

House Sales in King County

Michael Cheng

DATA

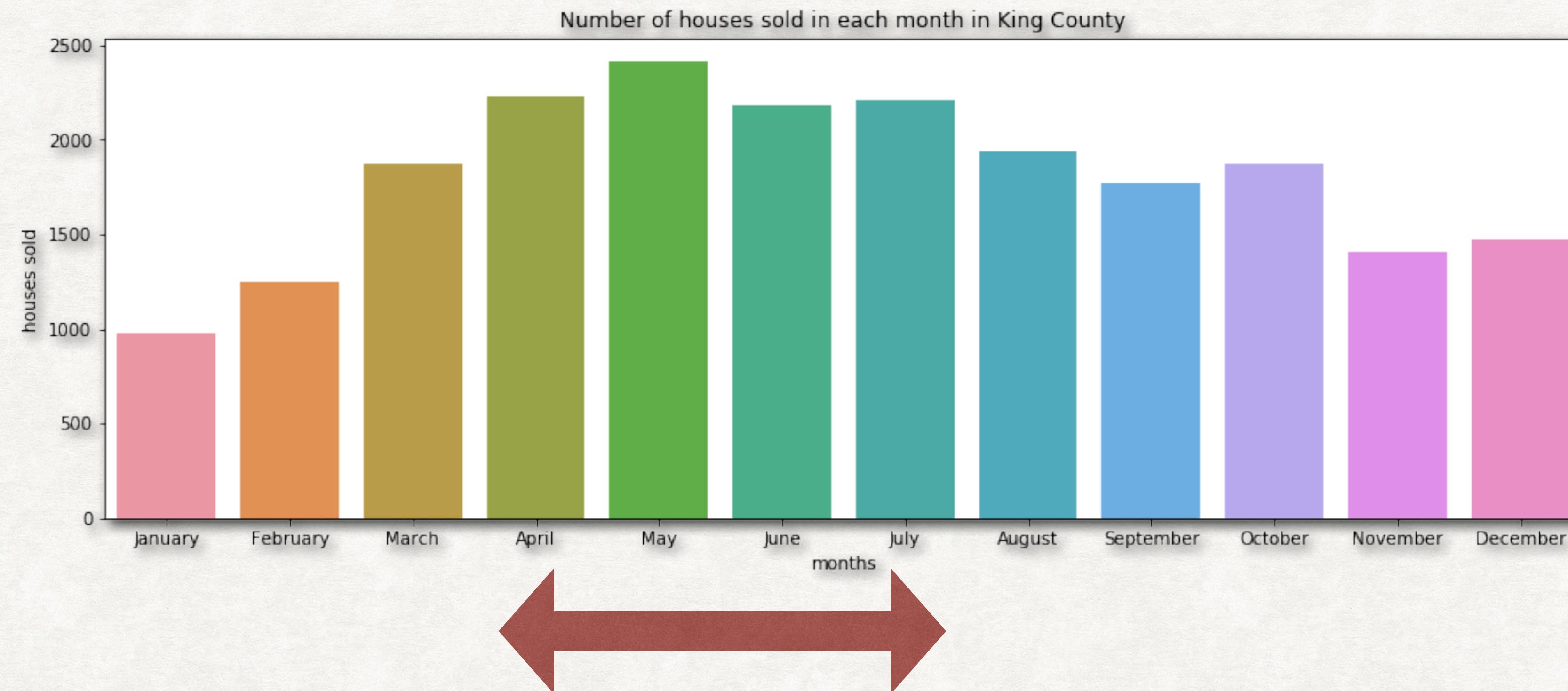
The data contains house sales in King County from May 2014 to May 2015.

King County is the most populous county in Washington state, with an estimated population of over 2.2 million in 2018.

Seattle is the biggest city in King county.

