



EDA project

Home Sales in King County (USA)

Outline

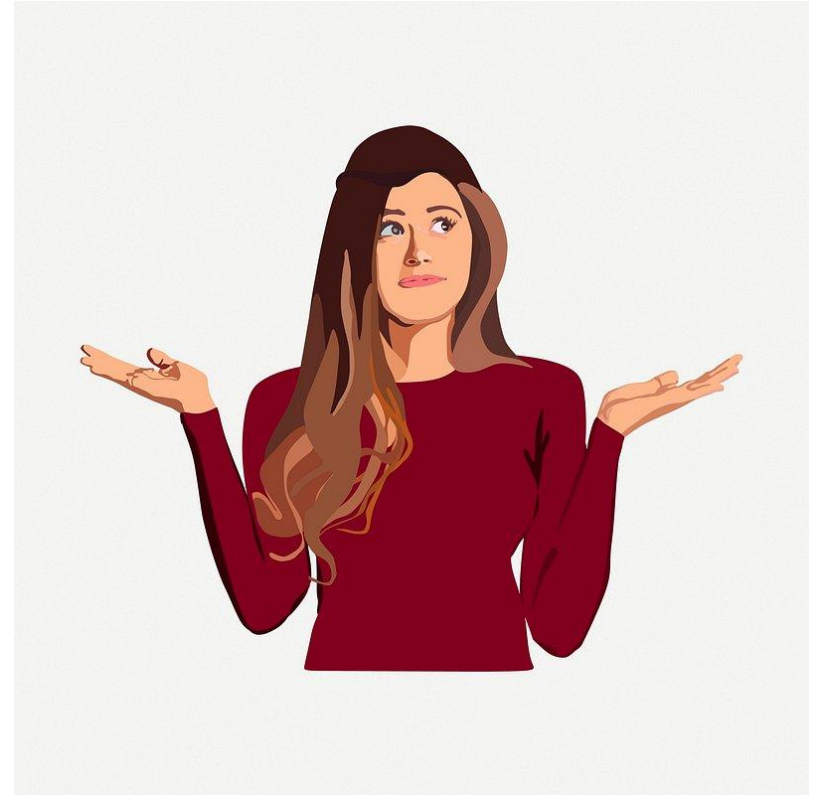
1. Presentation of Client
2. Objectives & Hypotheses
3. Analysis of house price by
 - a. area
 - b. season

5. Conclusions & Recommendations



Client: Nicole Johnson

- searching for a house in a lively, central neighbourhood
- Budget: middle price range
- When is the best timing to buy?





Objectives and Hypotheses

1

Which lively and central area is still affordable for a budget in middle price range?

The closer to the city center, the more expensive

2

Does timing affect the price?

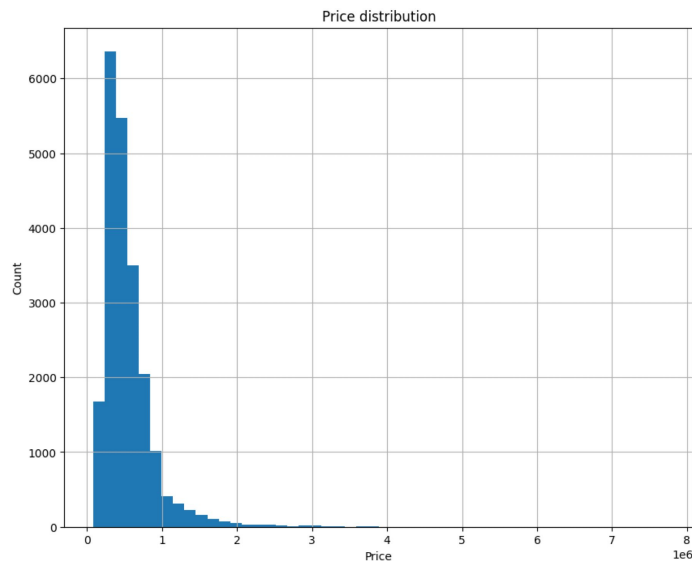
House prices fluctuate over the year and are lowest in seasons with low number of solds

3

Do some areas have a better price performance?

Some areas offer a lower price per sqft

Middle price range in King County between 322.000 - 645.000\$



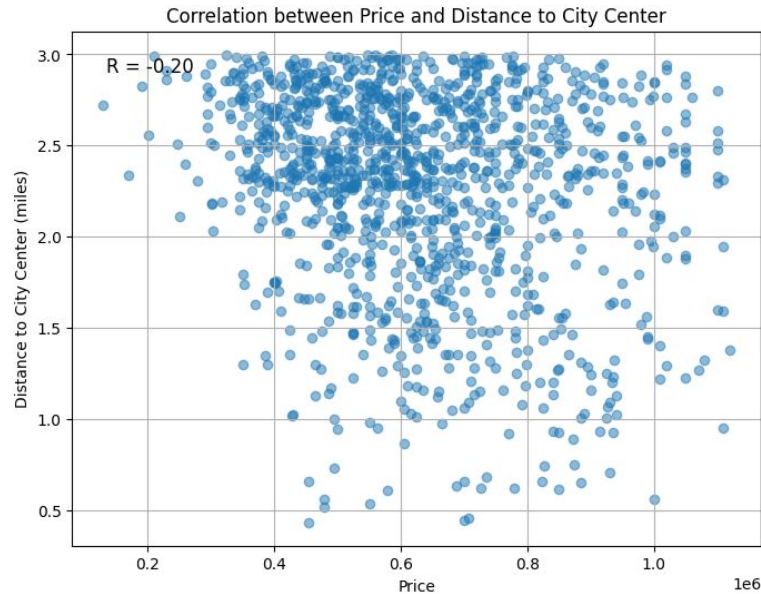
count 21597.000
mean 540296.574
std 367368.140
min 78000.000
25% 322000.000
50% 450000.000
75% 645000.000
max 7700000.000

