

# Effects on King County Housing Prices

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## Factors:

1. Month
2. Waterfront
3. Southern/Northern

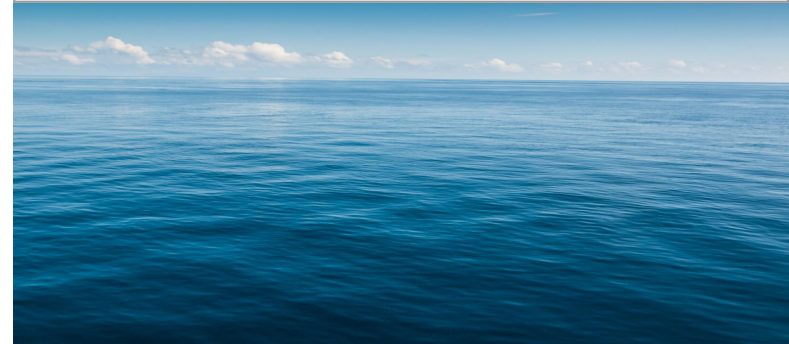
## Process:

1. Explore Graphs
2. Statistical Test
3. OLS Model

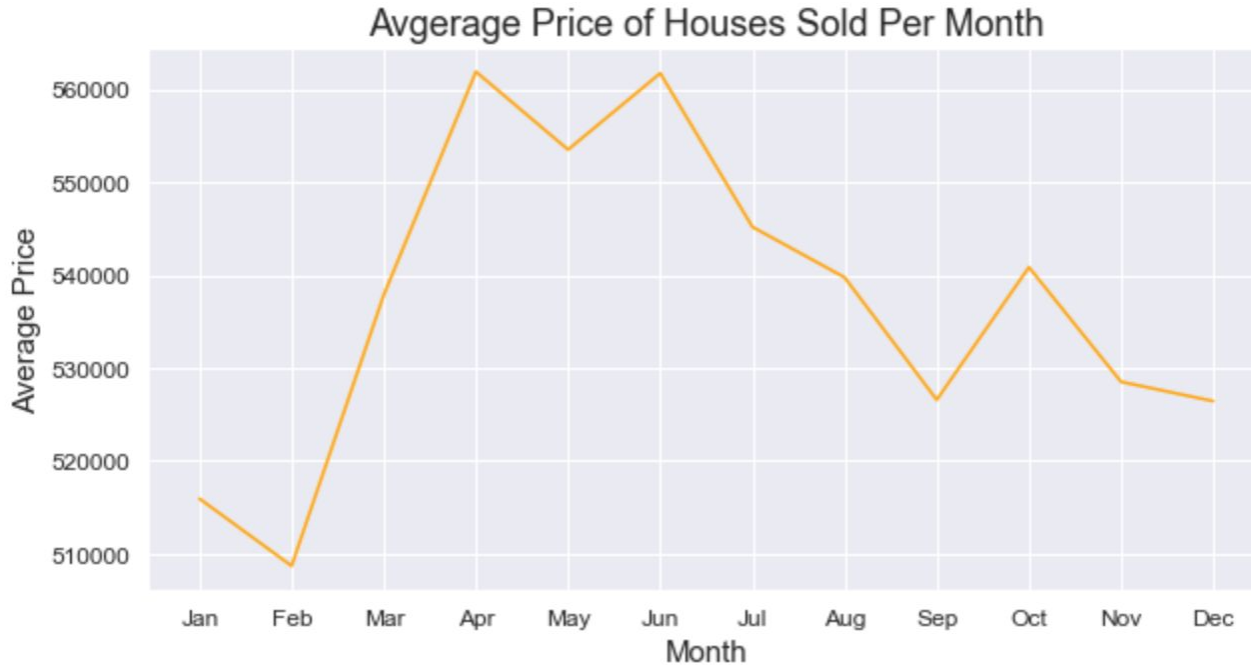
## Months of the Year



EnglishClub



# MONTH



**Graph:** Peak months from April to June

**Stats Test:** Statistical difference in prices between peak months and non peak months

**OLS Model:** Statistical relationship  
Peak month ~ \$7,744 more

# WATERFRONT

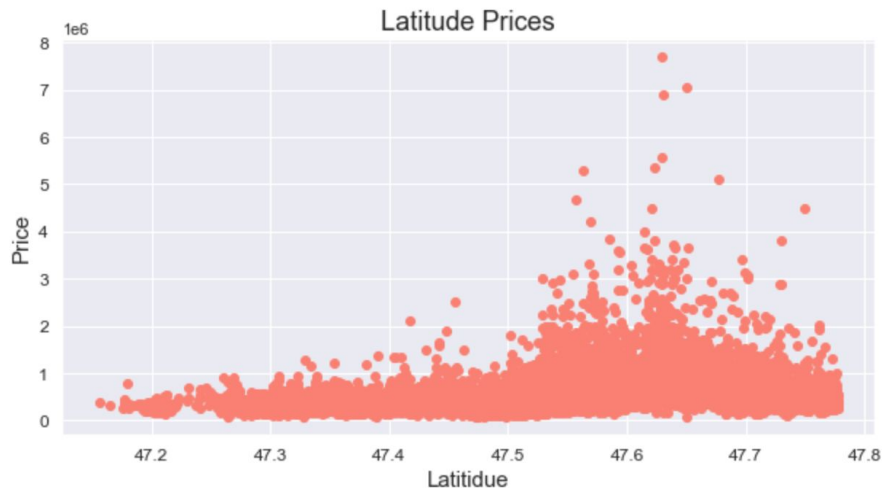


