

# King County Housing Analysis



by Jonathan Bardey

# Data Science Process

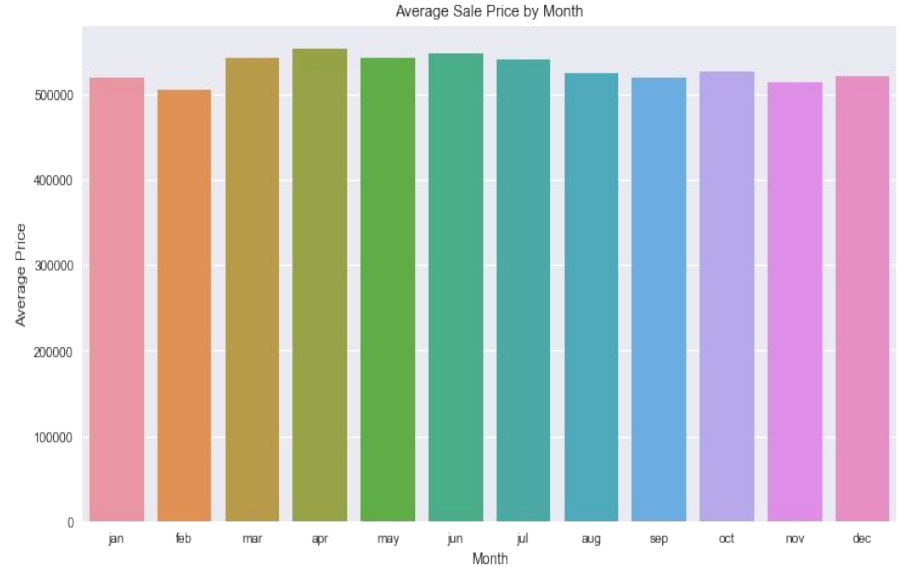
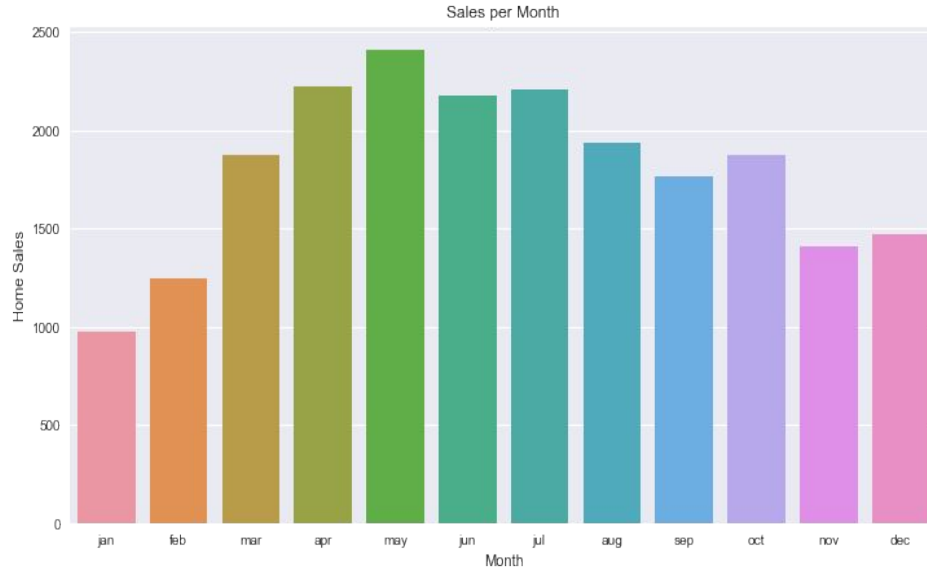
## OSEMN model



Source: [A Taxonomy of Data Science](#)

- Data: Information about 21,597 houses sold in King County, Washington.

