



King County Housing





TABLE OF CONTENTS

- 01 Data Basis
- 02 Grade Prediction
- 03 Where To Place Your Business
- 04 How much more with water?



01

Data Basis

King County House Prices Dataset

1

21597 houses
21 categories

2

Time frame:
from May 2014
to May 2015

3

nearly complete data:

	◆ Number ◆	Percentage ◆
waterfront	2376	11.0
view	63	0.3
yr_renovated	3842	17.8



02

Grade Prediction

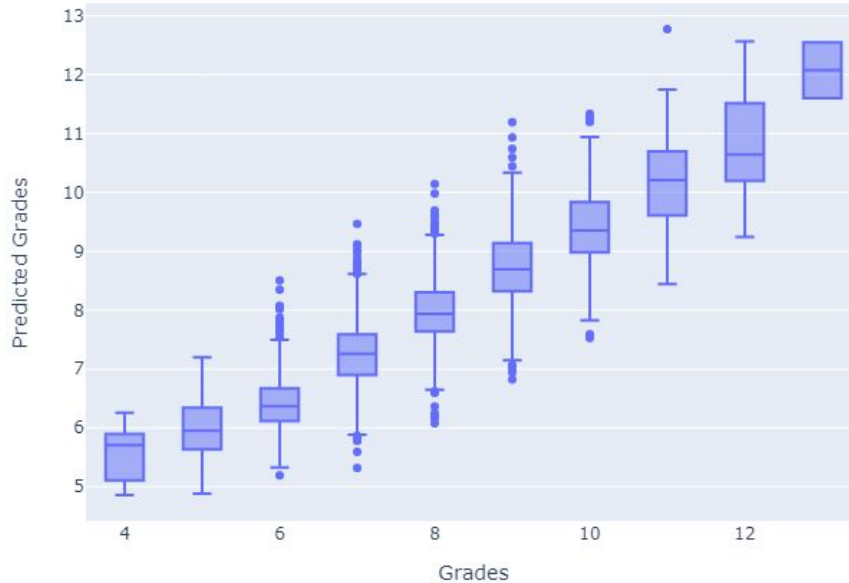
What does the grade tell you?

Grade classifies the construction quality.
Higher grade = higher quality materials



Can you predict the grade without visiting?

Grade Prediction



Prediction based on:

- Price
- Square Footage
- Construction Year

The underlying Model explains 71% of the variation.





03

Where To Place Your Business?

Guessing population density

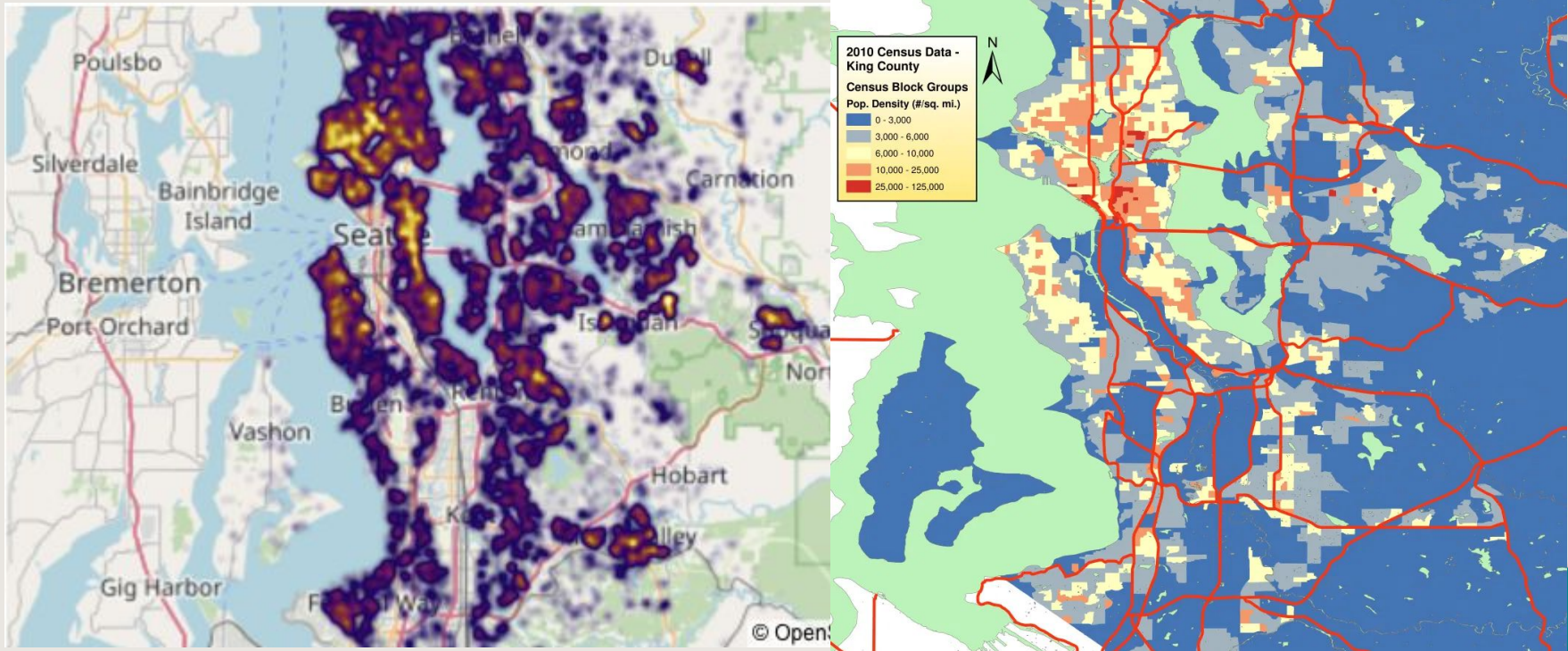
Want as many people as possible in your vicinity but don't want to use census data?

This assumption might help:
1 person = 1 bedroom

Where are the most bedrooms?



Guessing population density





04

How expensive is a waterfront?

How much more do you pay for a waterfront building?

Price per square foot	mean	median
with waterfront	513\$	517\$
without waterfront	262\$	244\$

The price for a waterfront house doubles.
(104% increase average for mean and median)



Future Steps

- Use census data to quantify quality of population density prediction
- Get coordinates for best shop location
- Use non-linear model for grade prediction
- Sleep



THANK YOU!

"I have a meme."

- Martin Luther King Jr. -

