

Phase 2 Project


King County Housing Dataset

Overview

A family owned real estate company is looking for:

- Differentiation from competition
- Build Trust
- Consult clients with real world data

Common Questions:

- “How much do houses usually sell for in King County?”
 - “I want to sell my home, but I am not sure what to focus on when getting it ready for market. What features of my home, can I address to increase the overall value?”
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Data & Methods

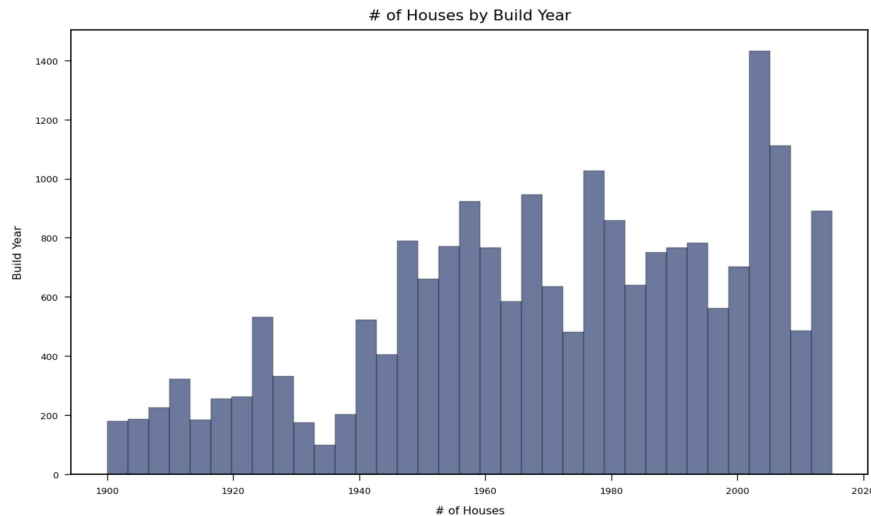
Houses Built during **1990** and after

6,463 Observations

Houses located in King County, **WA**

Removed Outliers

Retained **p-values** < 0.05



Summary

"How much do houses usually sell for in King County?"

\$475k Median Home value in King County

"What features of my home, can I address to increase the overall value?"

\$101 Value added per square foot (living area)

