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

- Data cleaning and preparation of the dataset
  - Data set: King County housing data 2014-2015, 21597 houses
  - missing values, outliers and duplicates
- Dataset features:

  id, 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

Distribution of price per square foot

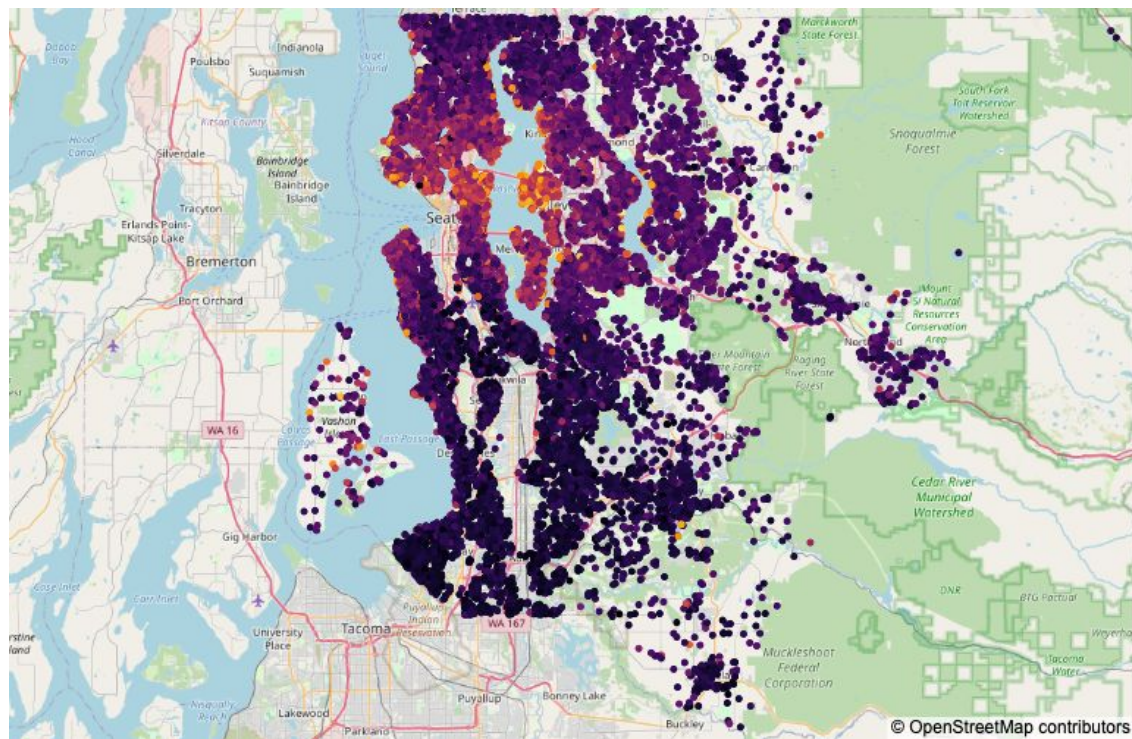Median: 244.6
Mean: 264.1
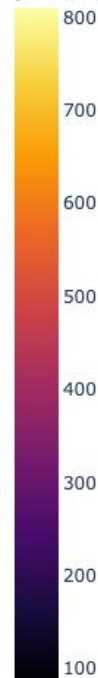25th quantile: 182.3
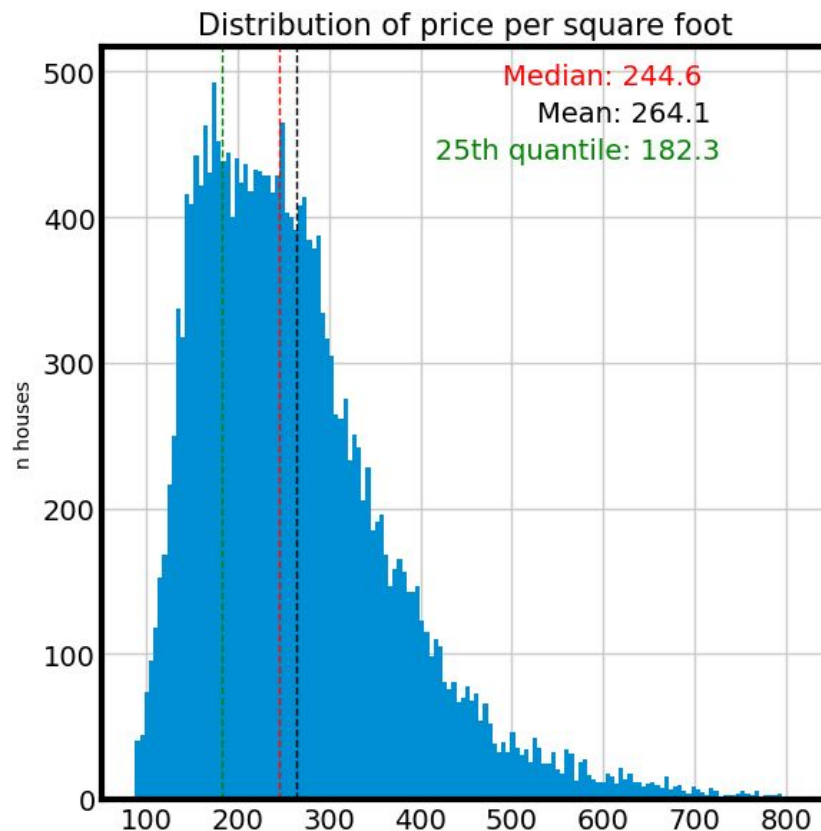
3 main questions

