

BUYING A HOUSE IN KING COUNTY

Finding the right place for the right price

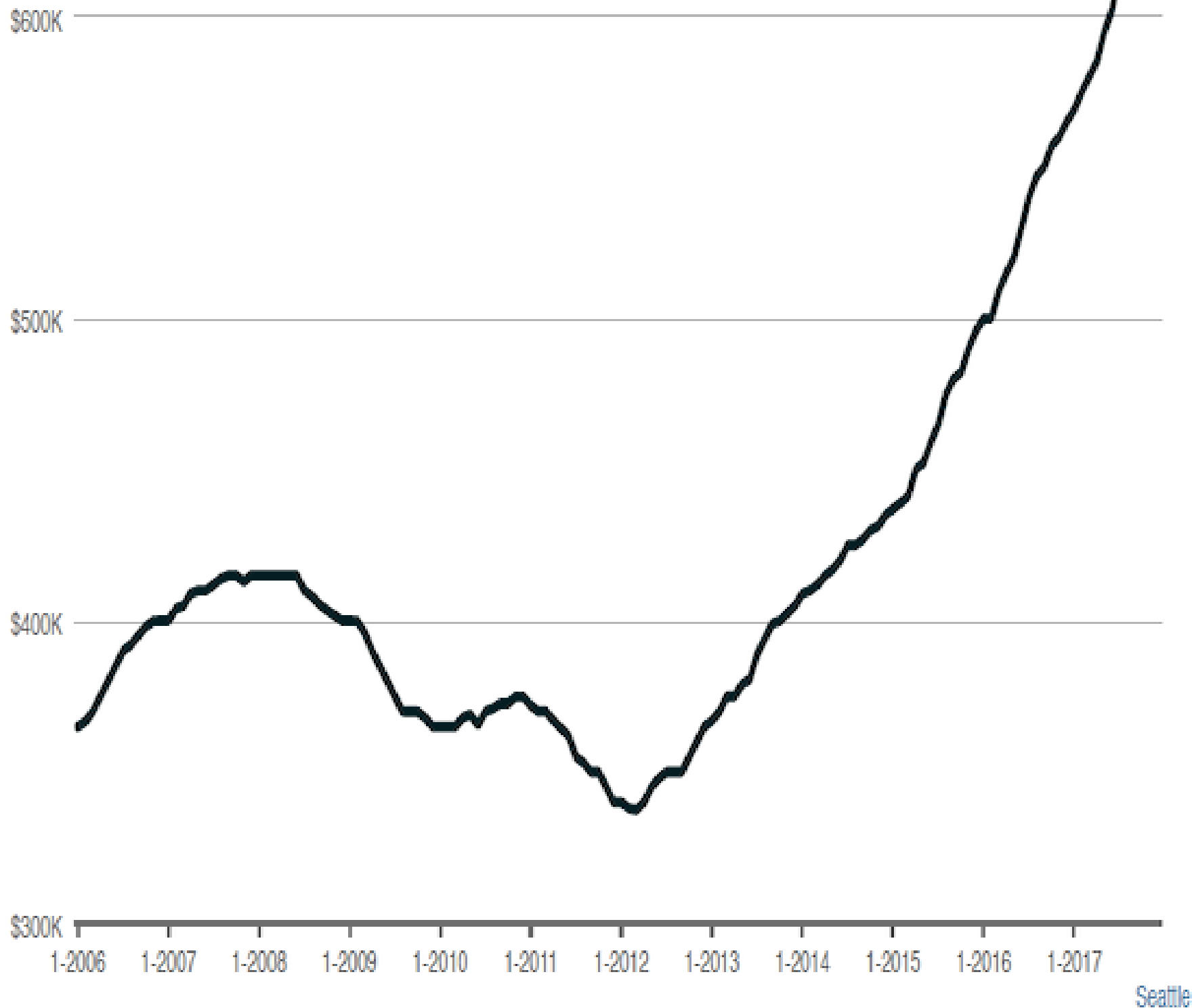


Home buying: factors to consider



Business Problem
Data & Methods
Learnings
Conclusions

Median House Price in Seattle



Each data point is 12 months of activity. Data is from January 17, 2018.

