



「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

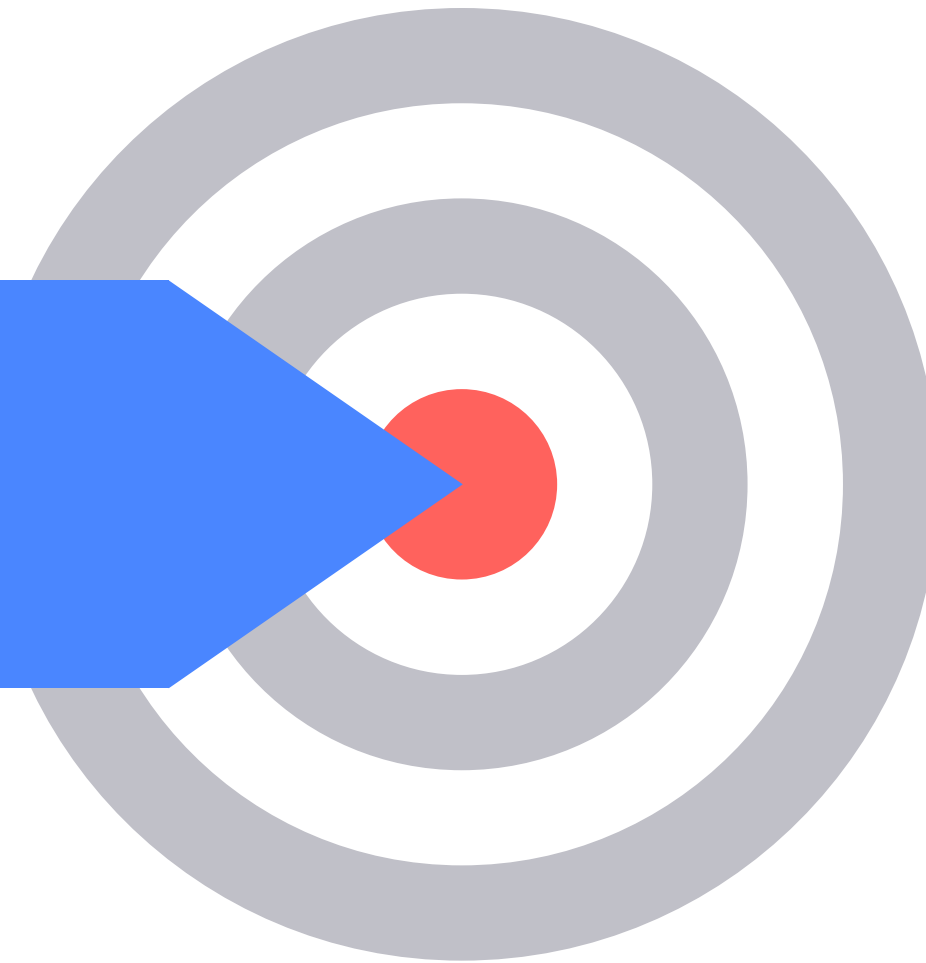


3% of the total number of houses in KC

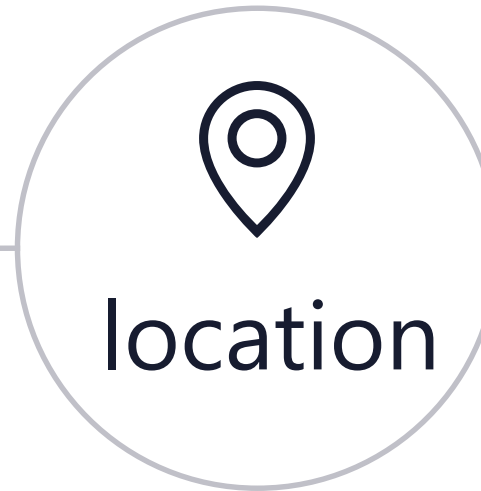


