

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 rows of data



3% of the total number of houses in KC



feature selection and price prediction

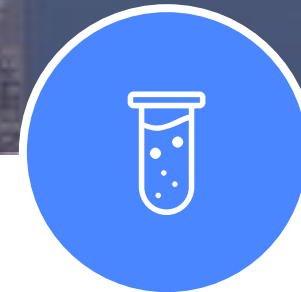
| the process



Scrub



Explore

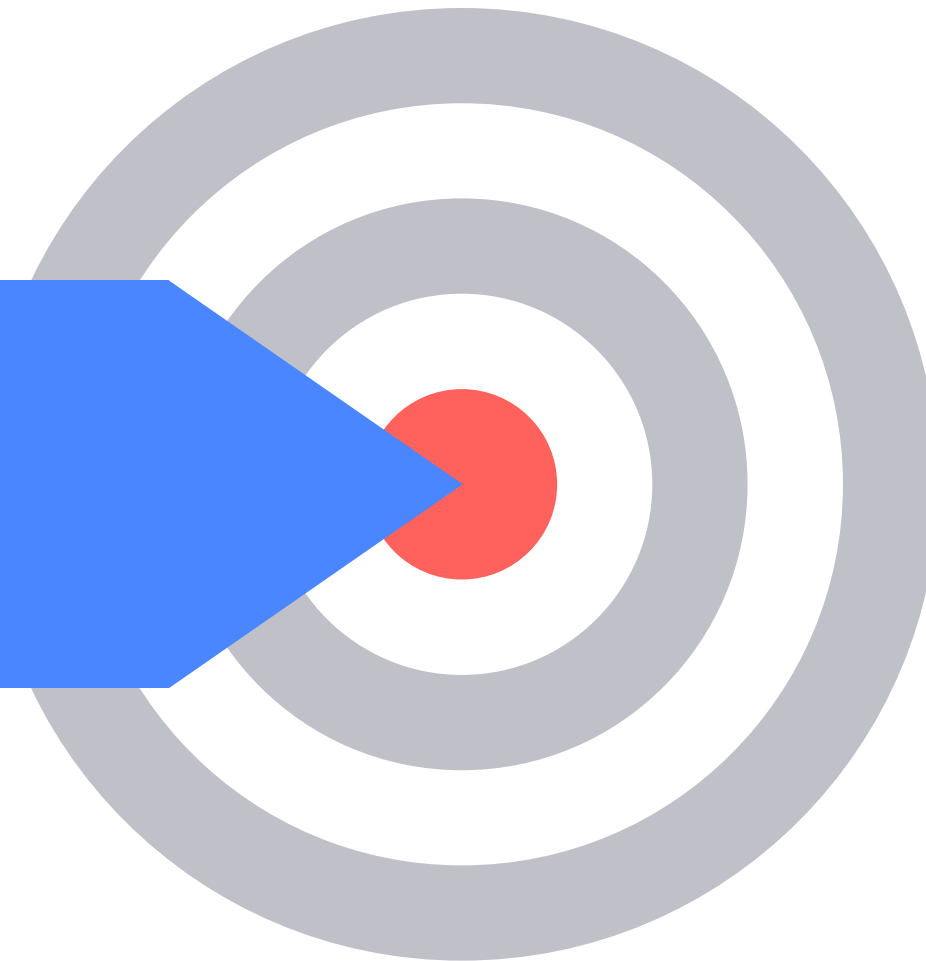


Model



Interpret

House Price



feature selection

location

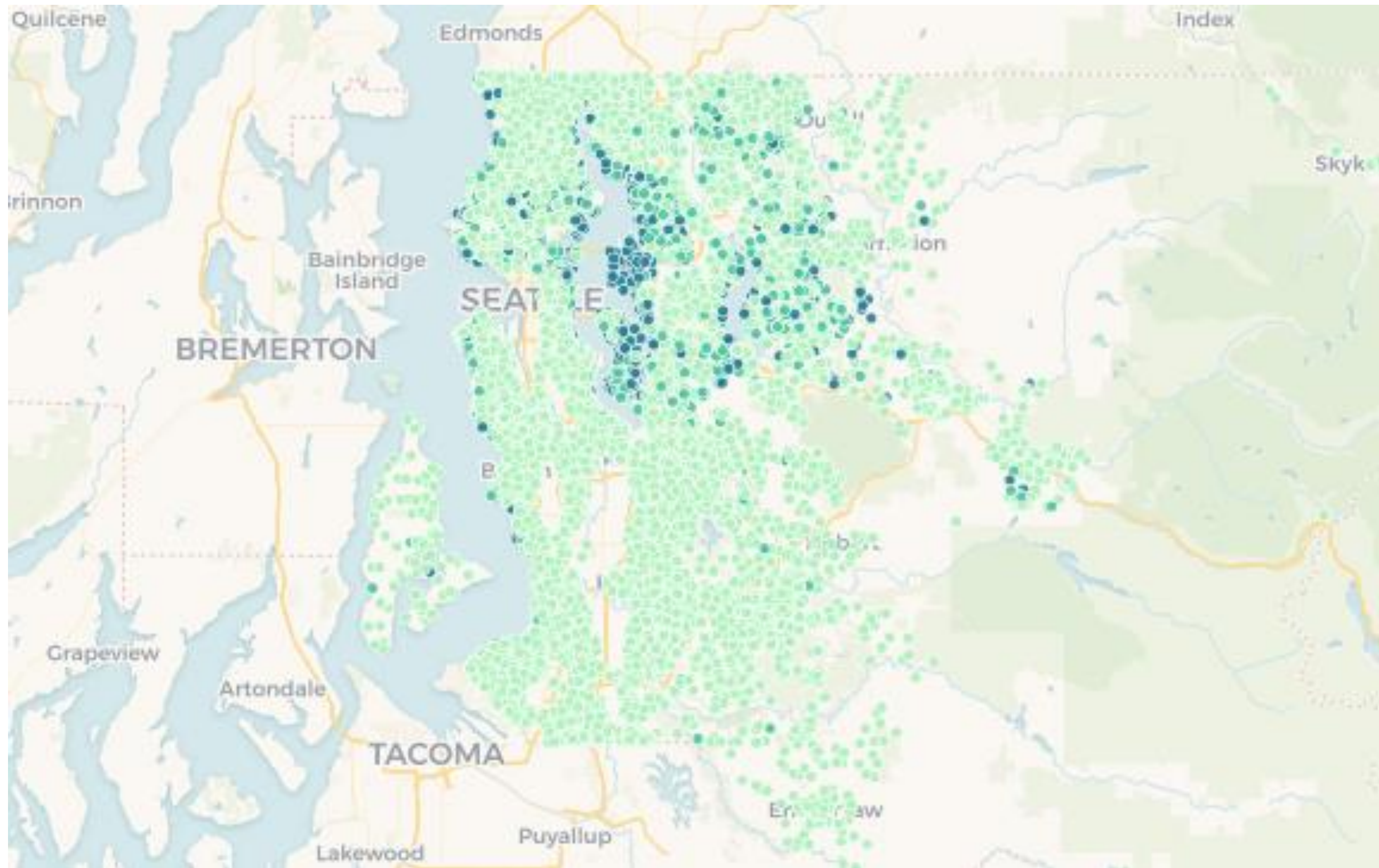
zipcode
latitude
longitude
waterfront
sq ft nearest neighbors

