

House Market Insights King County

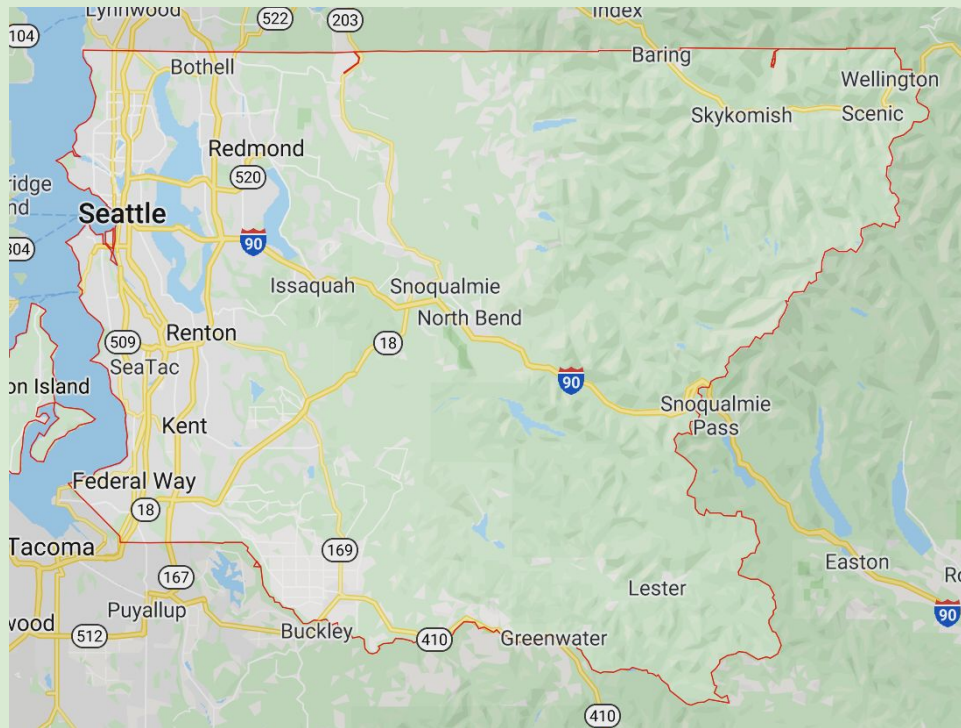
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Overview House Market Analysis

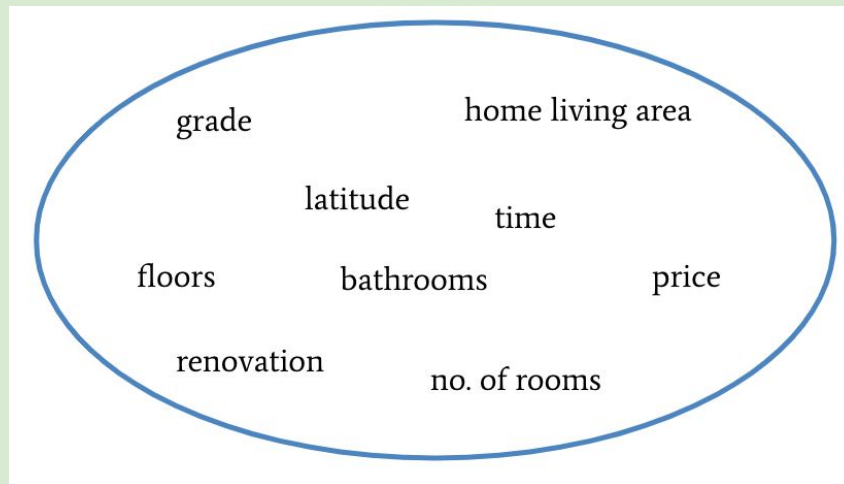
- 21597 house sales have been analysed in King County, WA from May 2014 to May 2015
- Methods: prediction models, graphical and non-graphical data analysis

