



# Impact of Predictors on Housing Cost



King County, Washington  
Hunter Sapienza



# Problem Statement

---

selling price

number of views

latitude

number of bedrooms

condition

longitude

number of bathrooms

King County grade

square footage

year built

number of floors

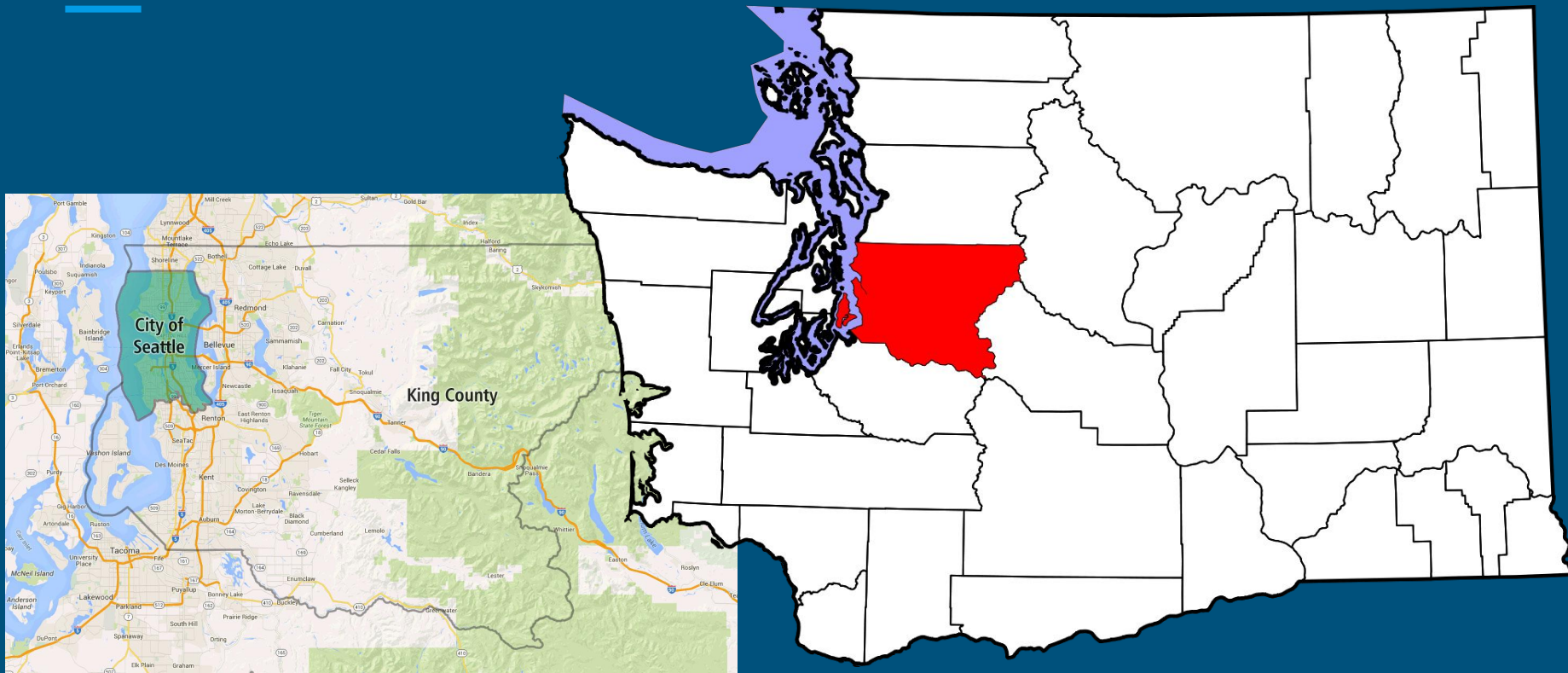
year renovated

waterfront

zip code

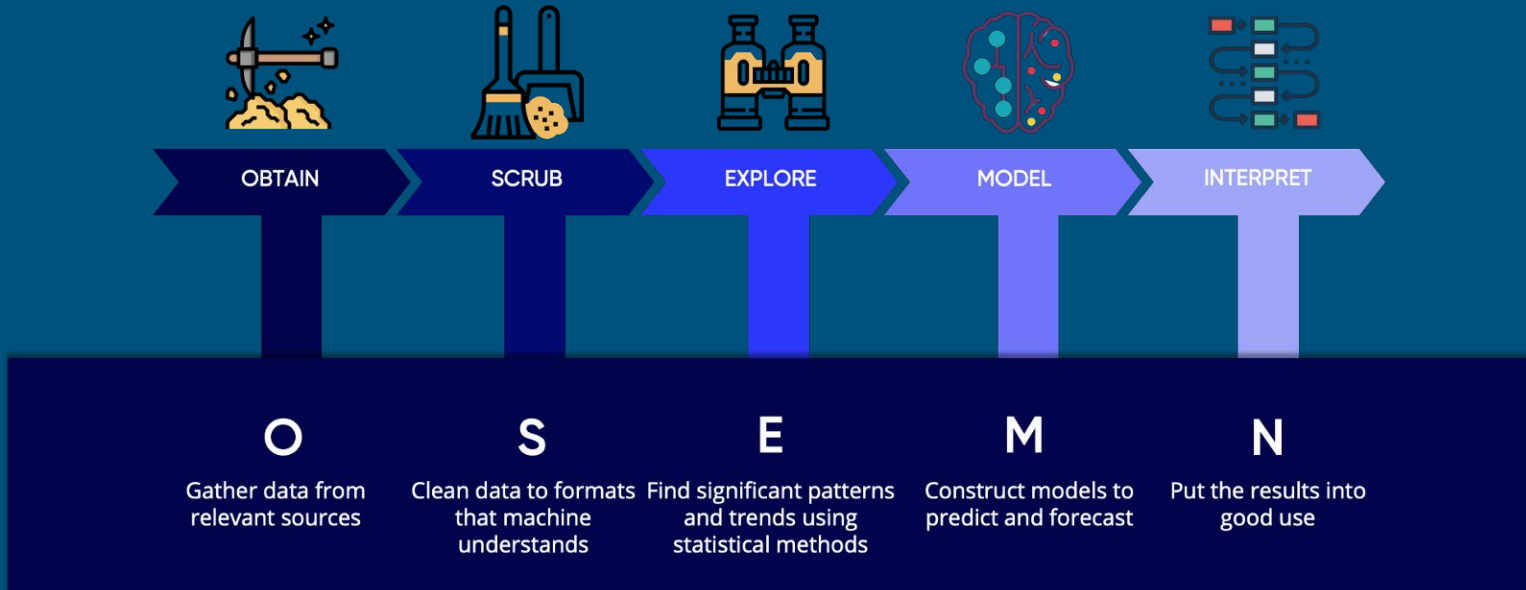


# King County Housing Data



# Data Science Framework

## Data Science Process



# Top Predictors

---



Zip Code



Waterfront



Housing Grade

# Business Recommendations

- Waterfront property
- Prime zip codes
- King County housing grade
- Excellent condition

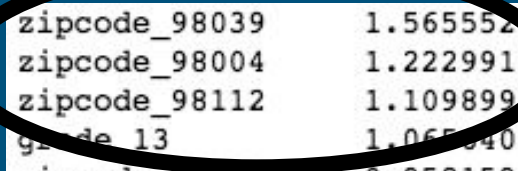
Right: table of key indicators and respective coefficients in final model for house price.

zipcode_98039	1.565552
zipcode_98004	1.222991
zipcode_98112	1.109899
grade_13	1.065640
zipcode_98109	0.958159
zipcode_98102	0.896933
zipcode_98119	0.895173
zipcode_98105	0.860761
waterfront_1.0	0.843092
zipcode_98148	0.788741
condition_5	0.710224
grade_12	0.695780
zipcode_98122	0.659396
zipcode_98107	0.636939
zipcode_98199	0.630883
zipcode_98103	0.586599
condition_4	0.581475
zipcode_98115	0.563191

# Business Recommendations

- Waterfront property
- Prime zip codes
- King County housing grade
- Excellent condition

Right: table of key indicators and respective coefficients in final model for house price.



zipcode_98039	1.565552
zipcode_98004	1.222991
zipcode_98112	1.109899
grade_13	1.065840
zipcode_98109	0.958159