**search houses within interquartile range
(25%-75%)**

Some areas around the city center within a radius of 3 miles are still affordable with middle-price budget



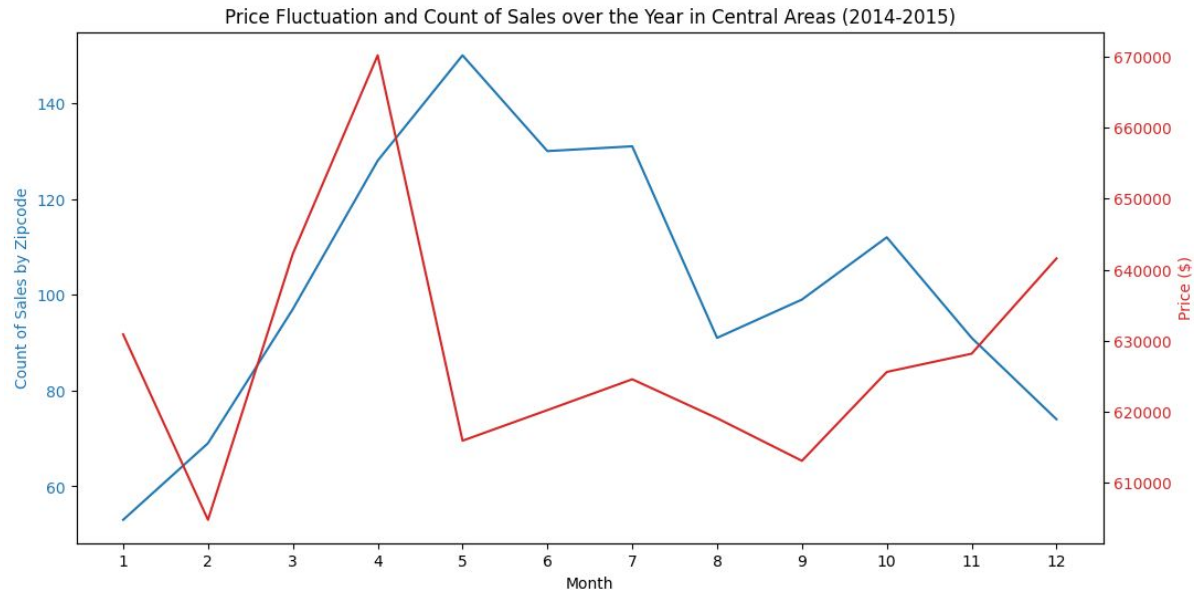
Price does not correlate with distance to city center in areas within 3 miles-radius around center



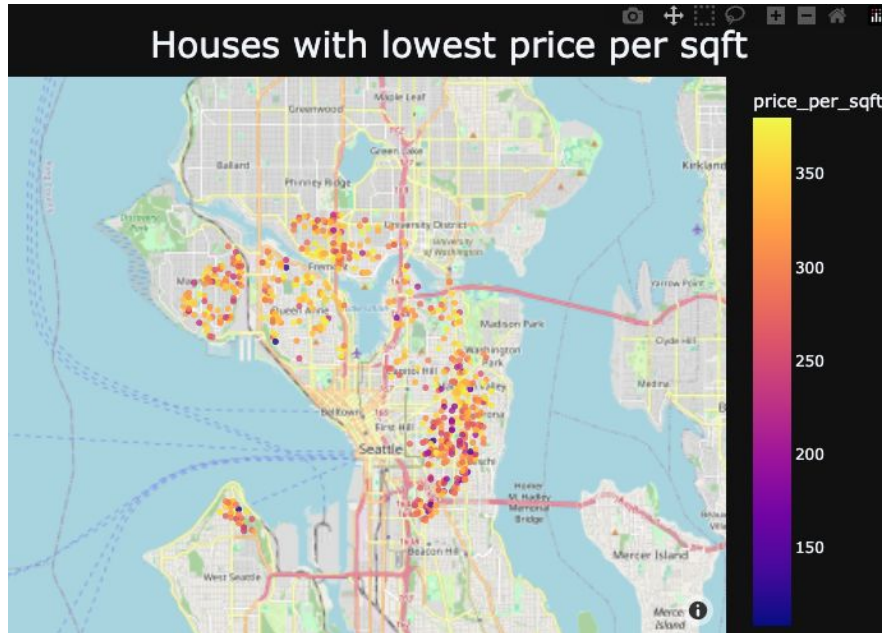
Ranking of cheapest areas



Highly-priced season March-April in last 2 years



Areas with the lowest price per sqft





Recommendations

1

Which lively and central area is still affordable for a budget in middle price range?

3 miles-radius around the city center offers affordable homes in middle price range

2

Does timing affect the price?

buy in January or May-September to avoid highly-priced season

3

Do some areas have a better price performance?

West Seattle or East of the city to get more living space and good grade at lowest price



Thank you.

