

Housing market analysis in the King County

Methodology and recommendations

Characteristics of the ideal house in King County

- Limited budget
- Enough space for a numerous family
- Nice and social neighborhood

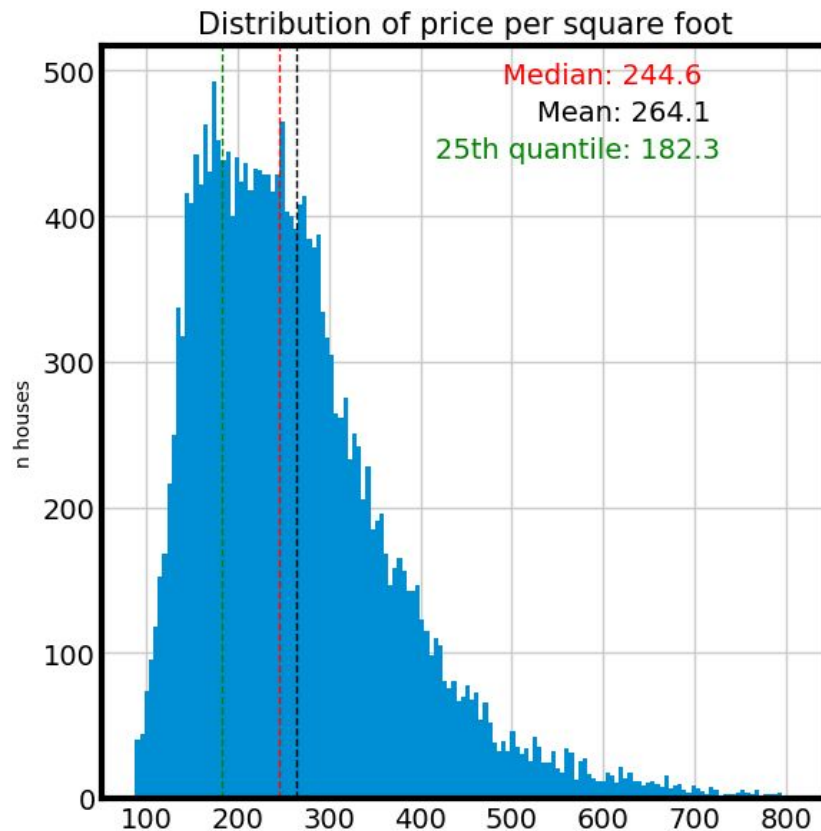
Overview

- The dataset
- Insight about cost, space and surrounding area
- Recommendations

The dataset

- Dataset characteristics
 - Data set: King County housing data 2014-2015, 21597 houses
- Dataset features:

bedrooms, bathrooms, sqft_living, sqft_lot, floors, waterfront, view, condition, grade, sqft_above, sqft_basement, yr_built, yr_renovated, zipcode, lat, long, sqft_living15, sqft_lot15, date, price

