



Impact of Predictors on Housing Cost



King County, Washington
Hunter Sapienza



Housing Variables

selling price

number of views

latitude

number of bedrooms

condition

longitude

number of bathrooms

King County grade

square footage

year built

number of floors

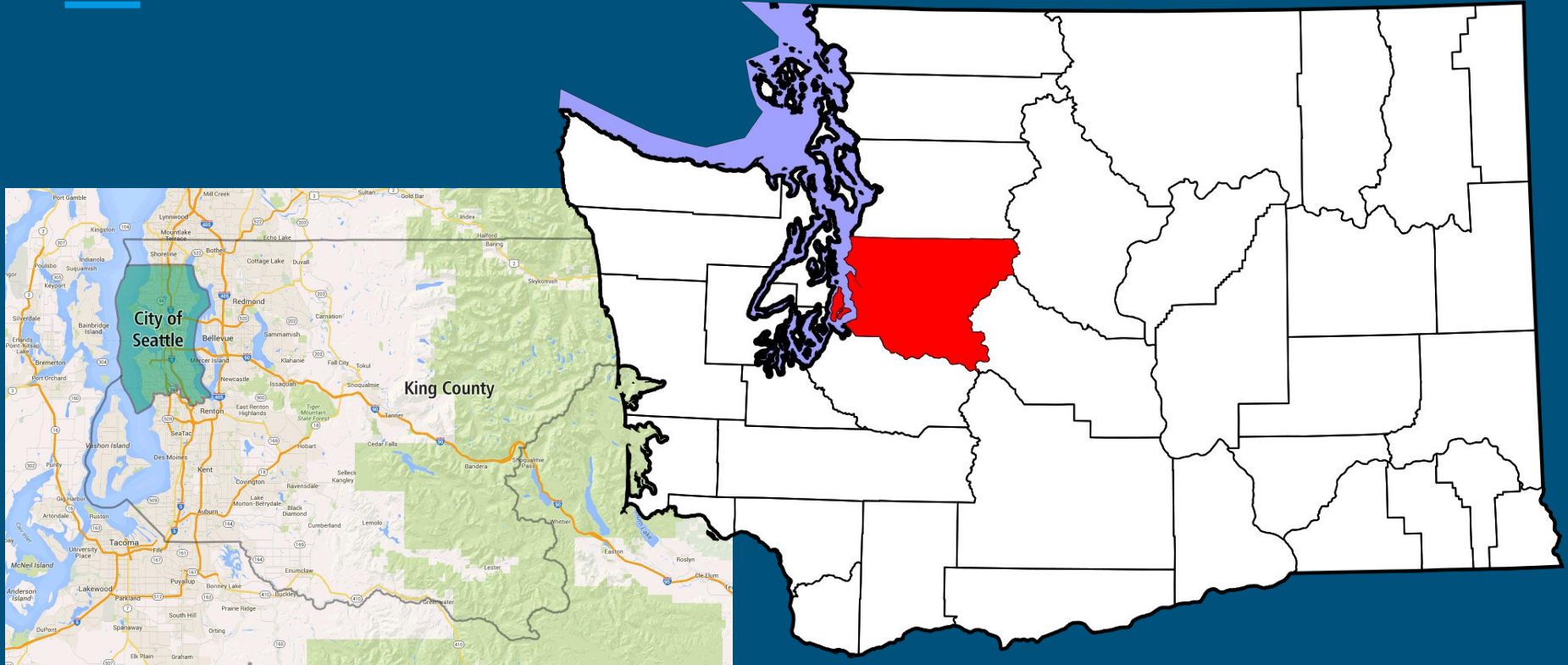
year renovated

waterfront

zip code

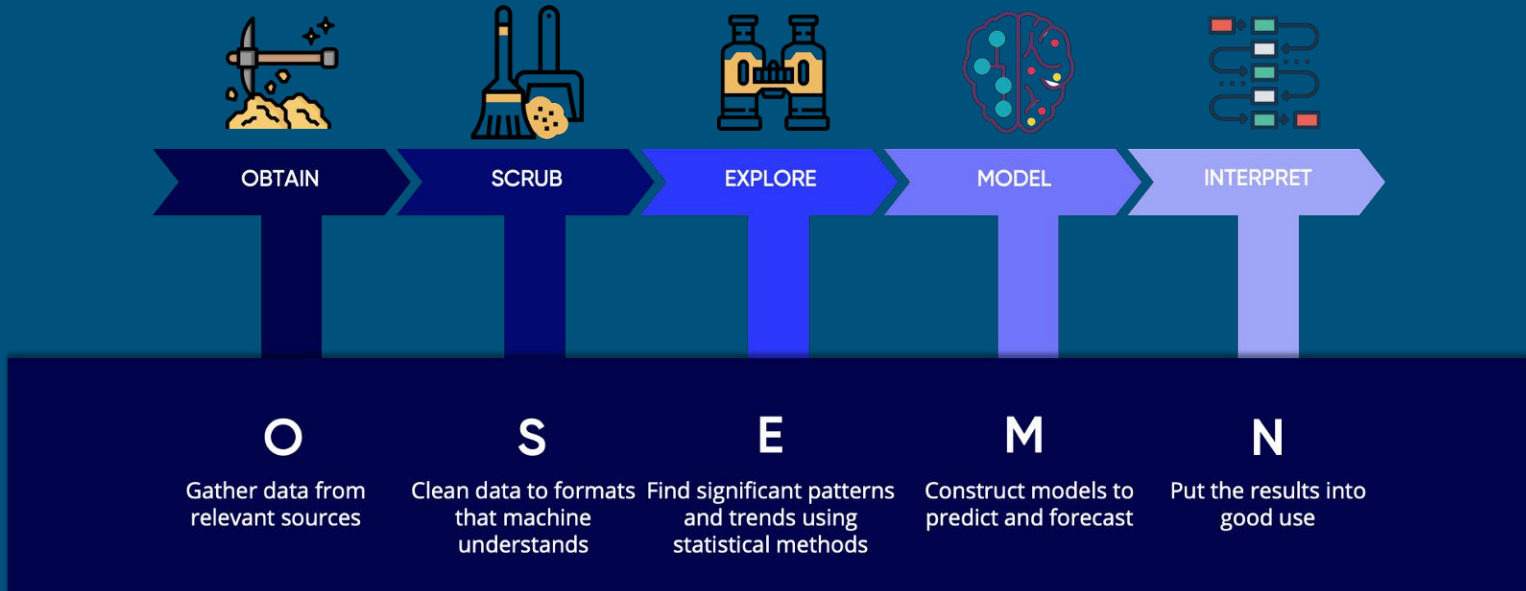


King County Housing Data



Data Science Framework

Data Science Process



Top Predictors



Zip Code



Waterfront



Housing Grade

How to Increase Housing Value?

- 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	0.768741
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