condition

year built
year renovated
grade
condition

features

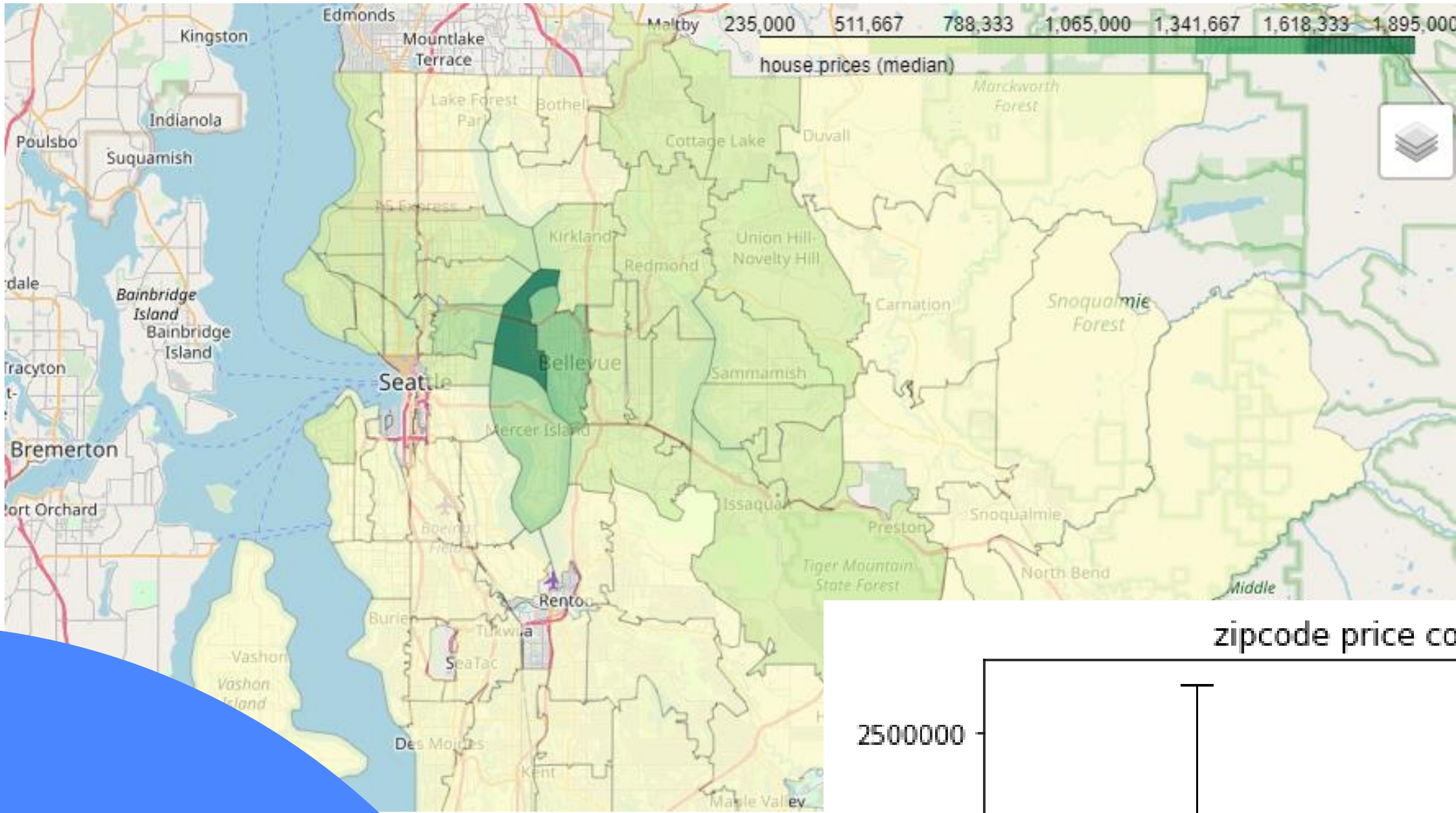
bedrooms
bathrooms
floors
sq feet (living, above, basement)
sq feet lot



