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# House Prices in King County - Recommendations

A guide by Christine Merkel

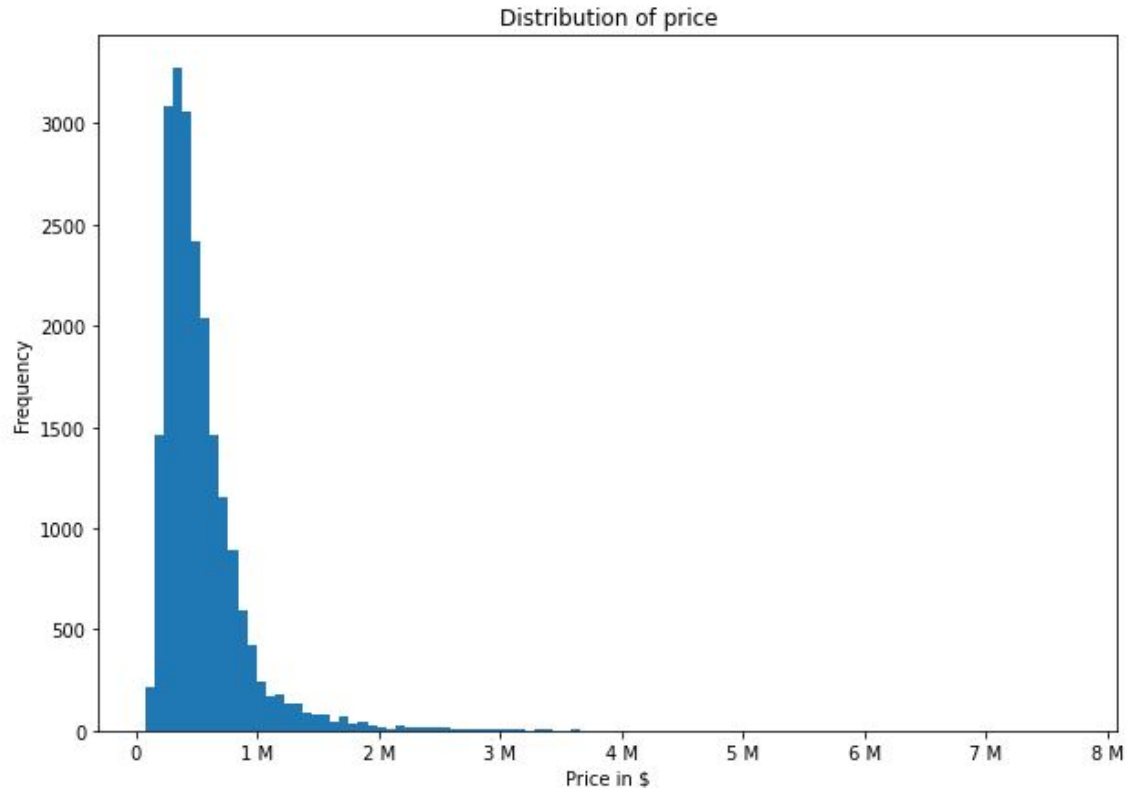
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# What is my Stakeholder looking for?

- investment in poor neighborhood
- buying and selling: costs back and little profit
- social responsibility

## About the Data:

- Houses sold in King County: Washington in May 2014 - May 2015
- 21597 observations