top factors influencing the price and best locations

House Price



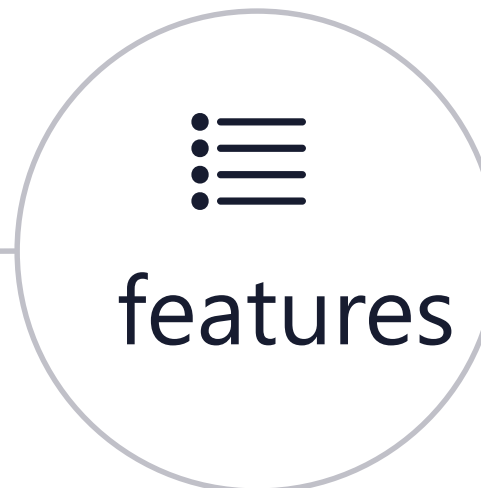
price predictors



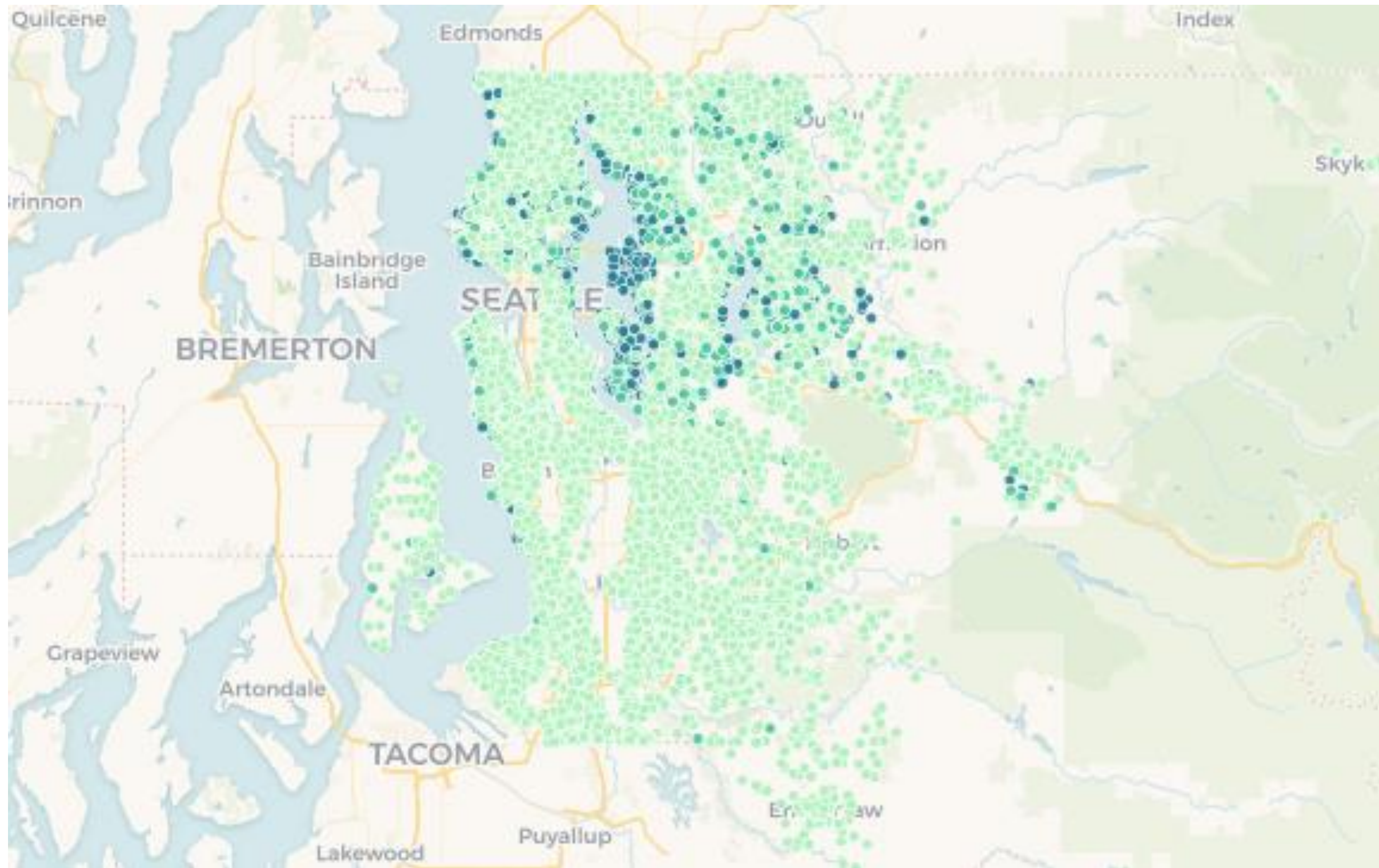
zipcode
latitude
longitude
waterfront
sq ft nearest neighbors



