



KING COUNTY REAL ESTATE

MODELING HOUSING PRICES

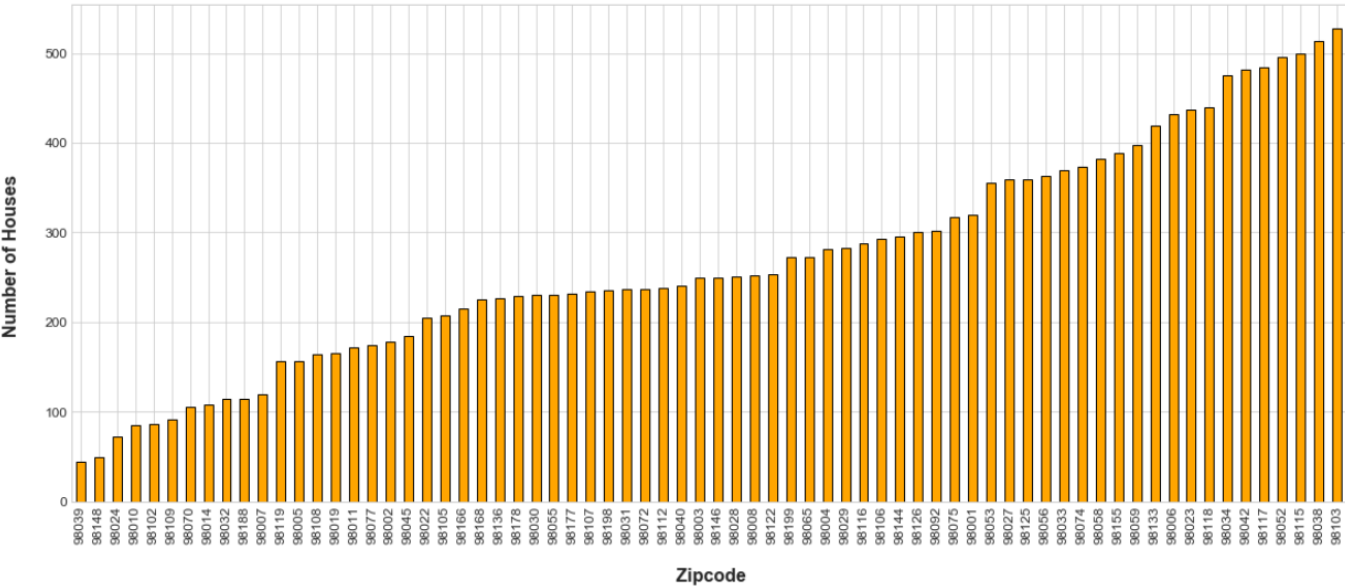
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MARKET SNAPSHOT