waterfront
properties

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

01

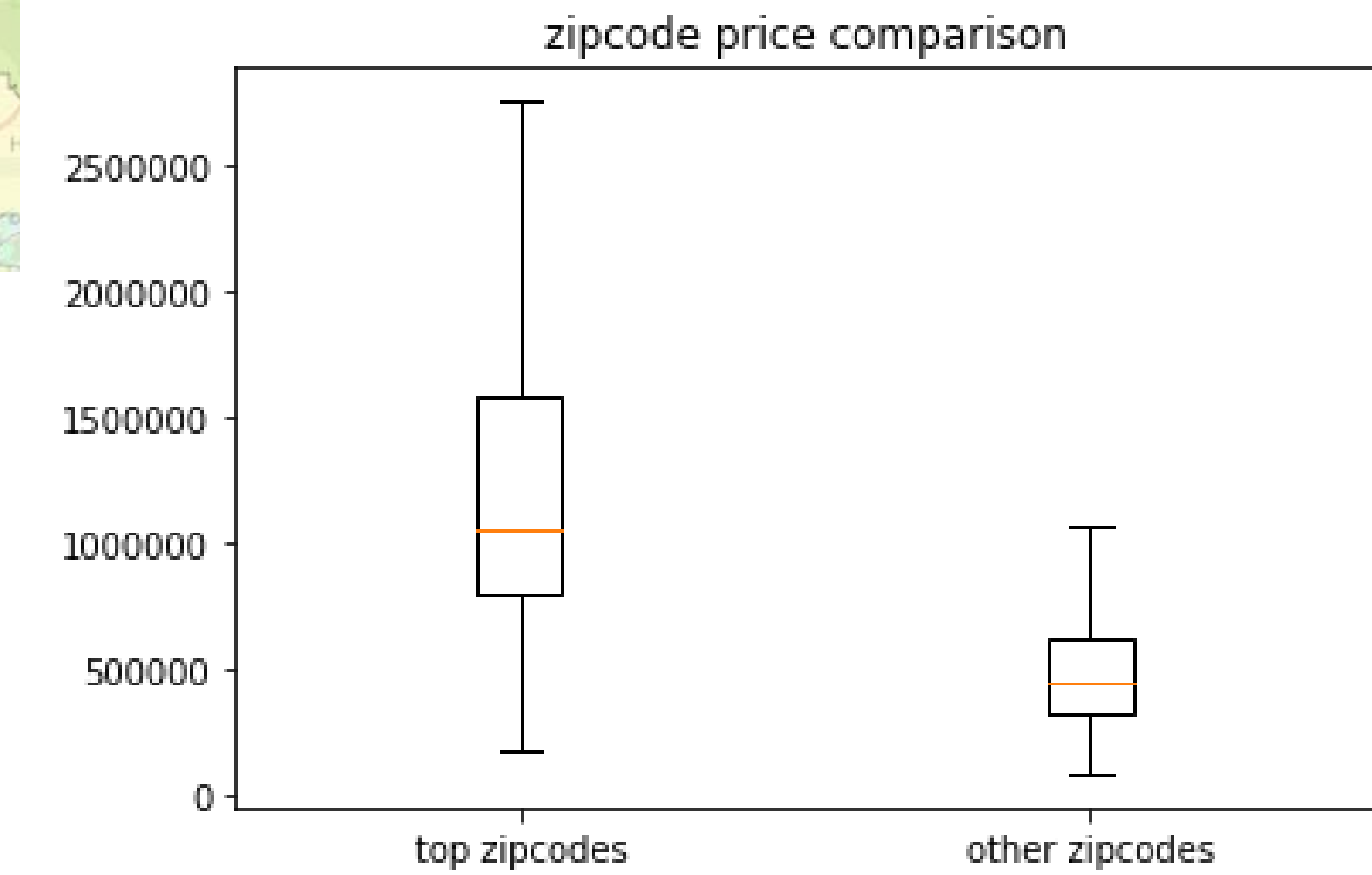


