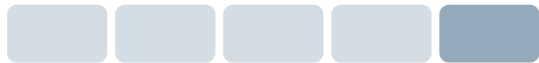
Possible features for growth

- Increase accuracy
- Update data weekly
- Include expensive homes and more features





Thank You!



Kelsey Lane

GitHub:

<https://github.com/kelsklane>

Noble Tang

GitHub:

<https://github.com/nobletang>

Wes Newcomb

GitHub:

<https://github.com/Sombrero7>

Questions?

References

King County Home:

<https://www.realestatesupermall.com/homes-for-sale-in-king-county-wa>

King County logo:

<https://kingcounty.gov/about/logo.aspx>

Appendix

Motivation



Situation



Bedrooms vs. Price

