

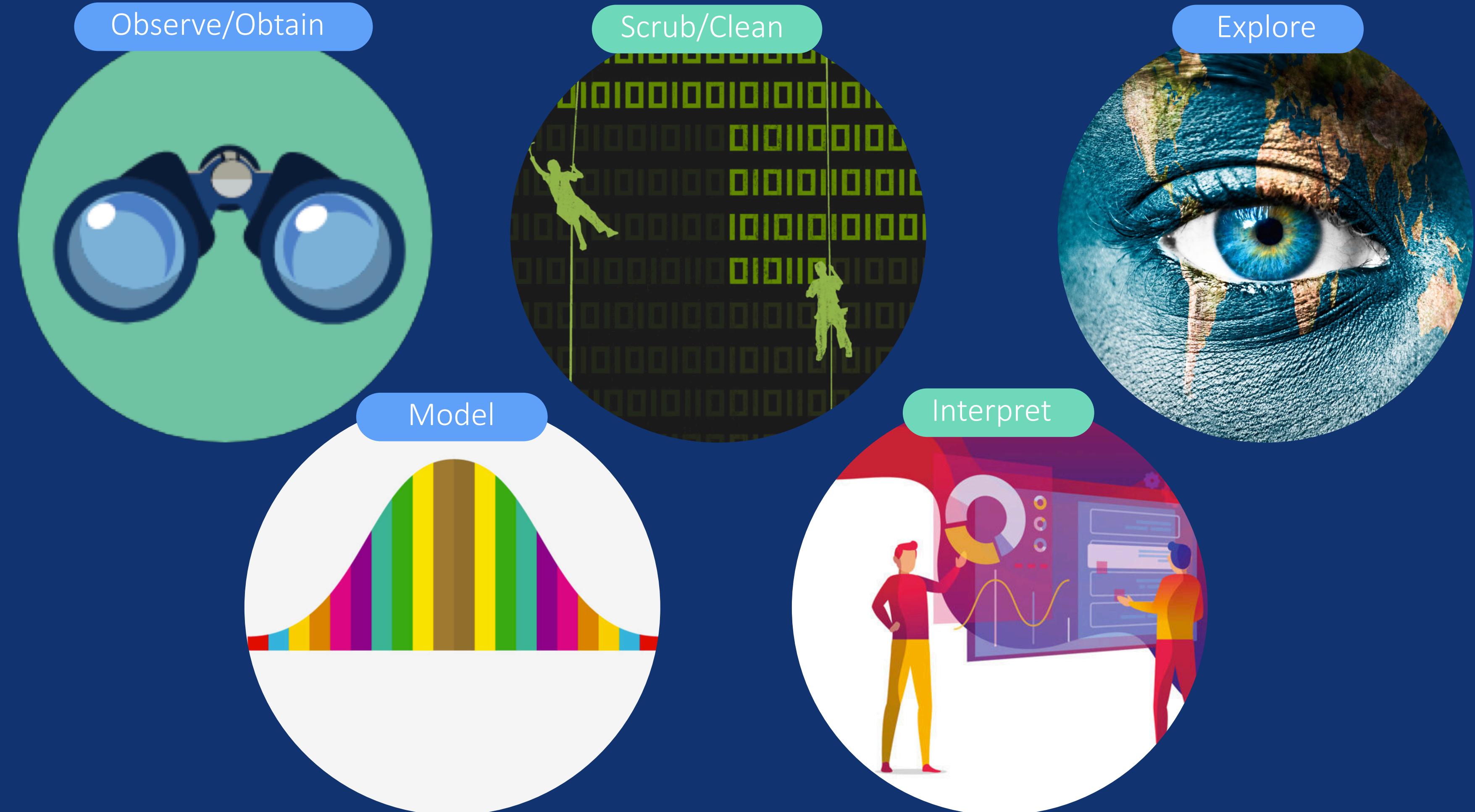
# King County Housing Data

## Linear Regression Analysis



Data Analysis Technique

# OSEMN Framework



# King County, WA Avg. House Price By Zip