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?
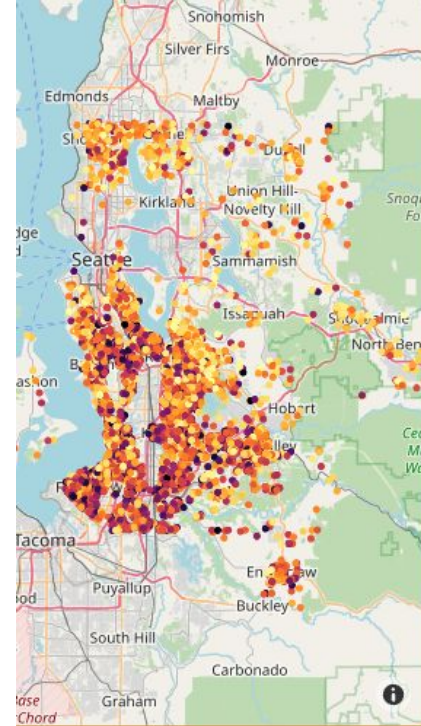
Recommendations: the best prices
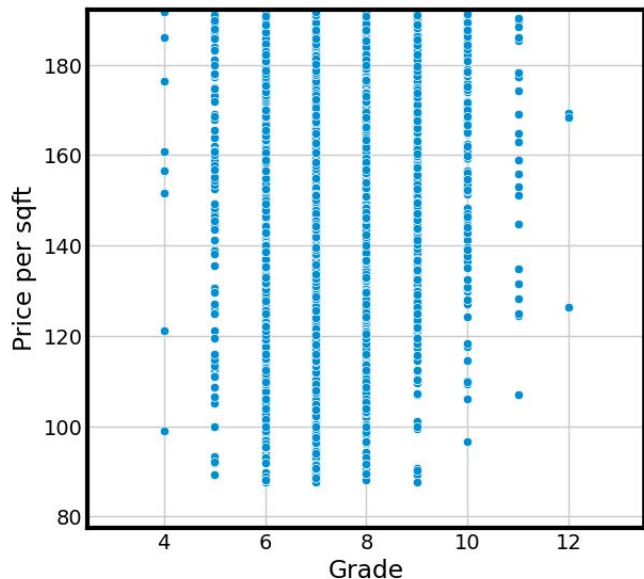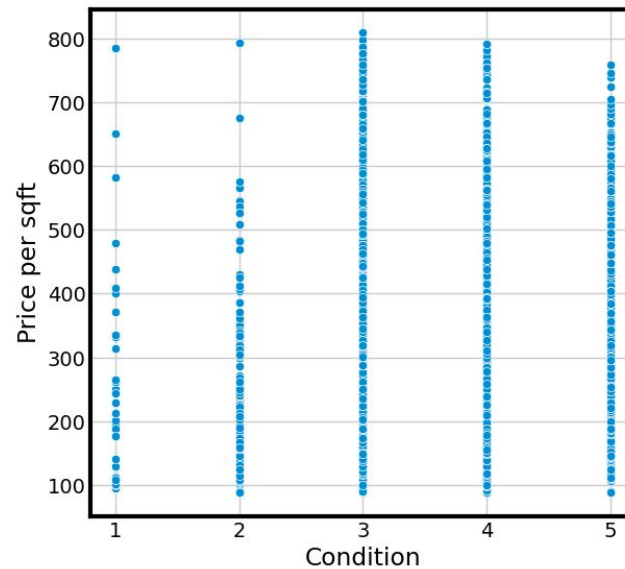
all houses

