

EDA Project

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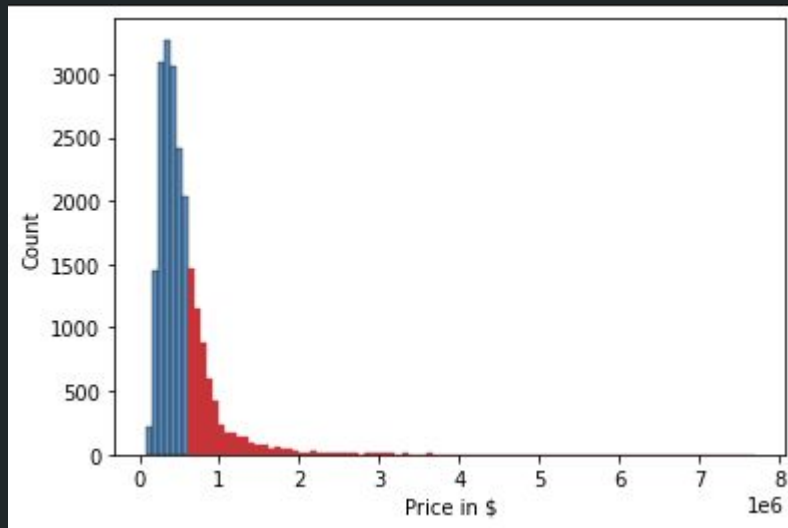
- Lively, central neighborhood
- Middle price range
- Right timing

Data: King County Housing Data

- 21597 houses
- sold in the time from 05/2014 to 05/2015

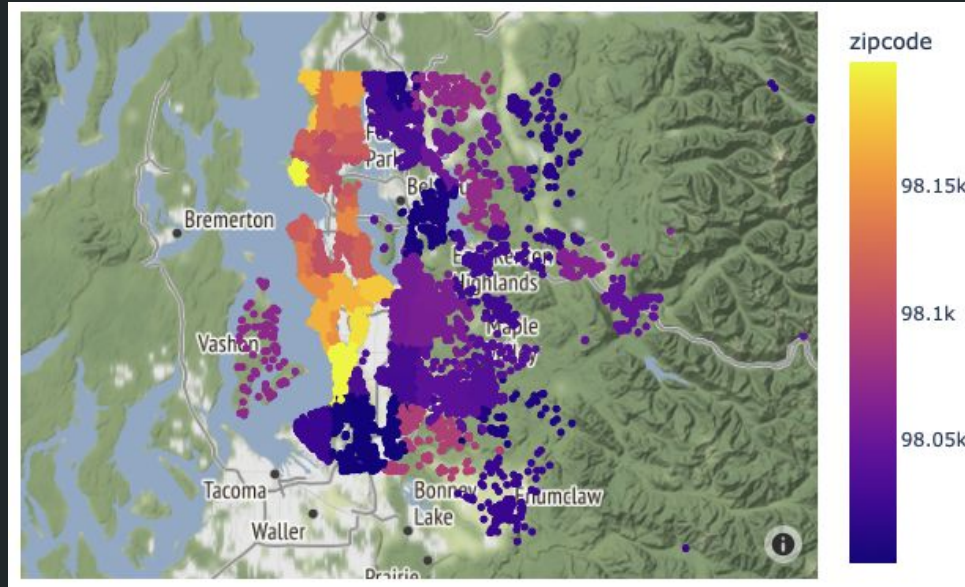
Filtering the data

- We drop the houses with prices in the highest tertile ($> 565000\$$)



