

BUYING A HOUSE IN KING COUNTY

Finding the right place for the right price



Home buying: factors to consider



Business Problem

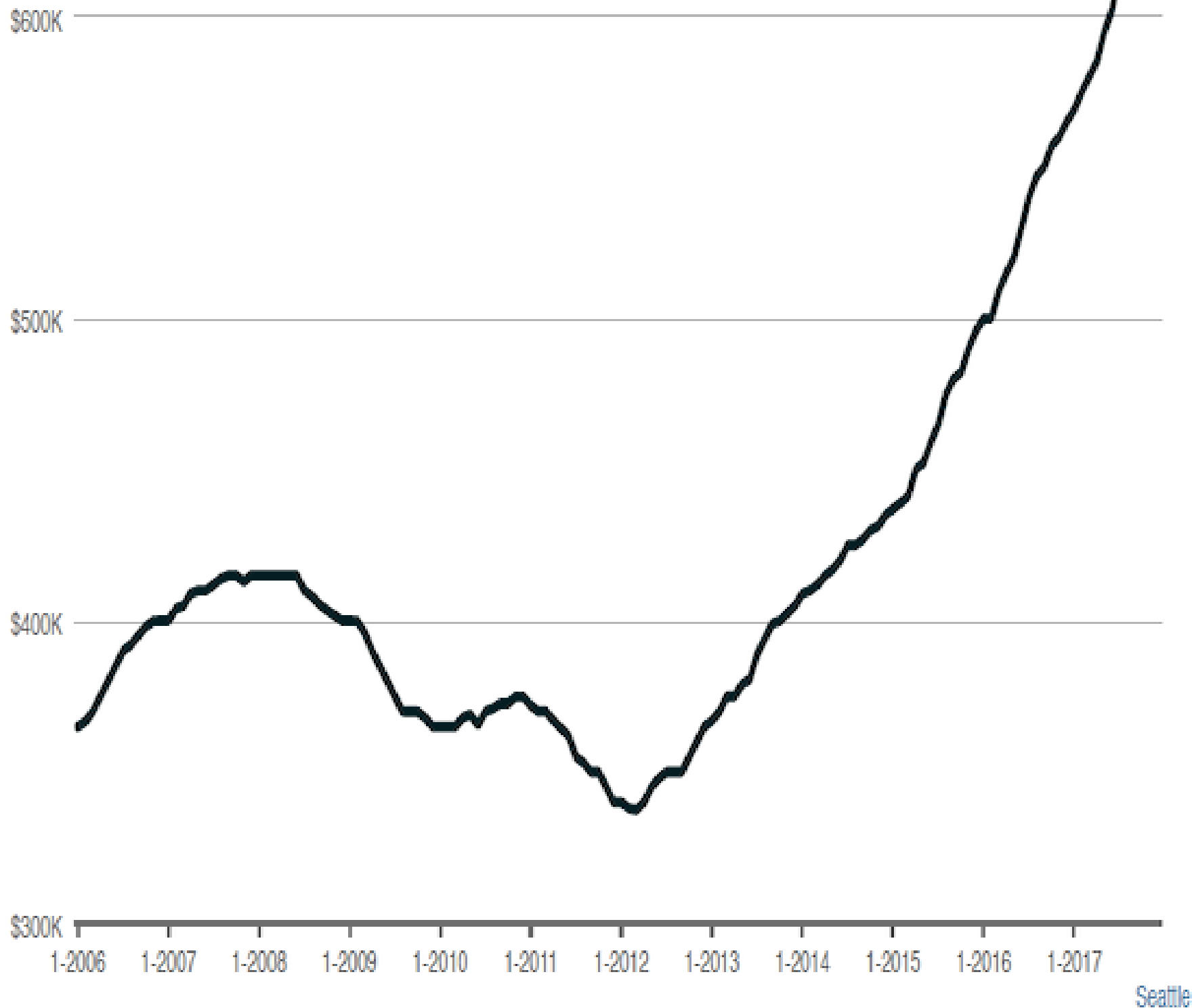
Data & Methods

Learnings

Conclusions

Future Direction

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?

