

# **Housing Price Indicators**

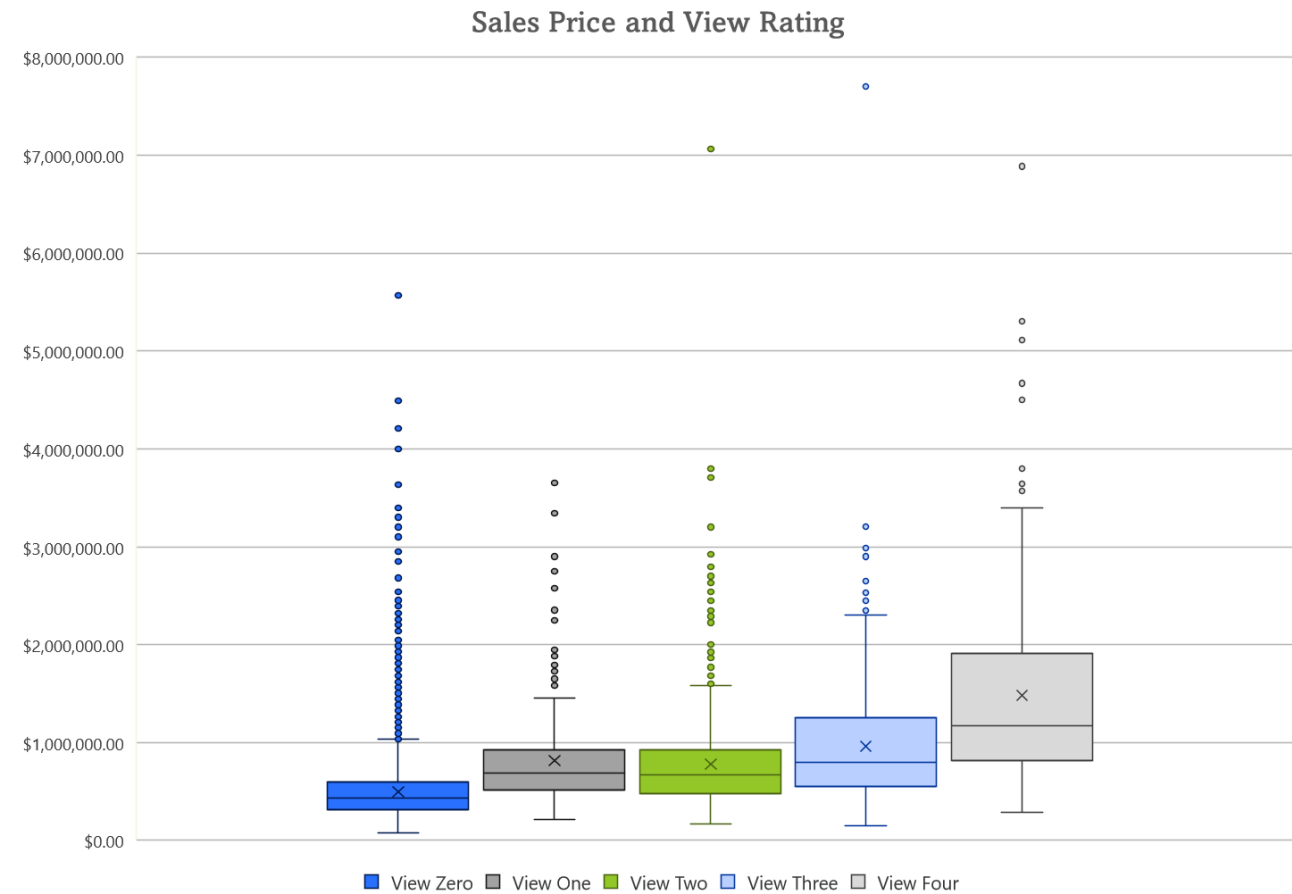
**King County, WA**

# Exploration

- View
- Years since renovation
- Price per Square Foot – Longitude
- Zipcodes

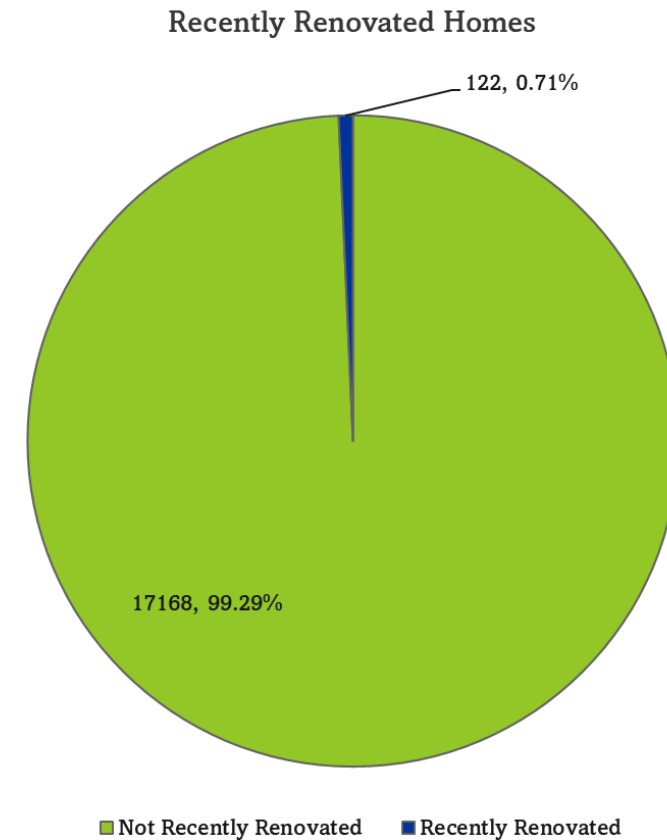
