

A wide-angle photograph of the Seattle skyline at sunset. The Space Needle stands prominently in the center-left. The sky is filled with warm orange and yellow hues from the setting sun, transitioning into cooler blues and purples. In the distance, the majestic Mount Rainier is visible, its peak capped with snow. The city's buildings, from small residential units to large office towers, are silhouetted against the bright sky. A few birds are scattered across the upper right portion of the frame.

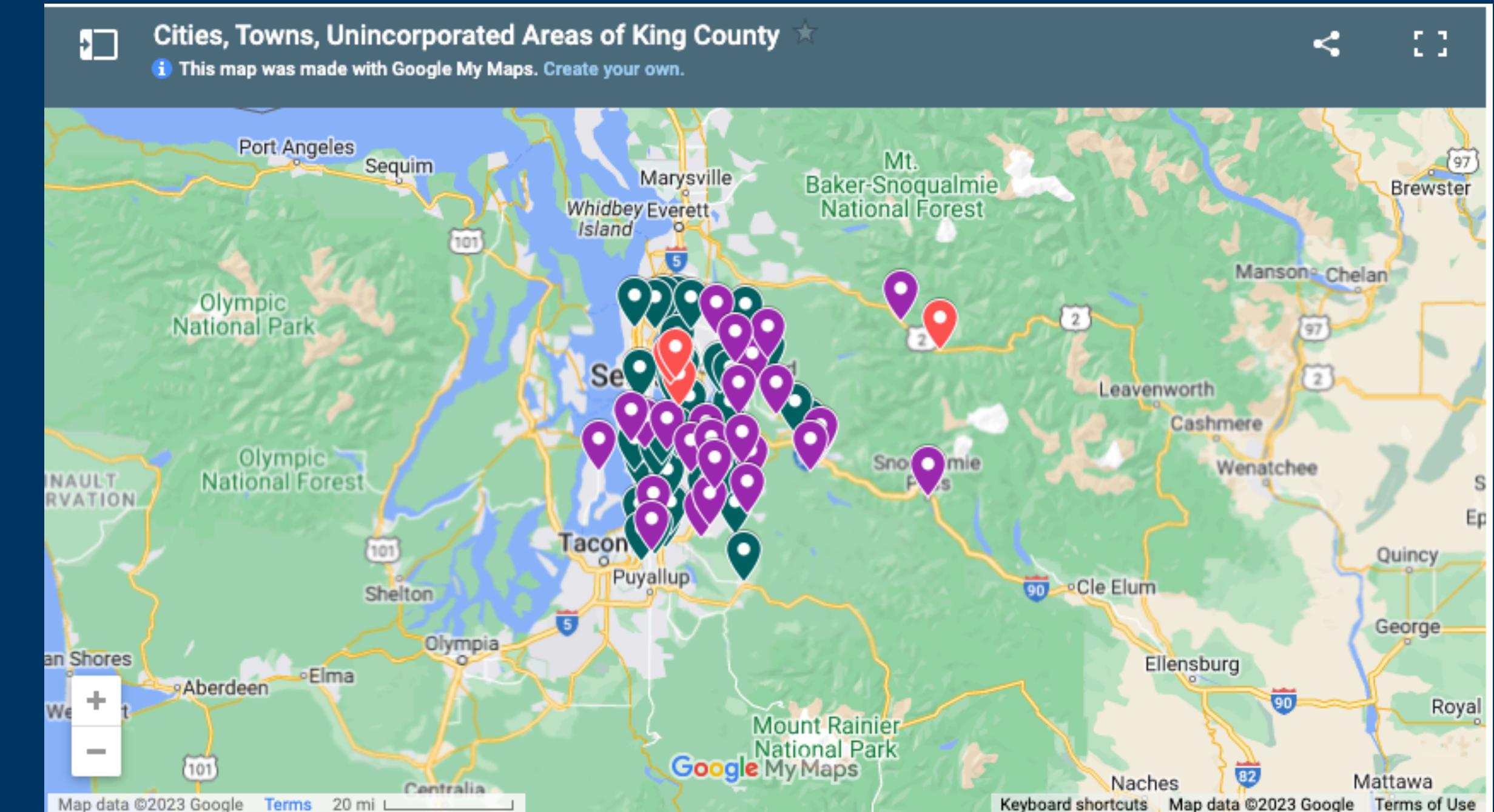
# Analysis of King County Housing Prices

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# King County

- 39 cities and towns
- Population 2.3 million
- Large working-age adult population
- Tech companies



Source: U.S. Census Bureau QuickFacts

# Business Understanding

What factors affect a home's value?