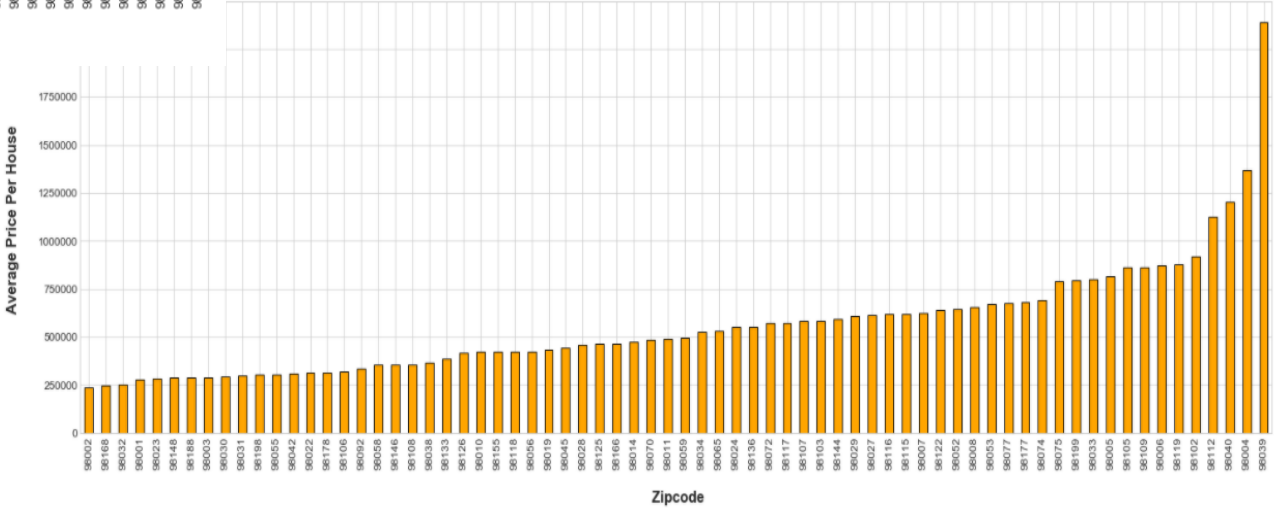
King County

Comparison of Number of House Sales per Zipcode

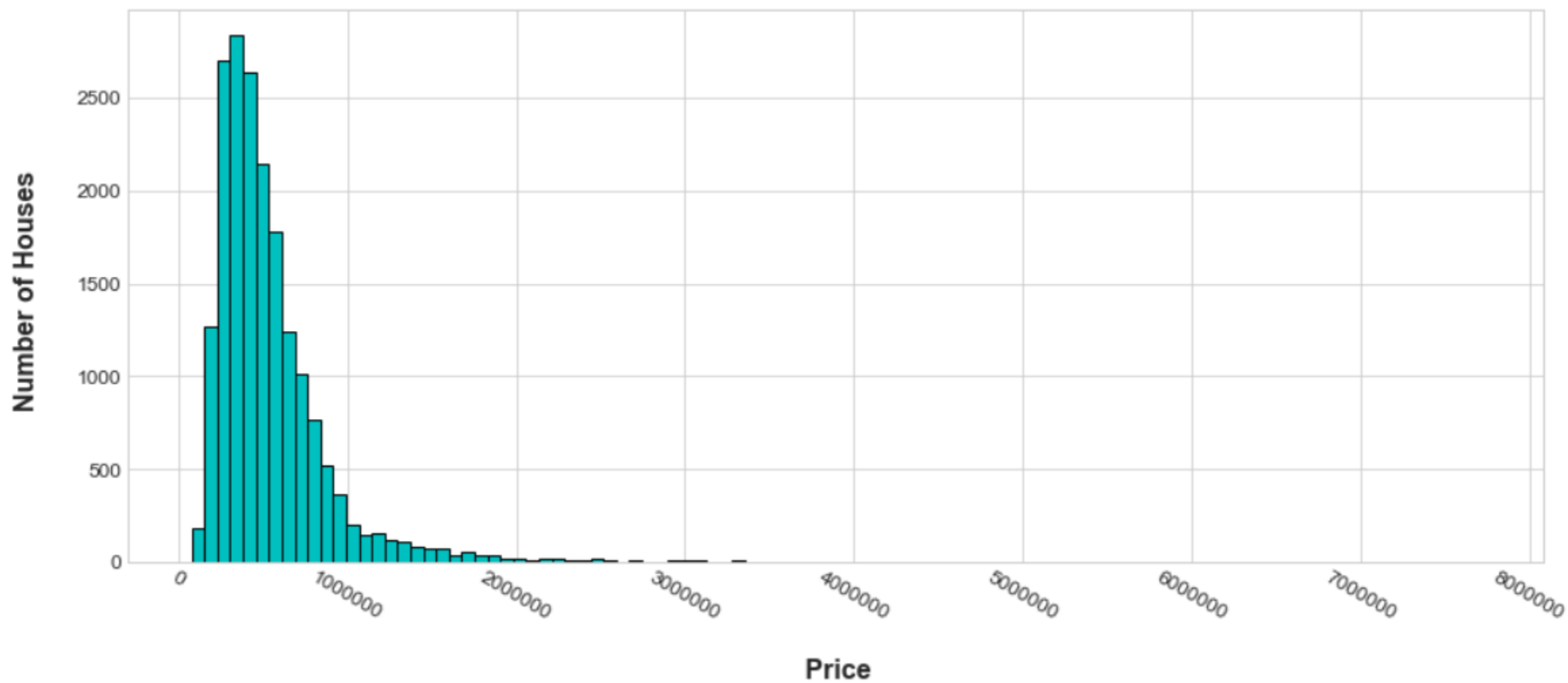


Average Sale Price	USD 540,000
Highest Price	USD 7,700,000
Average Living Area	2080 sqft
Most Expensive Zipcode	98039
Highest Sales Zipcode	98103

Comparison of Mean Sale Price per Zipcode



House Sale Prices in King County (2014/15)



MODELED FEATURES

- Square footage of the nearest 15 neighbors
- Floors
- Presence of a waterfront view
- Grade assigned to the housing unit, based on King County's grading system

Findings: The model finds that these features fit the data with a 95% degree of certainty over **64% of the time.**

NB: not accounting for location data



RECOMMENDATIONS

- Consider the neighborhood, in particular the square footage of neighboring houses
- Coordinate with the Seattle Department of Construction & Inspection to ensure all new developments follow regulations to be grade higher. Target Grade 11 or 12.
- Consider development that would allow for a waterfront view



Seattle Department of
Construction & Inspections





FUTURE RESEARCH

- Examine more closely/individually common points of interest as well as the magnitude of their effect on prices in a particular zipcode
- Separate zipcodes according to area characteristics such as: mean population age, income, level of education, etc.
- Look at the historical evolution of housing prices in King County to identify the longstanding influential factors on price as well as trends.



THANK YOU FOR YOUR TIME

FIND OUT MORE AT: https://github.com/ANAUliANOVA/Housing_prices_modeling