



King County Prices Project



Goal

Use modeling and statistical methods on property data to develop recommendations homeowners can use to increase the sale prices of their homes.



Data

- King County House Sales dataset.
- King County Department of Assessments.
- 16,323 rows of 2019 property data.

Methods

SQLite, Python, Pandas, Statsmodels, Numpy, Scikit Learn, and Seaborn were used for data preparation, analysis, modeling, testing, and visualization.





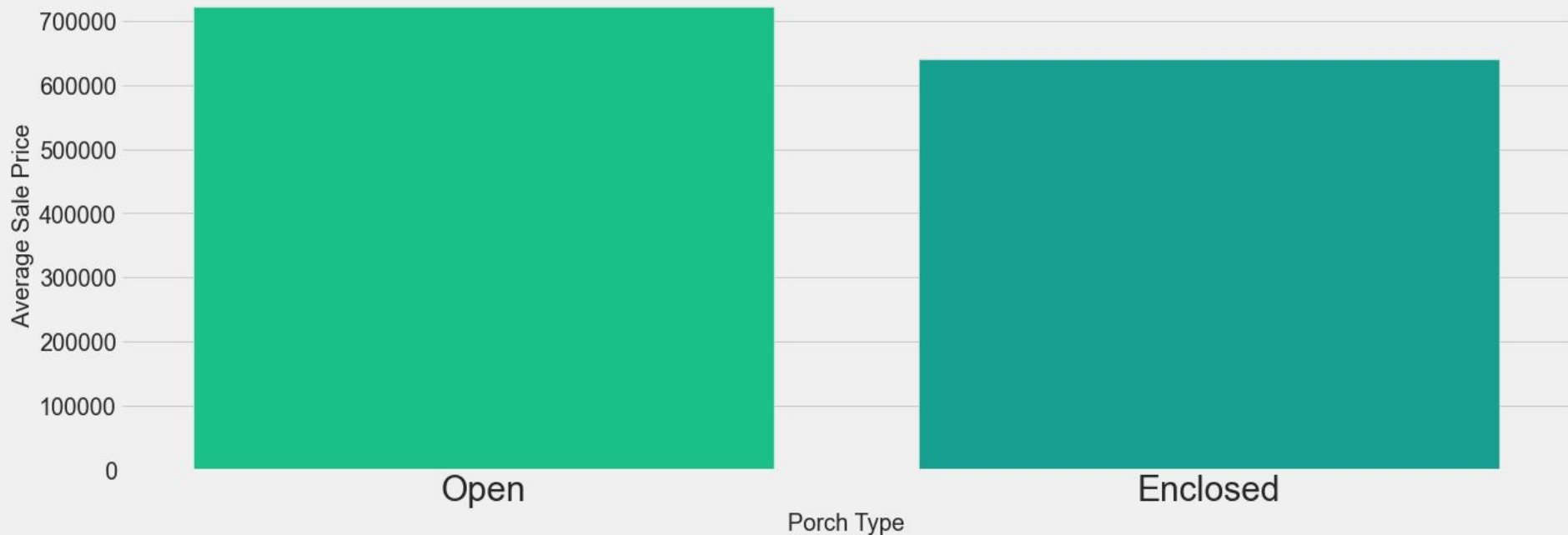
Recommendations

- Convert enclosed porches to open porches.
- Upgrade Electric Baseboard & Floor-Wall heating systems to alternate heating types.
- Upgrade basements to a finished quality level of at least average.



The difference in average sale price is \$82,926.

