

# BUYING A HOUSE IN KING COUNTY

Finding the right place for the right price

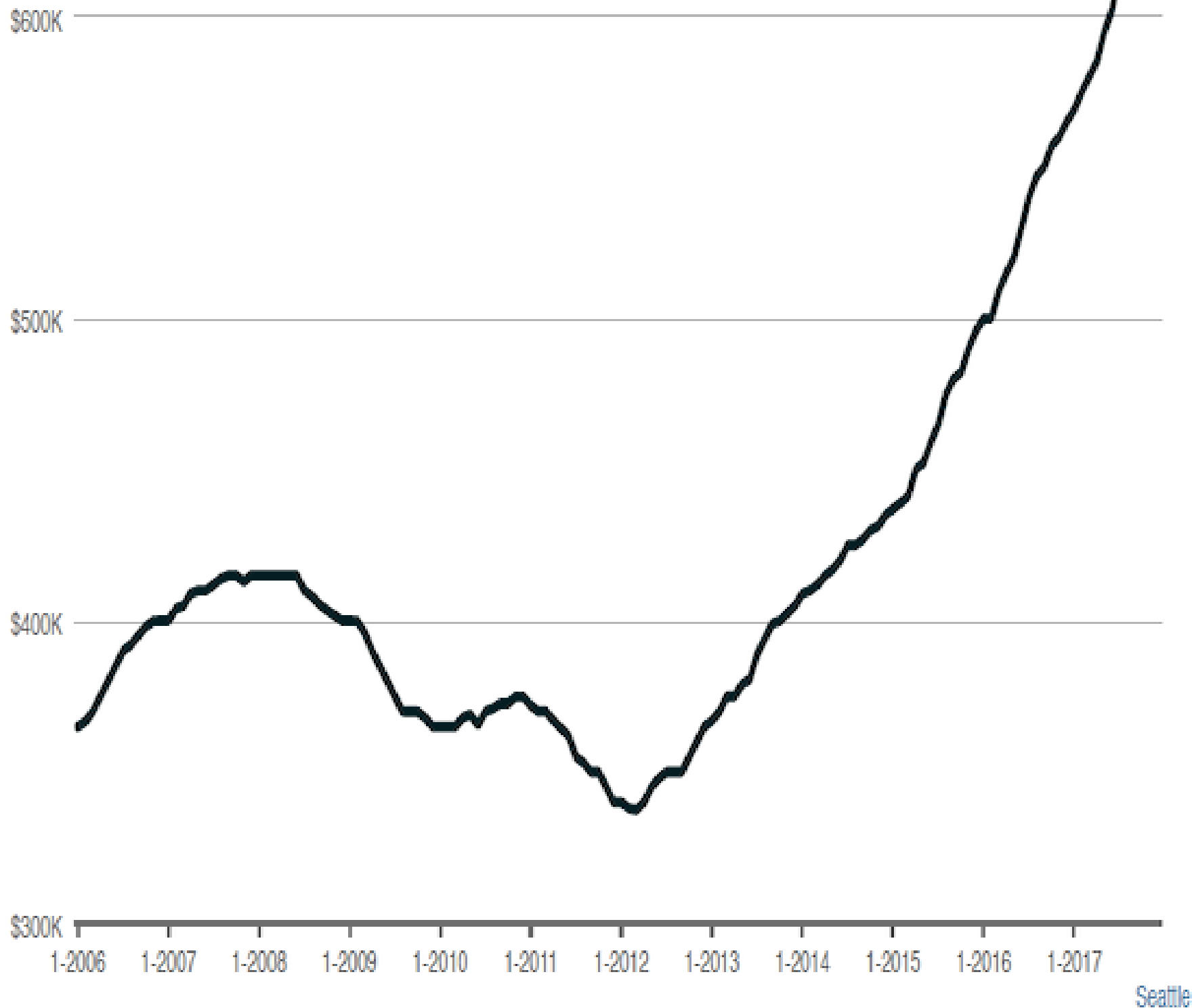


# Home buying factors to consider



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.