25th quantile

condition and grade(*): affecting final price

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

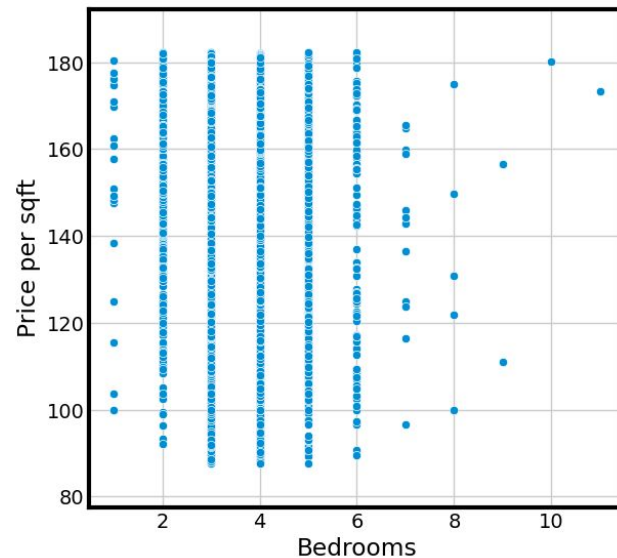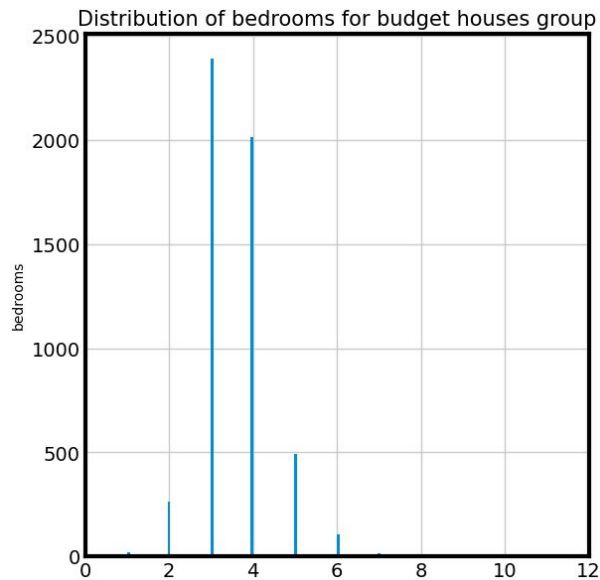condition (1-5) ➡ poor, fair, average, good, very good

(*) source: info.kingcounty.gov

Recommendations: living space (bedrooms)

Data filtered by:

