



King County Housing Prices

Predicting housing costs for
real estate in King County, WA.

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Project objective

Finding the best pricing for a home in King County boils down to looking at several different factors including features of the home, square foot living area and overall grade.

We will take a look at some of these variables to help predict pricing for homes.



Value

- Predictability of housing market prices.
- Benefits realtors, sellers and buyers.
- Base your search on key features that will bring the best profit or best buy.



Method

1

Compare bathrooms
versus bedrooms.

2

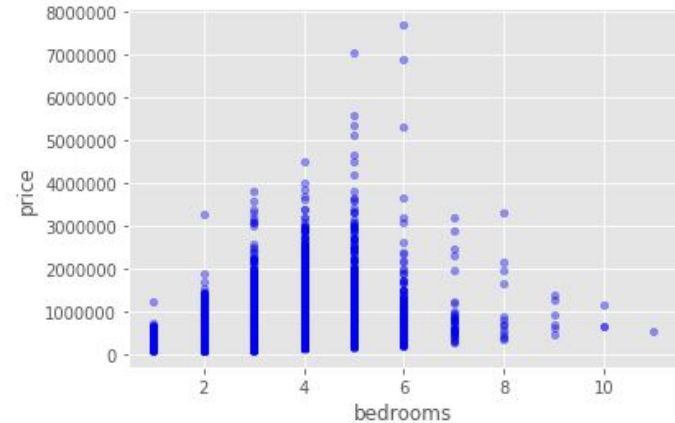
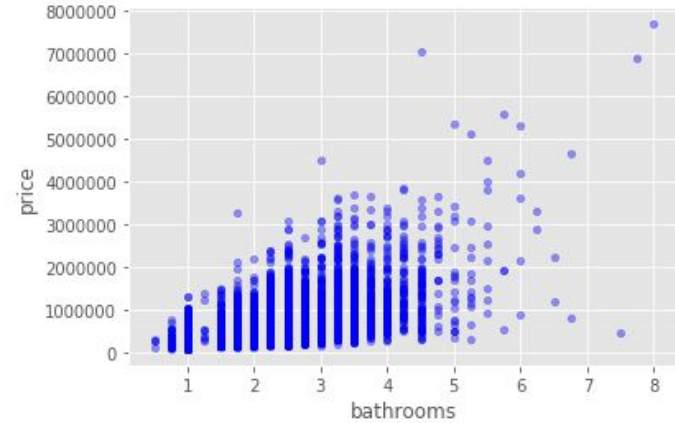
Compare square foot living area
versus square foot lot area.

3

Compare condition versus King
County Housing grade.

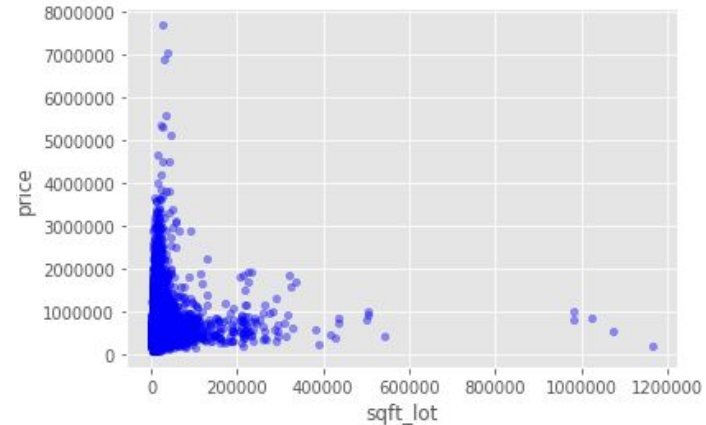
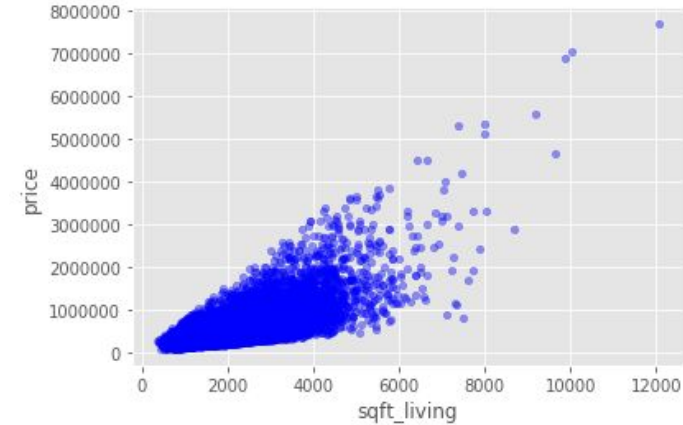
Bathrooms Or bedrooms

- Bathrooms have a more significant relationship to price.
- About \$21,680 added to home value per additional bathroom.



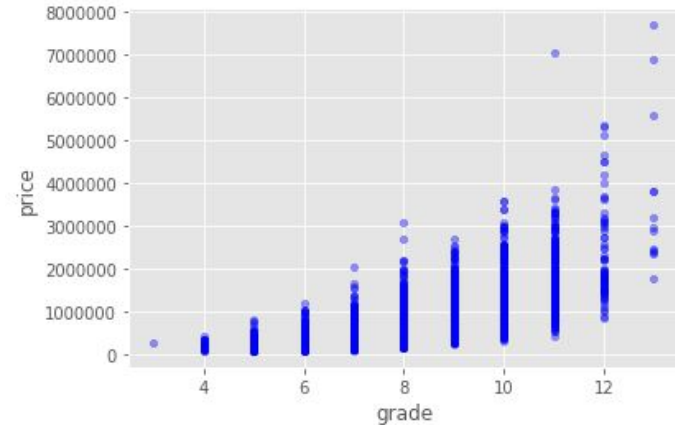
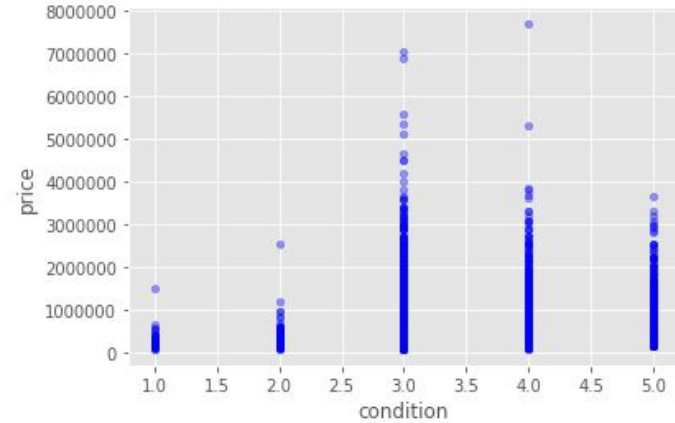
Square foot living Or square foot lot area

- Square foot living area has a more significant relationship to price.
- A "unit" increase in square foot of living area is associated with a \$194.60 increase in price.



Condition or grade

- Grade is a more significant and profitable price bump of \$75,270 per level.
- The exception being in condition, when upgrading your house to level 5 at a \$103,100 price bump.





Future work

Look at trends relating to:

- Zip code and geographic location.
- Age of homes.
- Style of architecture.





Thank you.