Data & Methods

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

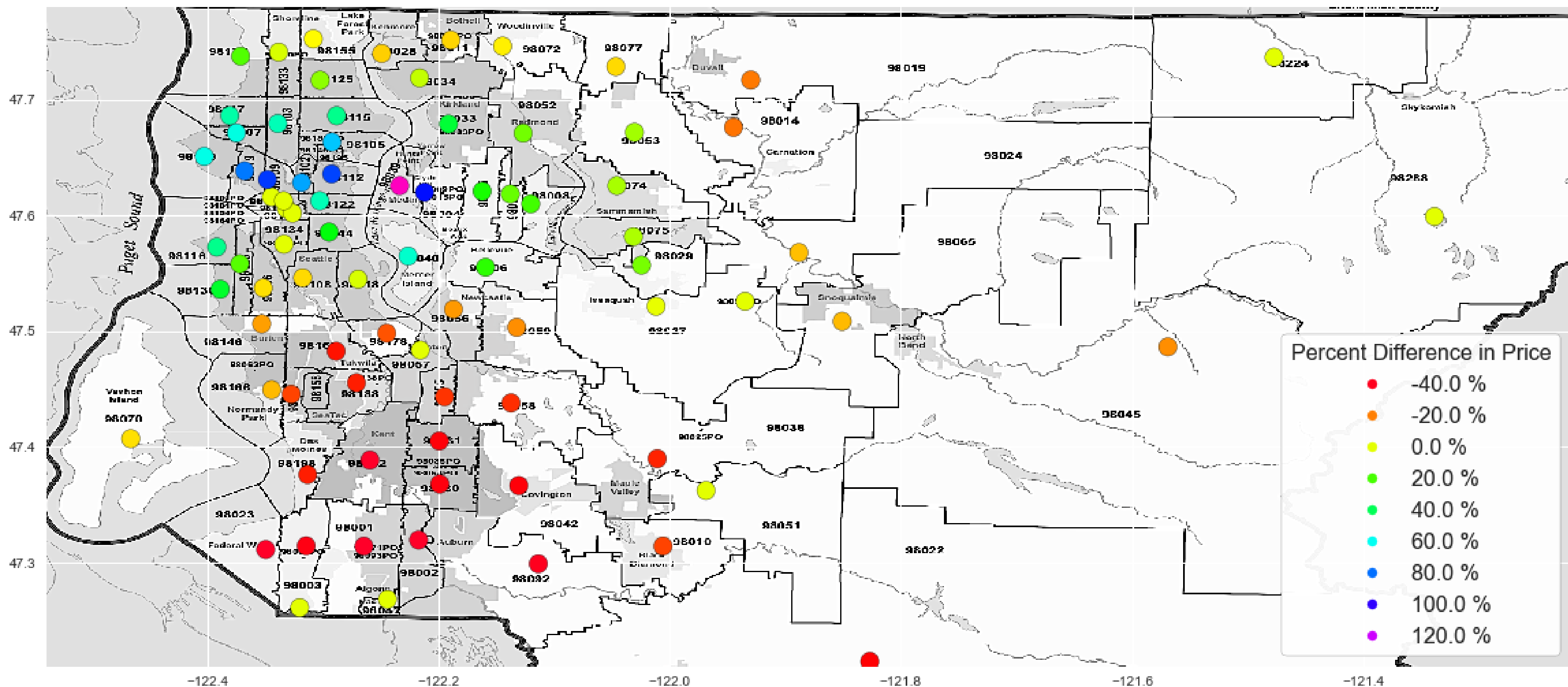
- Sale Price
- Interior and Lot Square Footage
- Bedroom, Bathrooms
- Location
- Renovation, Year Built