## View

- 40% Correlation with Price
- ANOVA Testing:  $P = 0$



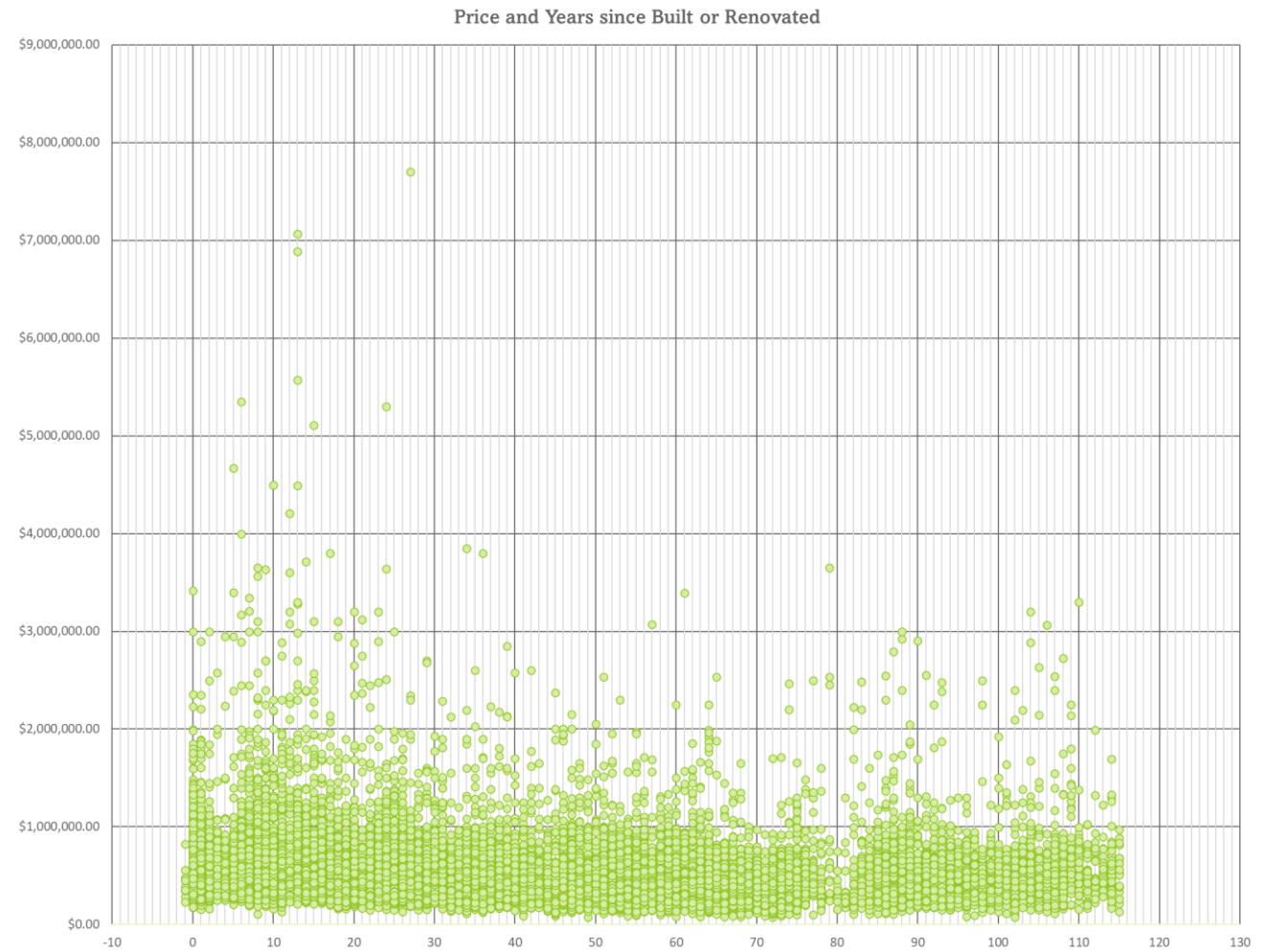
## Recent Renovation

- Years since built or renovated
- 'Recent' - 3 years or less
- T-Test:  $P = 0.002$
