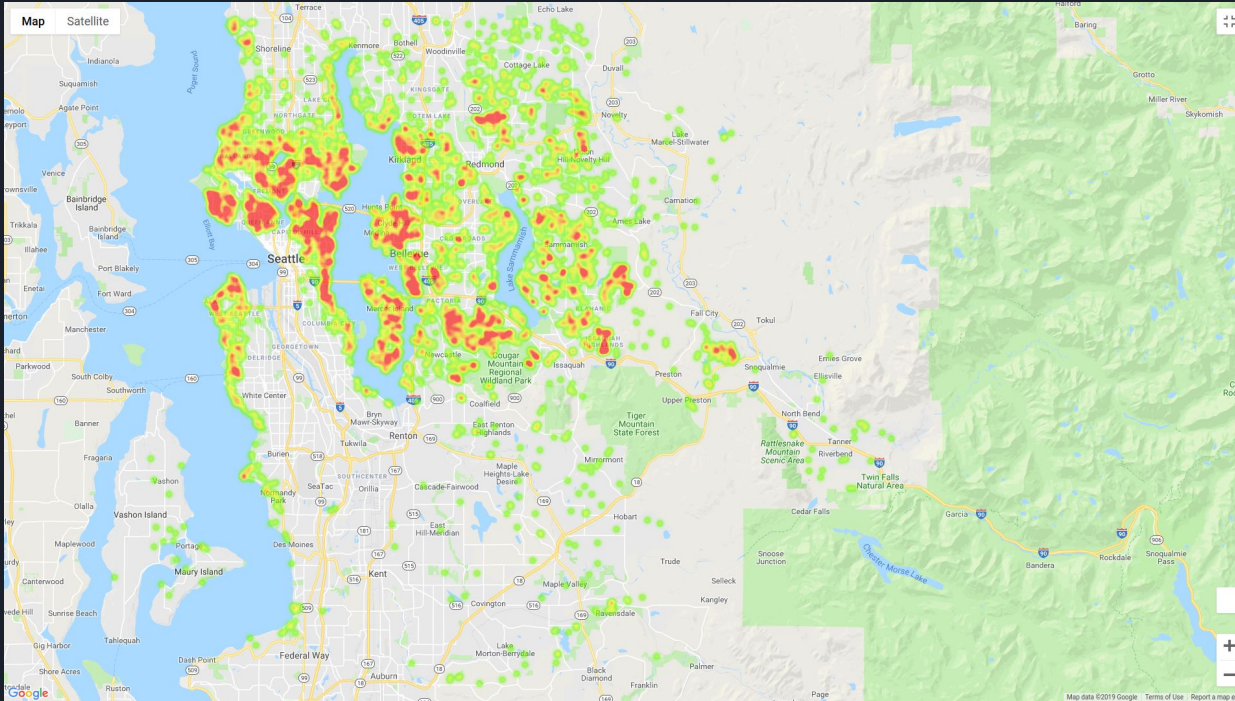# King County House Sales

A Predictive Pricing Model

Contents

- Where Houses of Different Price Ranges Cluster

- Top Factors Influencing Housing Sale Price
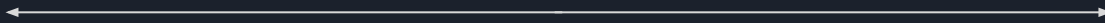
Where do The Most Expensive Houses Cluster?

