An aerial photograph of a city skyline, likely Seattle, viewed across a large body of water (Puget Sound). The foreground is dominated by a dense forest of trees with green and yellow foliage. In the middle ground, a wide expanse of blue water stretches across the frame. In the background, a city skyline with several tall buildings is visible on a distant shore. A large, semi-transparent circular overlay is positioned on the right side of the image, containing the title text.

# Predicting Housing Prices in King County, USA

# Problem Definition

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Which houses in King County are  
most profitable to invest in?



# Available attributes

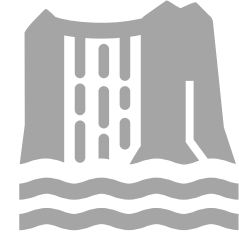
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- No. Of Bathrooms
- No. Of Bedrooms
- No. Of Floors
- Year House was Built
- Year House was Renovated
- Squarefeet (of lot, basement, above etc.)
- Condition of the house
- Grade (given by independent institution)
- Waterfront
- Views

The top 3  
predictors for  
a higher  
house price in  
King County



Grade



Waterfront



Views

# Key Take-Aways

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- Houses graded 12 or 13 in King County are predicted to be the houses buyers are paying most for
- Houses on the waterfront are also more expensive than houses not being located on the waterfront
- Surprisingly: Houses that has been viewed often are significantly more expensive than those showing less views

## Other predictors



Bathrooms (  $> 3.75$  )



Floors (  $> 3$  )



Renovated shortly  
(between 2000 – 2015)

What's  
negatively  
influencing  
the price?



Low grades



Renovation before 1980

# Thank you

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Questions are welcome