- 2% Correlation with Price



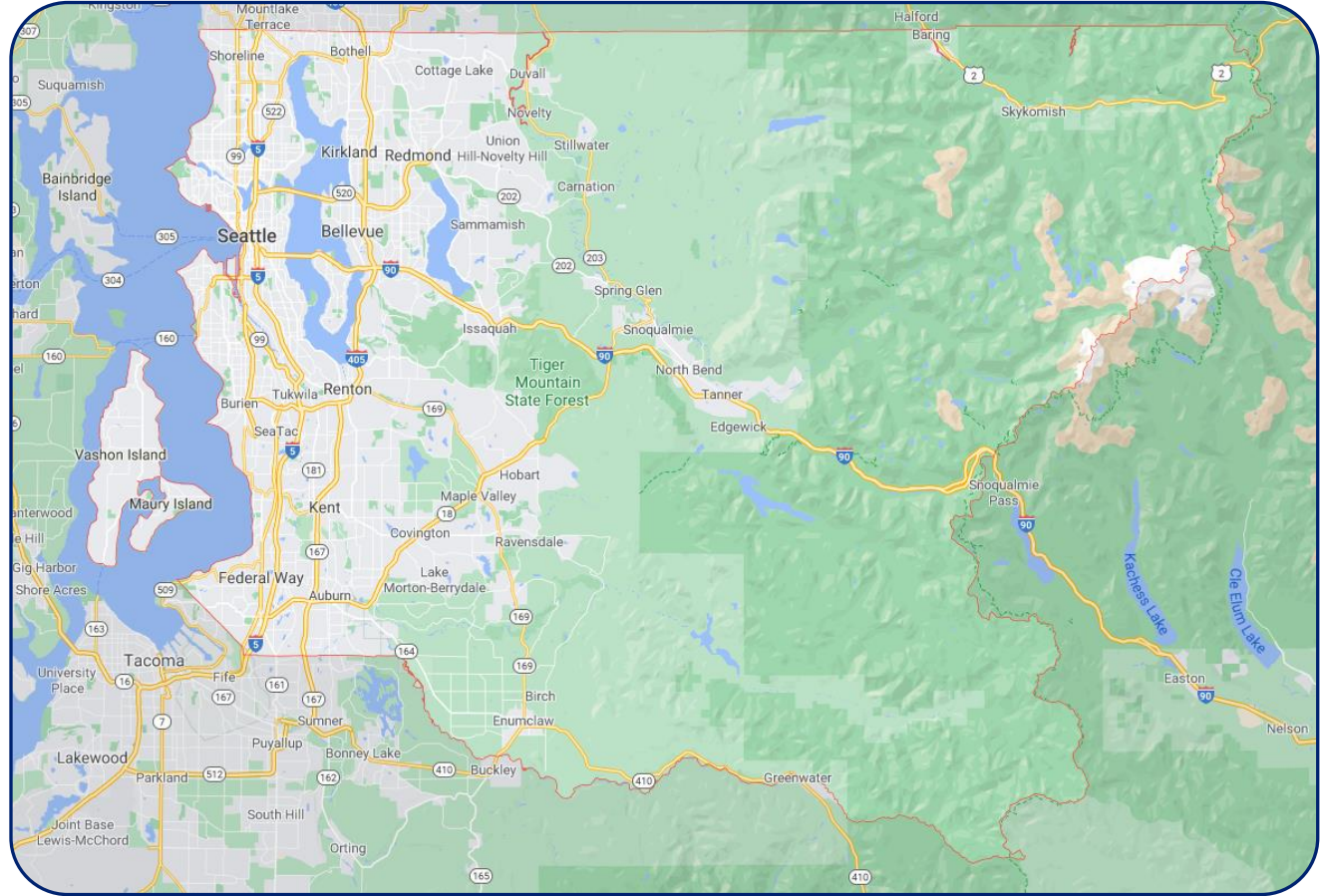
## Recent Renovation

- Years since built or renovated
- 'Recent' - 3 years or less
- T-Test:  $P = 0.002$
- 2% Correlation with Price