Average price:  
540.296\$

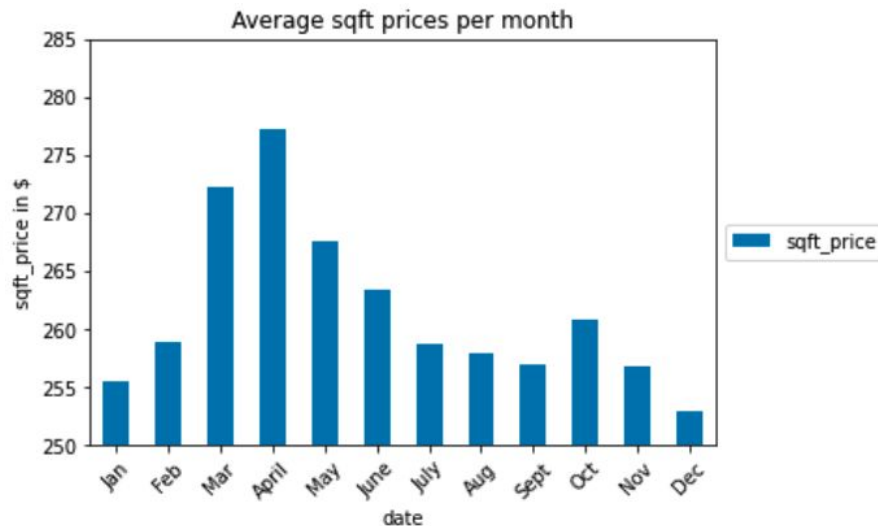
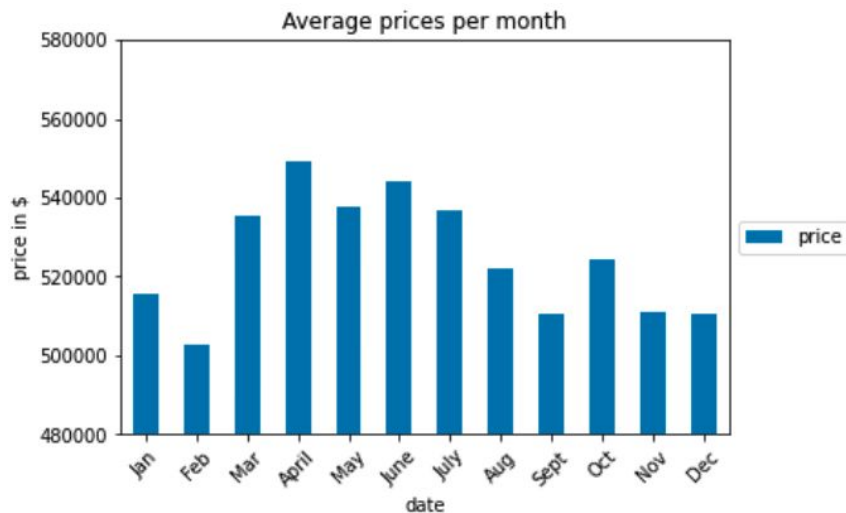
Min:  
78.000\$

Max:  
7700.000\$

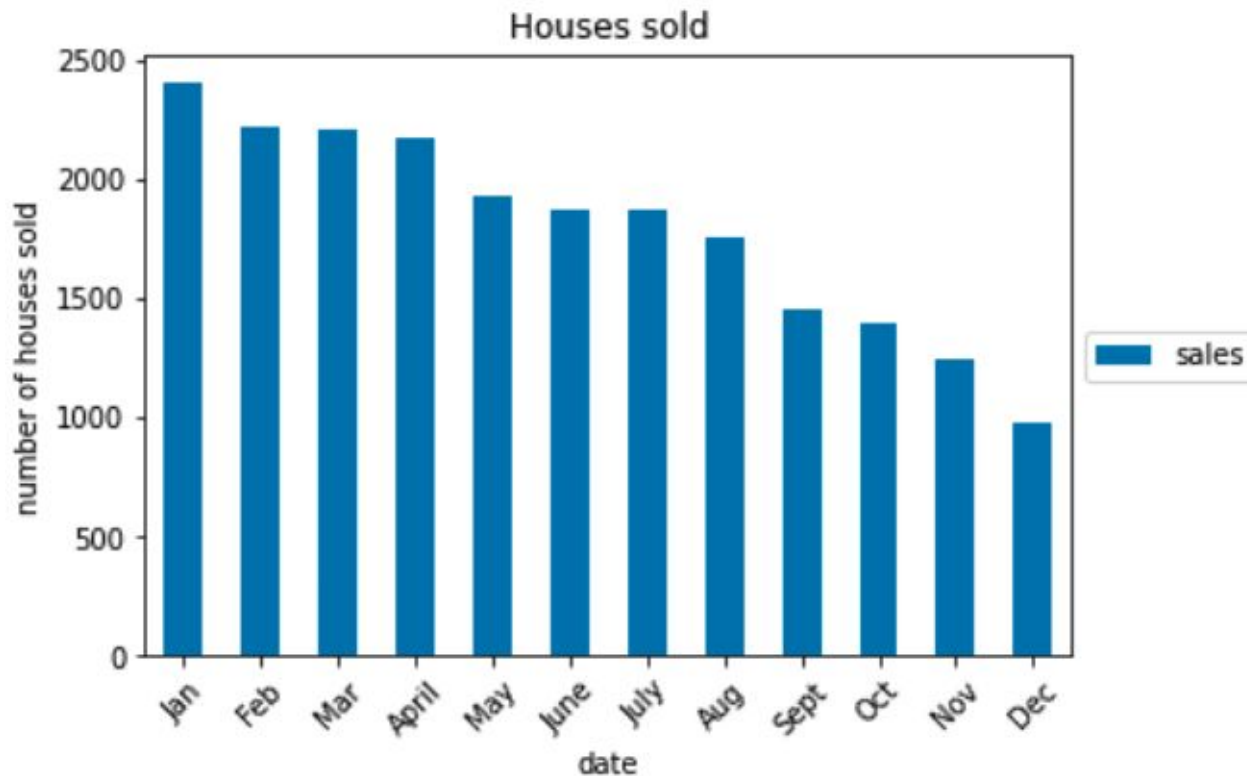
## Hypothesis 1:

