

King County House Sales

A Predictive Pricing Model

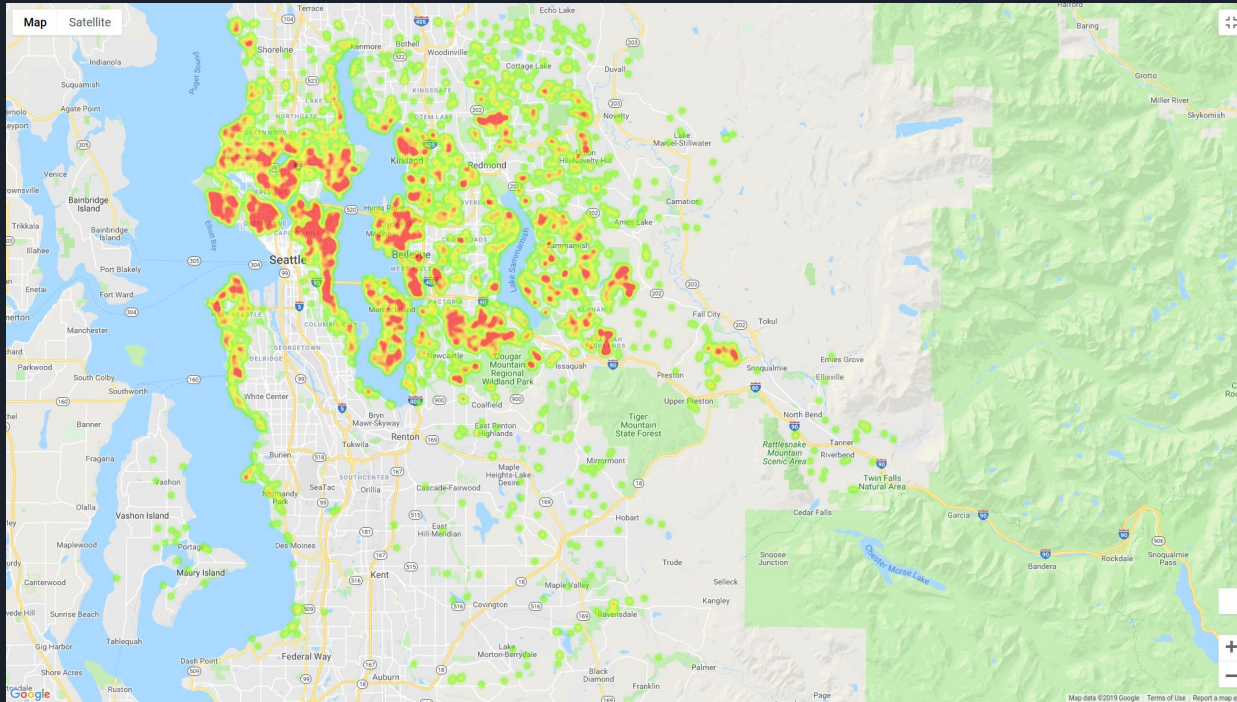




Contents

- Where Houses of Different Price Ranges Cluster
- Top Factors Influencing Housing Sale Price

Where do The Most Expensive Houses Cluster?