QUESTION 1

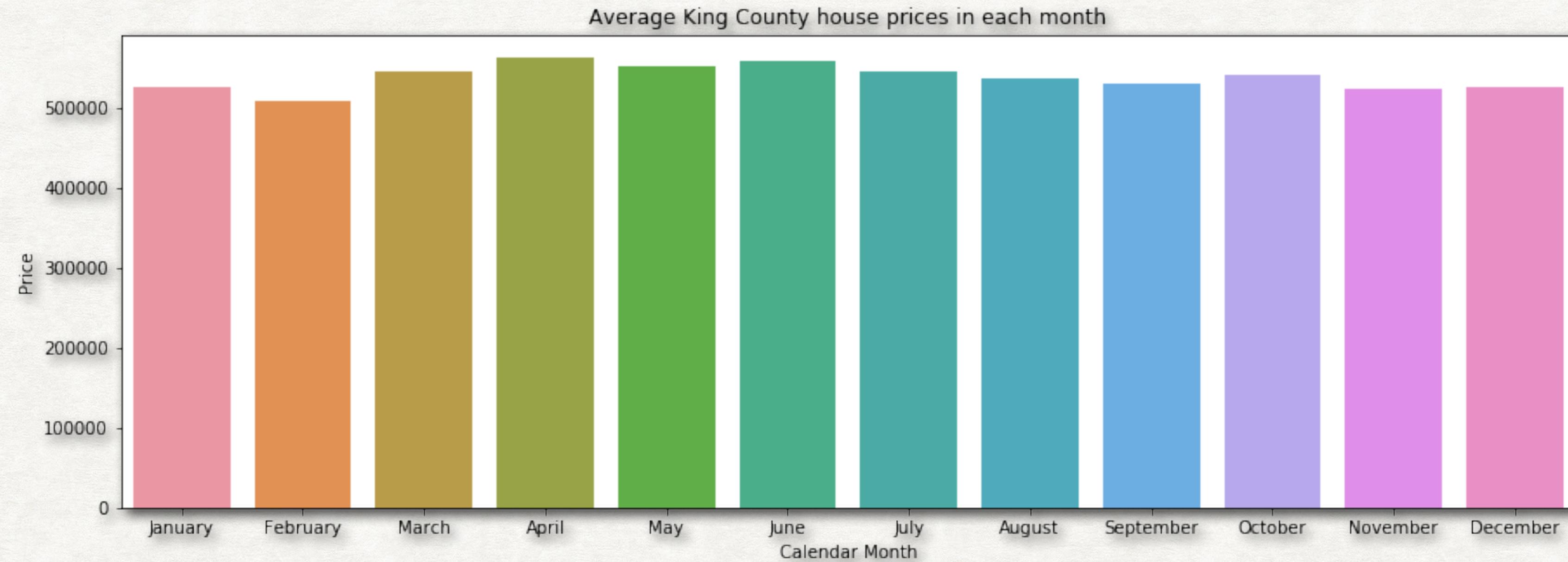
Which month or season is the best to sell a house?



April to July have largest number of houses sold, while November to February is the slowest.

QUESTION 1

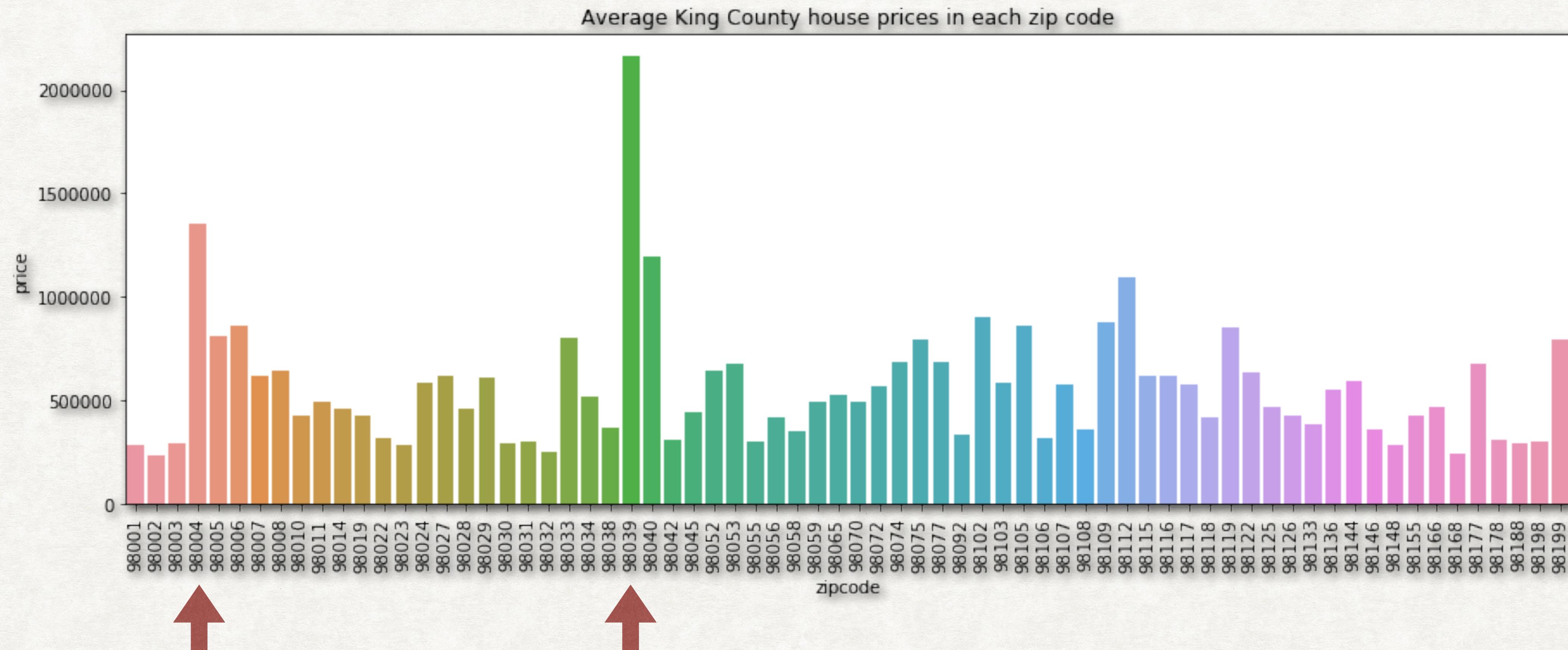
Which month or season is the best to sell a house?



