



HOUSING PRICES IN KING COUNTY

CARL COOK

INTRODUCTION

01

THE DATA:

20,099 HOMES

PRICES:

82,000 – 1,640,000

02

MAJOR

CONTRIBUTORS:

WHAT FEATURES
ARE MOST
IMPORTANT?

03

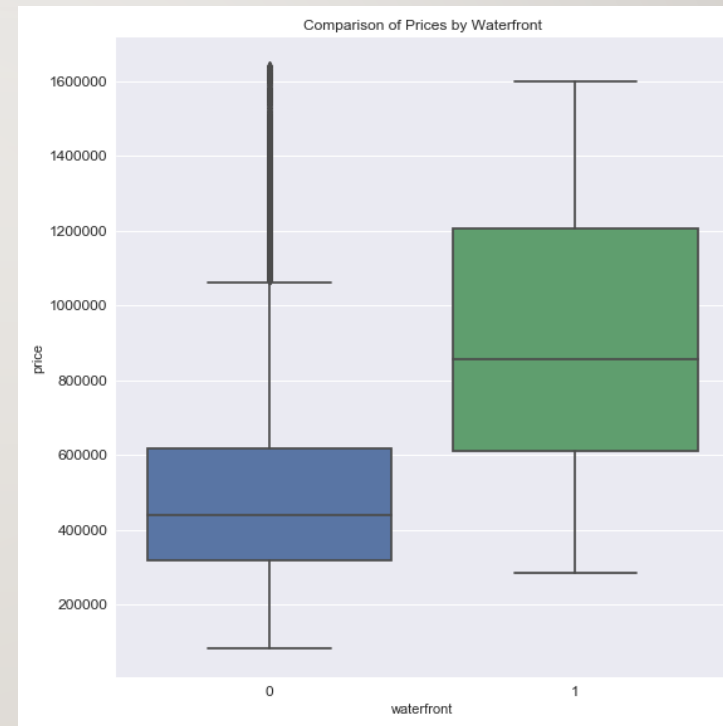
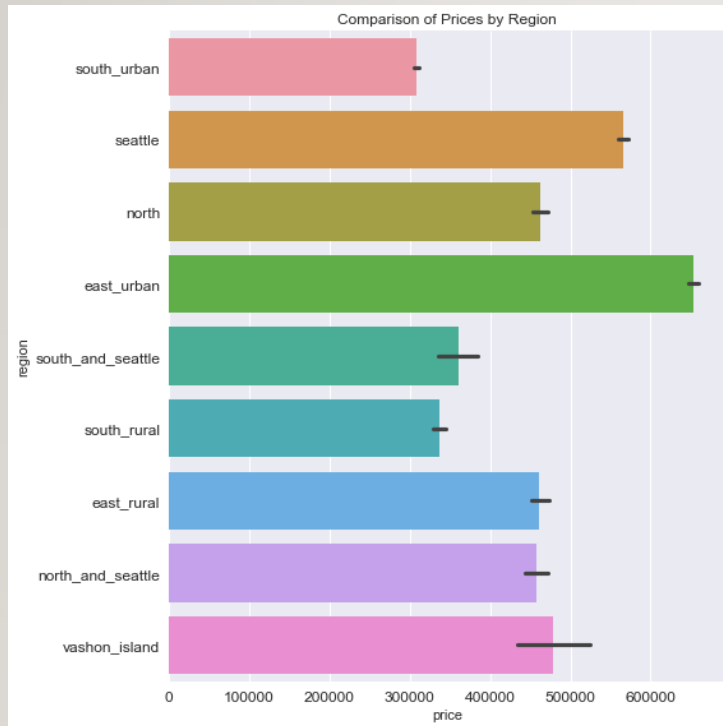
TAKEAWAYS:

HOW CAN WE
USE THIS
INFORMATION?