Code

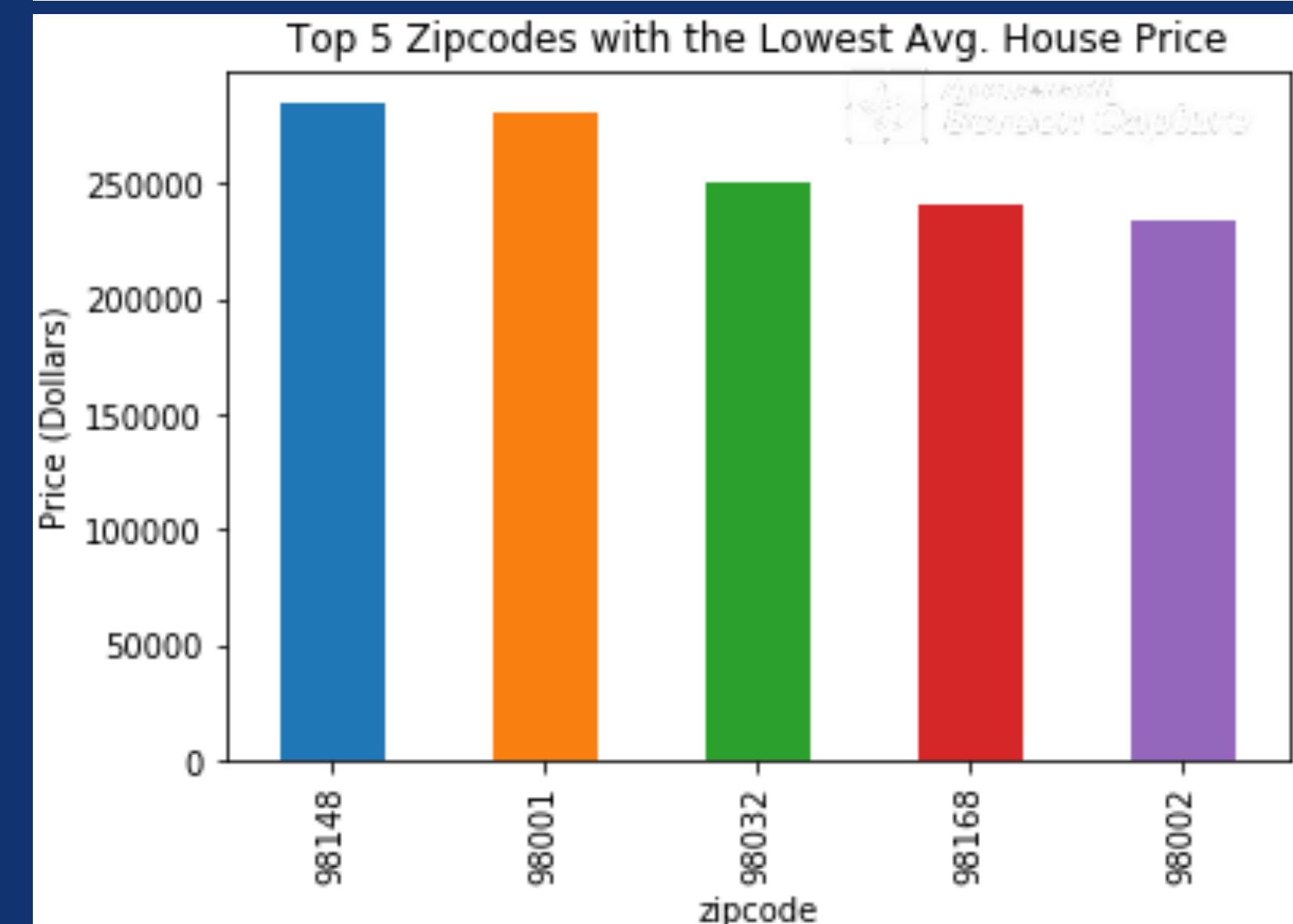
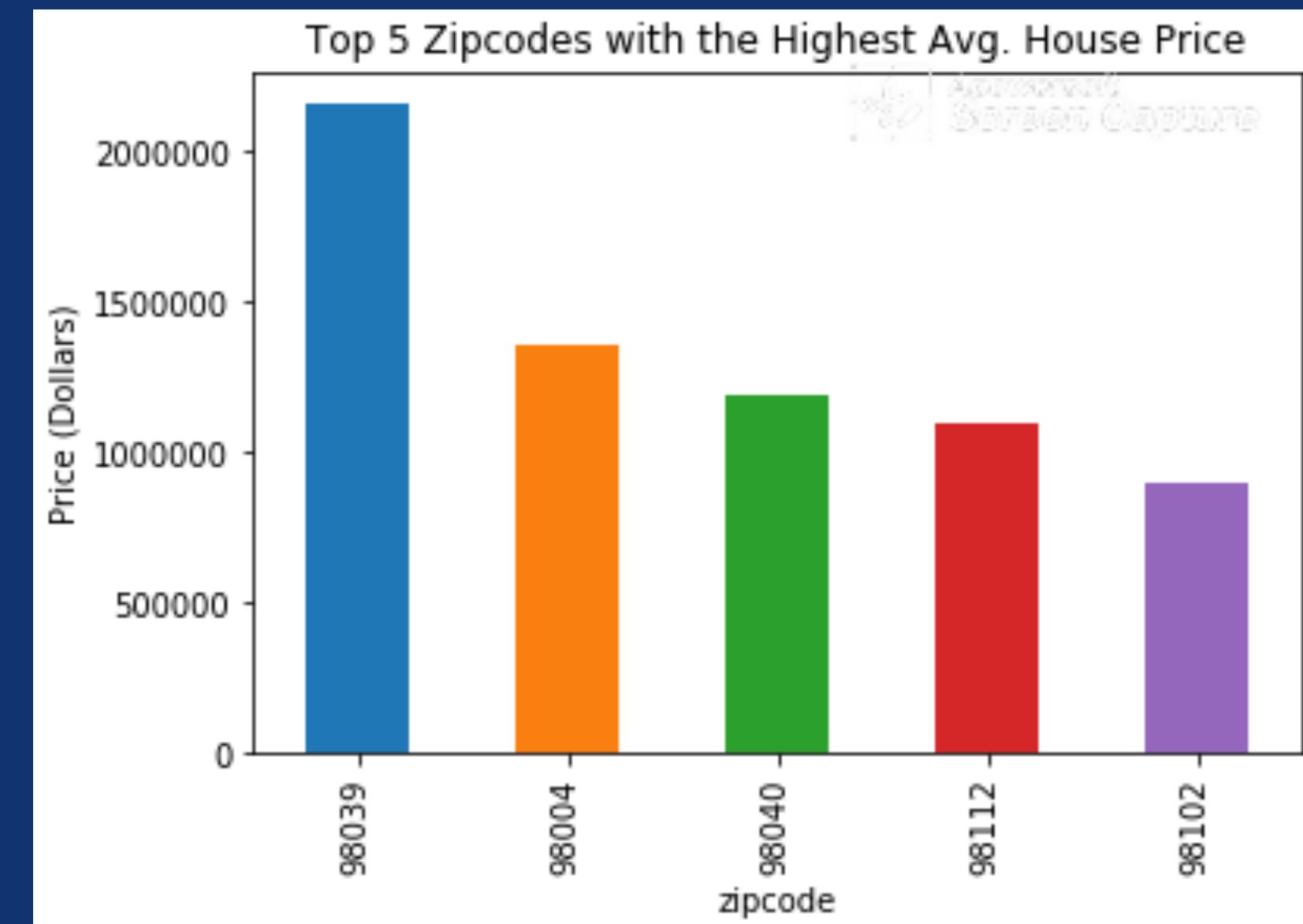
- The difference in the top vs. the lowest home price in King County is fairly large, coming in at roughly a \$1.9 million difference between the wealthiest and poorest neighborhoods.
- The median house price in Washington is \$364,000. King County has a few neighborhoods with below median house price.