Selling price is consistent throughout the year. There is no reason to delay selling a house until summer.

QUESTION 2

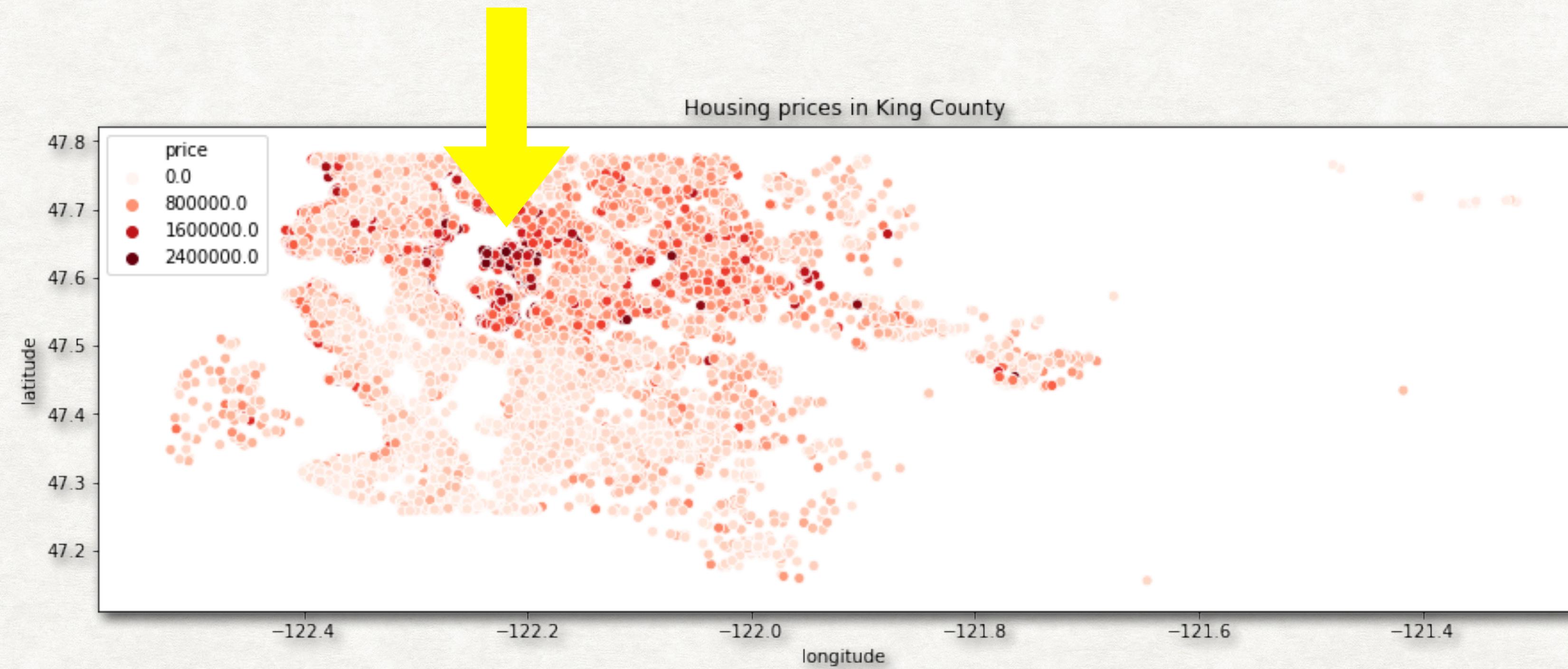
How does location affect the price of a house?



Zip Code has significant effect on the price.