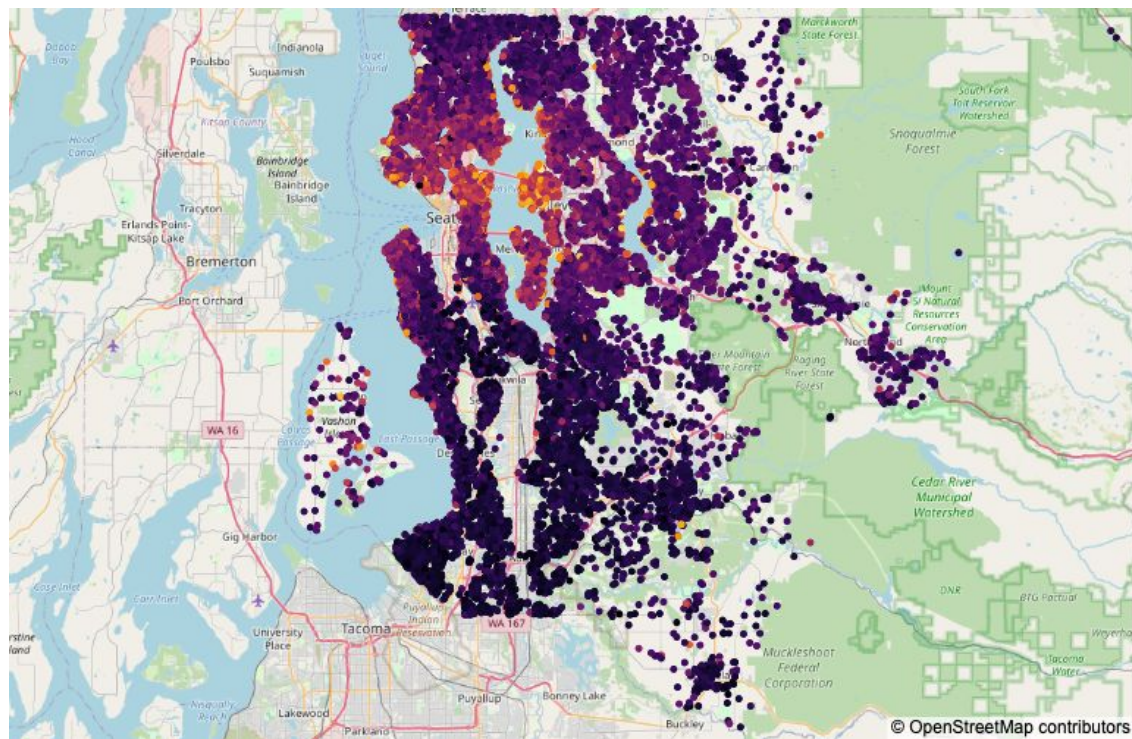


3 main questions

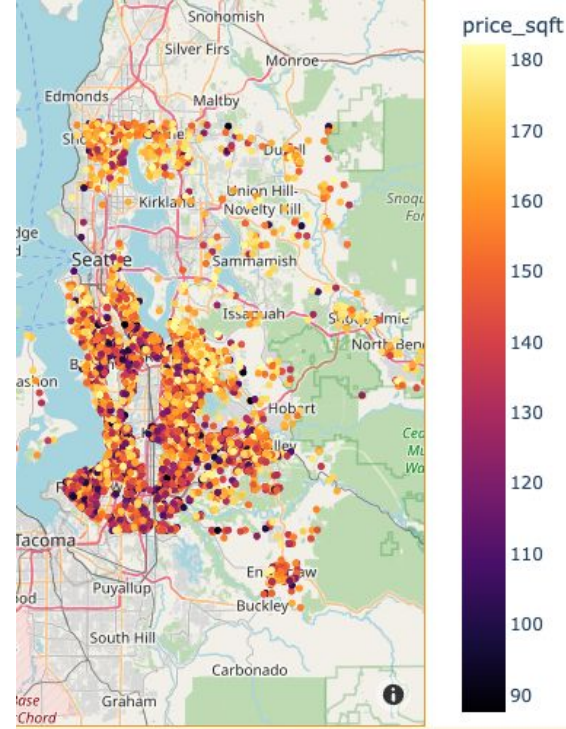
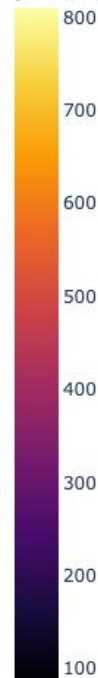
1. Can we identify neighborhoods that have the best offers?
2. What about the space of these houses?
3. What can we say about these neighborhoods?