Price depends on seasons -  
Summer best time to buy

# Average prices and sqft prices get lower towards the end of year



# In december fewest house sales

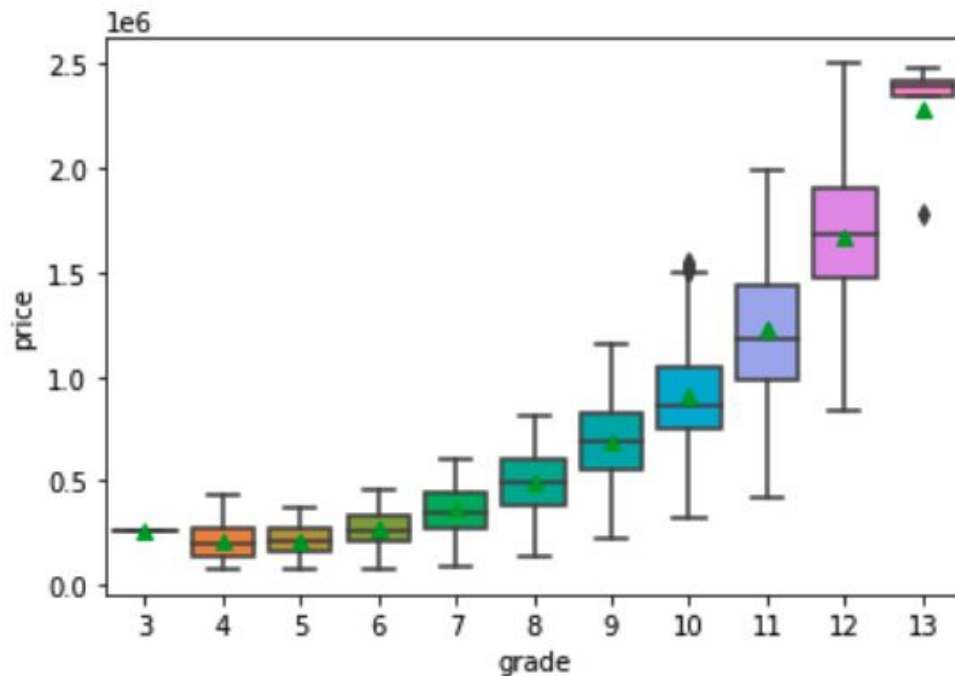


## Hypothesis 2:

High grade houses are sold at higher price