**prime
location**

54% price increase

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

02

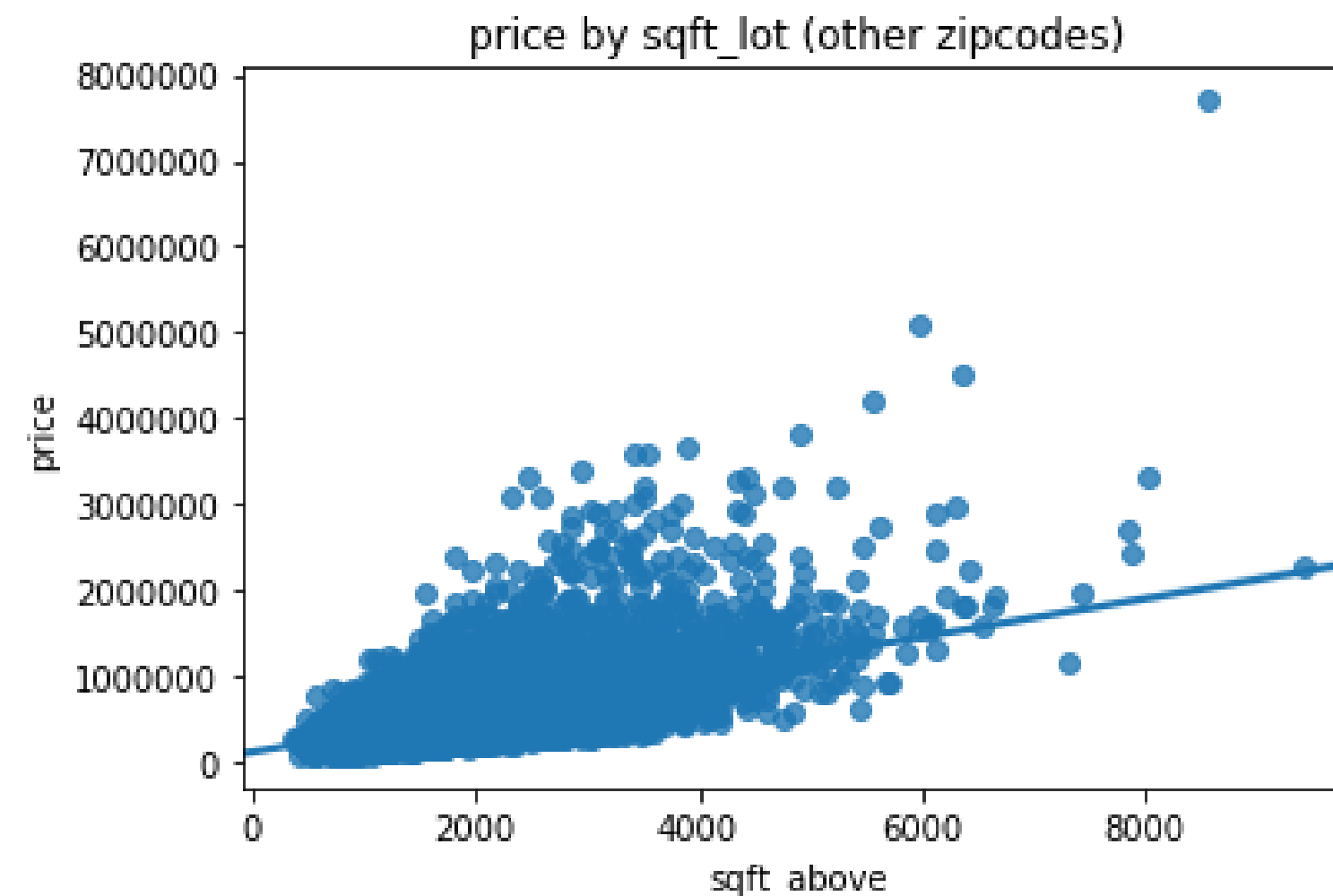
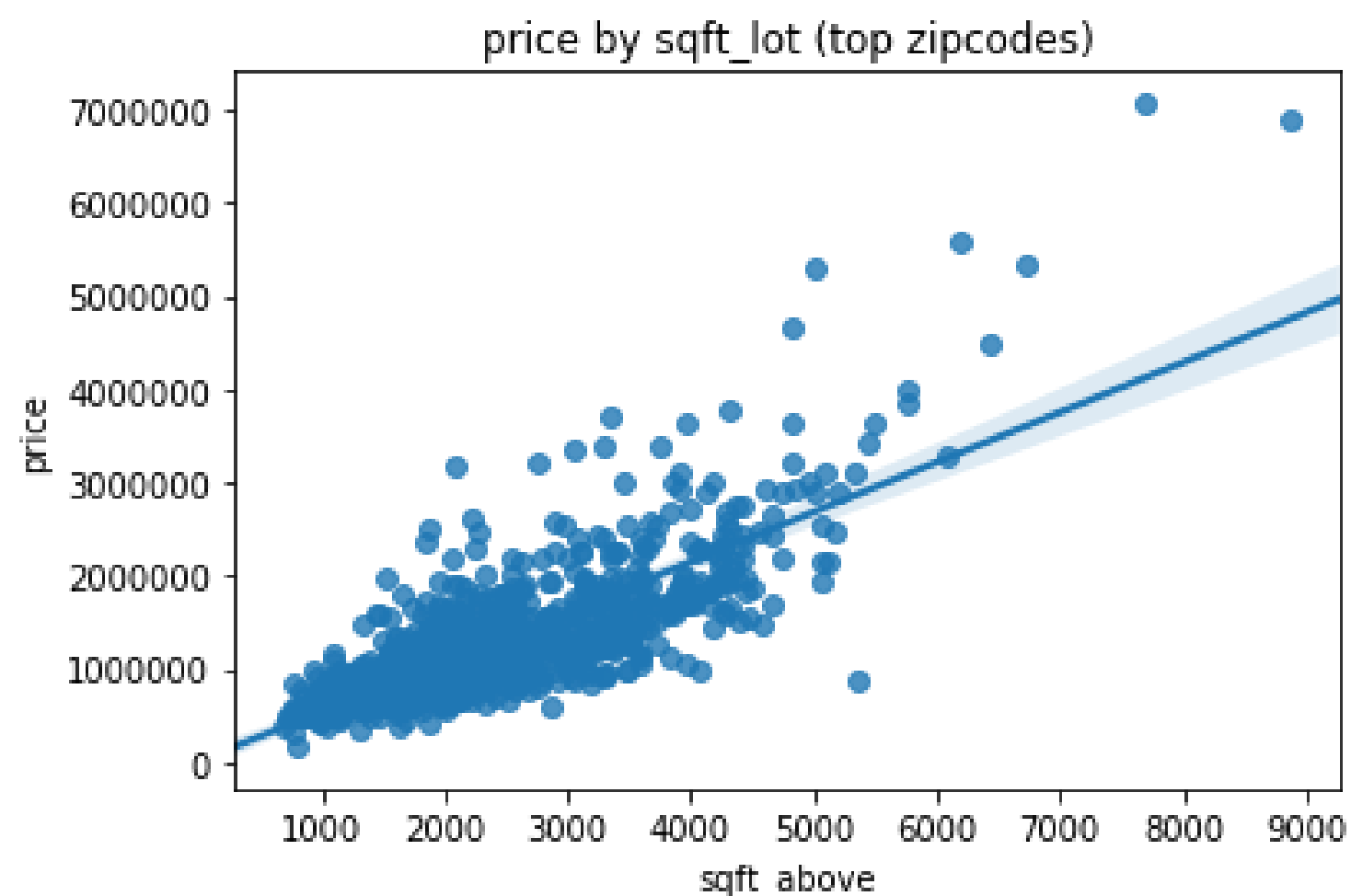


