



# House Prices in King County - Recommendations

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A guide by Christine Merkel

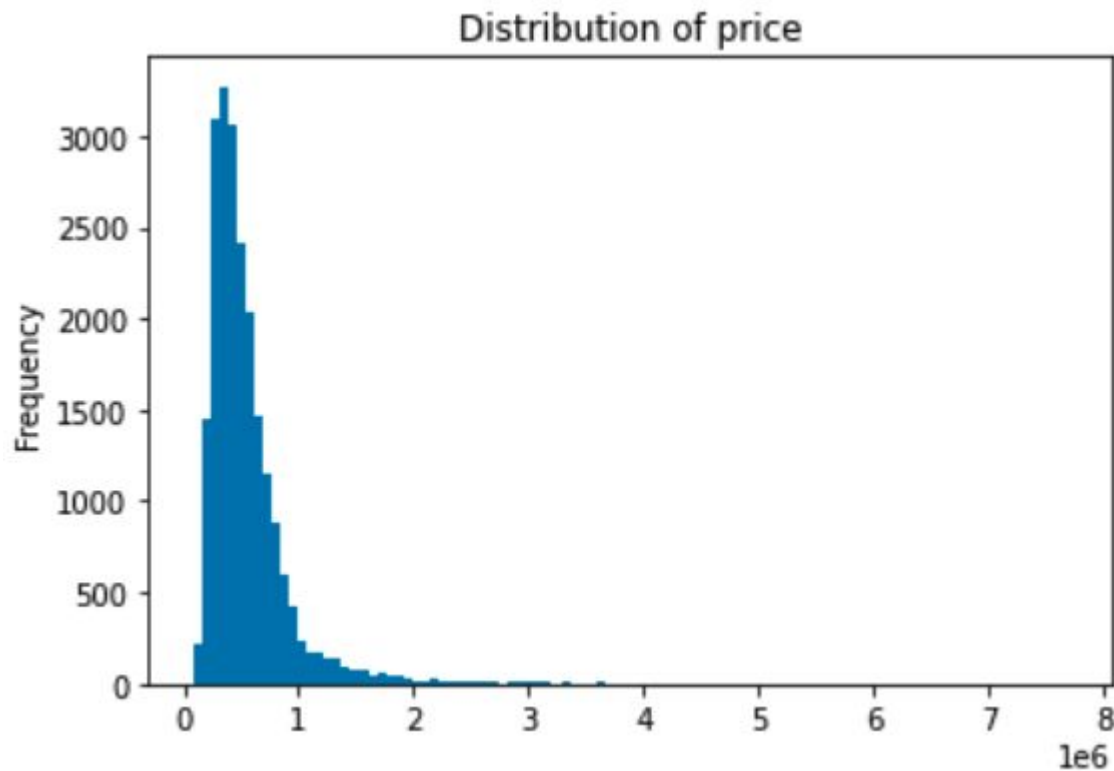
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# What is my Stakeholder looking for?