All data from Northwest Multiple Listing Service®. InfoSparks © 2018 ShowingTime.

Business Problem

How can a buyer in this market find an affordable home?

Build a model that will let buyers see how various features of a house will affect its price

Data & Methods

King County House sales data from May 2014 – May 2015 including

- Sale Price
- Interior and Lot Square Feet
- Bedroom, Bathrooms
- Location
- Renovation, Year Built

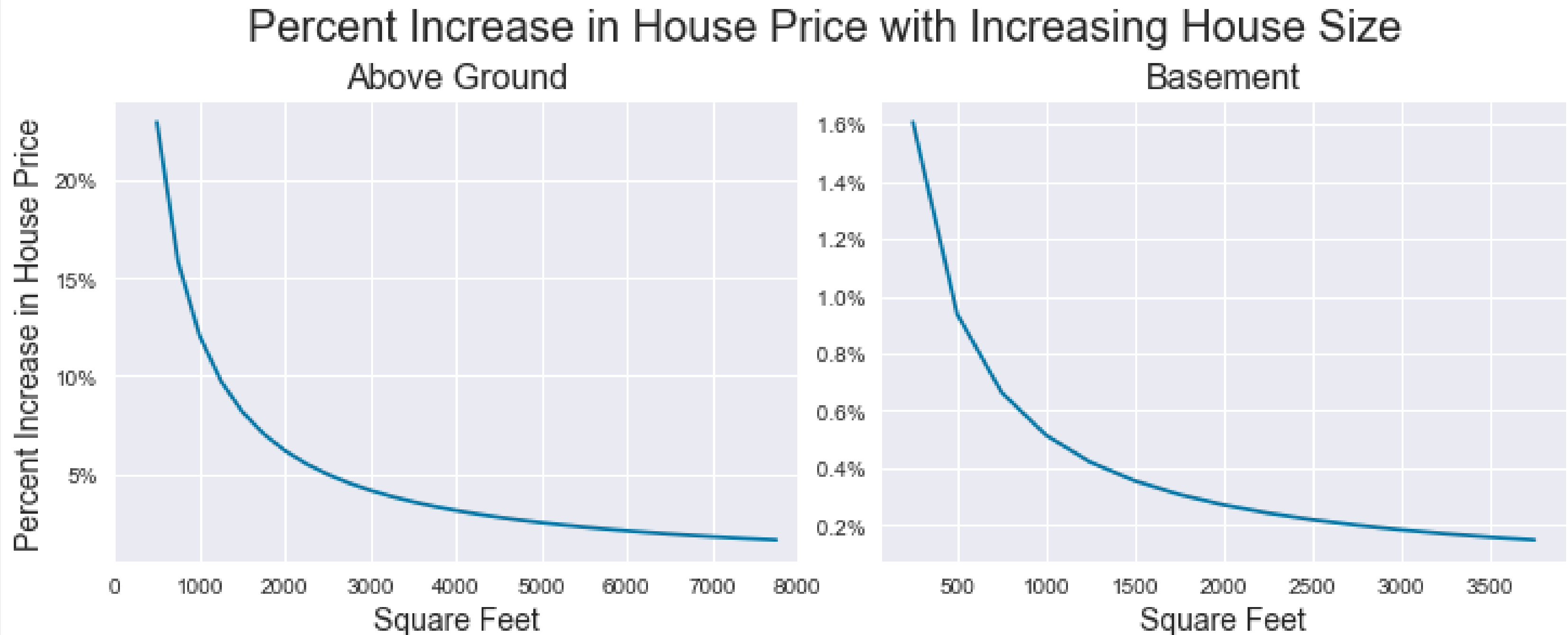
Used a Linear Regression model to examine relationships between house features and sale price.