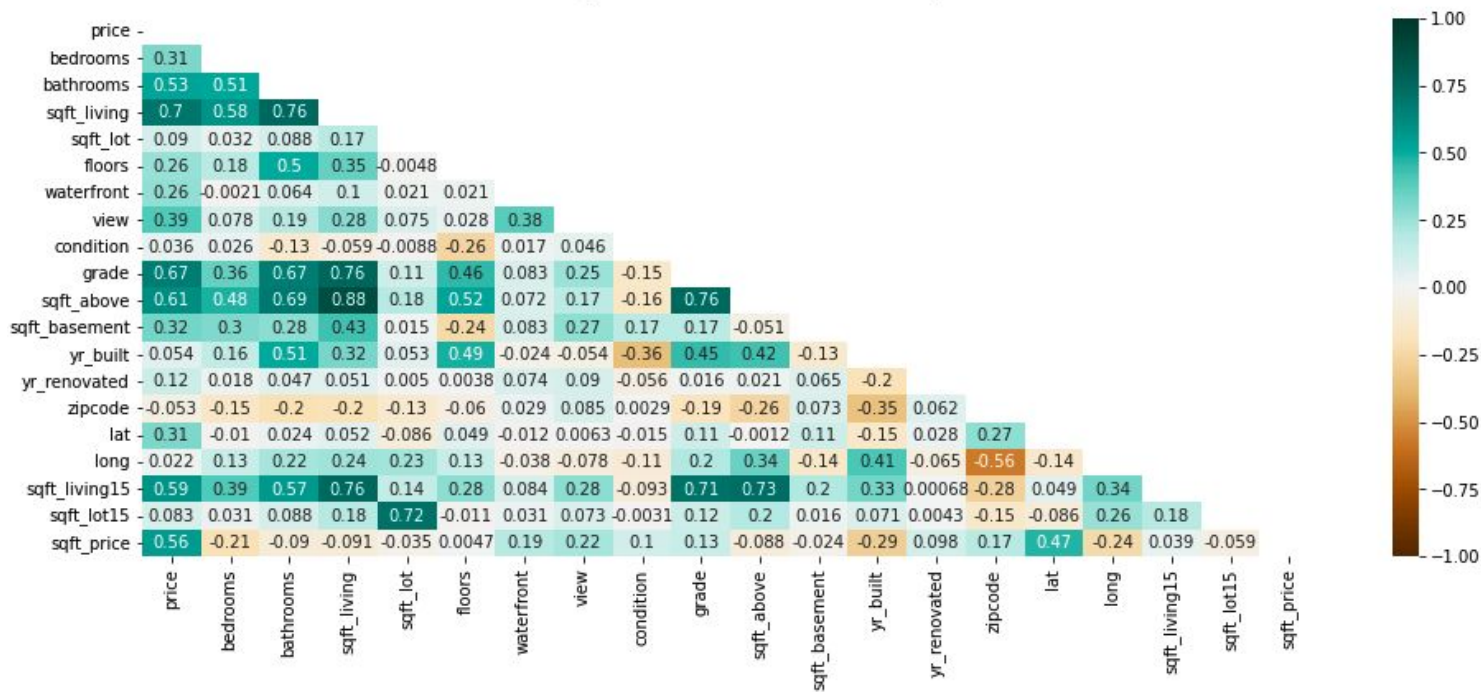


# Linear relationship between grade and price



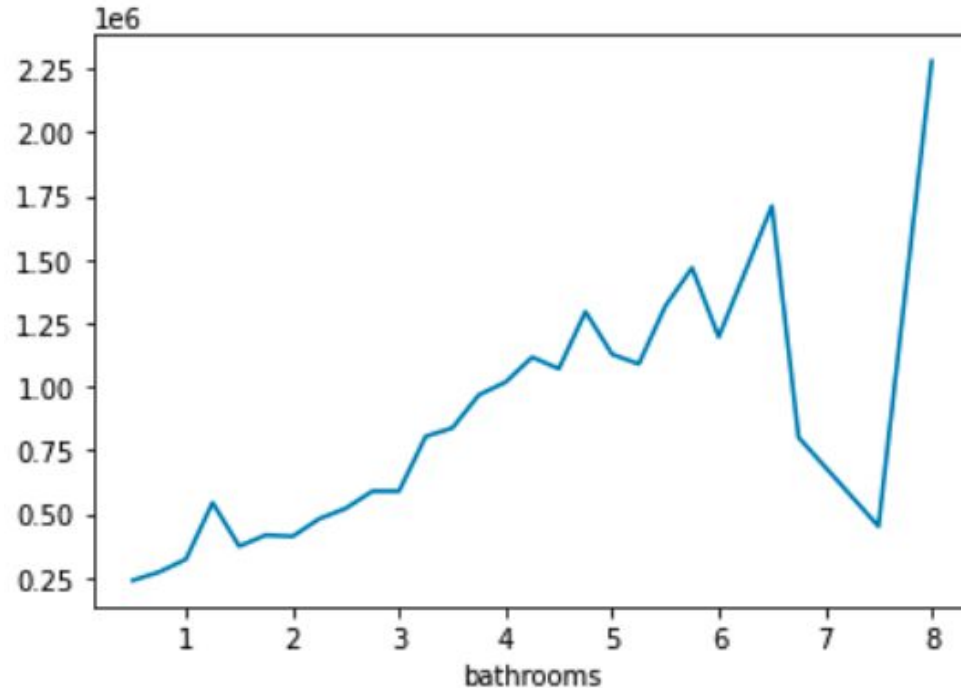
# Price depends on more features:

Triangle Correlation Heatmap



