

## MBA 810 | King County Housing Sales

### Overview

The group assignment is based on a real data set on sales of houses in King County, Washington. The data for these sales comes from the official public records of home sales in the King County area, Washington State. The data set contains 21,613 observations. Each represents a home sold from May 2014 through May 2015. Below is a breakdown of the variables involved:

**id** - Unique ID for each home

**sold\_date** - Date of the home sale

**price** - Price of each home sold

**bedrooms** - Number of bedrooms

**bathrooms** - Number of bathrooms, where .5 accounts for a room with a toilet but no shower

**sqft\_living** - Square footage of the apartments interior living space

**sqft\_lot** - Square footage of the land space

**floors** - Number of floors

**waterfront** - A dummy variable for whether the apartment was overlooking the waterfront or not

**view** - An index from 0 to 4 of how good the view of the property was

**condition** - An index from 1 to 5 on the condition of the apartment,

**grade** - An index from 1 to 13, where 1-3 falls short of building construction and design, 7 has an average level of construction and design, and 11-13 have a high quality level of construction and design.

**sqft\_above** - The square footage of the interior housing space that is above ground level

**sqft\_basement** - The square footage of the interior housing space that is below ground level

**yr\_built** - The year the house was initially built

**yr\_renovated** - The year of the house's last renovation

**zipcode** - What zipcode area the house is in

**lat** - Latitude

**long** - Longitude

**sqft\_living15** - The square footage of interior housing living space for the nearest 15 neighbors

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Analyze the dataset to understand the factors affecting price of house in King County for the given time period. Follow the steps below, and create appropriate tables, charts and summarize the insights obtained from your analysis in a report.

1. Provide a **Table** with descriptive statistics of all the numerical variables. What can you say about the variability in price and size of houses (sqft\_living, sqft\_lot, sqft\_above, sqft\_basement) in King County?
2. Develop a regression model to predict the price of houses in King County. What are the variables affecting price? Be mindful of multicollinearity.
3. Test the following hypotheses and provide your conclusion (**Bonus**)
  - a) Average price of houses with waterfront are **higher** than those without a waterfront.
  - b) Older houses have **lower** price. (Create the “age” variable with respect to 2014 and 2015 using yr\_built data)

### Report

Each team (teams of at most three) will prepare a written report (PDF).

- a. A report of at most **8 pages** (Single Column, Font 11.5 Times New Roman and 1.5 Space) including all tables and figures.
- b. The submission deadline is **Dec 13 by midnight**. Feel free to submit it before the deadline.
- c. The first page should have the team member’s names only and is not part of the 8-page limit.