Recommendations: the best prices

all houses



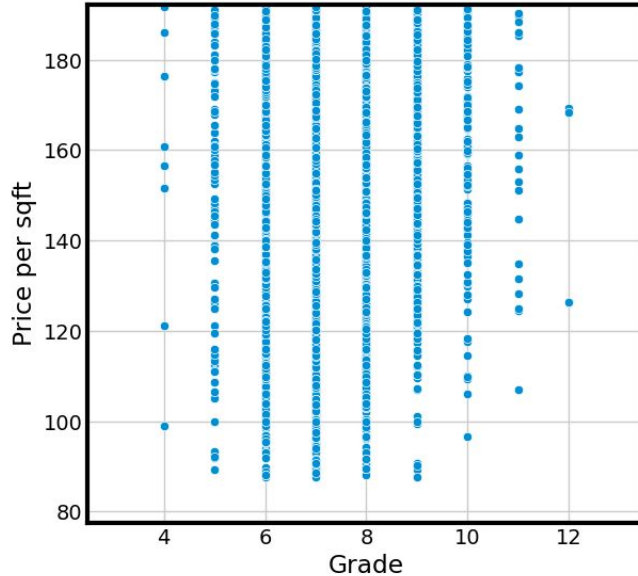
price_sqft



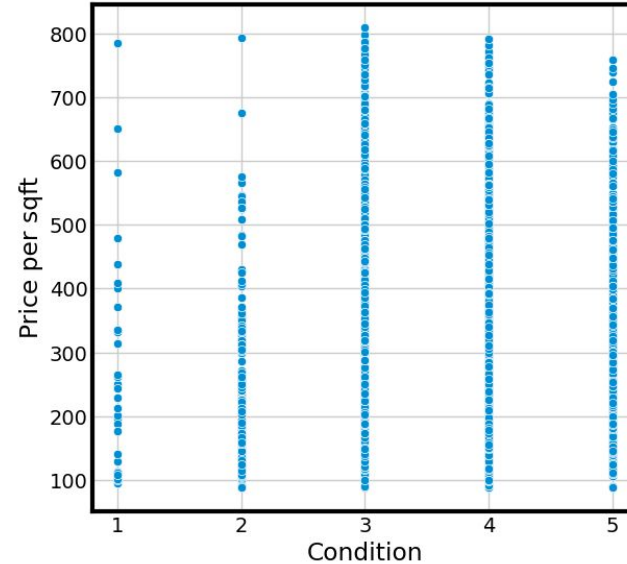
25th quantile

condition and grade(*): affecting final price

grade (3-13) → the higher the grade, higher the construction quality



condition (1-5) → poor, fair, average, good, very good



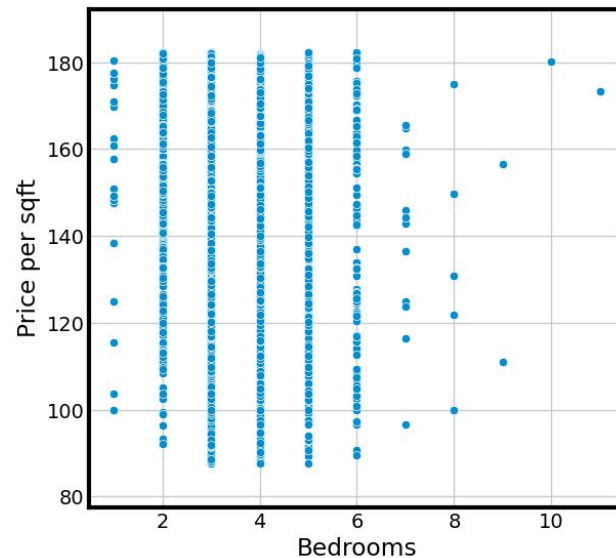
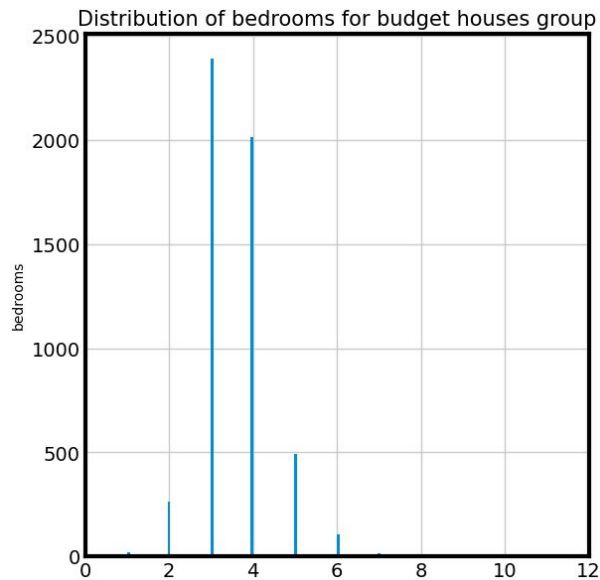
(*) source: info.kingcounty.gov

Recommendations: living space (bedrooms)

Data filtered by:

- price (25th quantile)
- condition (3, 4, 5)
- grade (3-10)