- 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\$

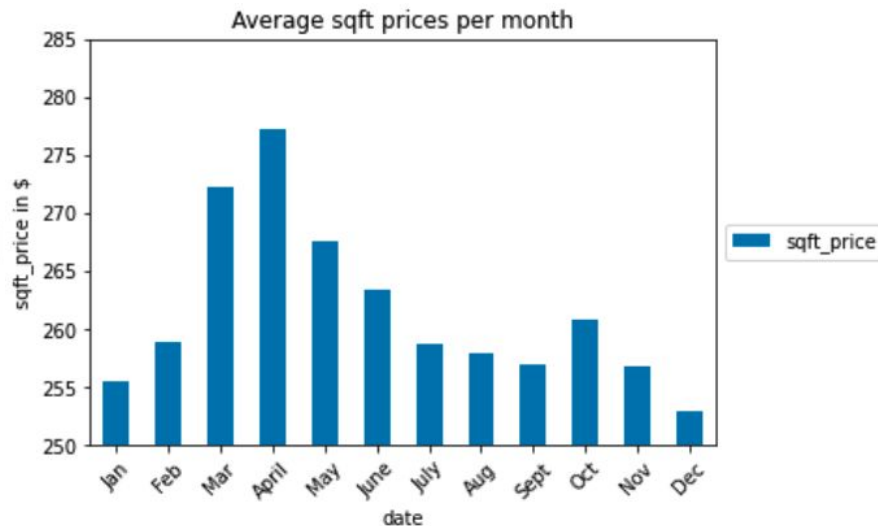
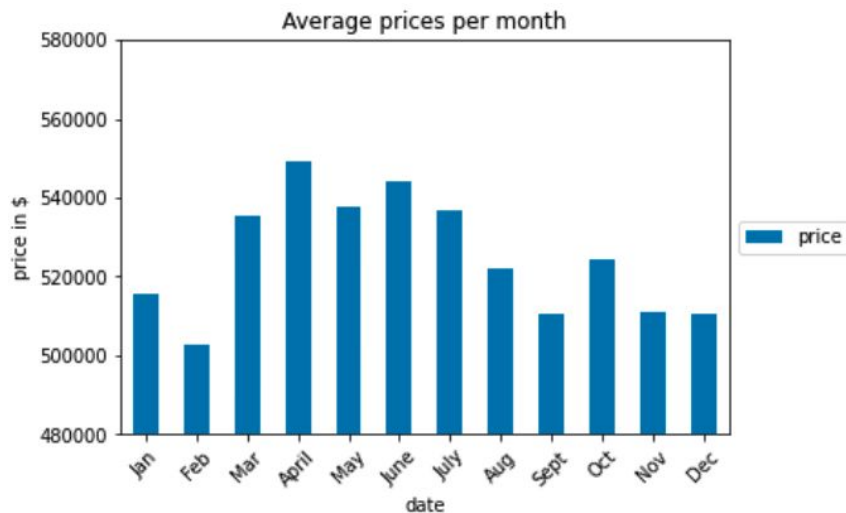
Min:  
78.000\$

Max:  
7700.000\$

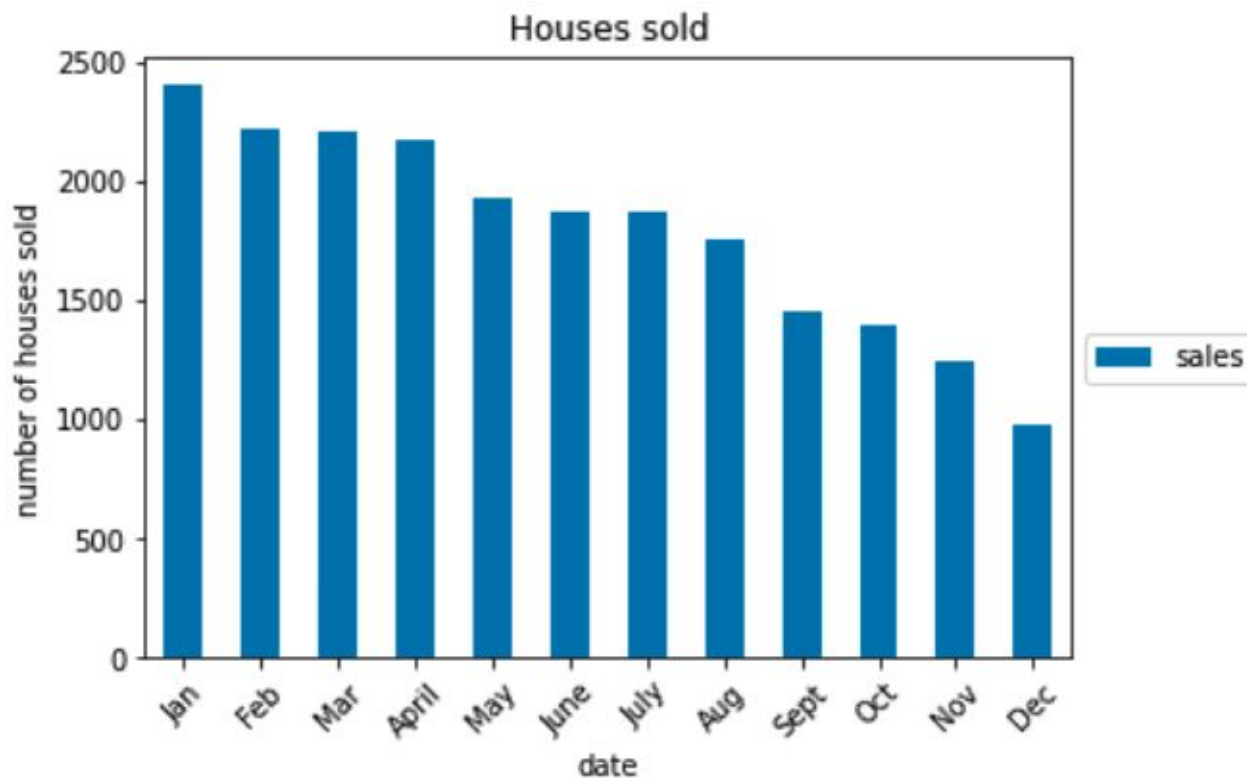
## Hypothesis 1:

