



# King County House Prices





Hi there! I'm a software engineer based in NY and working for the UN, and an aspiring **data scientist** at Flatiron Academy

**Barto Molina**, Flatiron DS, April 2019 cohort



# | the project



sales in King County Sept '14 – Oct '15



21,597 sales



3% of the total number of houses in KC



top factors influencing the price and best locations

House Price



# price predictors



zipcode  
latitude  
longitude  
waterfront  
sq ft nearest neighbors

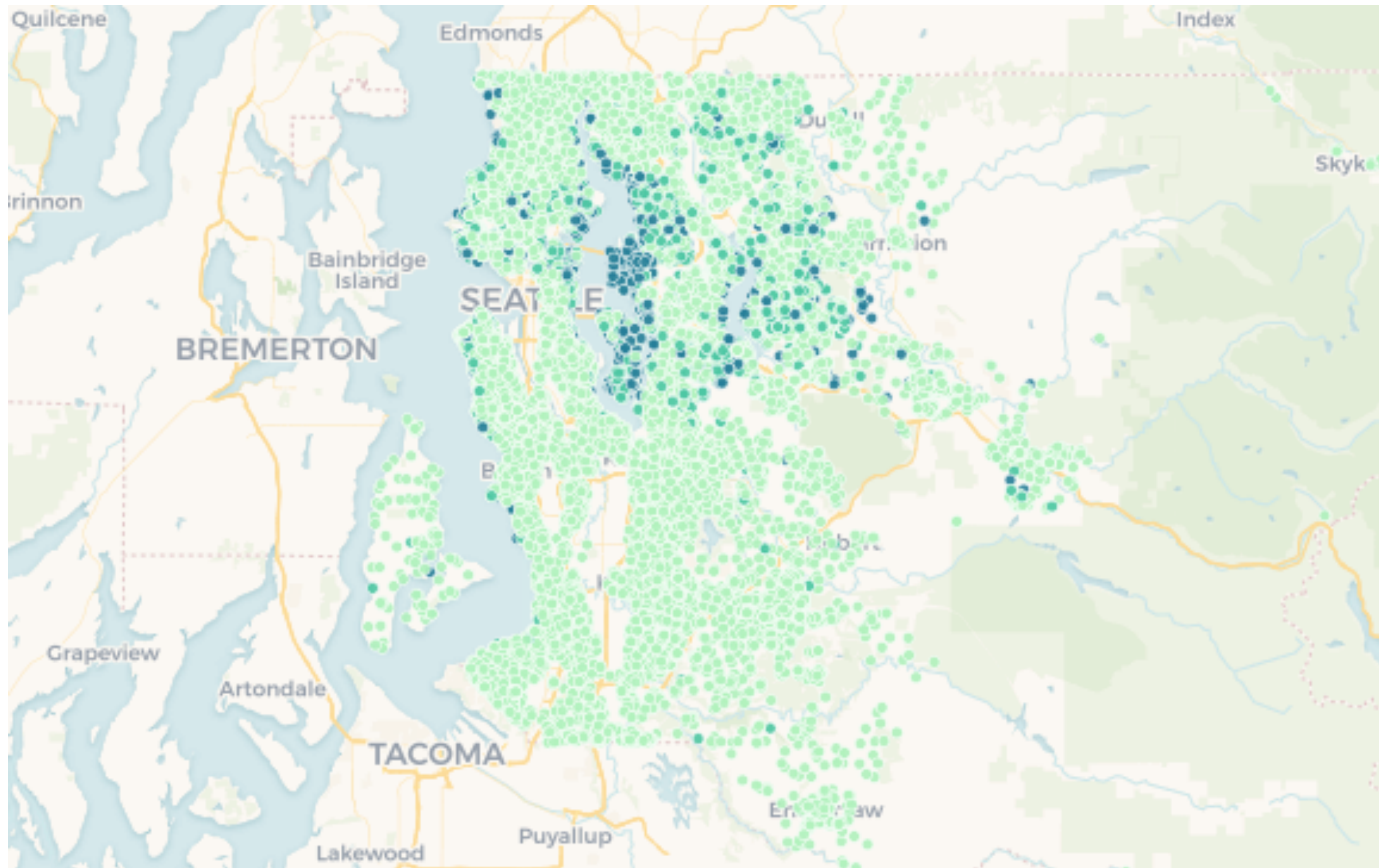


year built  
year renovated  
grade  
condition



bedrooms  
bathrooms  
floors  
sq feet (living, above, basement)  
sq feet lot





waterfront  
latitude

waterfront houses **75%** more expensive  
moving **32 miles** north increases price **1.5%**