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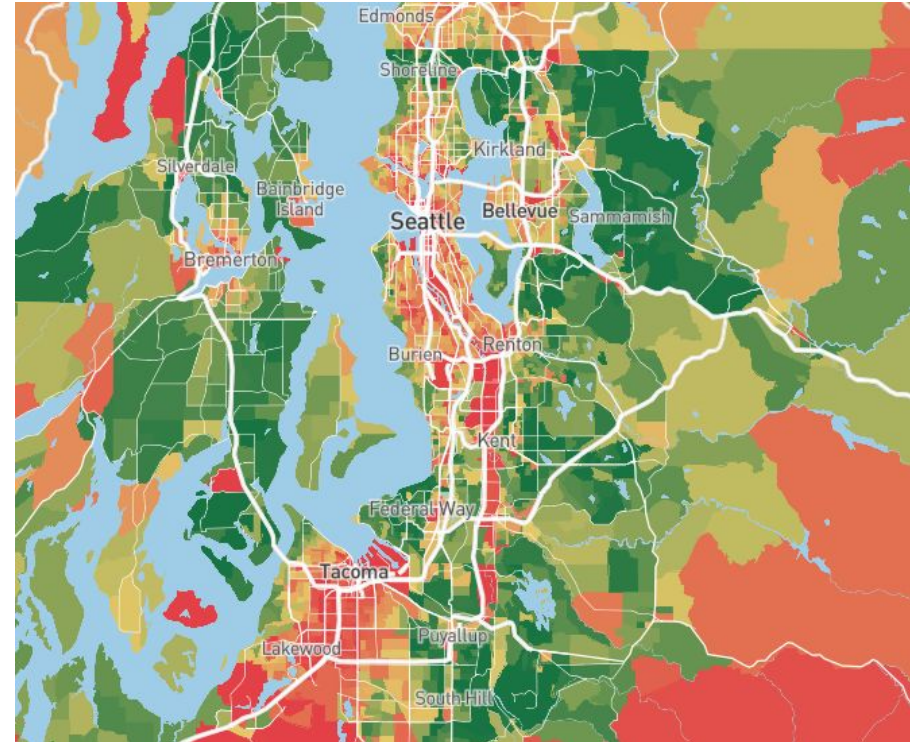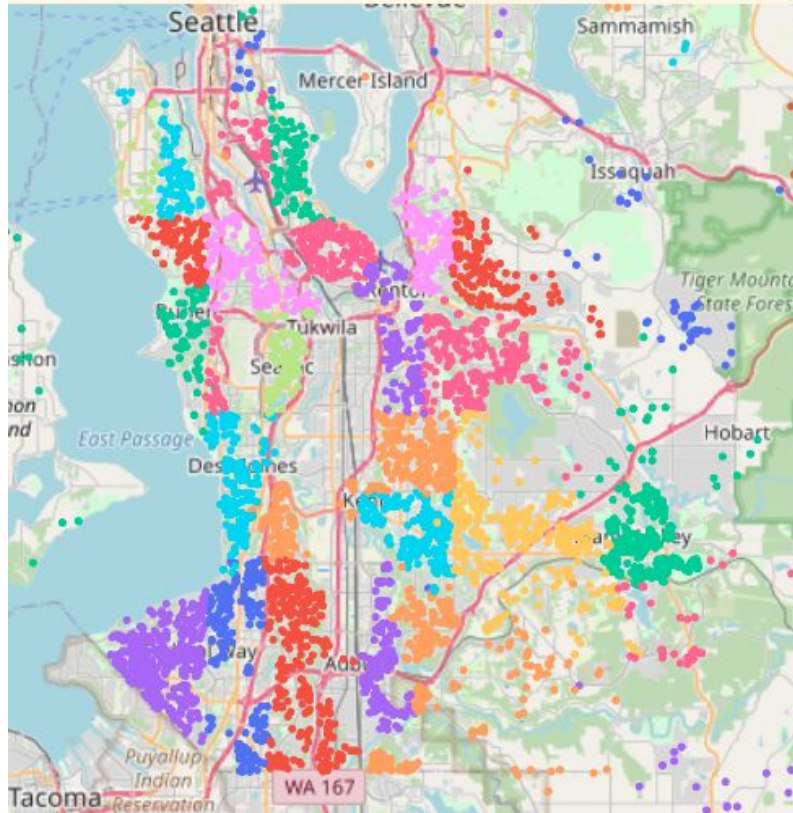- grade (3-10)