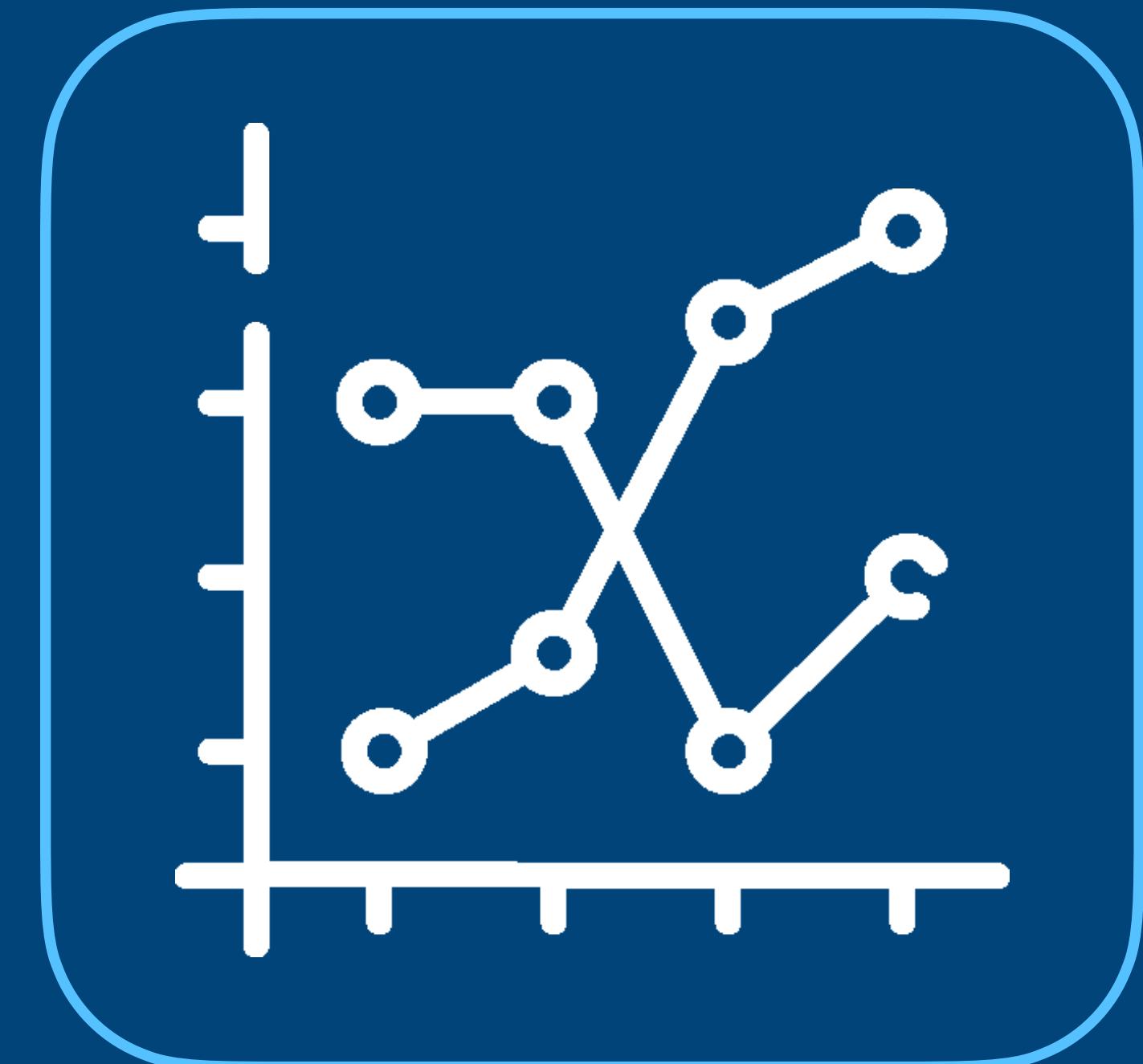
# The Data

## King County Housing Dataset

21,597 Houses

Median: \$540,000

20 Variables

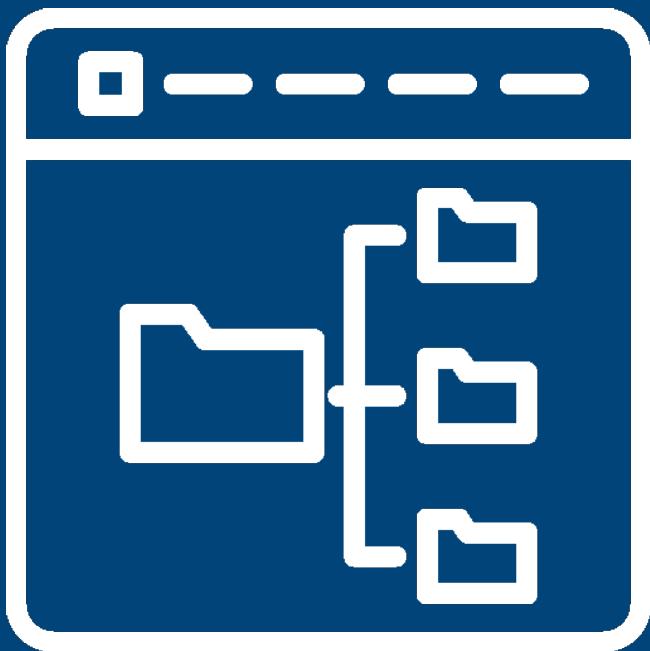


# Data Process

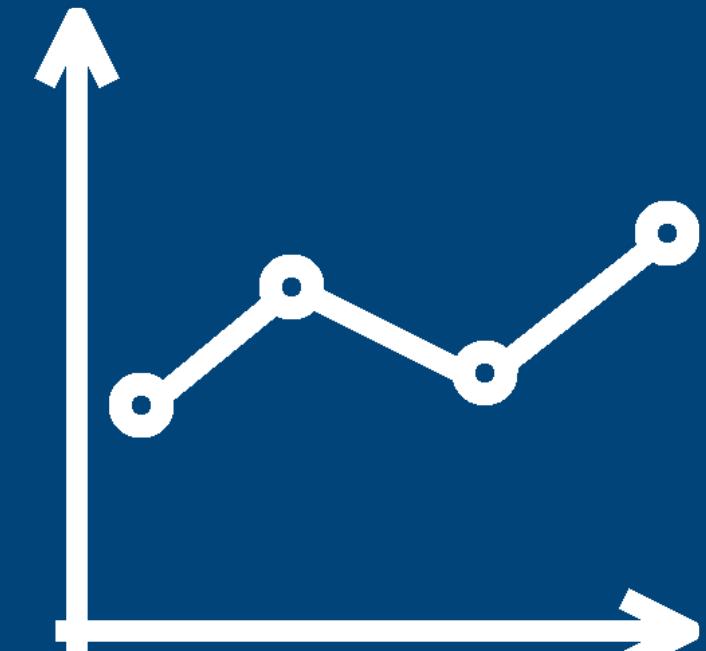
Data Cleaning



Exploring



Linear models



Interpretation



**How can you improve the value of your home?**

# Features and Price

Features	Price
Sqft_above, Sqft_living	0.876448
Condition_4, Condition_3	0.812294
Sqft_living15, Sqft_living	0.756402
Bathrooms, sqft_living	0.755758

# Does size matter?



Sqft of Home =  
**46% variance total  
home price**



**Living area =  
37% variance of  
total home price**



**Bathrooms =  
30% variance of total  
home price**

# Building grade and home condition



**Quality & size =  
50% variance  
of total  
home price**

# Recommendations



- Increase square footage
- Additional bathrooms
- Building grade = 10 +
- Home condition = 5 +

# Next Steps

- Zip codes
- Single family homes vs Multifamily homes
- Compare King County and Pierce County

# Thank you

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