



Predicting Home Sale Prices in King County: Recommendations for Sellers

DOUG STEEN

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Project Approach

King County housing dataset includes home sale prices from May 2014 – May 2015

Includes other features:

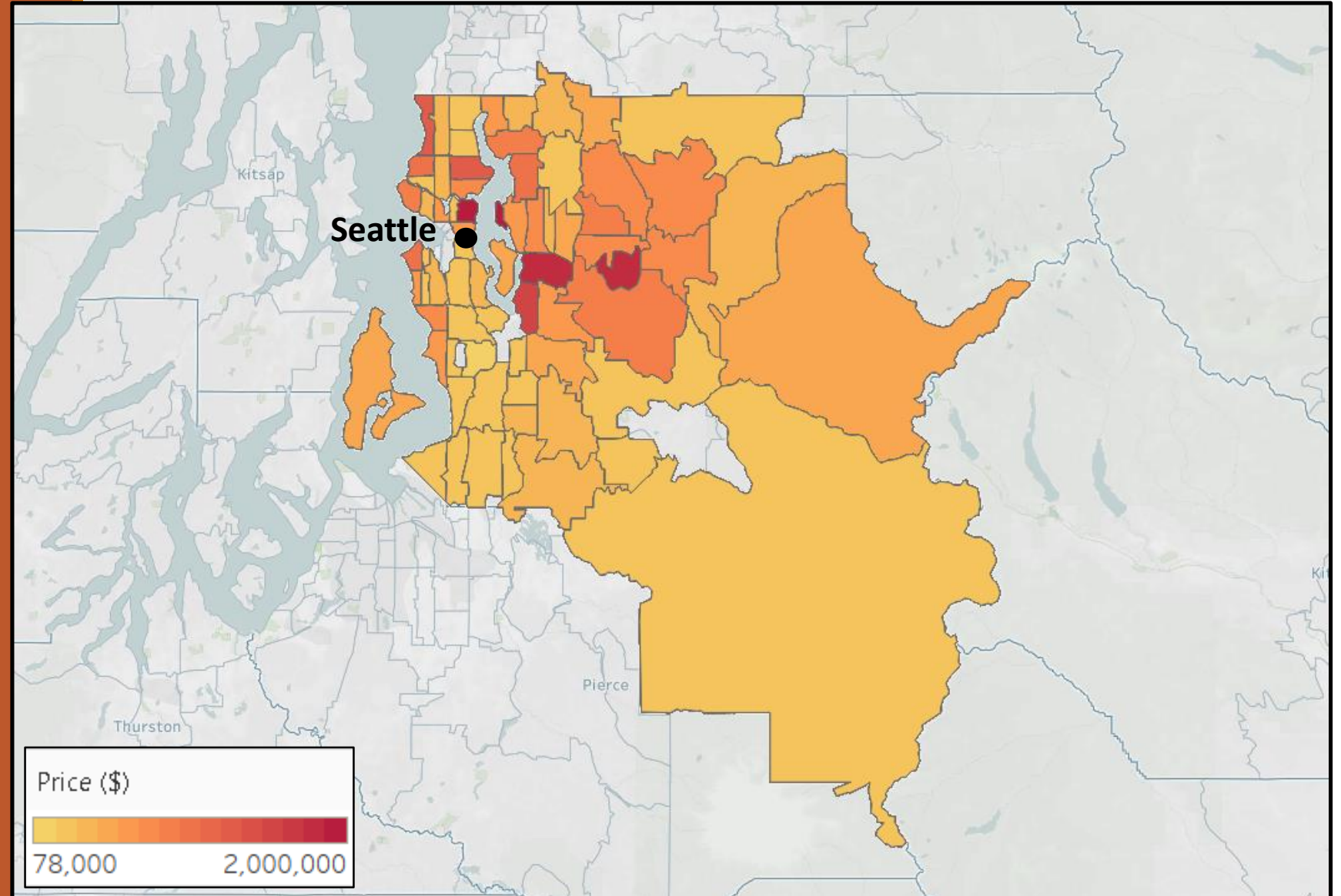
- Location - zip code, latitude and longitude
- Size - ft² ... above ground, basement, living area
- Size of neighborhood homes
- Number of floors, bedrooms, bathrooms
- Condition, grade
- Year built, year renovated
- Setting - waterfront, view