Top 5 zip codes with the highest average house price:

1. 98039: \$2,161,300
2. 98004: \$1,356,523
3. 98040: \$1,194,873
4. 98112: \$1,096,239
5. 98102: \$899,607

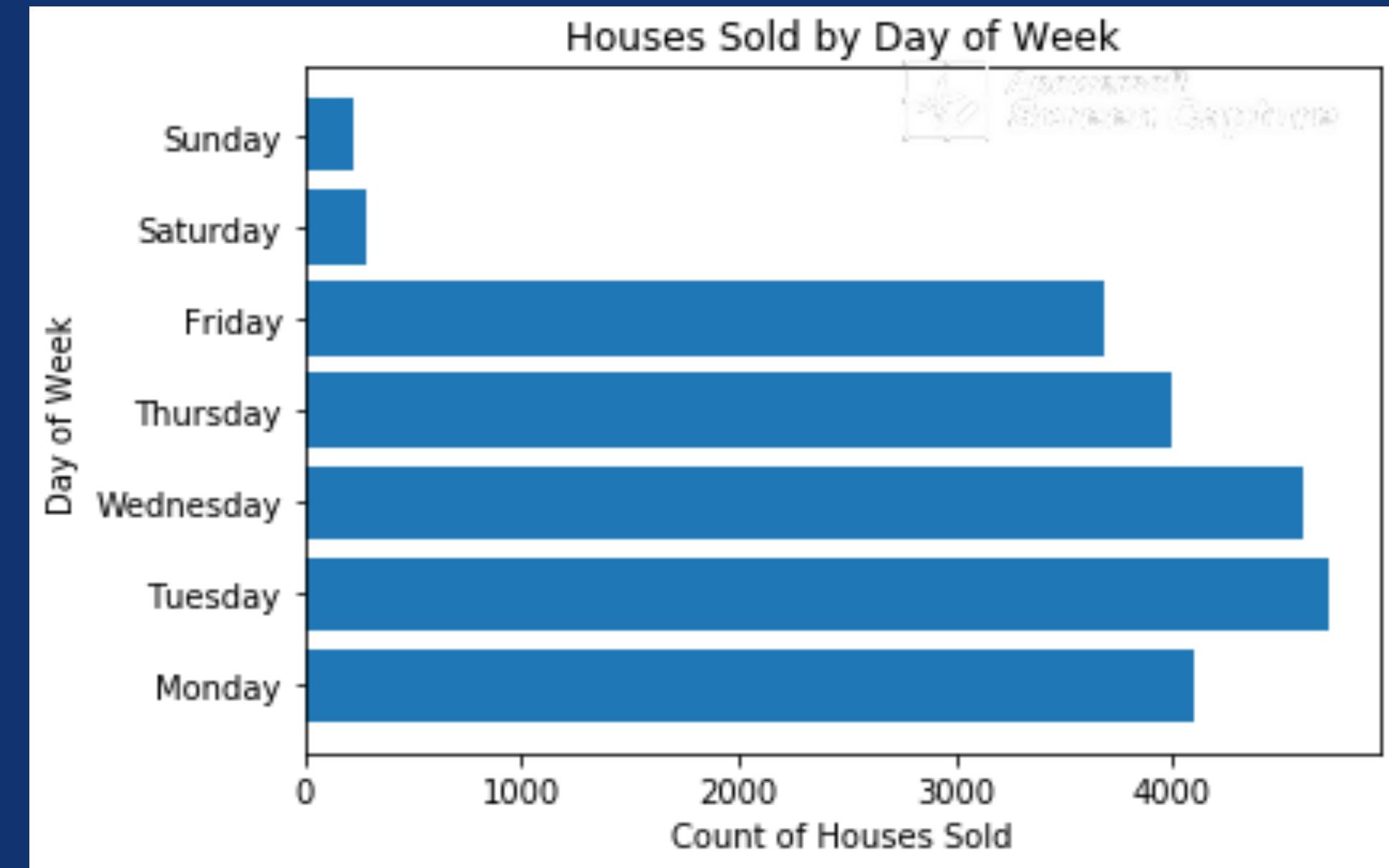
Top 5 zip codes with the lowest average house price:

1. 98148: \$284,908
2. 98001: \$281,194
3. 98032: \$251,296
4. 98168: \$240,328
5. 98002: \$234,284



# Hottest Day of the Week

- Further analysis was done using the date of which the house was sold. This data clearly shows Tuesday and Wednesday as the hottest days of the week to buy a house.
- An interesting data point here is that both Sunday and Saturday are extremely low compared to the weekdays.
  - Maybe the Real Estate industry likes their weekends too much?