Strongest Correlation:  
-bathrooms,  
-sqft\_living15,  
-Sqft\_living,  
-grade

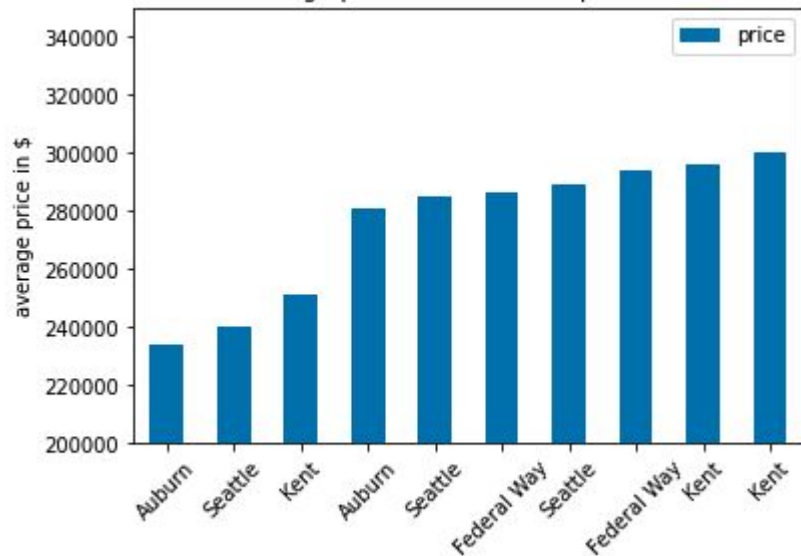
# Houses with fewer bathrooms are cheaper in average



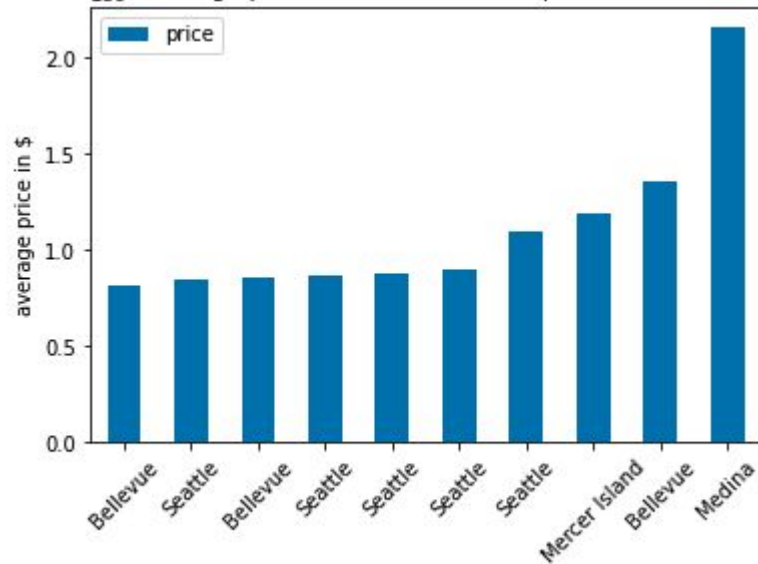
## Hypothesis 3:

Prices rely on area,  
i.e. zipcode

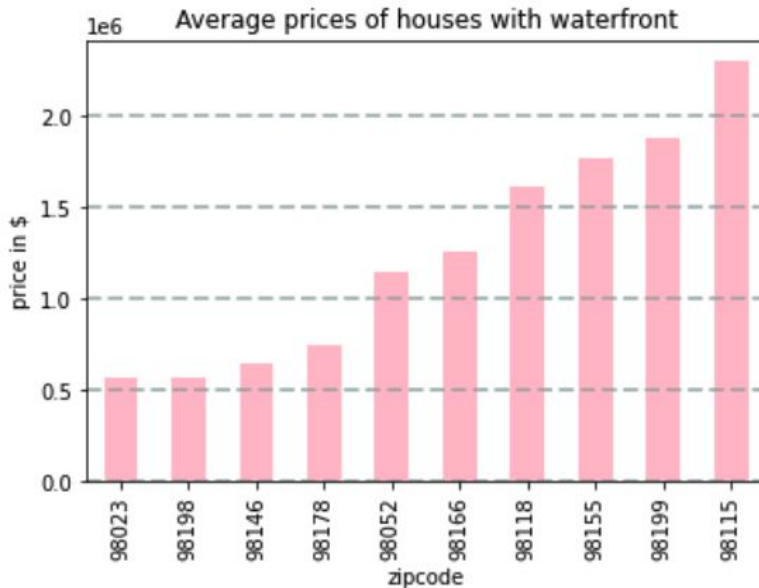
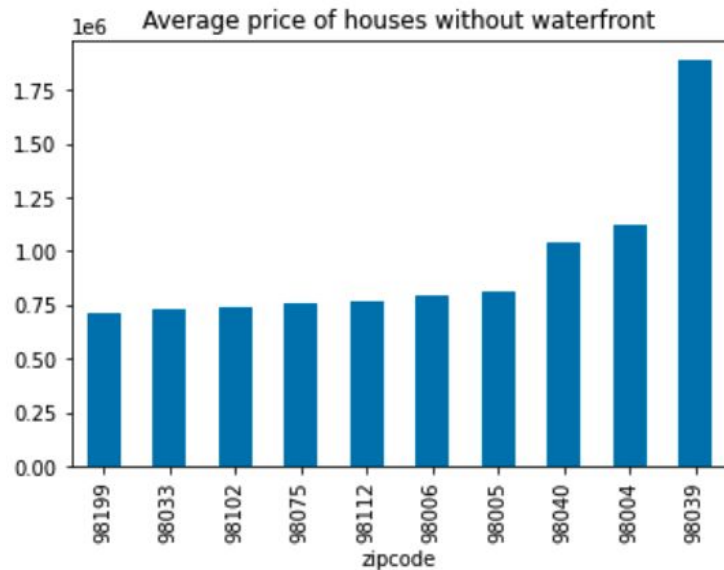
Average prices of the 5 cheapest cities



1e6 Average prices of the 10 most expensive cities



# Houses with waterfront a more expensive in average



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# Conclusions & Recommendations:

- Buy lower graded houses, with fewer bathrooms, lower sqft prices
  - December seems the best month to buy
  - Look here: Auburn, Seattle and Kent
  - Avoid: Medina, Shoreline, and houses with waterfront (Shoreline)
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