Objective: Produce a model to predict sale price using most critical features

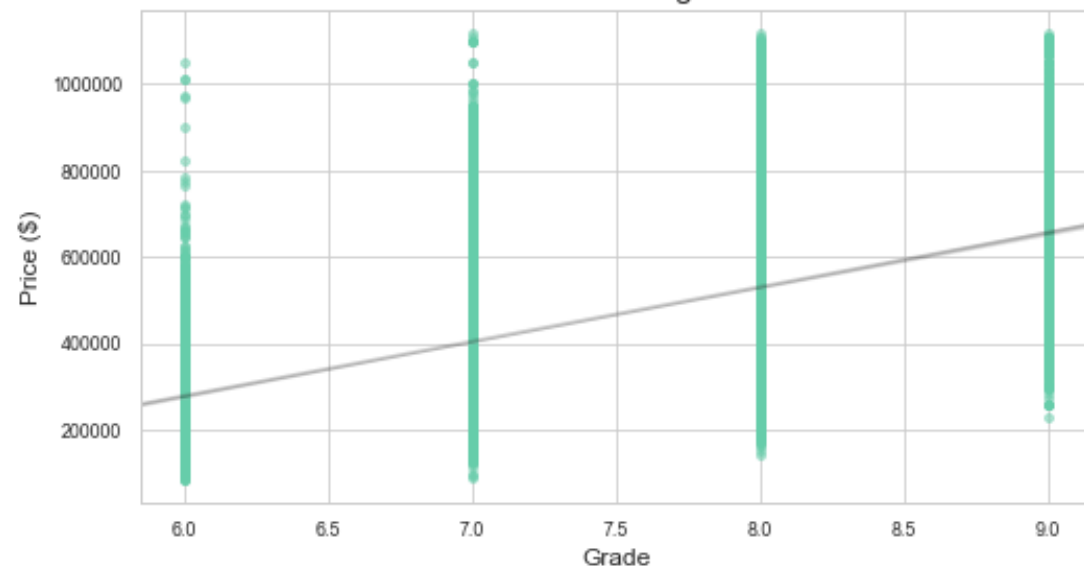
Results

- Five most important features for predicting sale price:
 - Zip code
 - Construction/Design Grade
 - Neighborhood Home Living Area
 - Distance from Seattle
 - Home Size (excluding basement)
- Model explains 77% of the overall variability in King County house prices

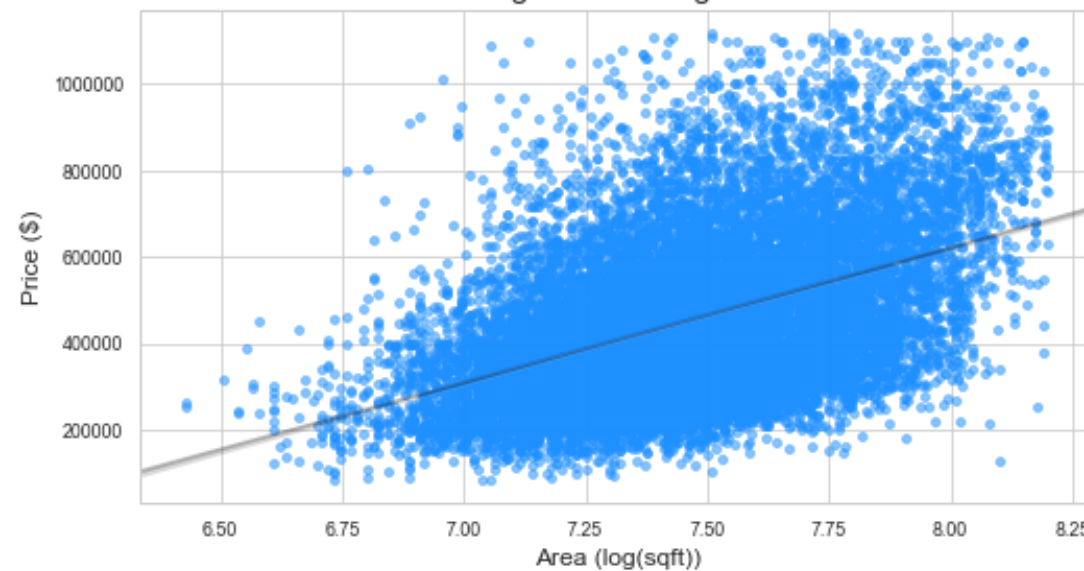
Median Sale Price by Zip Code in King County