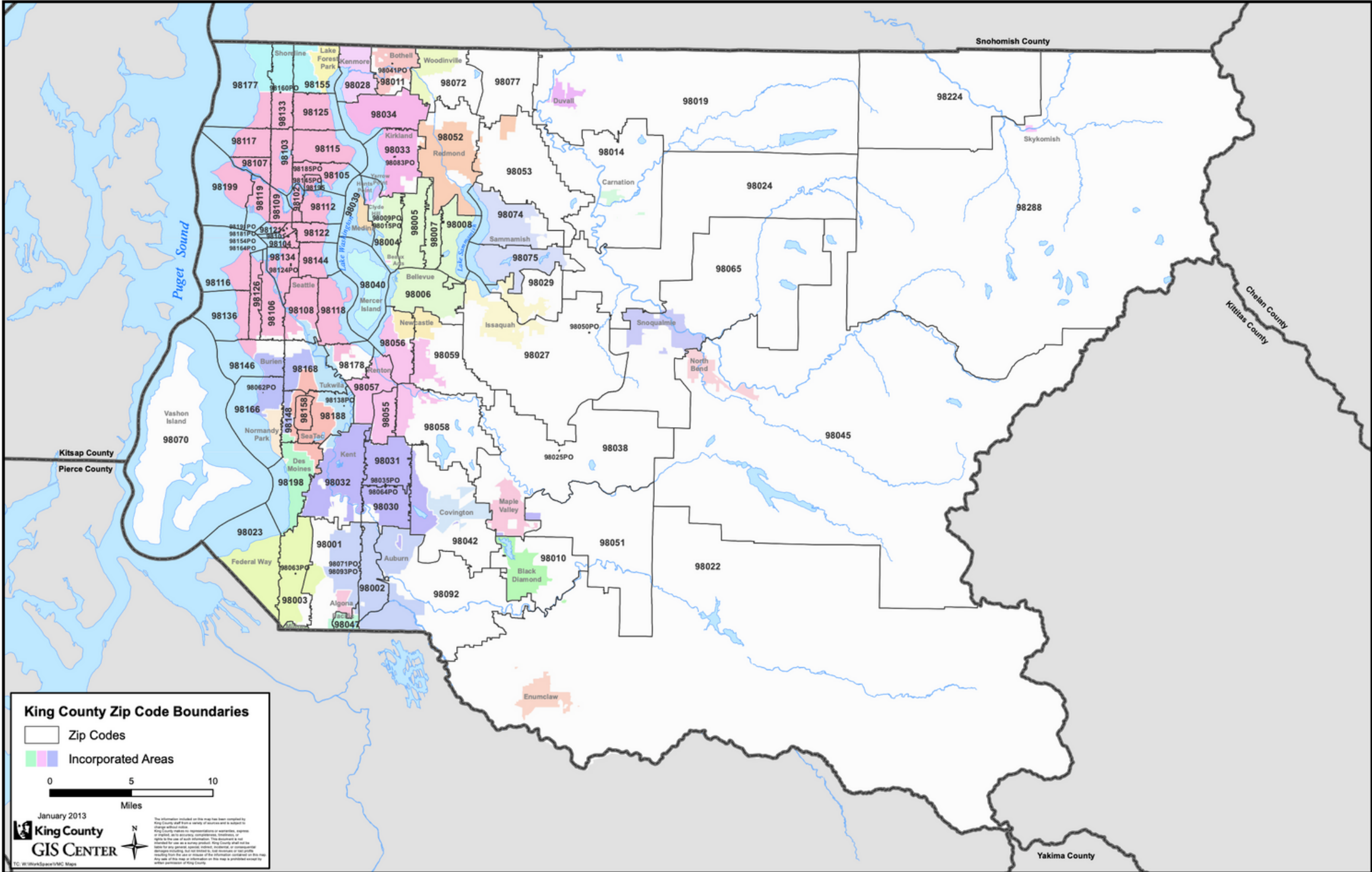
# The Model

Explains 85% of the variance in King  
County house prices





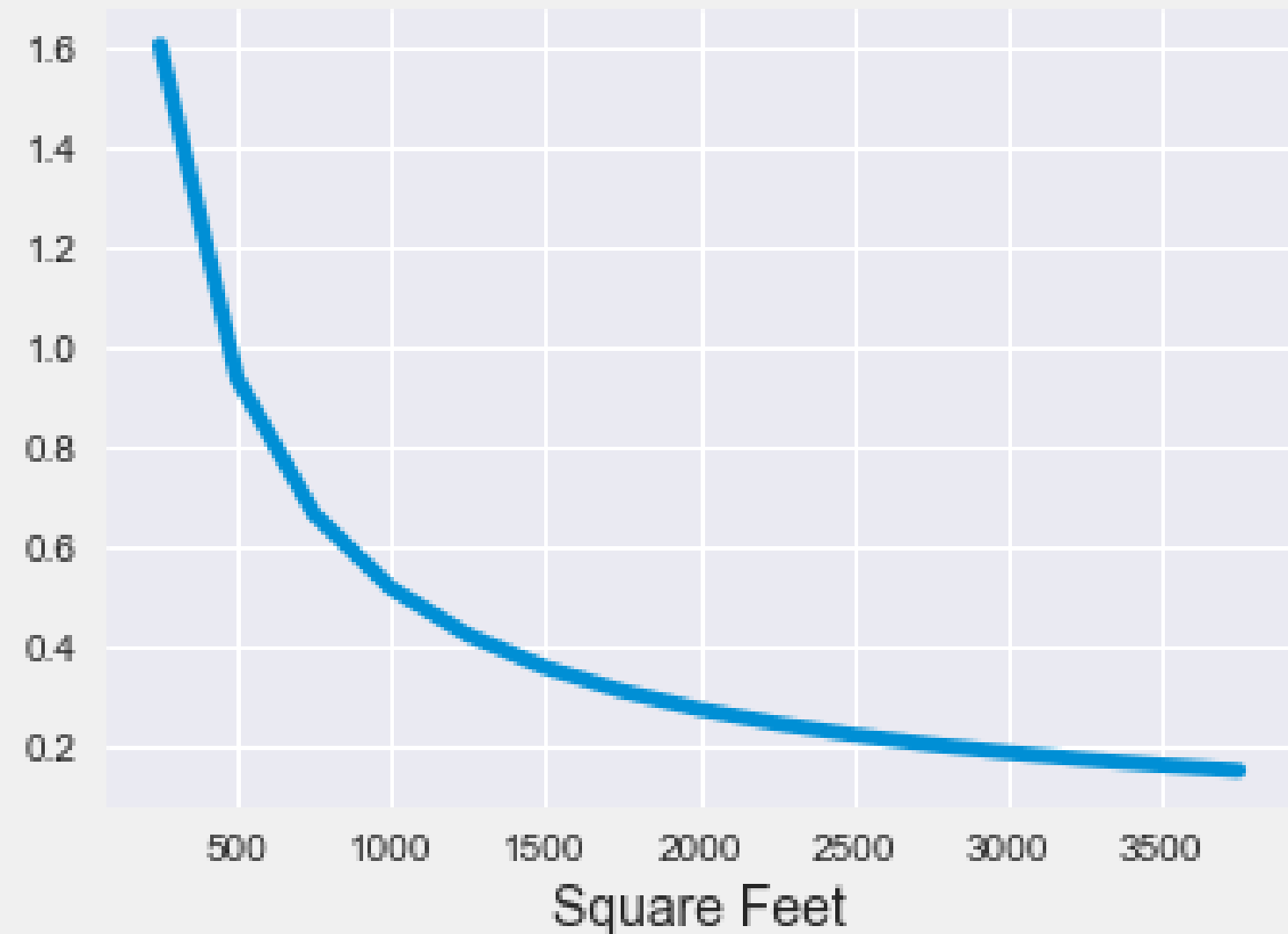
