

King's County Housing Data

An Exploration of the Predictors of House Pricing



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Variables

id	a notation for a house	grade	overall grade given to the housing unit, based on King County grading system
date	Date house was sold	sqft_above	square footage of house apart from basement
price	Price is prediction target	sqft_basement	square footage of the basement
bedrooms	Number of Bedrooms/House	yr_built	Built Year
bathrooms	Number of bathrooms/bedrooms	yr_renovated	Year when house was renovated
sqft_living	square footage of the home	zipcode	zip
sqft_lot	square footage of the lot	lat	Latitude coordinate
floors	Total floors (levels) in house	long	Longitude coordinate
waterfront	House which has a view to a waterfront	sqft_living15	Living room area in 2015(implies-- some renovations) This might or might not have affected the lotsize area
view	Has been viewed	sqft_lot15	lotSize area in 2015(implies-- some renovations)
condition	How good the condition is (Overall)		



Results of our Model

Grade

Lat

Waterfront

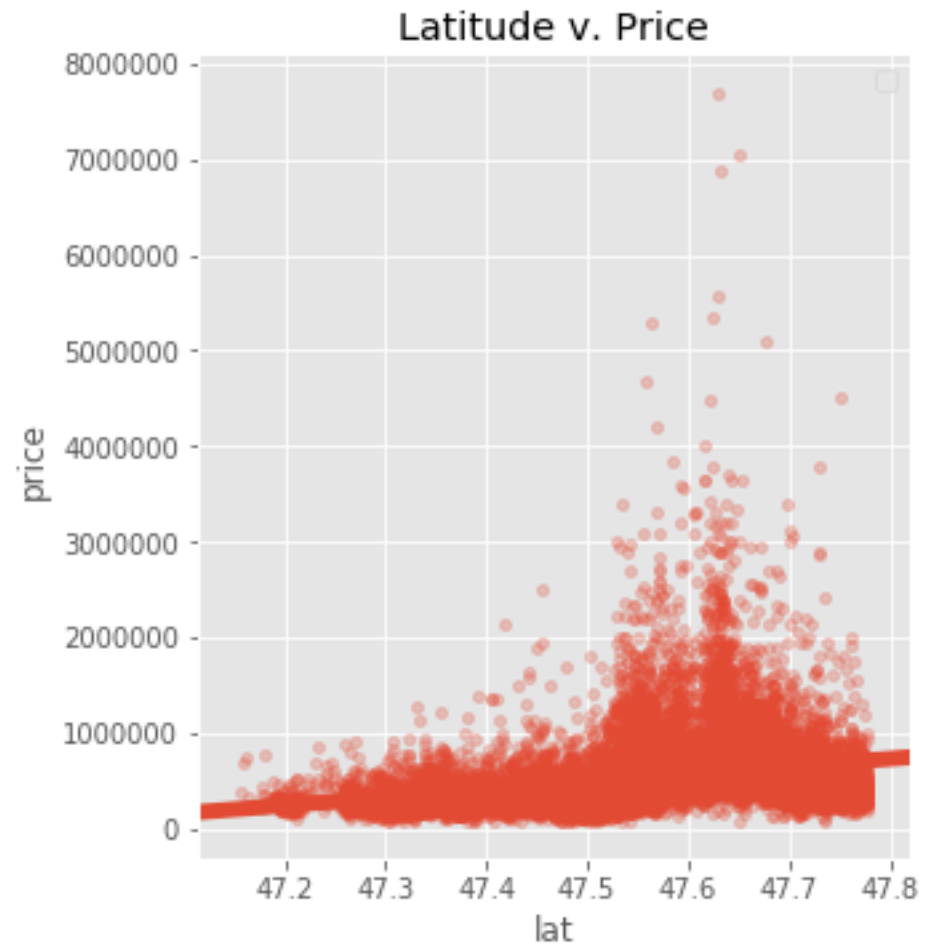
Bedrooms

OLS Regression Results

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price    R-squared:    0.663
OLS      Adj. R-squared: 0.663
```

Does latitude have an impact on price?

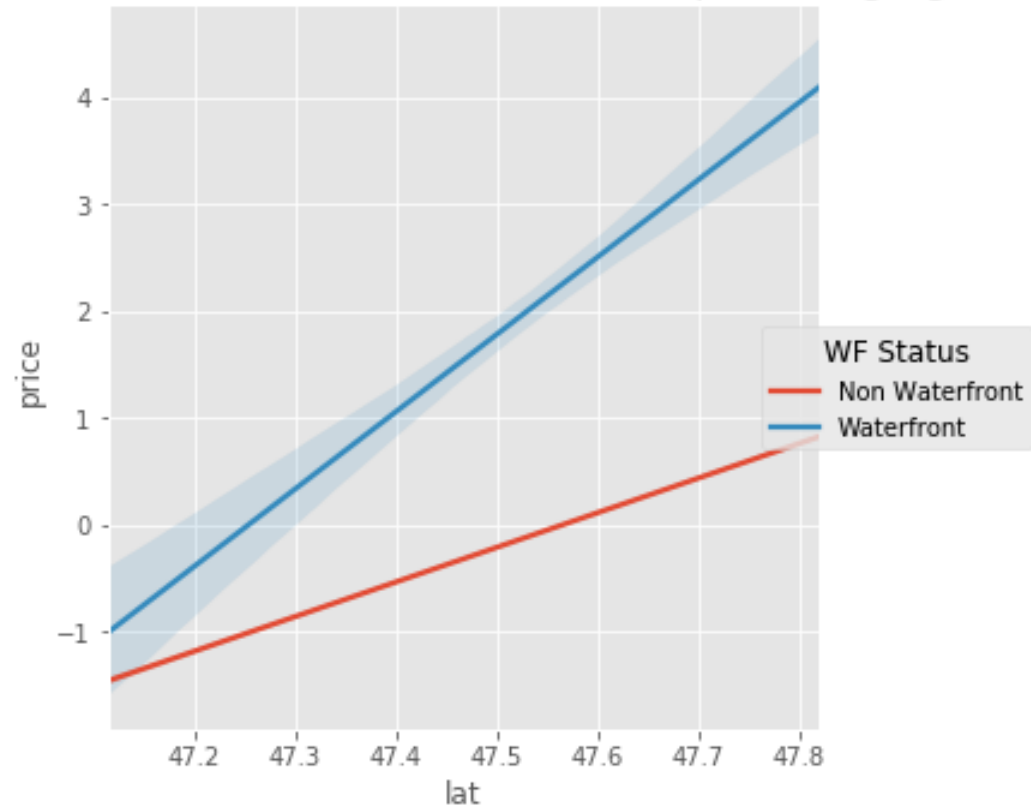
More expensive houses on the north side



Do waterfront properties sell for significantly more?

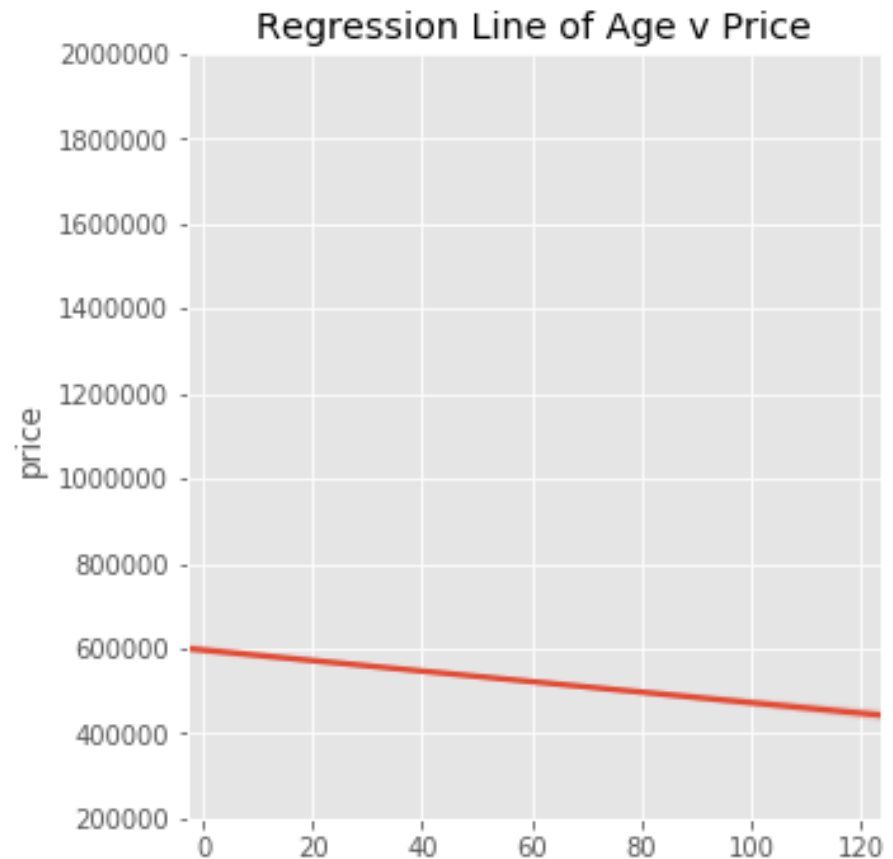
Waterfront houses are on average 3.22 times more expensive

Latitude v. Standardized Price, Waterfront Properties Highlighted



Does renovating your house raise its value significantly?

No significant relationship between renovation and price





Conclusions

Location is crucial in determining pricing

Renovation should increase square footage to improve value

The north side of Kings county has more expensive homes

Both North and South side have more expensive houses towards the center

Waterfront homes are far more expensive