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

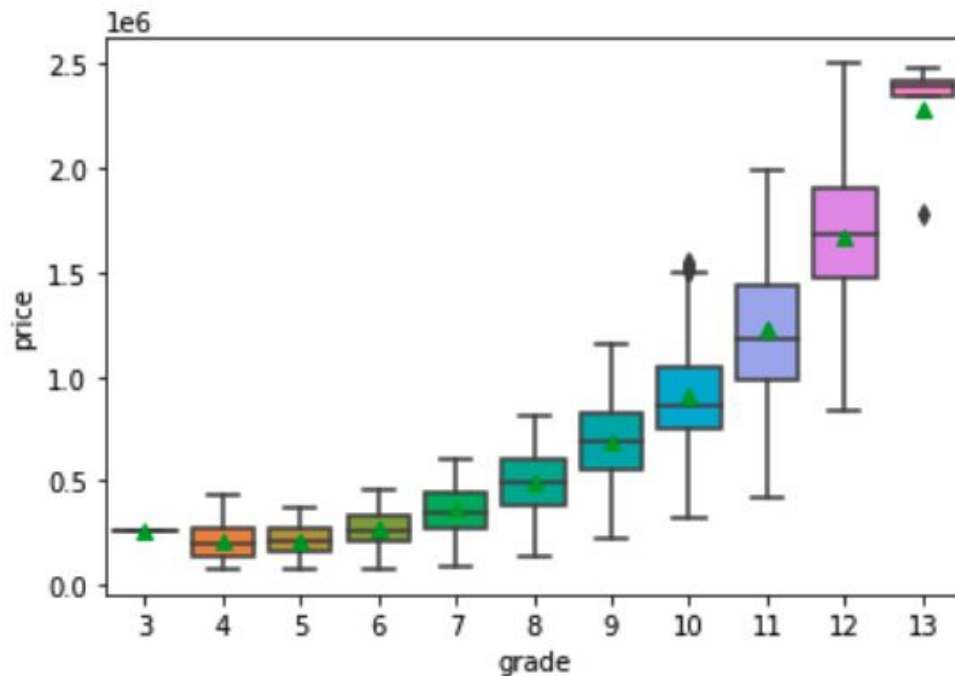


## Hypothesis 2:

High grade houses are sold at higher price

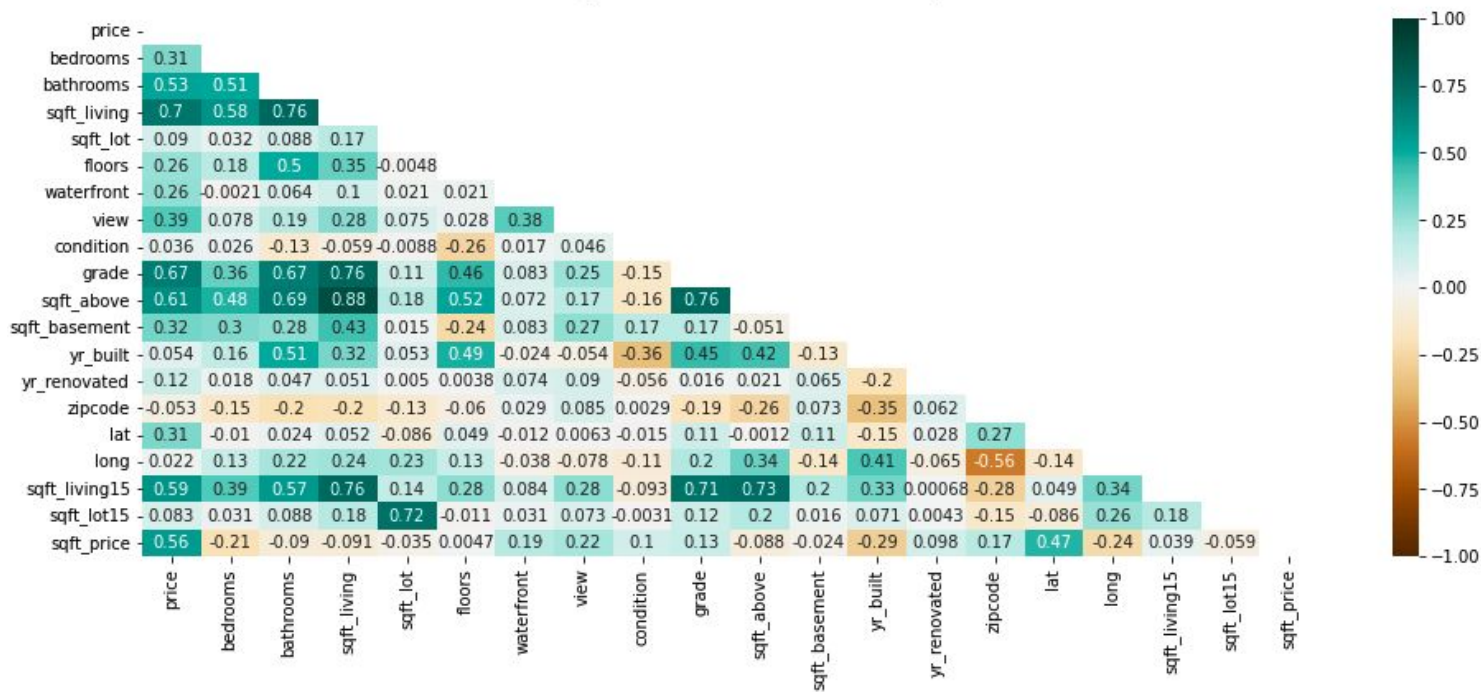