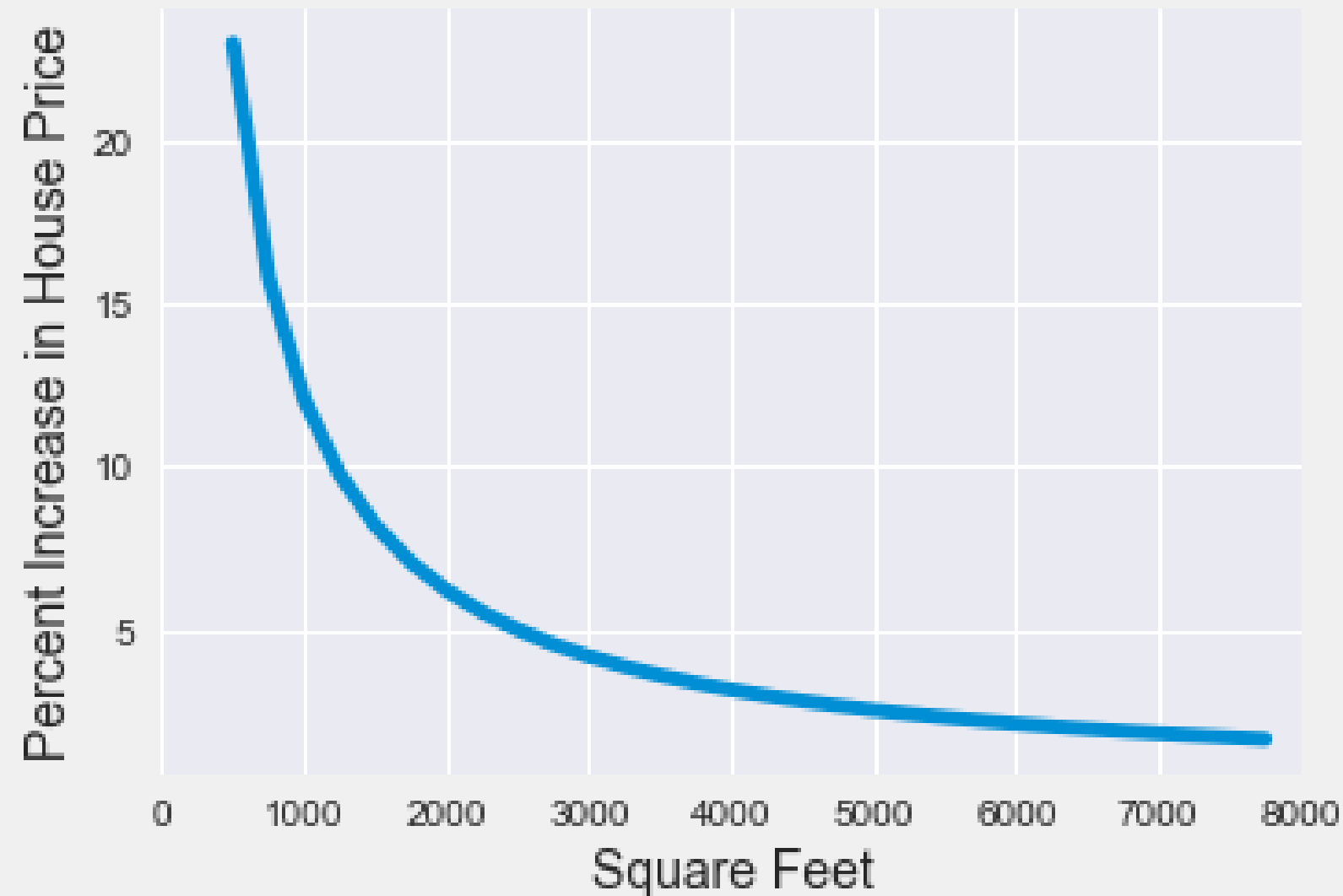
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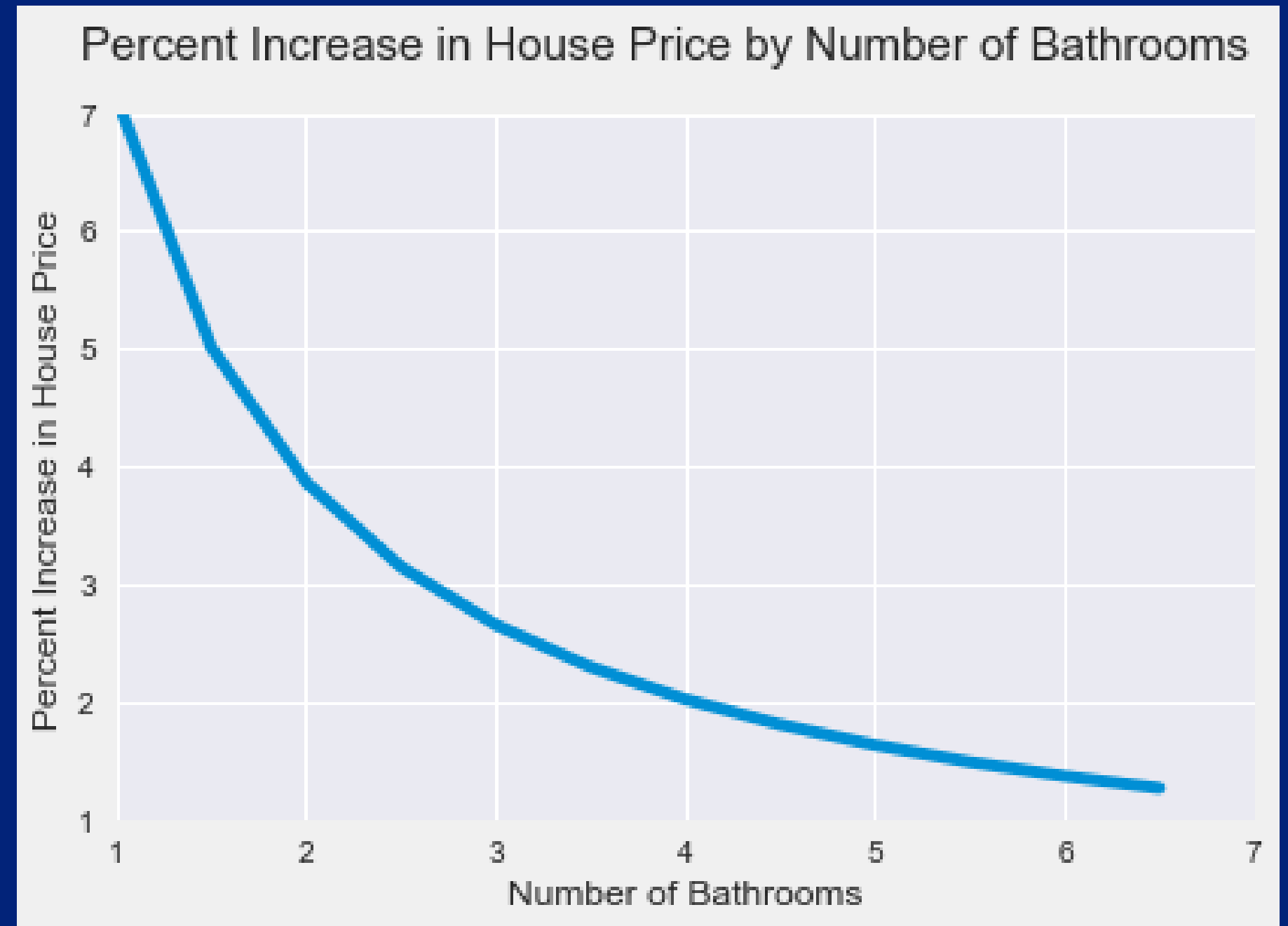
# Square footage is very important (above ground matters most)

Percent Increase in House Price with Increasing House Size

Above Ground      Basement



# 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!

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