→ providing advice to buyers and sellers in King County



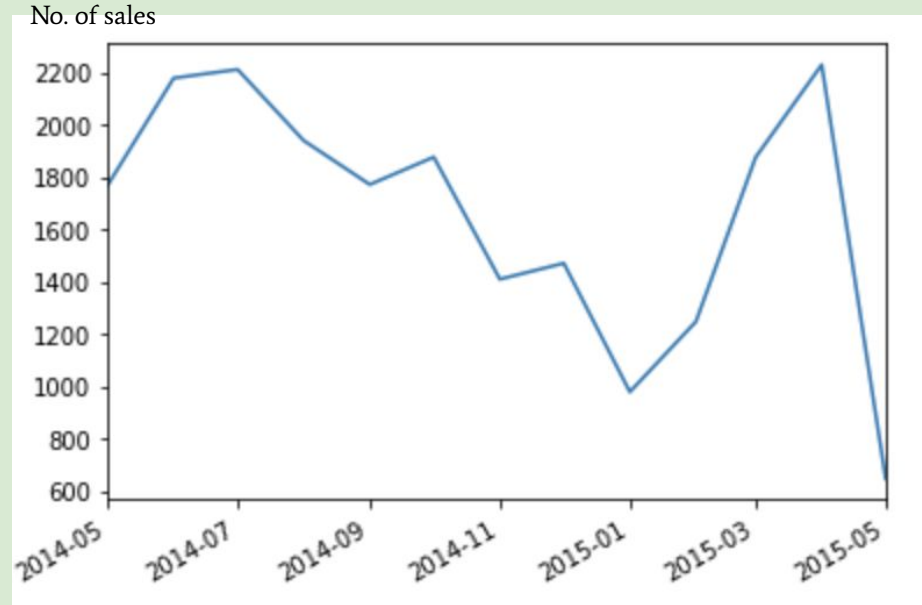
Factors influencing house prices

- Dataset covered 21 features related to house sales
- Identification of factors influencing house prices for prediction modelling
- most factors are fixed and cannot be changed to reach higher prices



House sales in 2014/ 2015

- house sales are not equally distributed
- preferred months are March to October, lowest sale numbers have been noticed during winter time



Best time to buy and sell your house



- house prices do follow number of house sales
- during summer time prices tend to be higher compared to winter time
- median house price: 450 000 USD
- min. price: 78 000 USD
- max. price: 7 700 000 USD

Check for renovation options

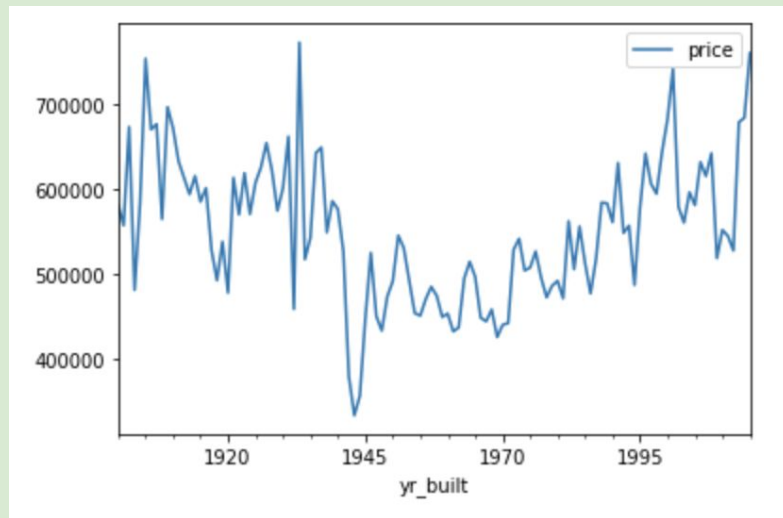
No renovations

- max price: 6 890 000 USD
- mean price: 532 214 USD

After renovations

- max price: 7 700 000 USD
- mean price: 540 297 USD

→ newer houses typically lead to higher prices, renovations may help older houses to reach better sales prices due to improved grades



Outlook

- Construct further indicators to improve the model ($R^2 = 0.71$)
- Adding more location factors and plotting houses on map
- getting more housing data to validate first ideas



NEXT

Thank you!