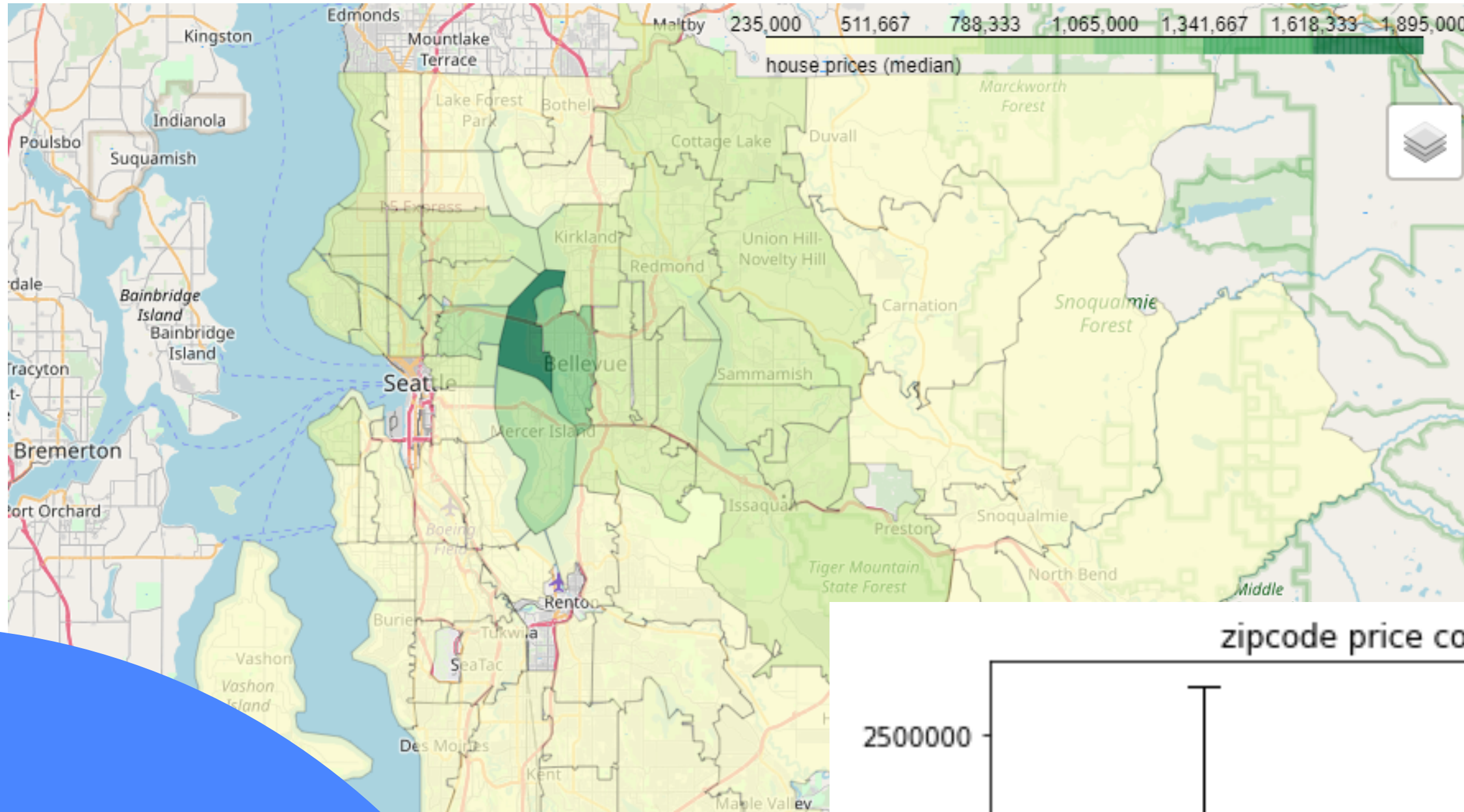


location

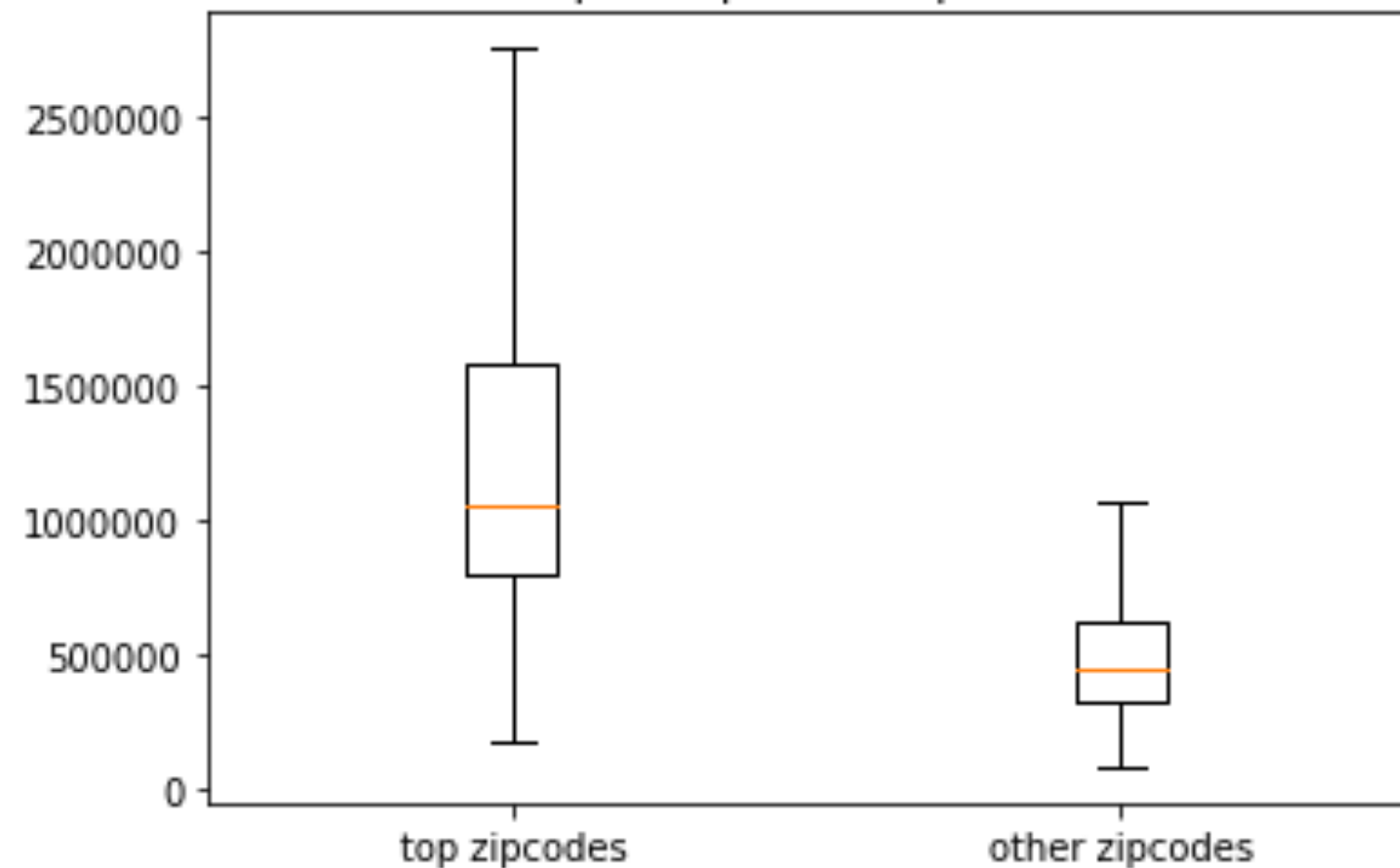


**top  
zipcodes**

**54% price increase**



zipcode price comparison



**Bellevue  
Medina  