QUESTION 2

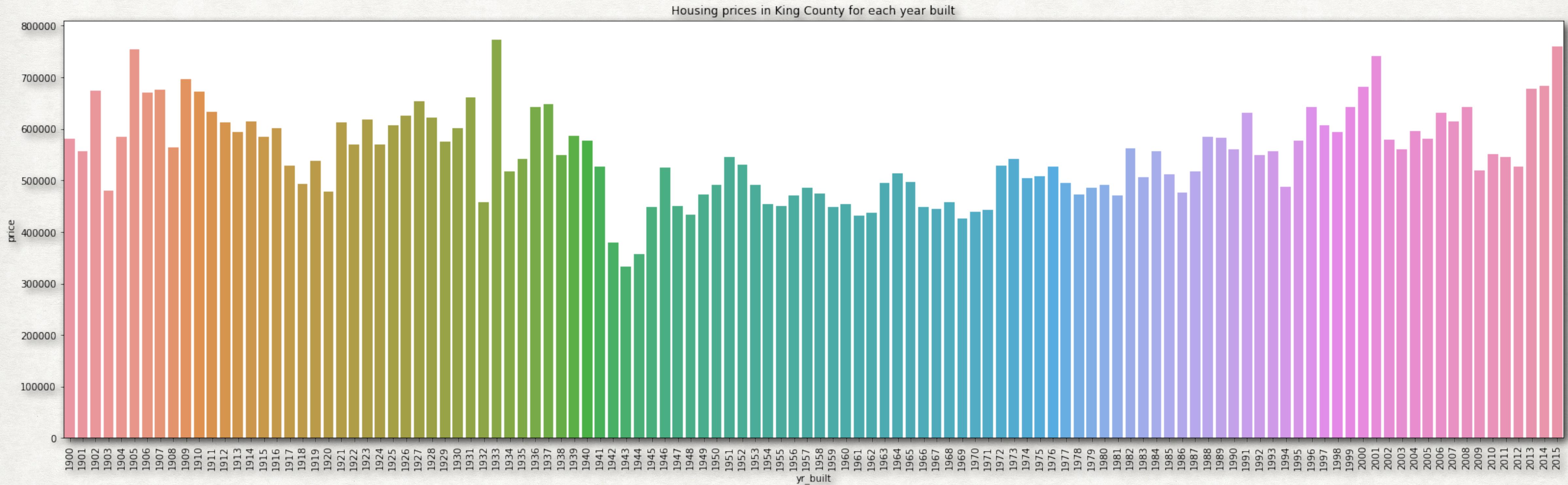
How does location affect the price of a house?



Most expensive houses are located next to Lake Washington.

QUESTION 3

How does the age of a house affect its price?



Price is not related to the age of a house.
Houses built over 100 years ago have similar values to new houses.

REGRESSION RESULTS

WATERFRONT

A house with waterfront view can be sold for \$594500 more, with all other variables equal.



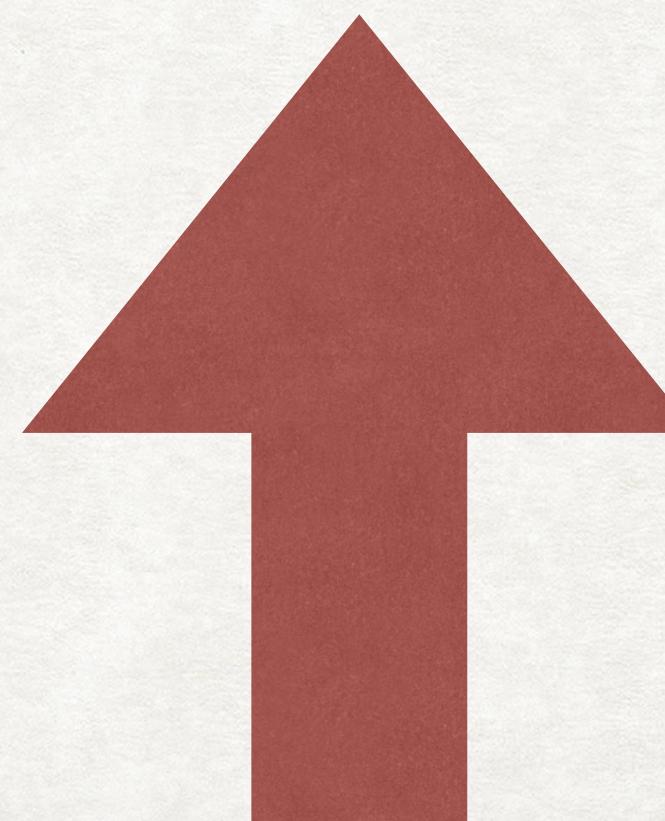
REGRESSION RESULTS

SQUARE FEET

Every extra square foot increases the price of a house.

Each extra square feet above basement increases the price by \$219.43.

Each extra square feet of basement increases the price by \$129.97.



\$219.43

REGRESSION RESULTS

RENOVATION

A renovated home can be sold for \$55300 more, comparing to a home without renovation.