\$21k Value added per quarter bath

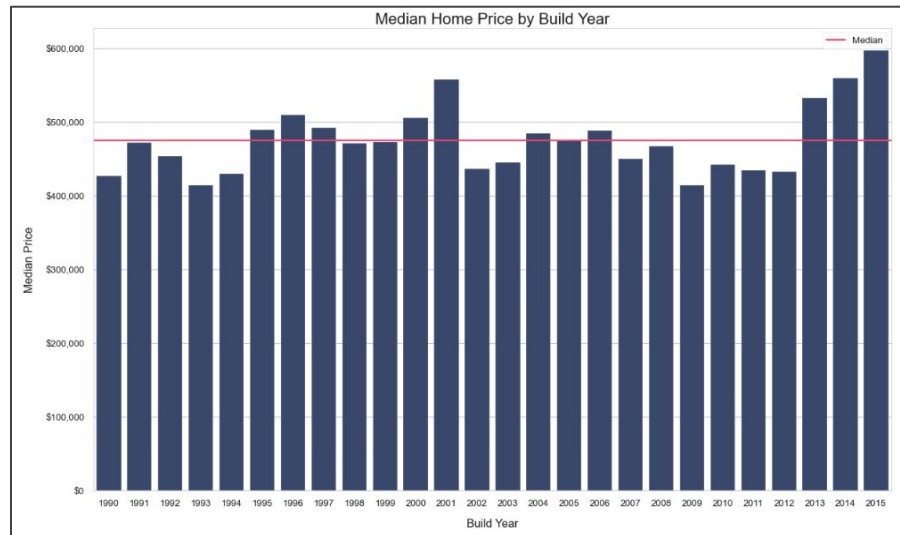


Current Market Results

Median home value is **\$475k**

Median grade of these homes is a **7**
on scale of 13

In the current time period, most
houses were built in the **early 2000s**

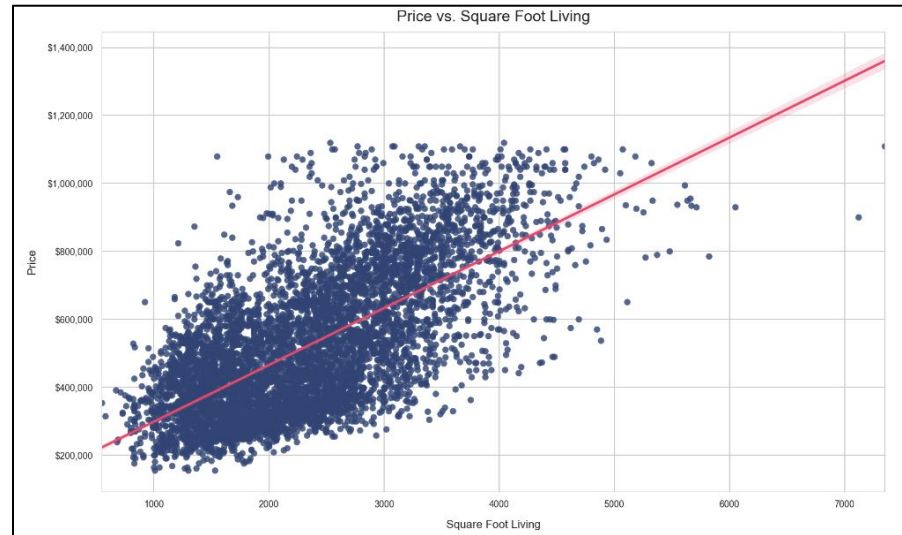


Impactable Feature #1 - Square Footage (Living)

The median size of homes in King County is **2,240** sq ft (living)

Increase the value of their home by **\$101** per square foot (living)

Living space is **defined** as being heated or cooled/ having some temperature control (i.e. not an attic)

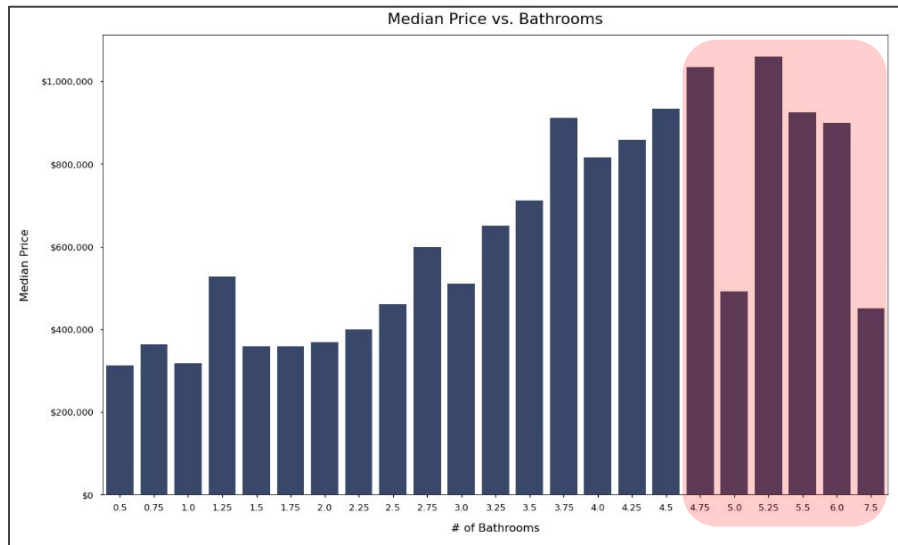


Impactable Feature #2 - # of Bathrooms

Median bathroom size is **2.5**

Increase the value of their home by **\$21k** (or roughly 5% of the total value) per $\frac{1}{4}$ bathroom added to a home

Once you get to **4.75** baths, value starts to even out



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Next Steps

1. **Look at** additional **zip codes** to understand value more specifically (or not)
2. **Refresh the analysis** regularly with new data to understand how the market is evolving over time



Limitations

- When the price was actually recorded?
- Dataset is based only on homes that have been built from 1990 to 2015.
 - Older homes can be referenced under separate models in the workbook.



Thank you!

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