**Graph:** Waterfront houses tend to sell for higher prices

**Stats Test:** Statistical difference in prices between waterfront and non waterfront houses

**OLS Model:** Statistical relationship  
Waterfront \$651,200 more

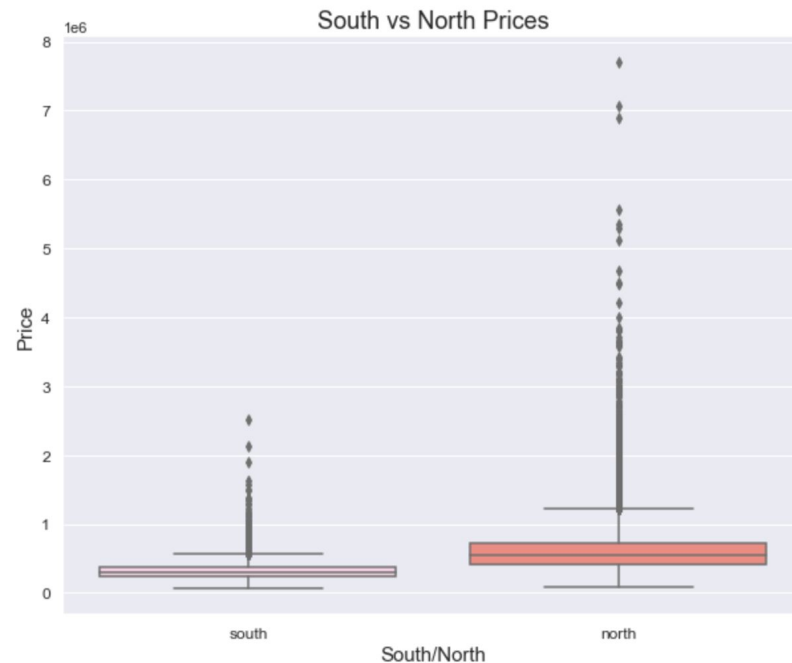
# SOUTHERN/NORTHERN






**Graphs:** Houses in north may sell for more

**Stats Test:** Statistical difference in prices between northern and southern houses

**OLS Model:** Statistical relationship  
South houses \$32,060 less



## Conclusion

- Peak Months 
- Waterfront 
- Southern Part of County 

**Thank You!**