*5309 houses from 21597

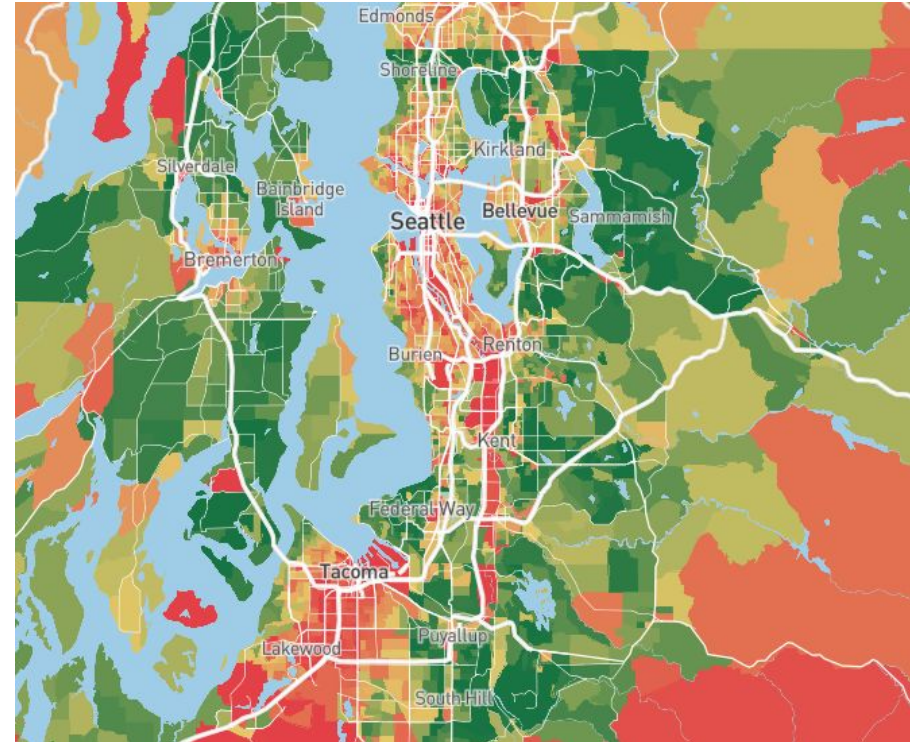
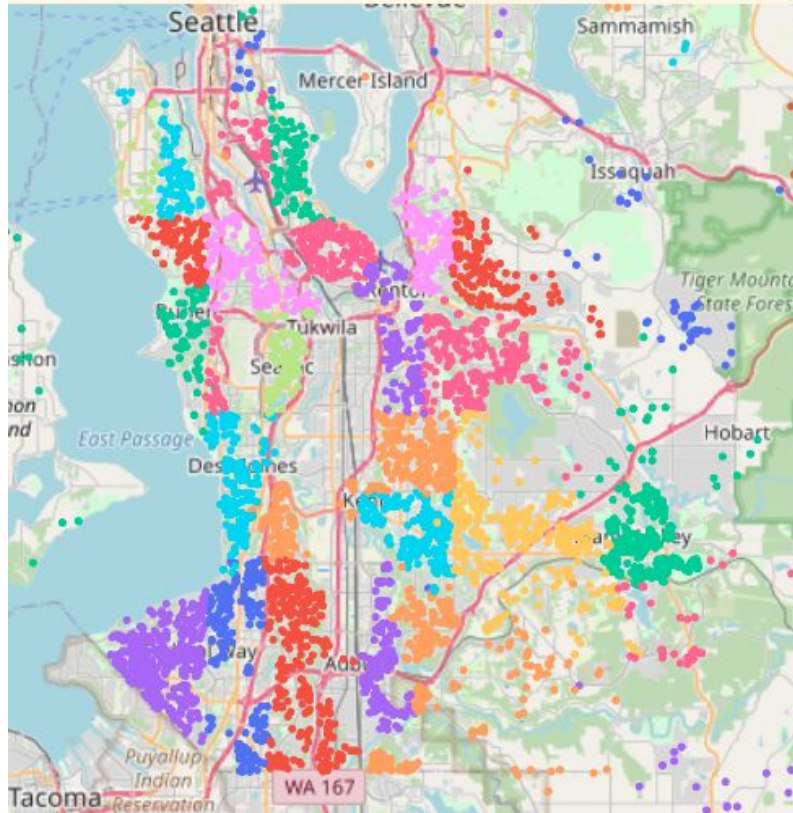