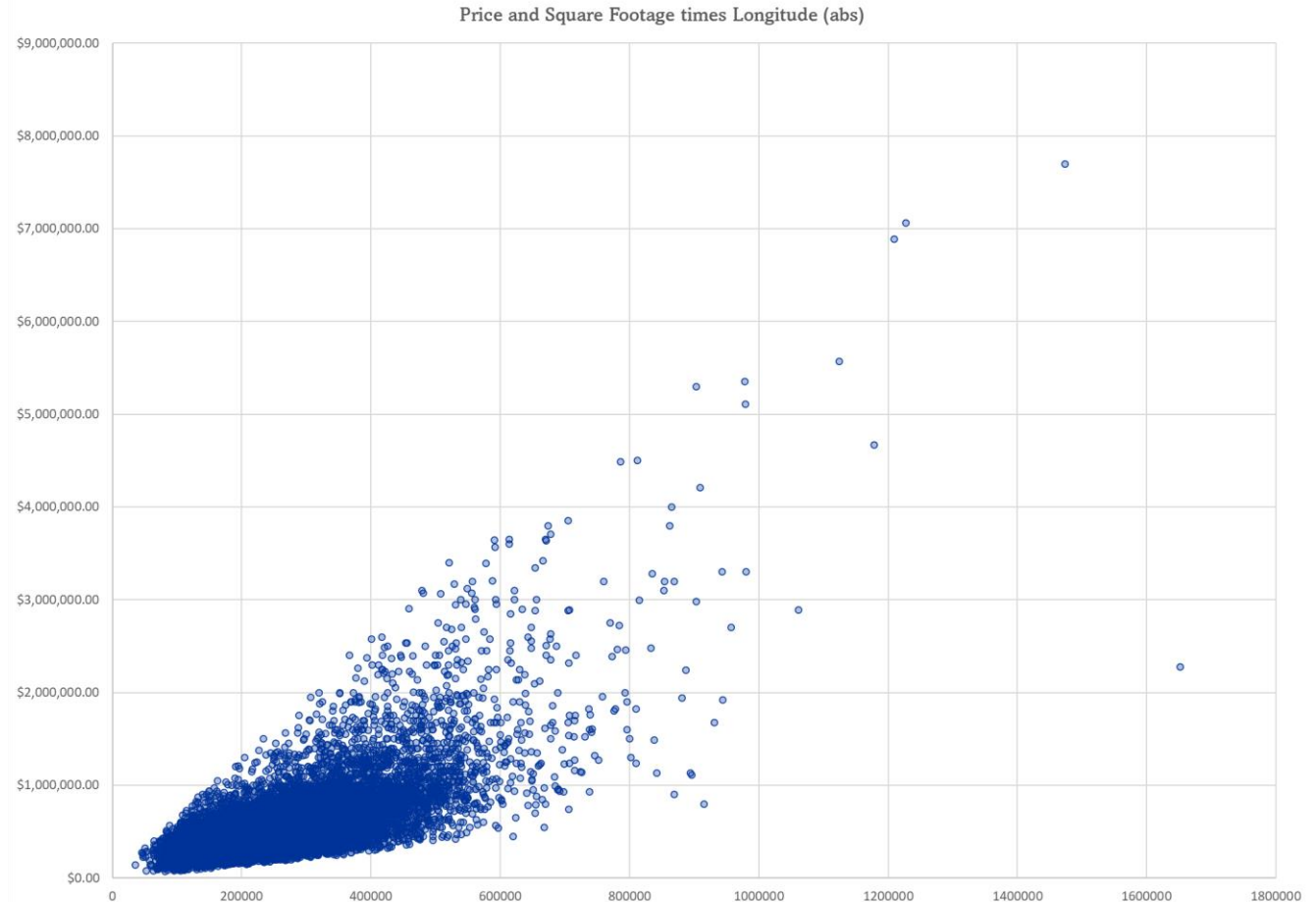
## Price Per Square Foot and Longitude

- OLS:  $R^2$  for target price and feature: square footage times longitude = 0.496
- OLS: P for target price and feature: square footage times longitude = 0