*5309 houses from 21597

Distribution of bedrooms for budget houses group

Recommendations: best neighborhoods
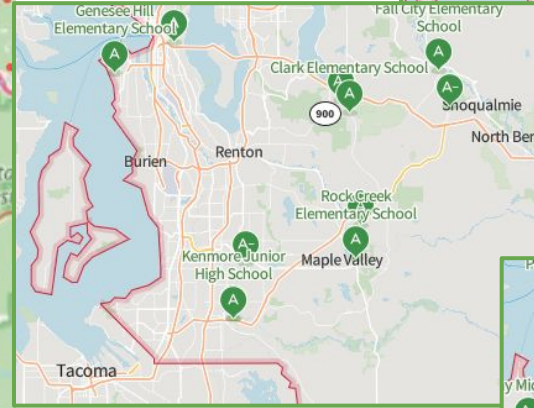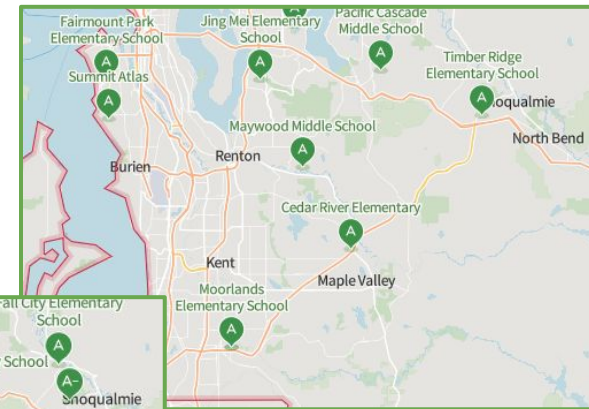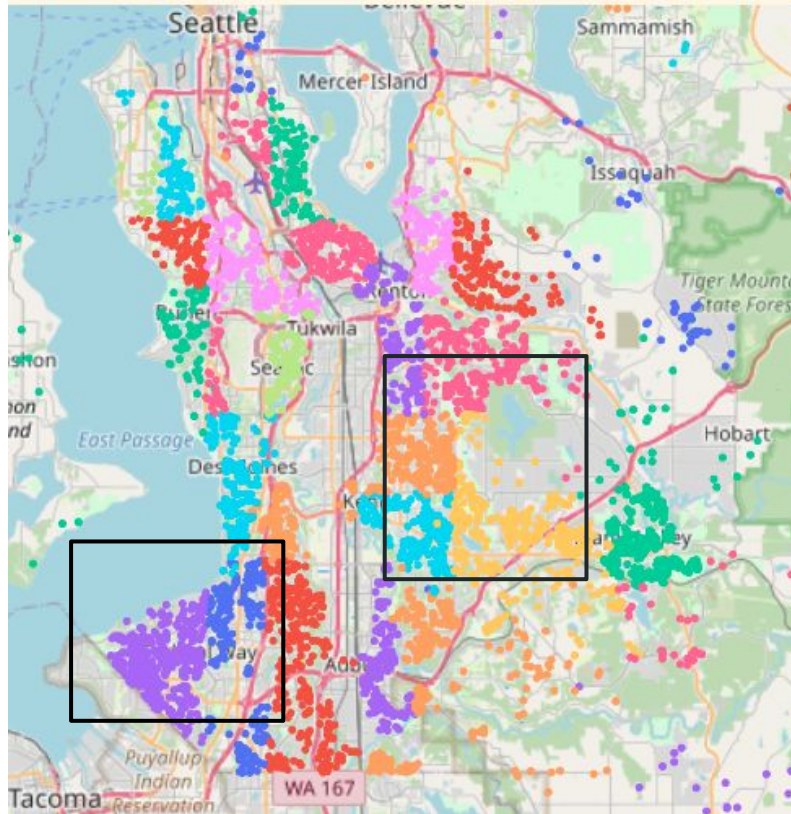
source: crimegrade.org

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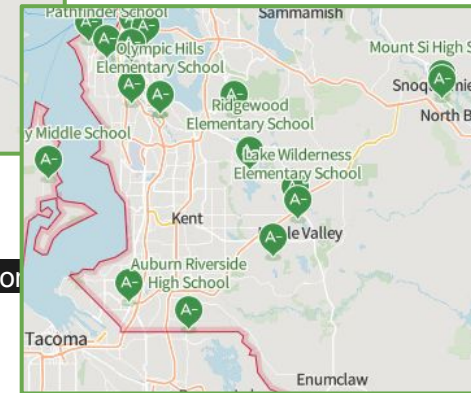
Based on data including state test scores, college readiness, graduation rates, SAT/ACT scores, teacher quality, as well as reviews from students and parents.

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?