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

The Model

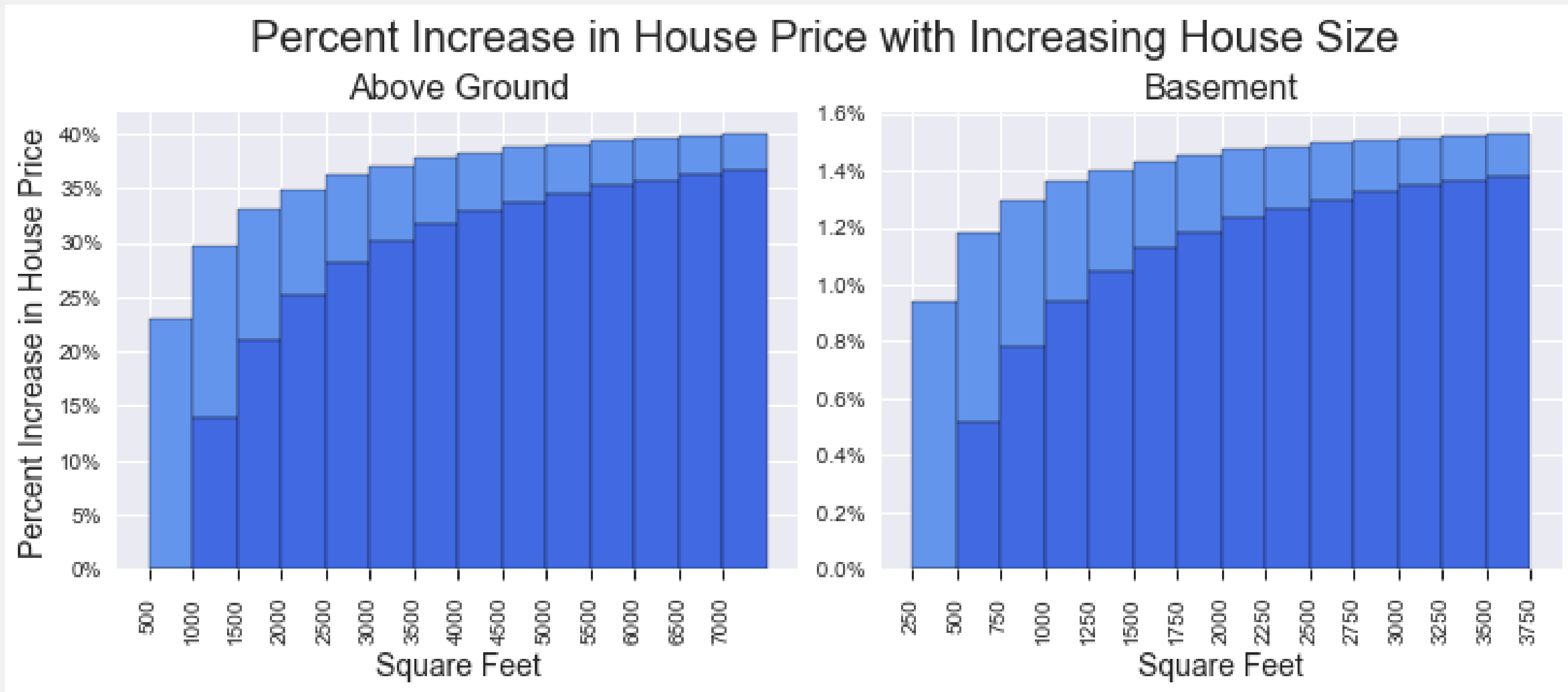
Explains 85% of the variance in King
County house prices