Recommendations: best neighborhoods

Crime Grades

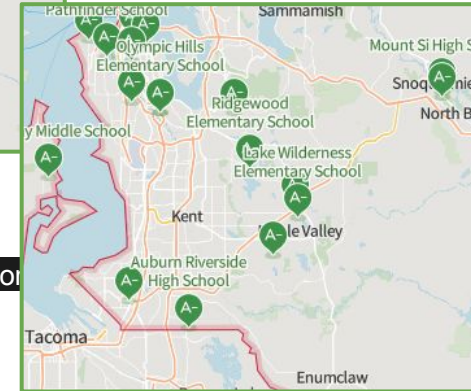
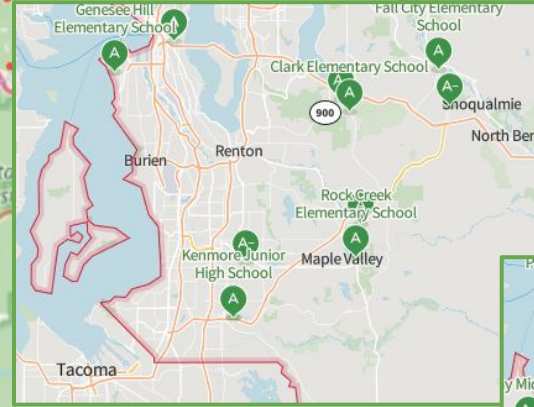
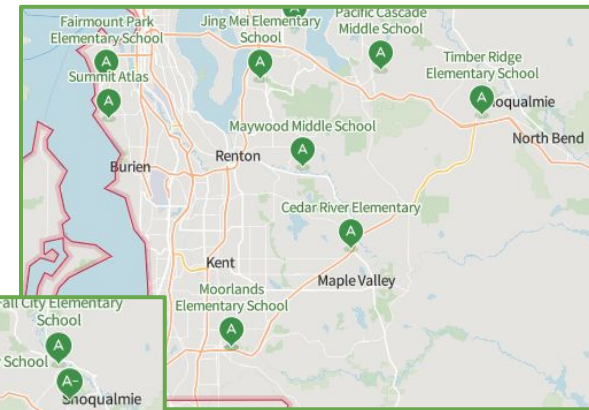
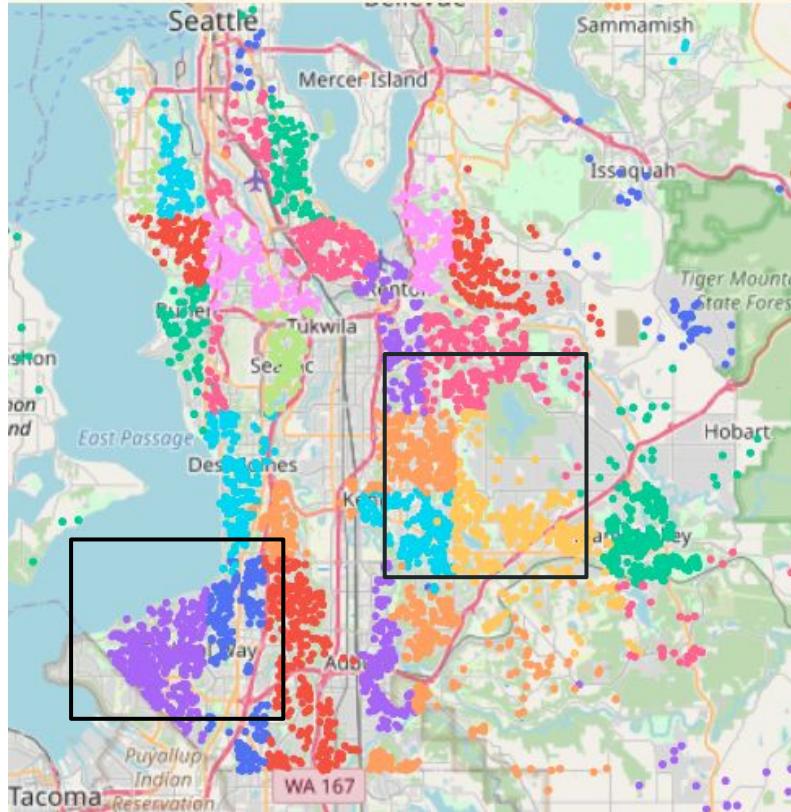


A+ (dark green) areas are safest



source: crimegrade.org

Recommendations: best neighborhoods



Based on data including state test scores, college readiness, graduation rates, SAT/ACT scores, teacher quality, as well as reviews from students and parents.

source: *niche.com*

Key findings/recommendations

- Target your research to the southern part of the county
- Be aware of grade and condition numbers
- Southern cities with lower prices, low criminality rates and availability of good public schools are for example:
 - Federal way
 - Renton
 - Kent

Questions?