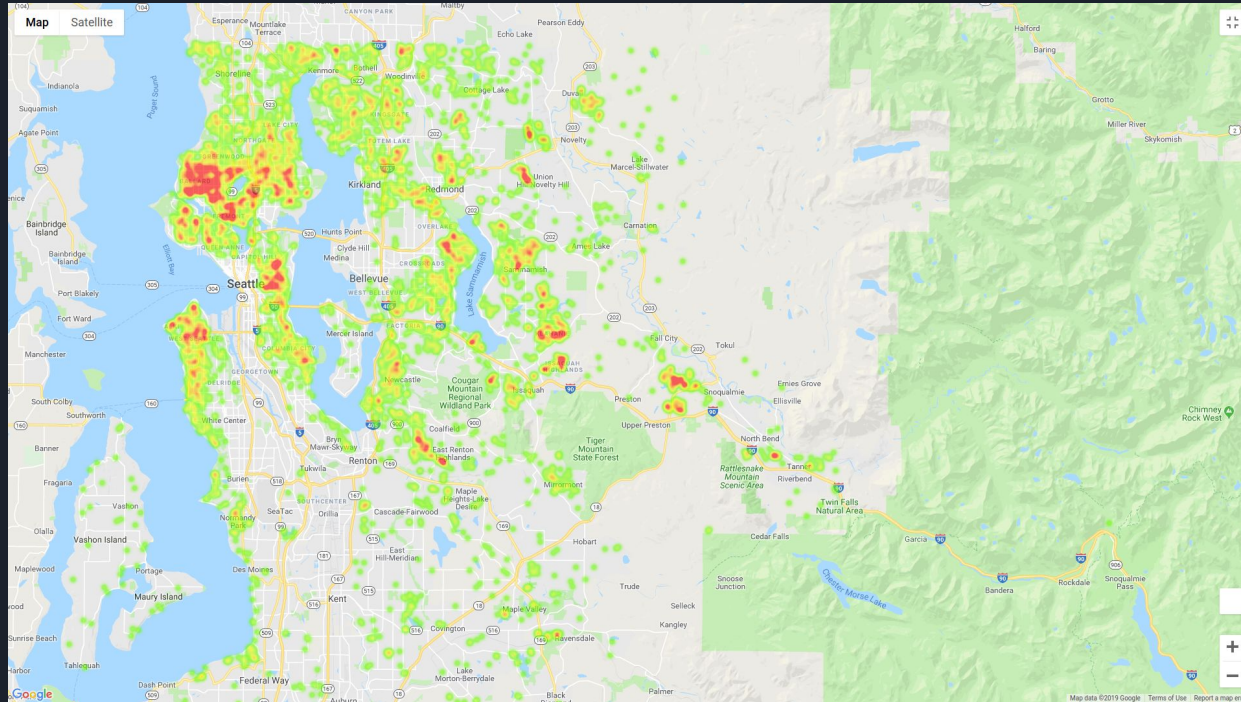

Red: High Density

Yellow: Med. Density

Green: Low Density

$645K ←————————————→ $770K
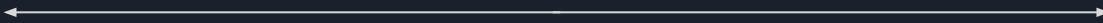
Where do Upper-Middle Priced Houses Cluster?

Red: High Density

Yellow: Med. Density

Green: Low Density

$450K ⟷ $645K

Where Do Lower-Middle Priced Houses Cluster?