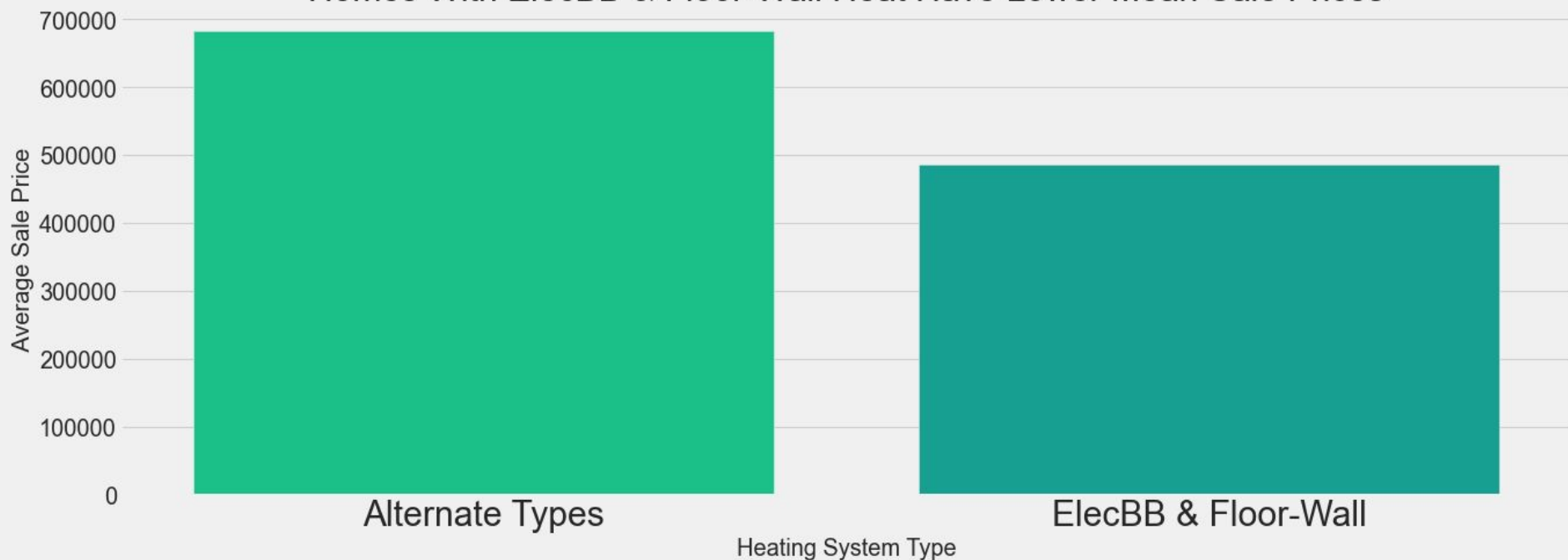
Homes With Strictly Open Porches Have Higher Mean Sale Prices





The difference in average sale price is \$197,538.

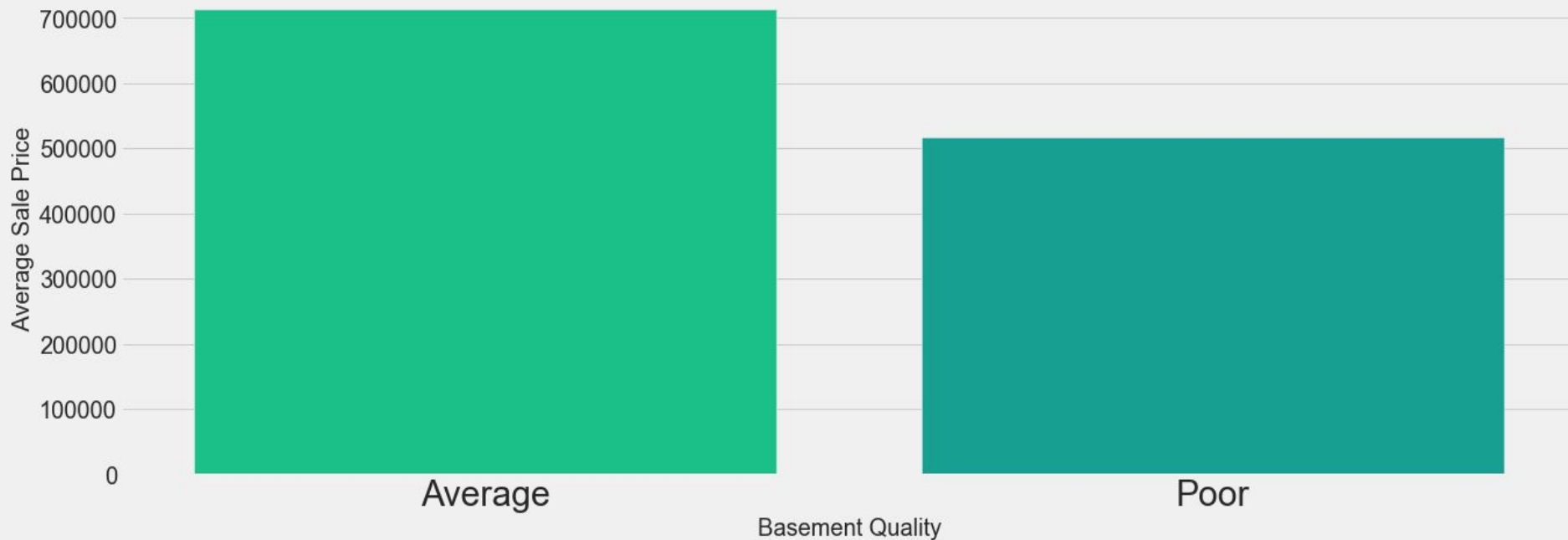
Homes With ElecBB & Floor-Wall Heat Have Lower Mean Sale Prices





The difference in average sale prices is \$197,879.

Homes With Average Quality Finished Basements Have Higher Mean Sale Prices





Next Steps

- Continued data analysis and model adjustment.
- A look into the set of mixed porch homes.
- Exploration into the alternate heating systems.
- Quantification of the basement quality levels.



Thank You!

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