03

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

square
footage

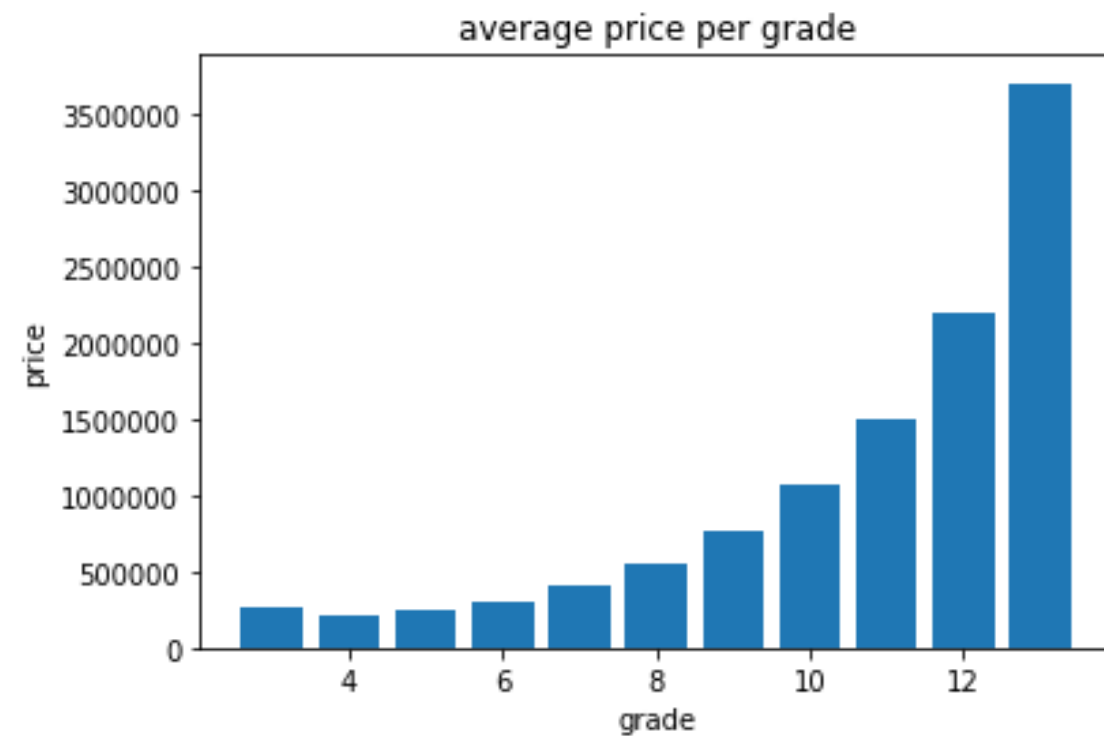
However...
look at the **living** square footage!



grade condition

04

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 can increase price up to **12%**

「thank you.」