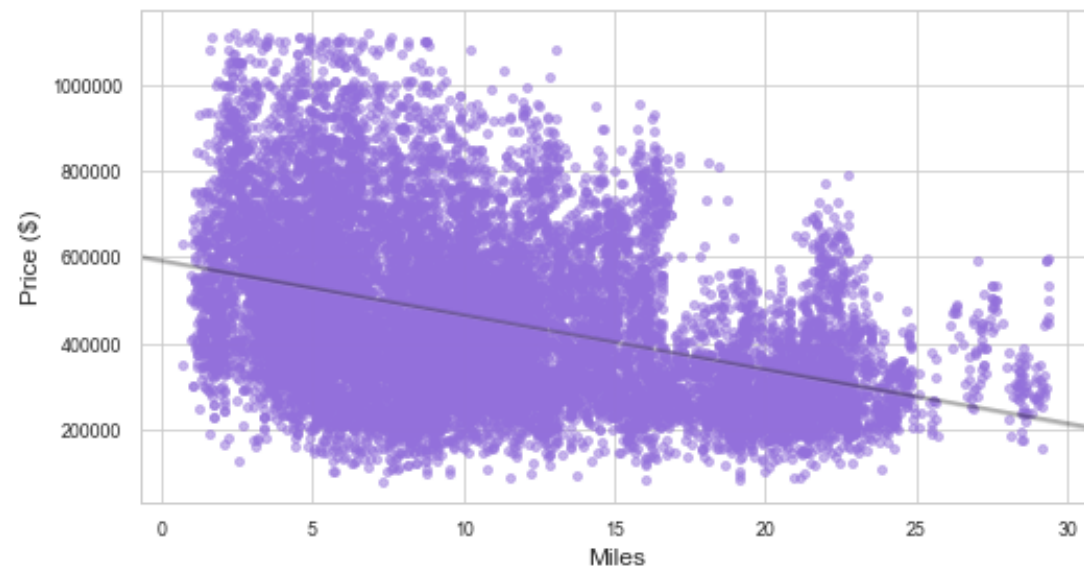
Construction/Design Grade



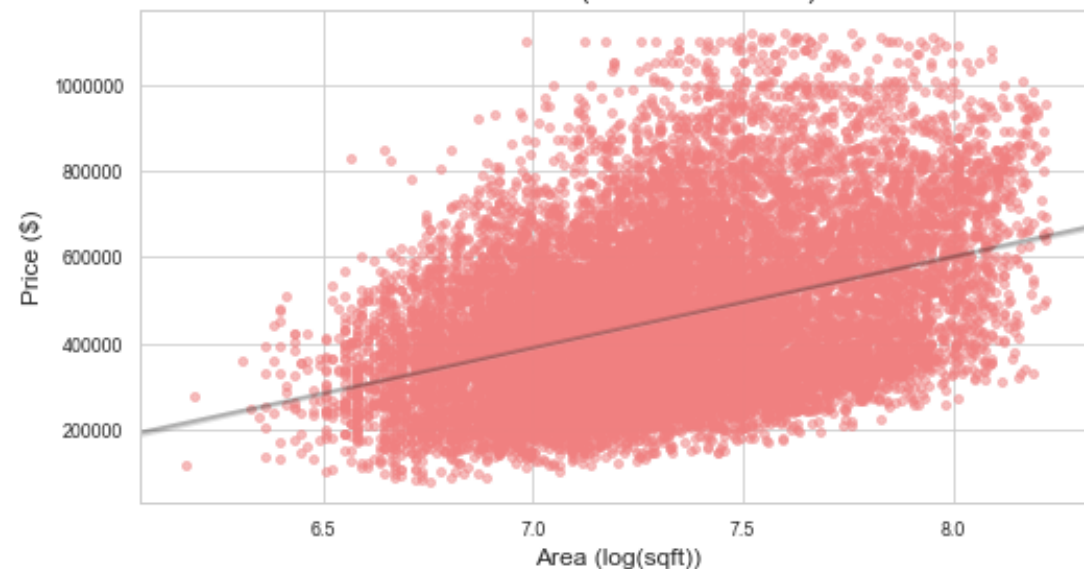
Living Area of Neighbors



Distance from Downtown Seattle



Home Size (Excl. Basement)



How to maximize profits when selling your home?

Consider an addition to increase the square footage of your home

- Encourage your neighbors to do the same!



Stick to quality construction and design for home building and renovations



For current homeowners, location factors are largely out of your control

- If you live in a desirable zip code or close to the city, know your worth!



Future Work

- Explore more regional features driving house prices:
 - Are there unique temporal trends in certain areas?
- Explore different methods for addressing outliers:
 - Predictors may change with different treatment of very cheap & very expensive properties

Thank you!