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%**

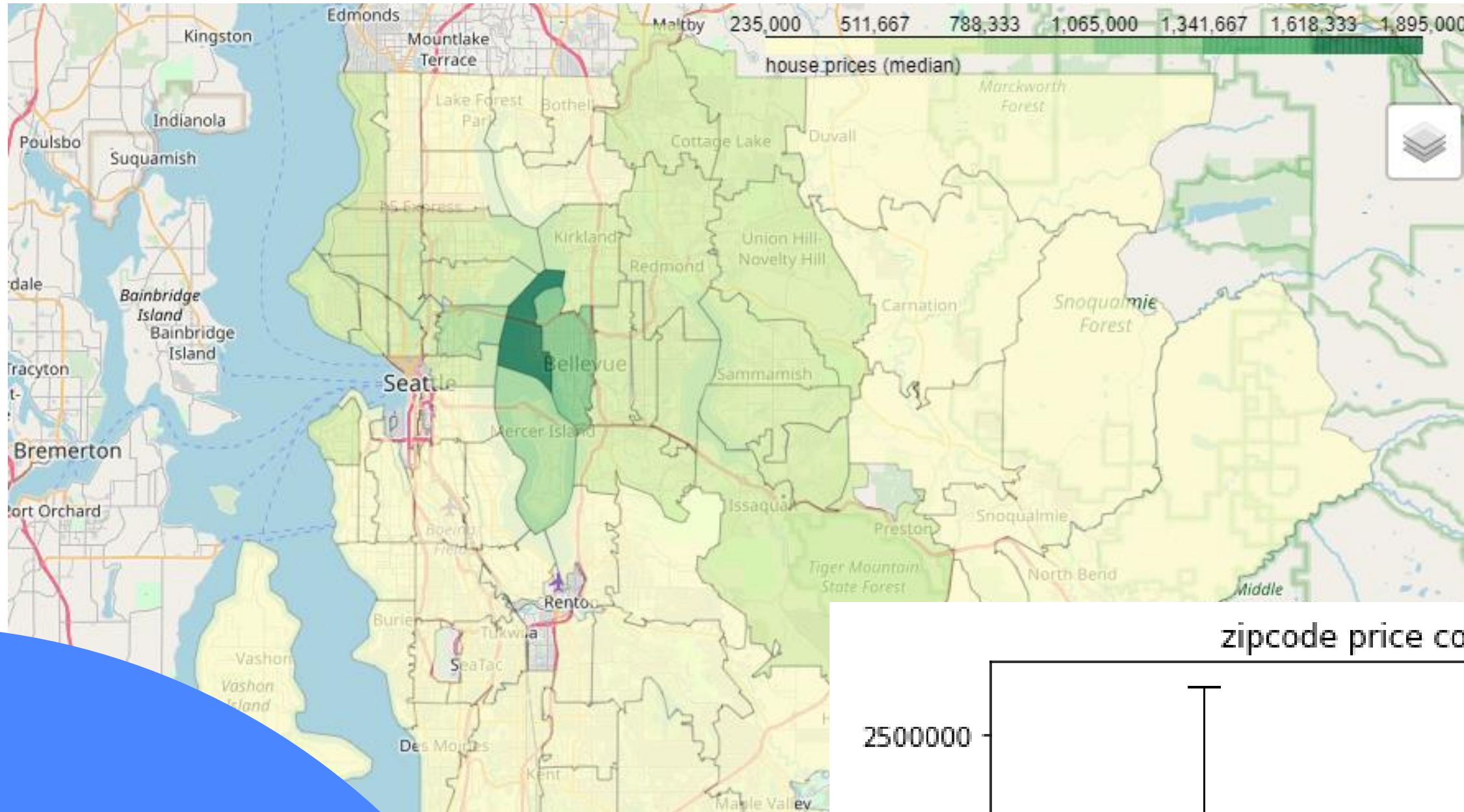


location

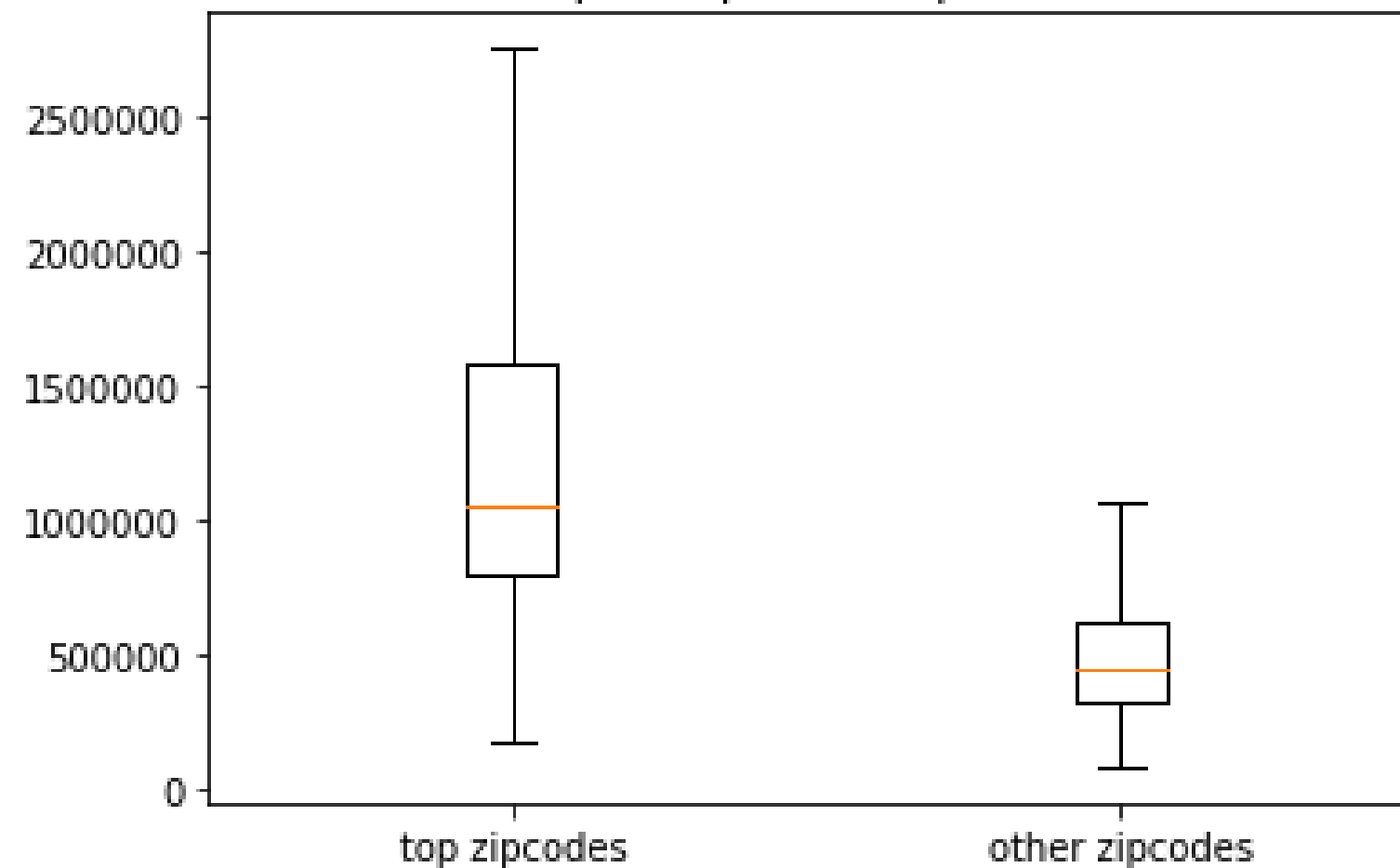