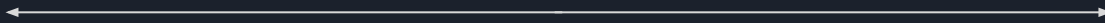


Red: High Density

Yellow: Med.
Density

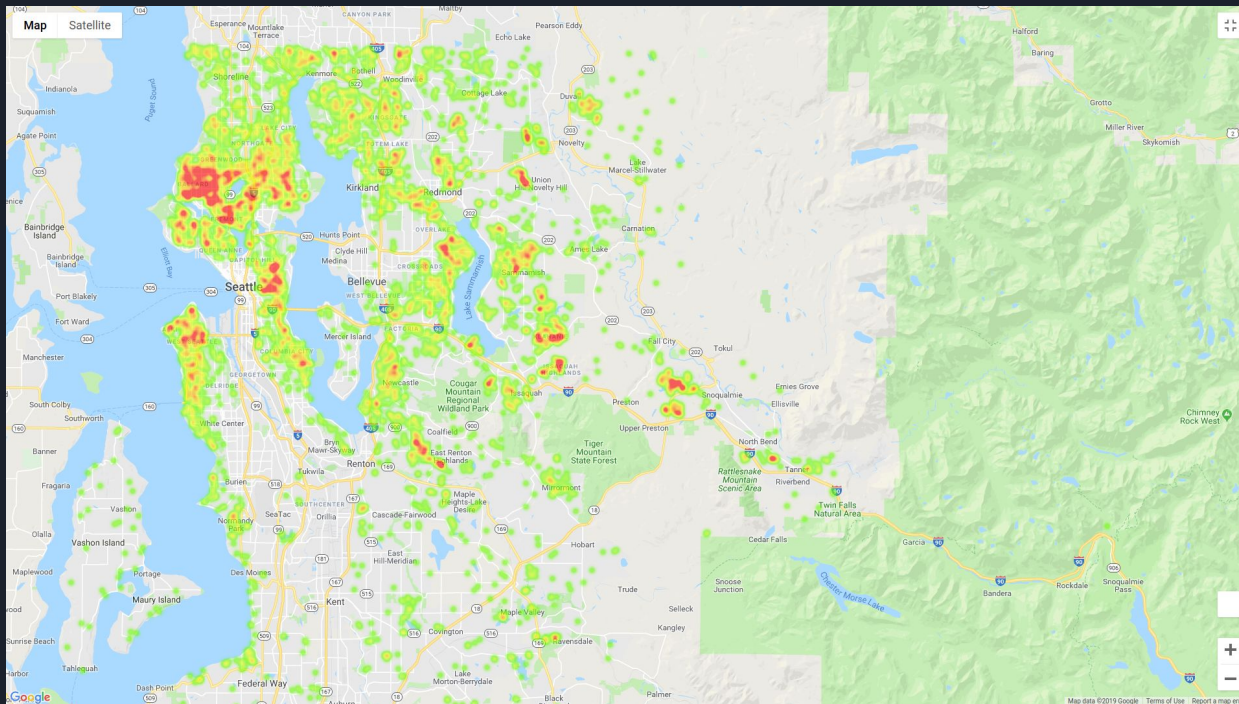
Green: Low
Density

\$645K



\$770K

Where do Upper-Middle Priced Houses Cluster?