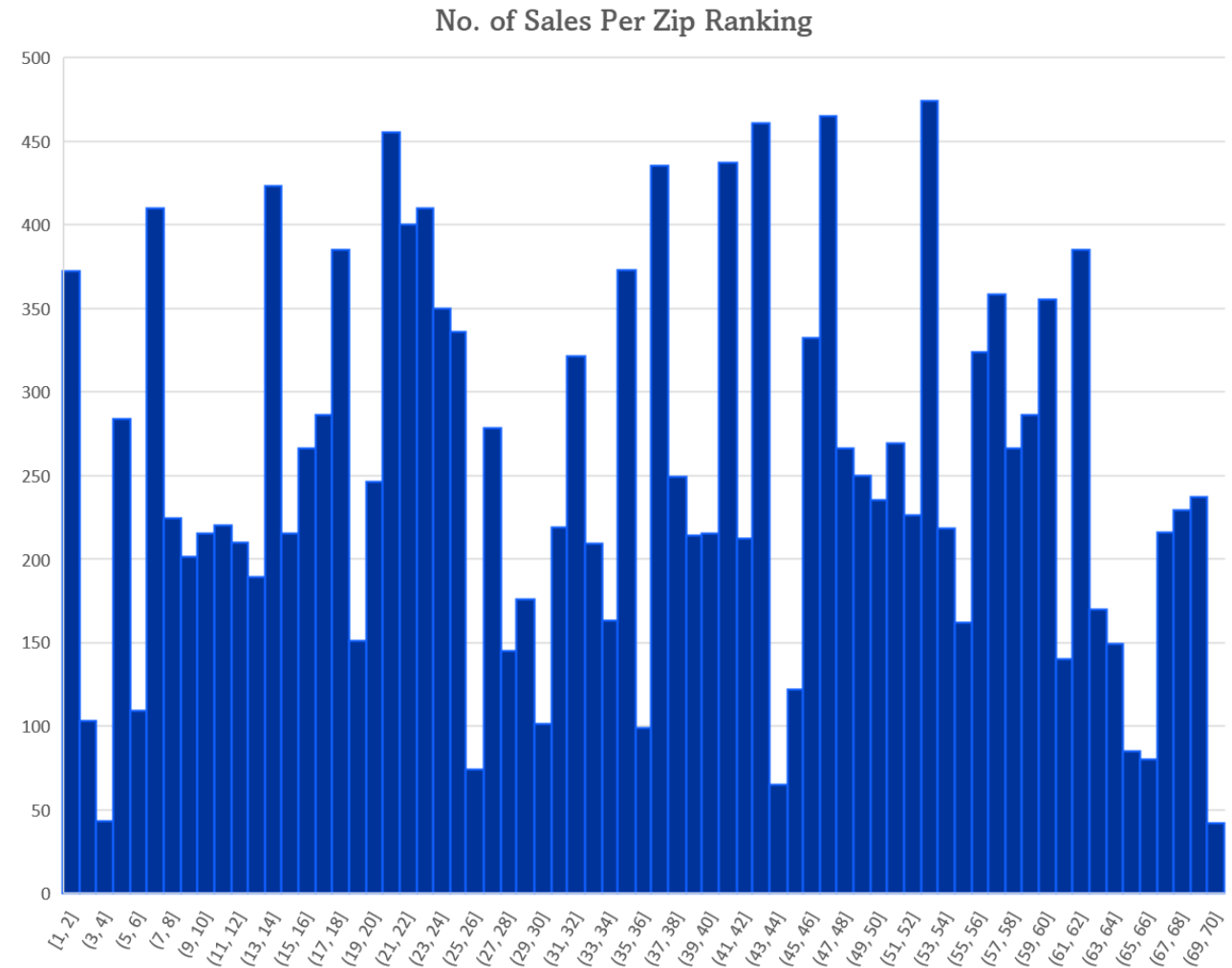
## Price Per Square Foot and Longitude

- OLS:  $R^2$  for target price and feature: square footage times longitude = 0.496
- OLS: P for target price and feature: square footage times longitude = 0



## Zip Codes - Ranked by Mean Sales Price

- Zip mean sales price
- Rank and replace
- OLS (for only this feature):  
 $R^2 = 0.332$ ,  $P = 0$





# Summary

- ✓ View
- ✓ Price per Square Foot – Longitude
- ✓ Zipcodes – proxy
- ✗ Years since renovation

**Thank You!**