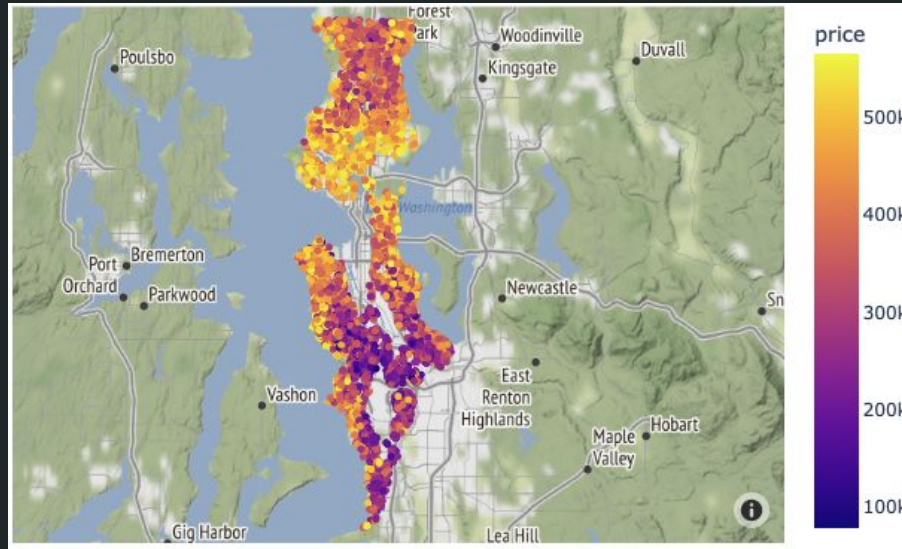
Filtering the data

- We drop the houses with prices in the highest tertile ($> 565000\$$)
- We say, a house is central, if the zipcode is higher than 98100