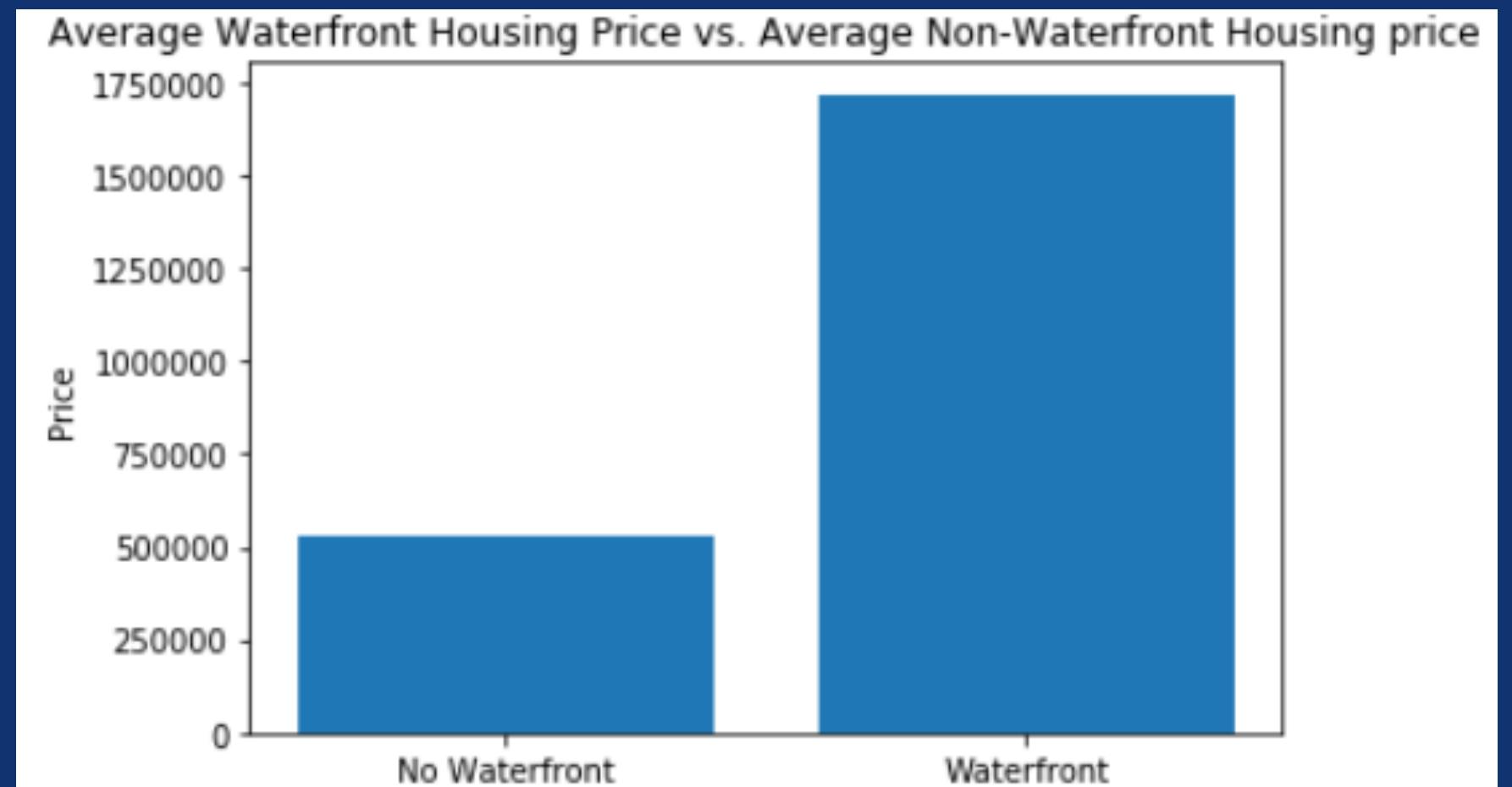


Rank of Number of Houses Sold by Day of Week:

1. Tuesday: 4,710
2. Wednesday: 4,600
3. Monday: 4,097
4. Thursday: 3,989
5. Friday: 3,648
6. Saturday: 287
7. Sunday: 230