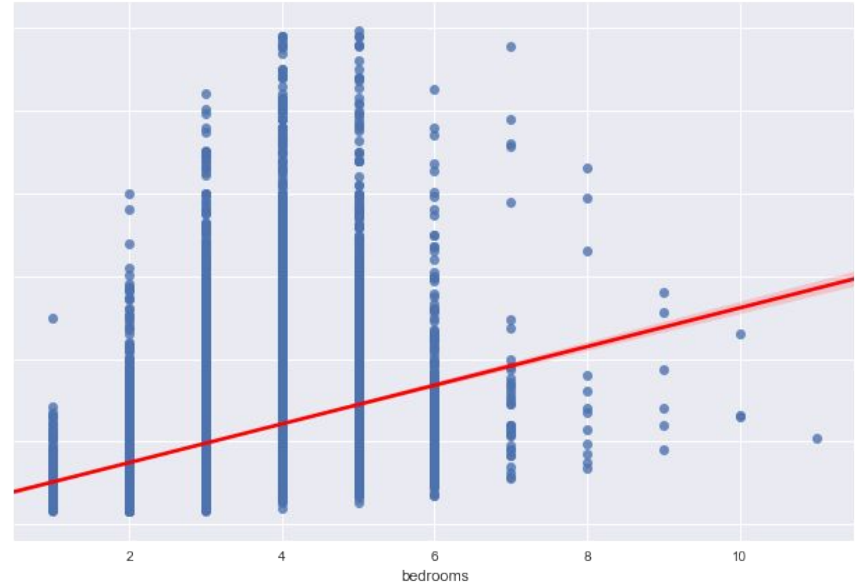
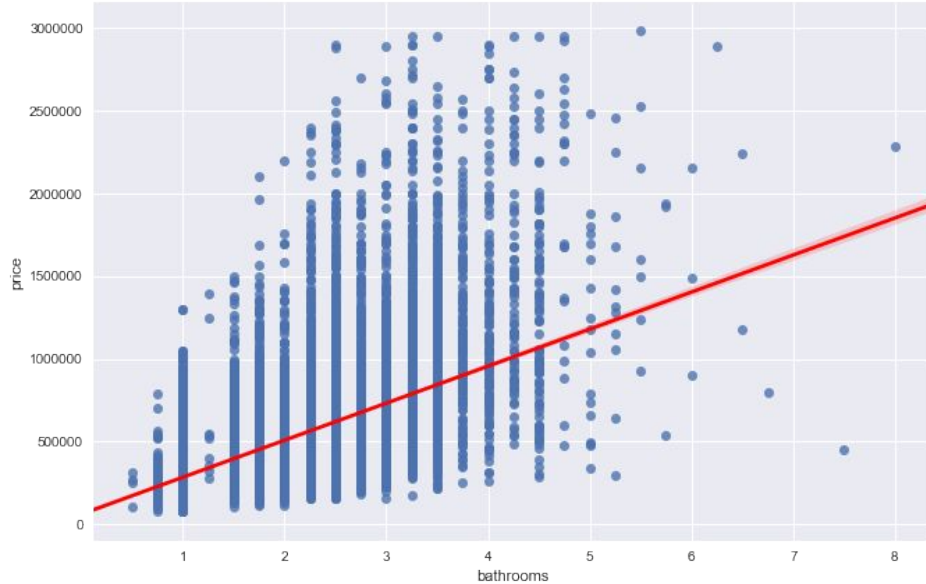
# Effect of Date on House Sales



- Sales range from May 2, 2014 to May 27, 2015.

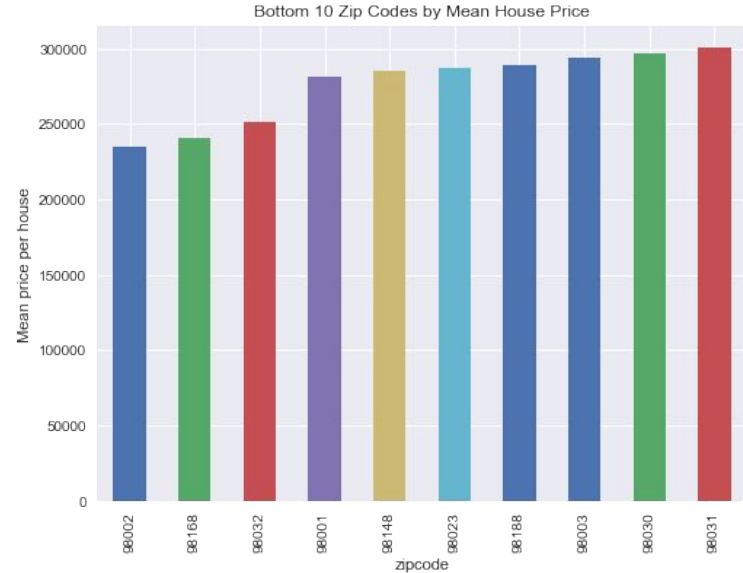
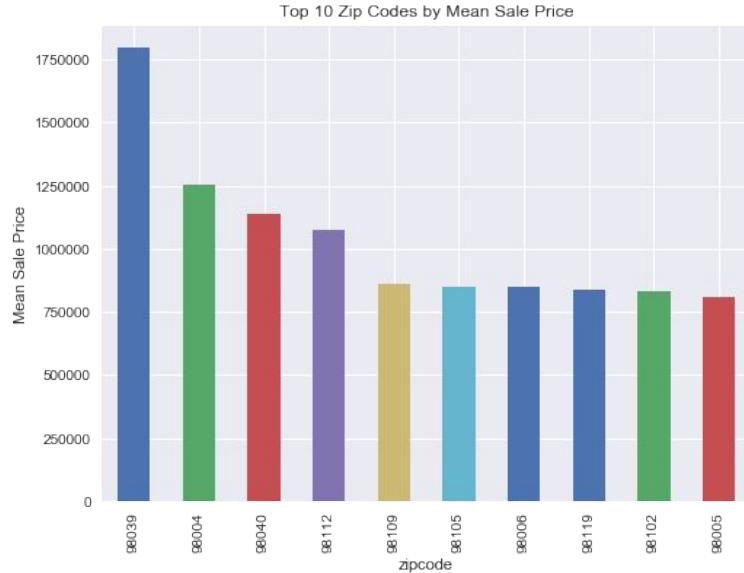
# Bathrooms or Bedrooms?

Bathrooms & Bedrooms vs. Price



- Additional bathrooms provide greater increase to sale price than bedrooms.

# Location: Mean Sale Price by Zip Code



- Big difference between top 10 ( $> \$750K$ ) and bottom 10 ( $< \$300$ )

# Most Importantly:



- Square footage (sqft\_living) is the most highly correlated feature to Price and one of the strongest predictors in our model.

# Wrap Up

- Our model explains 85% of the value of home price with variables of square footage, zip code, bedrooms, bathrooms, etc.
- Future work could include clustering houses by location (zip, long, lat) and modelling within those clusters instead of over the region as a whole.



**Thank You!**