zipcode_98102	0.896933
zipcode_98119	0.895173
zipcode_98105	0.860761
waterfront_1.0	0.843092
zipcode_98040	0.768741
condition_5	0.710224
grade_12	0.695780
zipcode_98122	0.659396
zipcode_98107	0.636939
zipcode_98199	0.630883
zipcode_98103	0.586599
condition_4	0.581475
zipcode_98115	0.563191

# Business Recommendations

- Waterfront property
- Prime zip codes
- King County housing grade
- Excellent condition

Right: table of key indicators and respective coefficients in final model for house price.

zipcode_98039	1.565552
zipcode_98004	1.222991
zipcode_98112	1.188899
grade_13	1.065640
zipcode_98109	0.958155
zipcode_98102	0.896933
zipcode_98119	0.895173
zipcode_98105	0.860761
waterfront_1.0	0.843092
zipcode_98040	0.768741
condition_5	0.710224
grade_12	0.695780
zipcode_98122	0.658358
zipcode_98107	0.636939
zipcode_98199	0.630883
zipcode_98103	0.586599
condition_4	0.581475
zipcode_98115	0.563191



# Business Recommendations

- Waterfront property
- Prime zip codes
- King County housing grade
- Excellent condition

Right: table of key indicators and respective coefficients in final model for house price.

zipcode_98039	1.565552
zipcode_98004	1.222991
zipcode_98112	1.109899
grade_13	1.065640
zipcode_98109	0.958159
zipcode_98102	0.896933
zipcode_98119	0.895173
zipcode_98105	0.860761
waterfront_1.0	0.843092
zipcode_98040	0.769741
condition_5	0.710224
grade_12	0.697480
zipcode_98122	0.659396
zipcode_98107	0.636939
zipcode_98199	0.630883
zipcode_98103	0.596589
condition_4	0.581475
zipcode_98115	0.568191