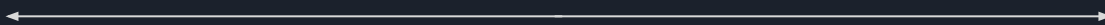


Red: High Density

Yellow: Med.
Density

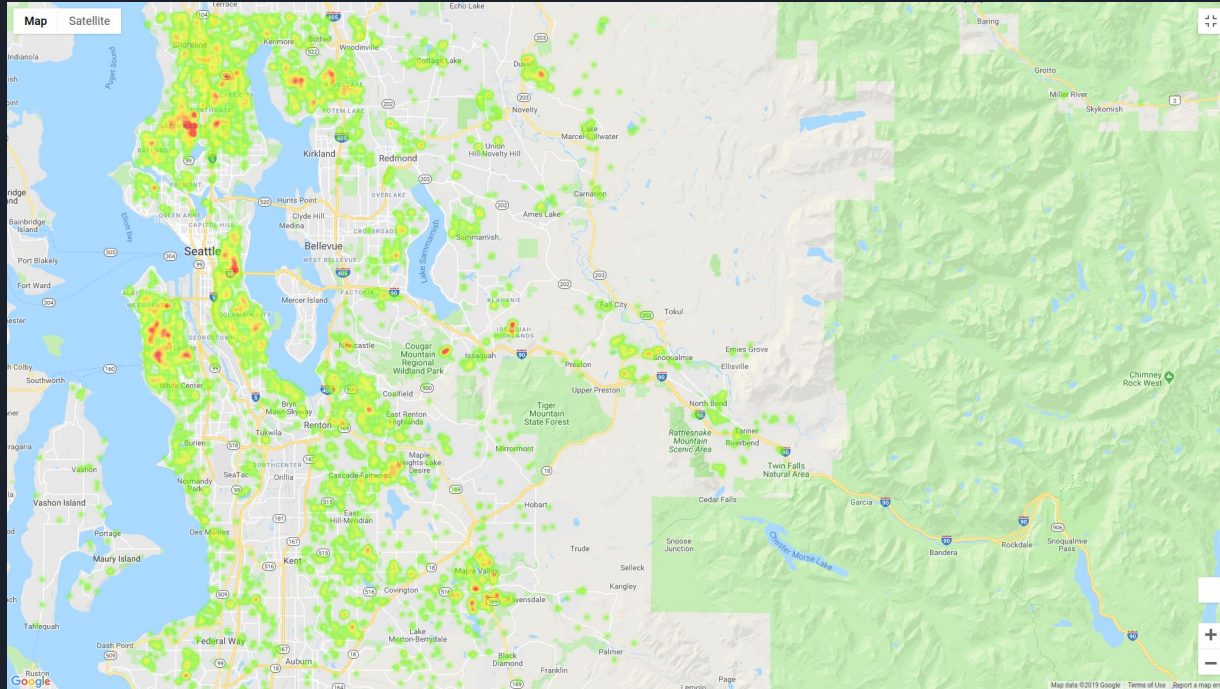
Green: Low
Density

\$450K



\$645K

Where Do Lower-Middle Priced Houses Cluster?

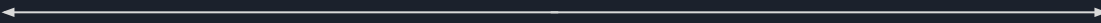


Red: High Density

Yellow: Med. Density

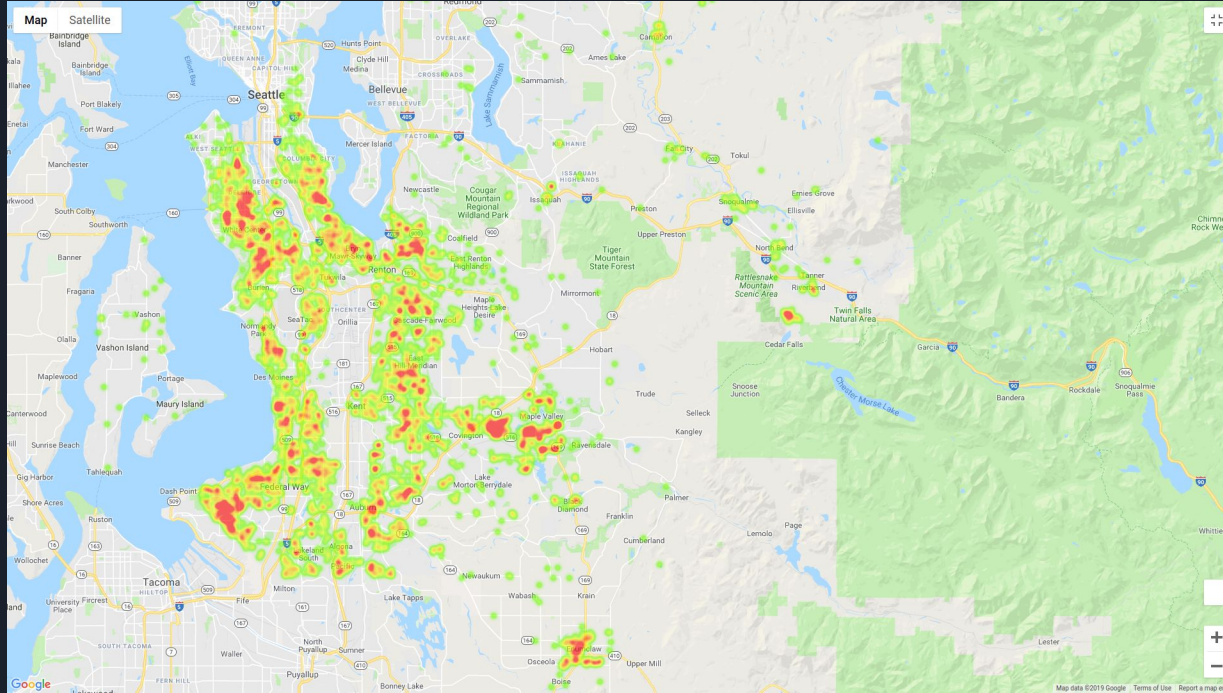
Green: Low Density

\$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
 - a. High-end: 13,540 sq. ft
 - b. Mean: 2,080 sq. ft
 - c. Low-end: 370 sq. ft.
2. Squarefoot lot space
 - a. High-end: 1,651,359 sq. ft.
 - b. Mean: 15,099 sq. ft
 - c. Low-end: 520 sq. ft.
3. Location
4. Renovation Recency
 - a. Low-end: Last Renovated in 1934
 - b. High-end: Last Renovated in 2010