top
zipcodes

54% price increase



zipcode price comparison



Bellevue
Medina
Clyde Hill
Mercer
Island
East Seattle

location

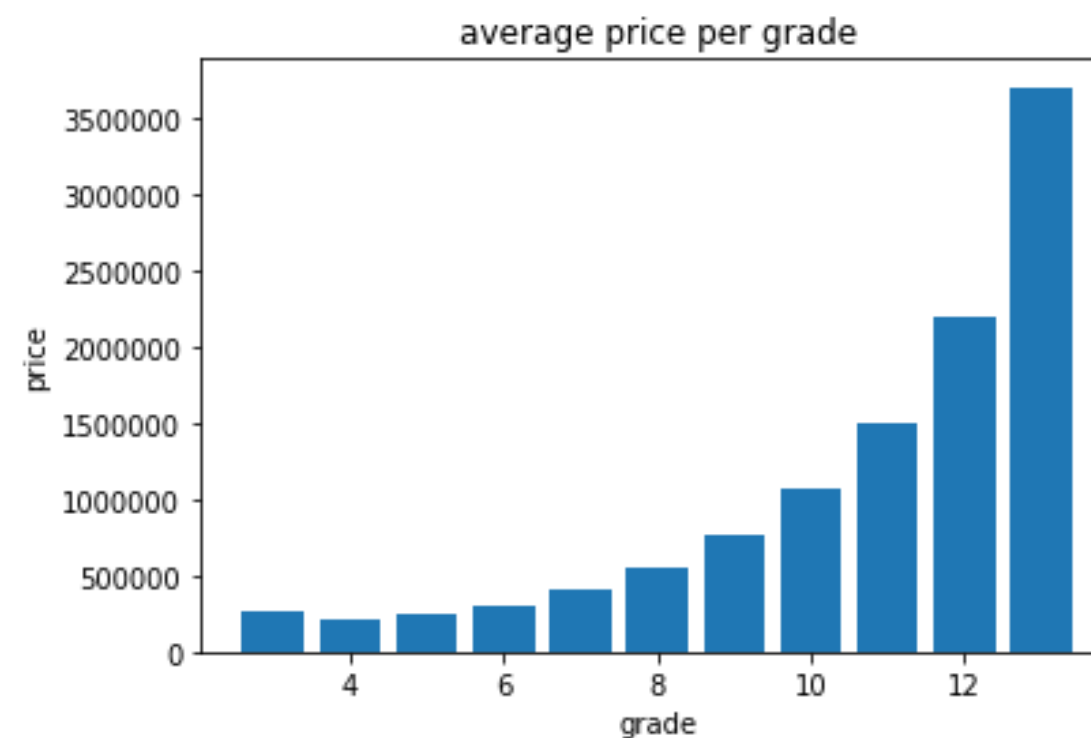




conditio
n

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%