# Linear relationship between grade and price



# Price depends on more features:

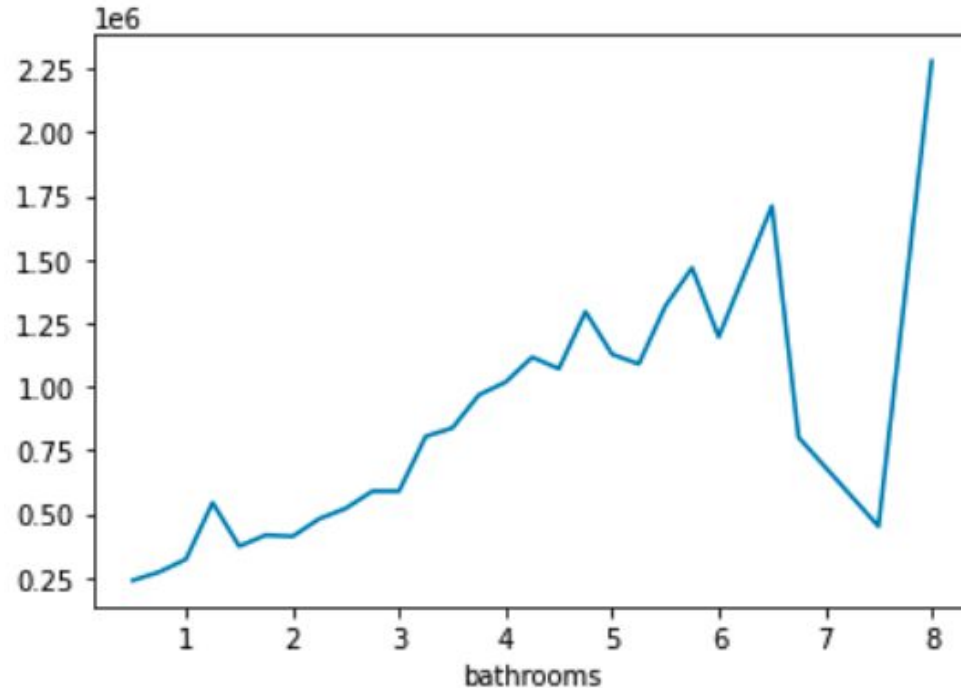
Triangle Correlation Heatmap



Strongest Correlation:

- bathrooms,
- Sqft\_price,
- sqft\_living15,
- sqft\_above,
- Sqft\_living,
- grade