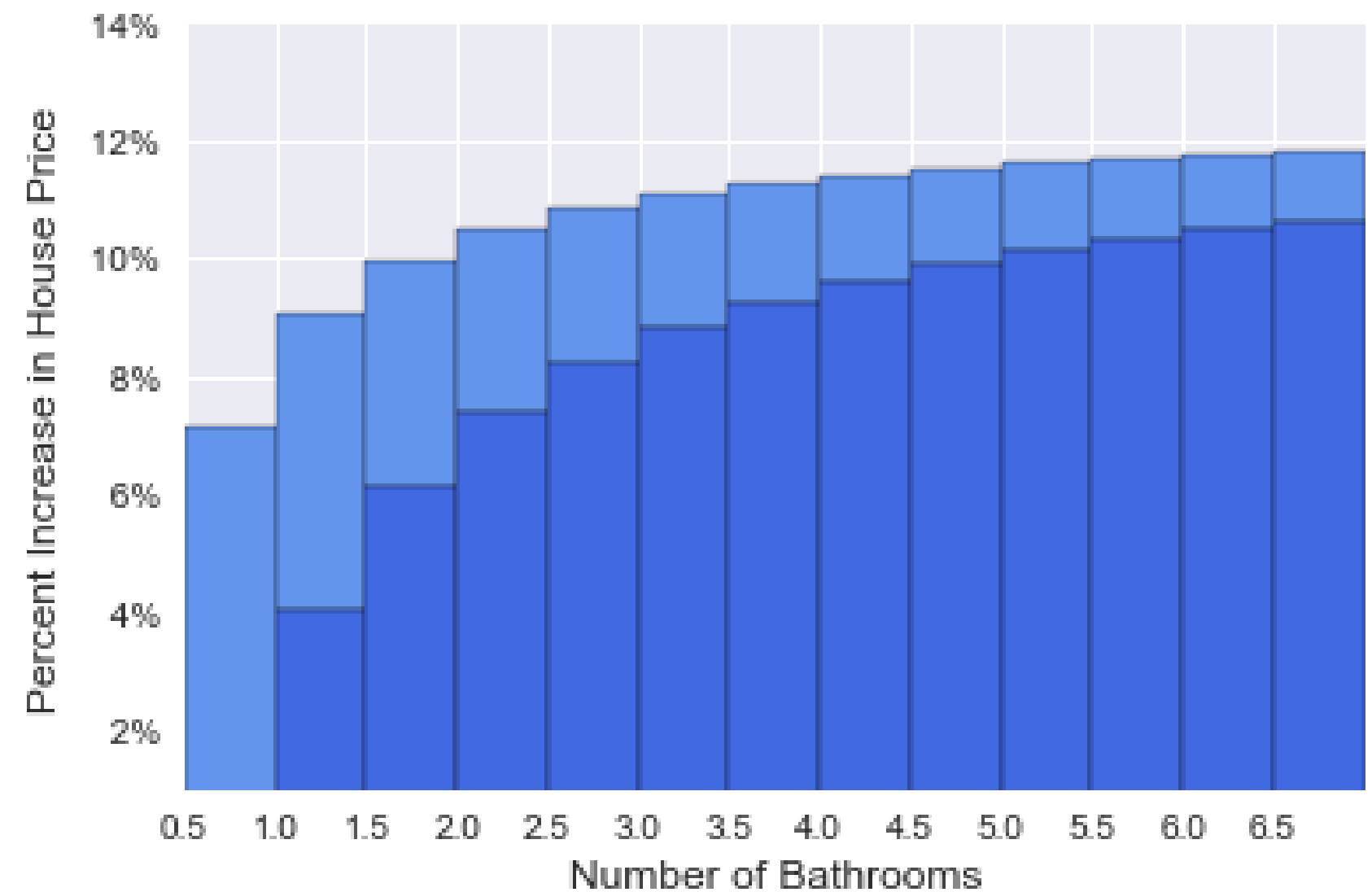
Location Location Location

Square footage is very important (above ground matters most)



Bathroom number effect on price

Percent Increase in House Price by Increase in Number of Bathrooms



Conclusions

- Location is biggest factor
- Square footage
- Bathrooms



FUTURE WORK



- Tease out the elements of the zipcode effect
- Elevation effect?
- more recent data
- Build out an application

Thank You!

Questions?

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