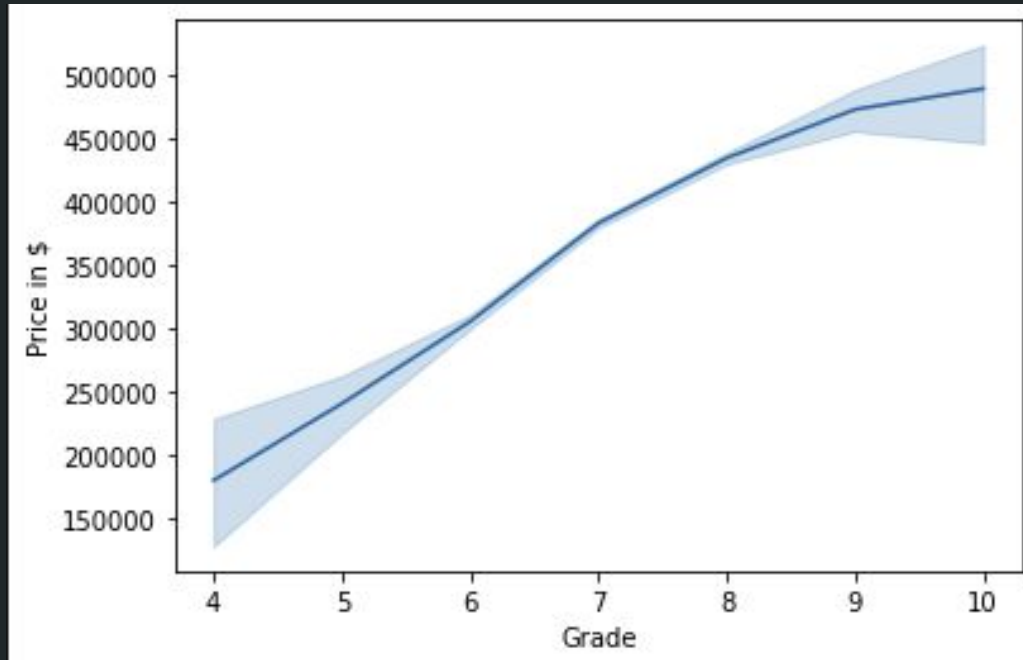
Hypotheses

1. The closer the house is to the city center, the higher the price.



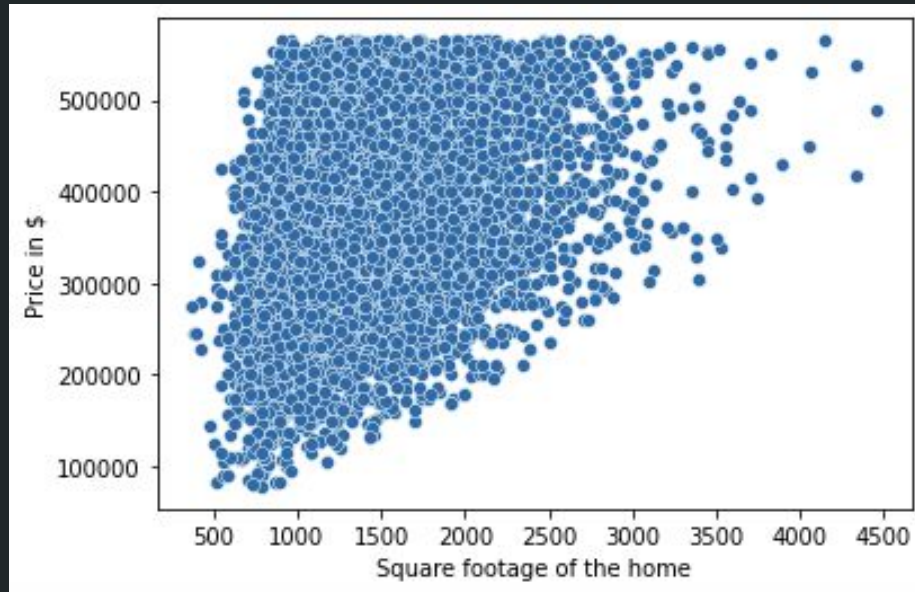
Hypotheses

2. The higher the grade of the house, the higher the price.



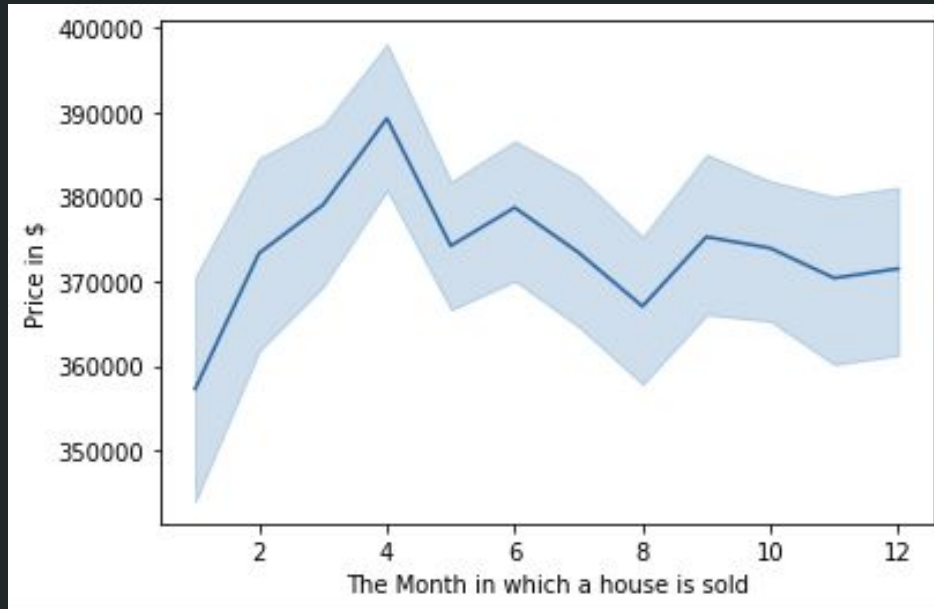
Hypotheses

3. The bigger the house, the higher the price.



Hypotheses

4. Houses are cheaper in the winter.



Conclusion and Recommendations

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- Houses that have a square footage bigger than 3000 are sparse
 - ➔ It is recommended to search for a house with about 2500 square footage

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- Houses are almost equally expensive during the year

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- Houses in the middle price region have a grade of 7-10
 - It is advisable to search for houses that are graded in this range
- Houses that have a square footage bigger than 3000 are sparse
 - It is recommended to search for a house with about 2500 square footage
- Houses are almost equally expensive during the year
 - It is not necessary to wait for the winter to buy a house