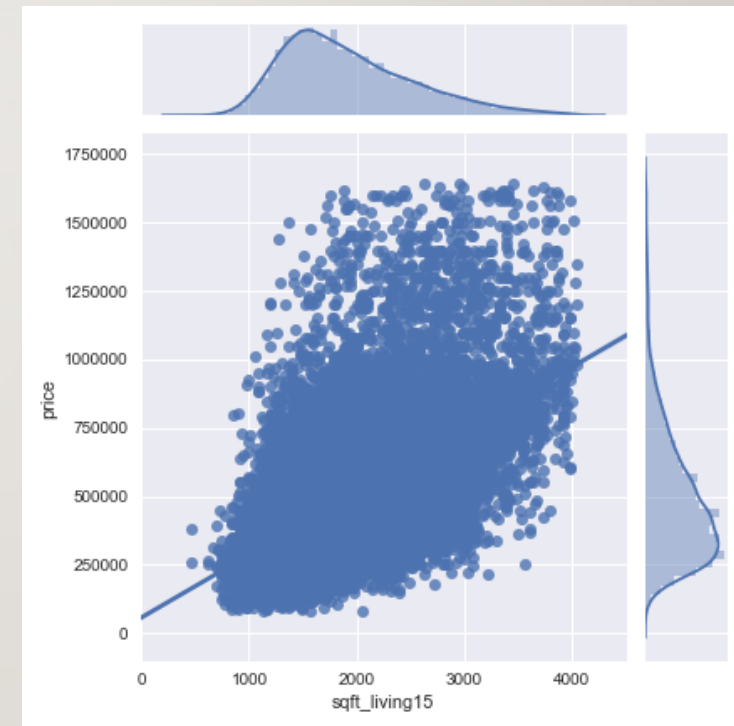
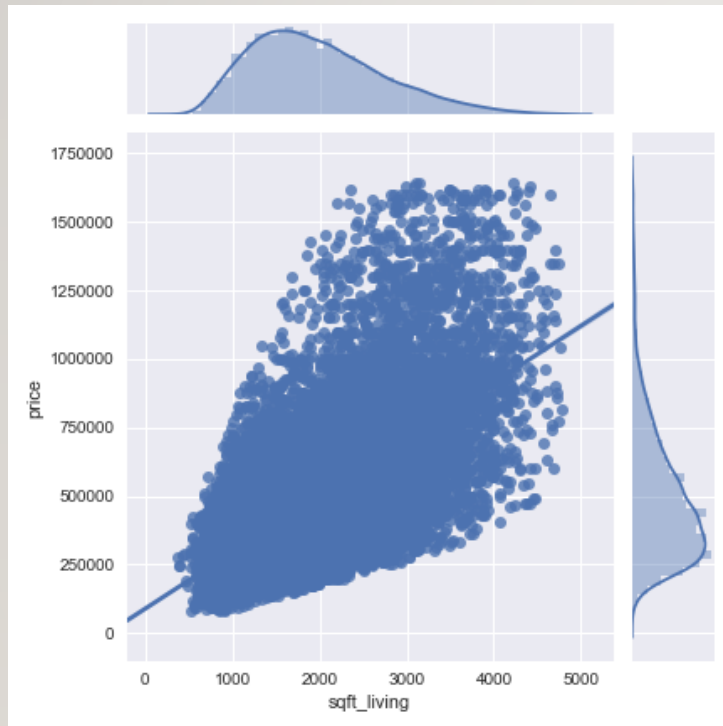
THE DATA

- 20,099 homes
- 2014 – 2015
- King County, Washington
- Sale Prices: 82,000 – 1,640,000
 - Mean Price: 497,000
- IQR Range: 317,000 – 620,000

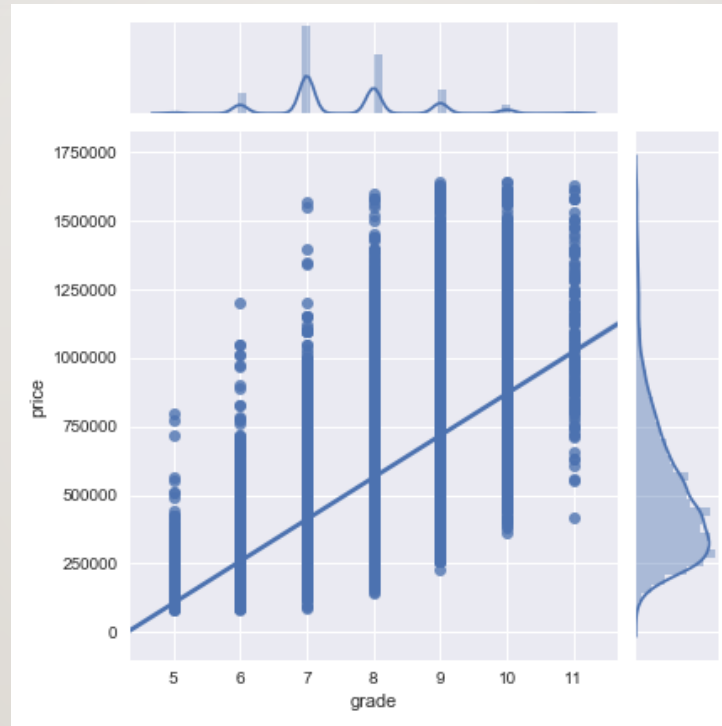
LOCATION



SQUARE FOOTAGE



GRADE



TAKEAWAYS

Biggest Factors:

- Location
 - (Waterfront, Region)
- Square Footage
 - (Home and Neighbors)
- Grade

RECOMMENDATIONS

- Check Price by Region
 - Is the property too expensive for its area?
- Compare Waterfront/Non-Waterfront Prices
 - You shouldn't be paying waterfront prices for non-waterfront homes.
- Check King County Grading System
 - Higher grade means higher price.
- Check Square Footage and Neighbors' Square Footage
 - Both can contribute to the price of your potential home.

FUTURE WORK

- Extend model to include outliers.
- Map homes on a map of the area.
- Different models for different regions to increase accuracy.

THANK YOU!

Your time and attention are appreciated.

Carl Cook, Aug. 2020