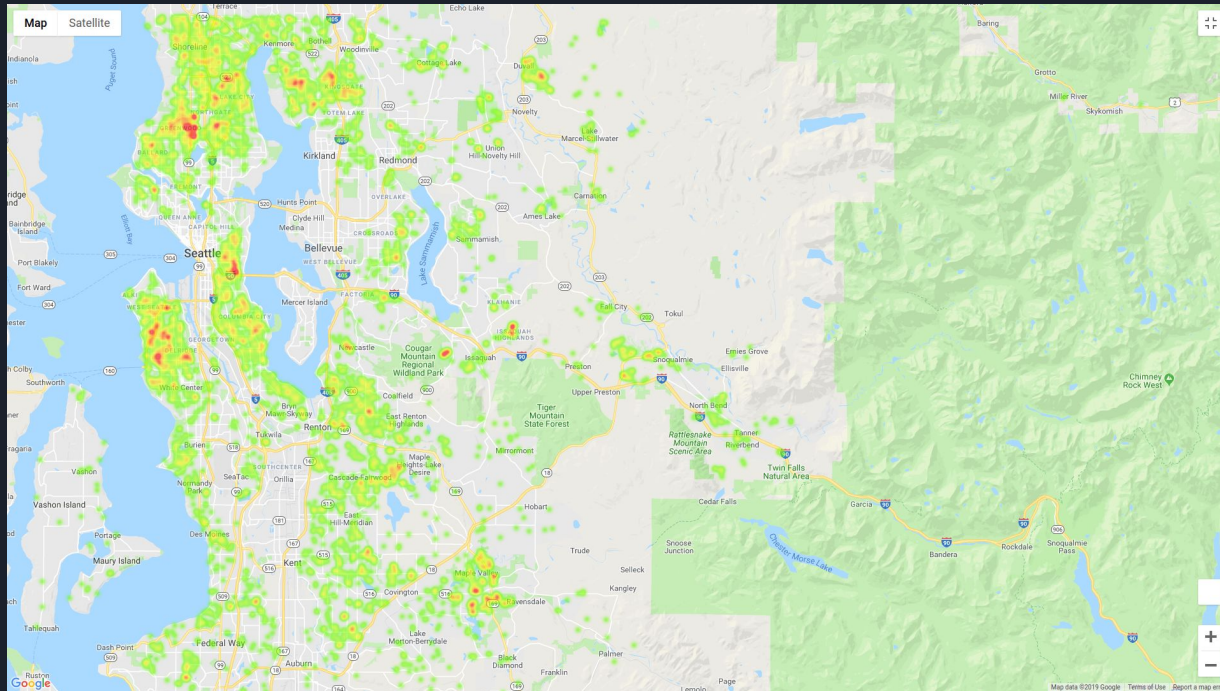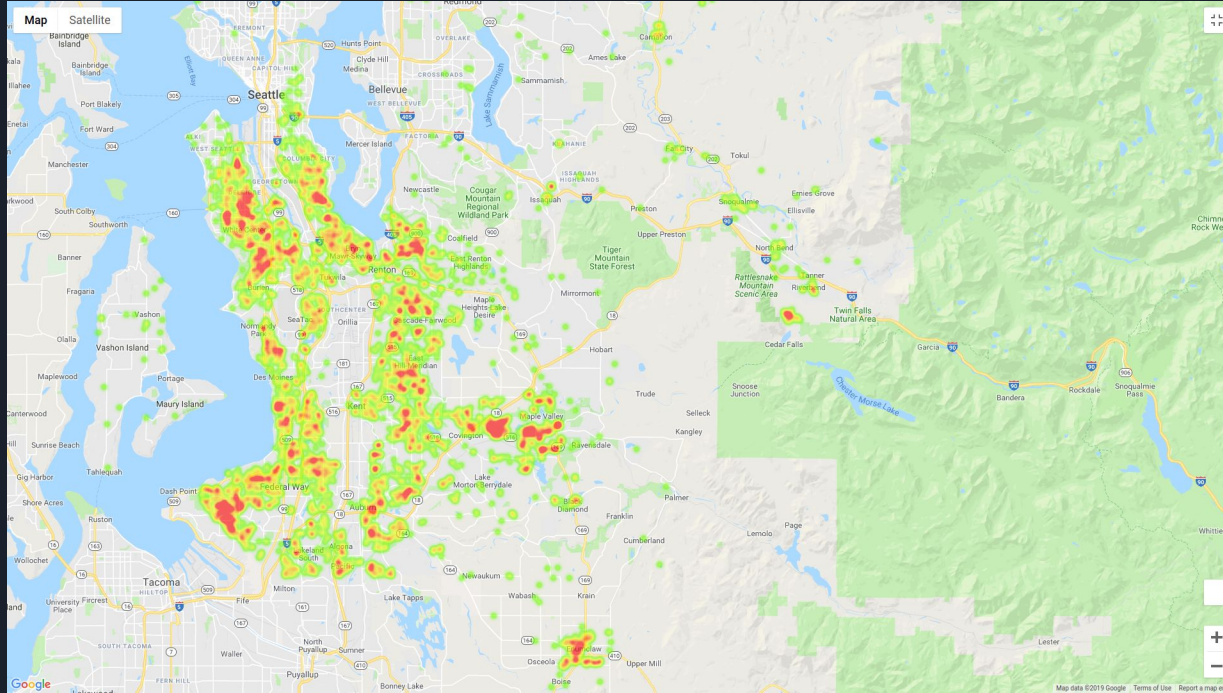Red: High Density

Yellow: Med. Density

Green: Low Density

$322K ←————————————→ $450K

Where Do The Least Expensive Houses Cluster?

Red: High Density

Yellow: Med. Density

Green: Low Density

$78K ←————————————————→ $322K

Which Factors Most Heavily Affect Price?

1. Squarefoot living space
2. Squarefoot lot space
3. Location
4. Renovation Recency