Clyde Hill  
Mercer Island  
East Seattle**



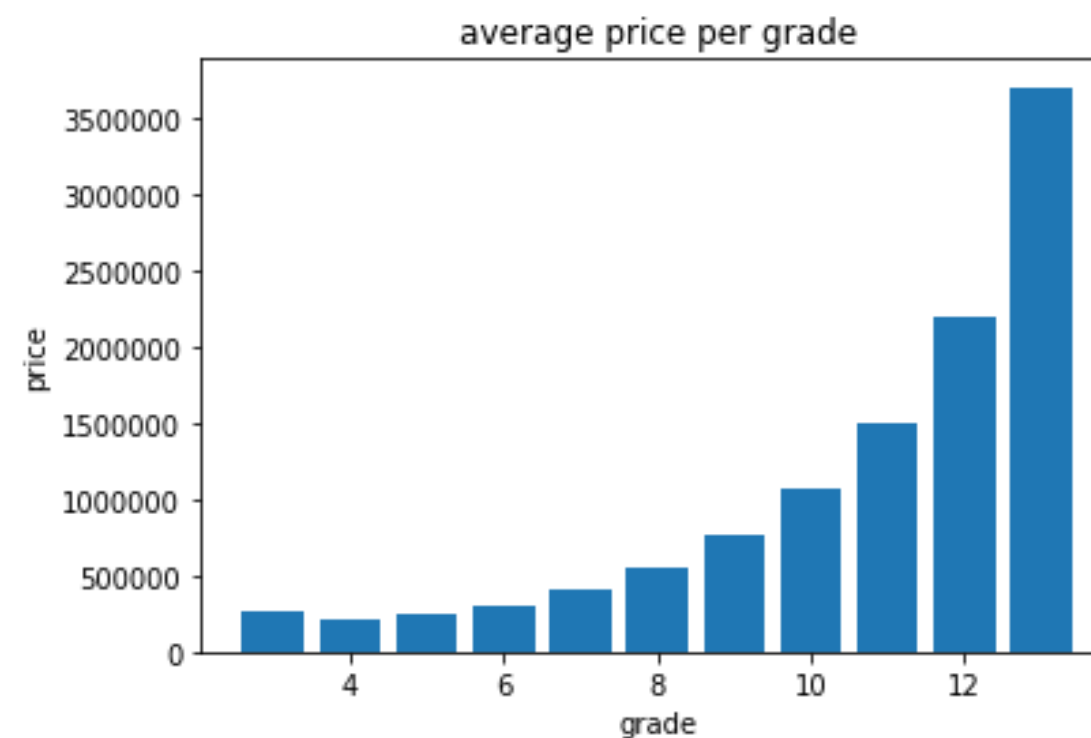




condition

grade  
condition

**Grade can increase price up to 180%**



1. Falls short of minimum building standards.  
Normally cabin or inferior structure.

...

13. Generally custom designed and built.  
Mansion level. Large amount of highest quality  
cabinet work, wood trim, marble, entry ways  
etc.