The Model

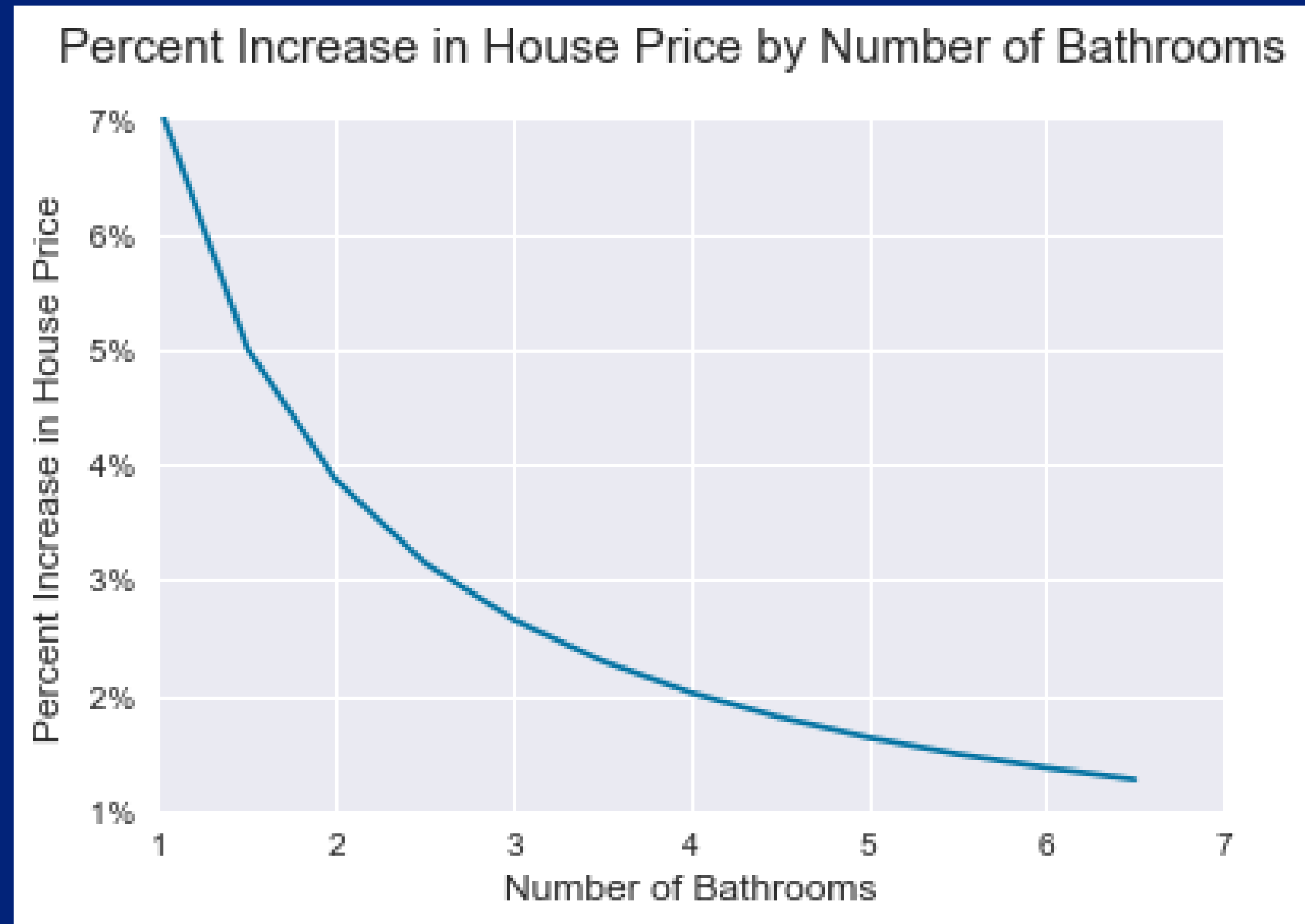
Explains 85% of the variance in King
County house prices



Square footage is very important (above ground matters most)



Bathroom number effect on price



Conclusions

- Location is biggest factor
- Square footage
- Renovations
- Bathrooms



FUTURE WORK



- Tease out the elements of the zipcode effect
- Include more recent data
- Build out the model to an application for buyers to see how adjusting features will affect price

Thank You!

Questions?

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