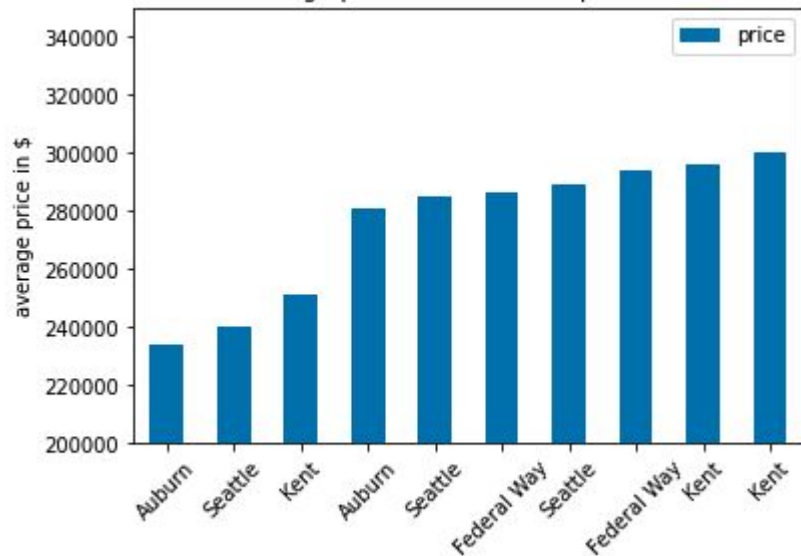
# Houses with fewer bathrooms are cheaper in average



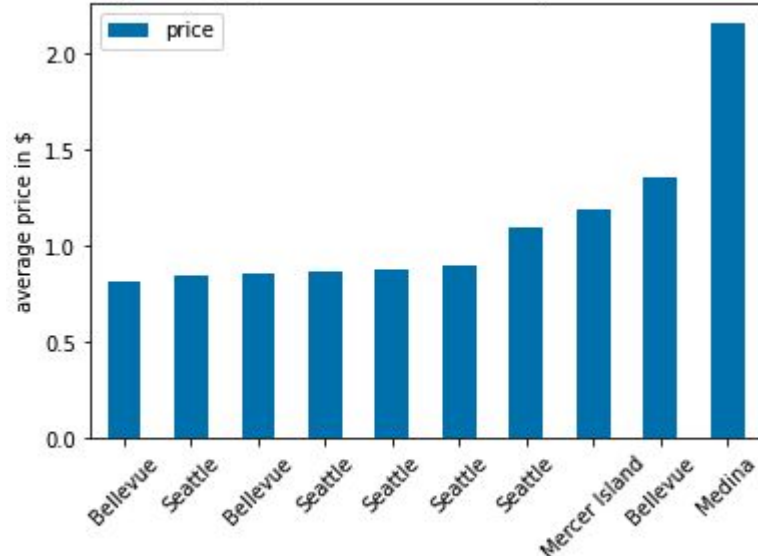
## Hypothesis 3:

Prices rely on area,  
i.e. zipcode

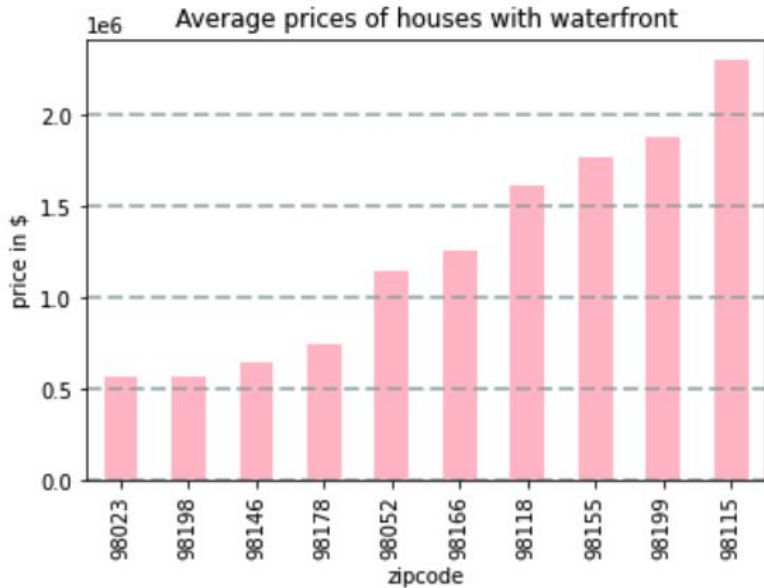
Average prices of the 5 cheapest cities



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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