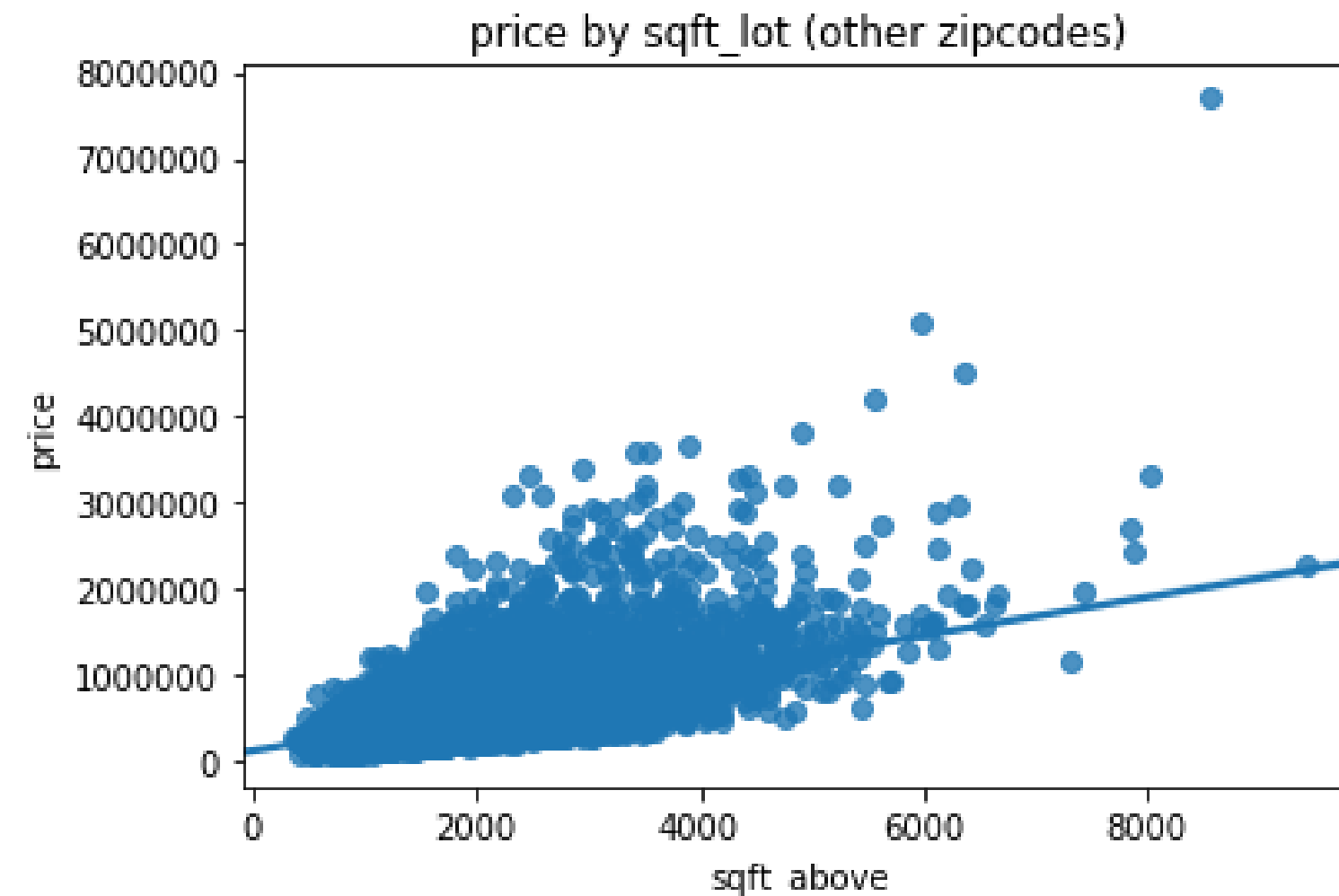
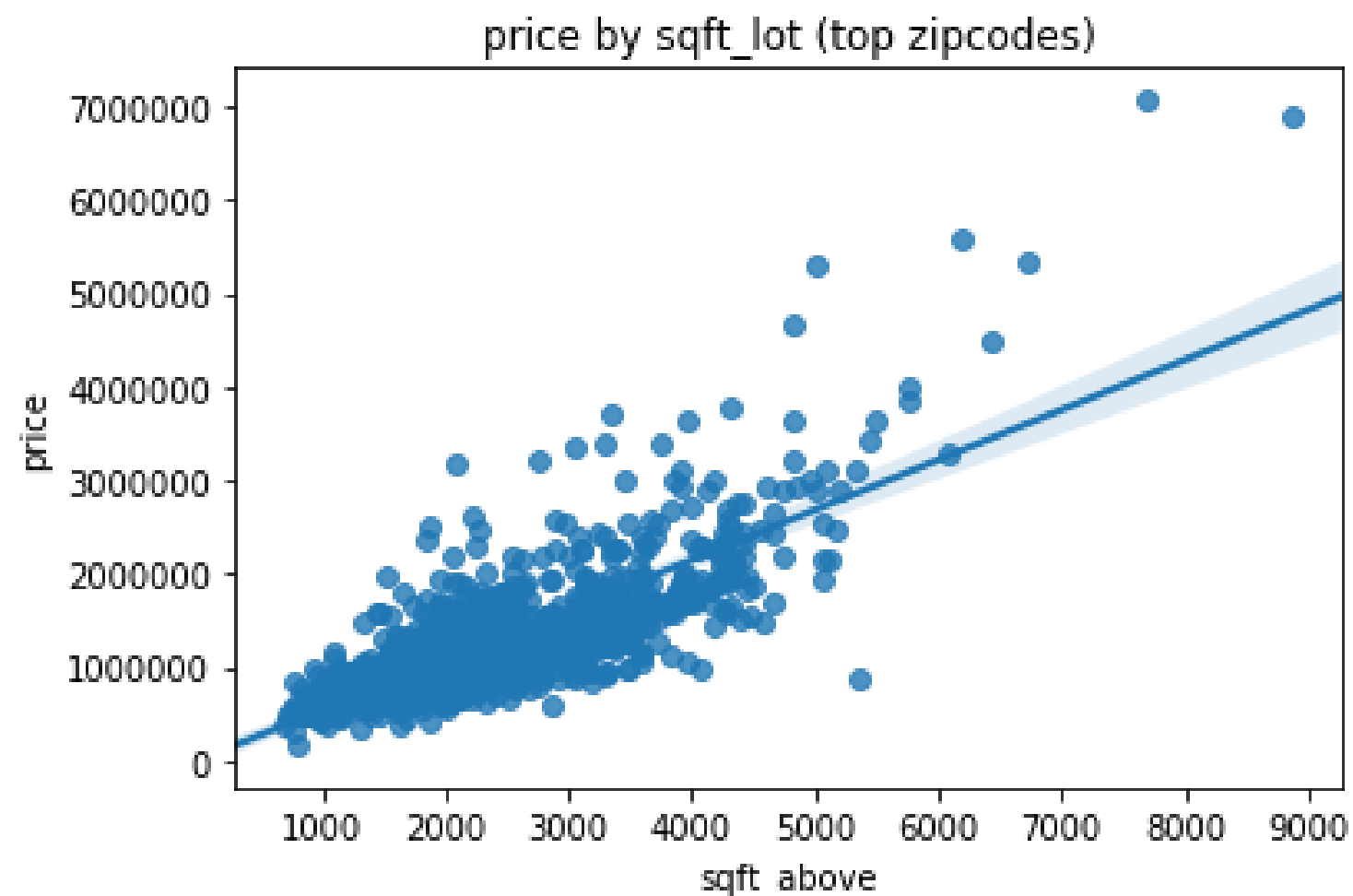


square
footage

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

features

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



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.」