**Condition 1 - 3 to 5 - 6 can increase price up to 12%**





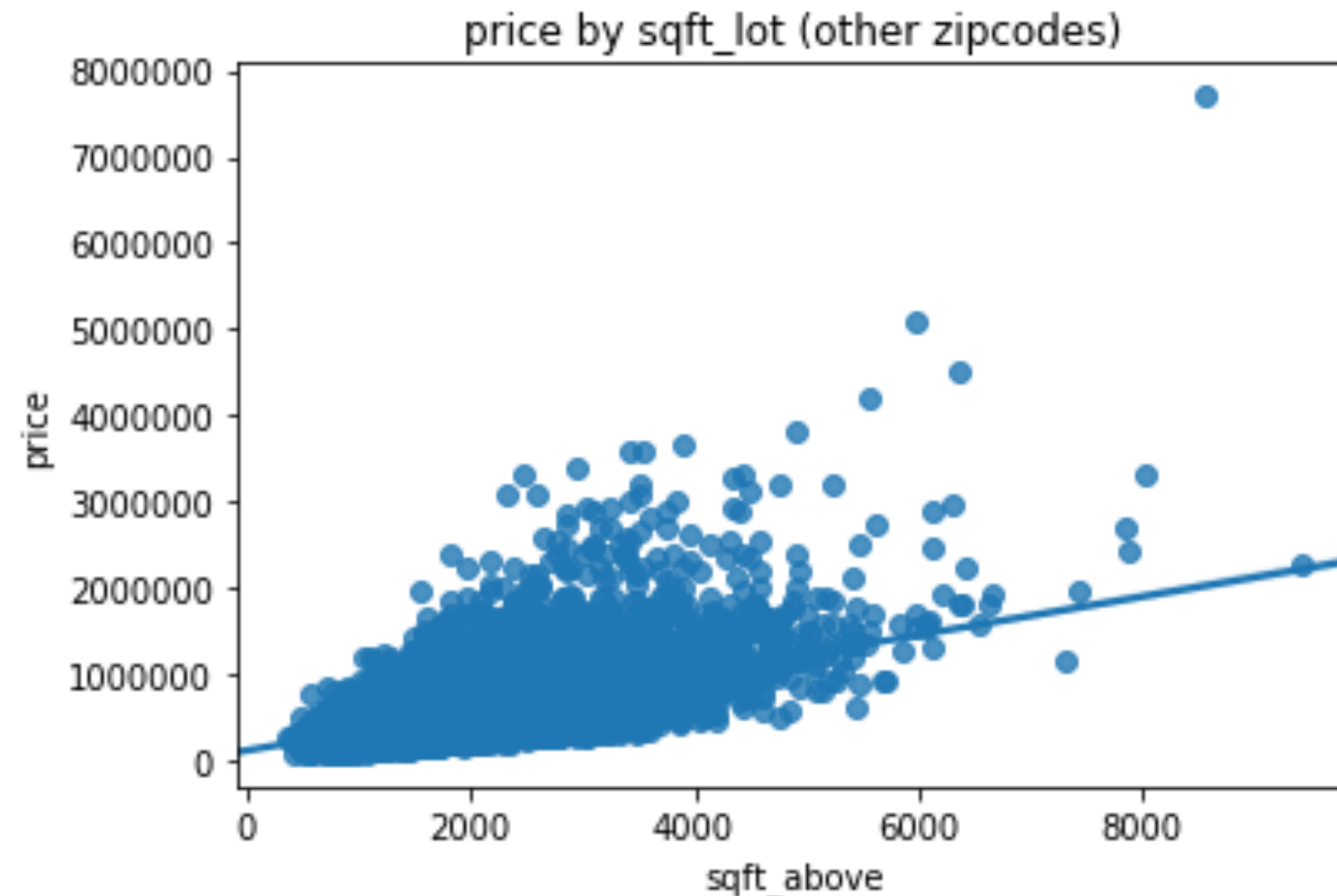
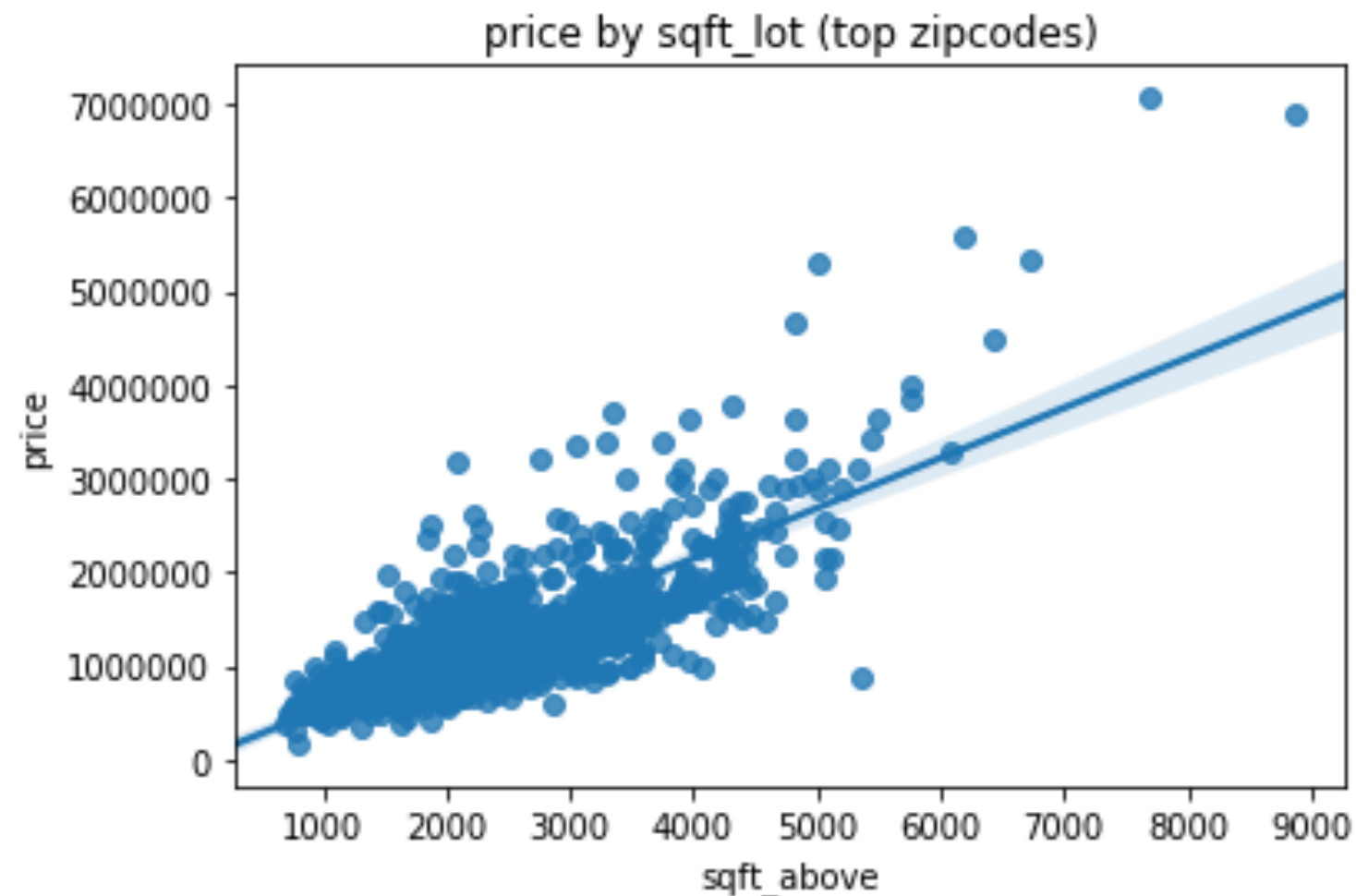
square  
footage

1,000 sqft to 1,100 sqft:  
**15%** price increase

However...

look at the **living** square footage!

features



# final recommendations



waterfront – 75% up



top 4 zipcodes – 50% up



grade instead of condition – up to a 180%



living area instead of total square footage

「thank *you.*」