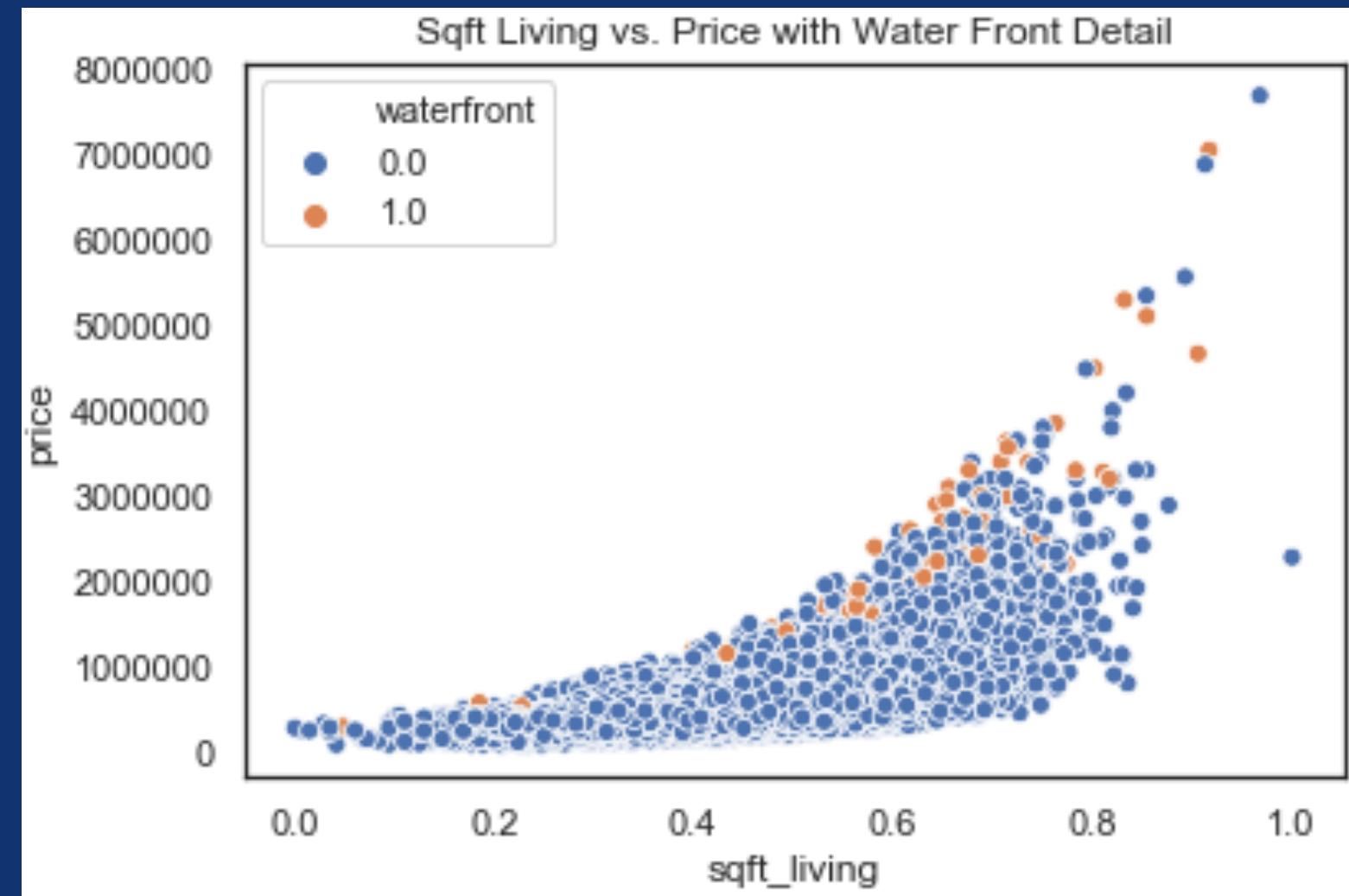
# Waterfront Property in King County

- Realizing which Real Estate is the most coveted was something many buyers want to know
- For this reason, an analysis was done on the average price of a home with a waterfront vs. a house without a waterfront.
- As one would expect, the home price of a waterfront property (\$1.75M) is far greater than a property with no waterfront (\$500K).



# Linear Regression Analysis

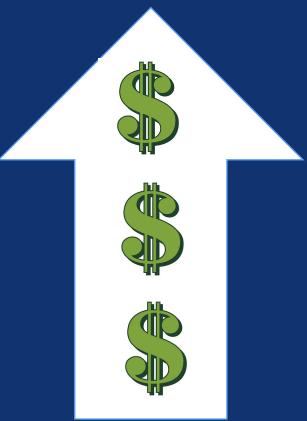
Our model can accurately predict the price 88% of the time.



- Note, there appears to be a exponential relationship as pointed out by our model between price and sqft. living.

## Top Factors of Buying a House

1. Waterfront
2. Year Renovated
3. Sq. Ft. of House



- All features have a high positive correlation with price.
- If you have a renovated house with a water front and a large sqft., you likely will be paying a pretty penny.