



Kings County Housing

Presentation by
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Area of interests

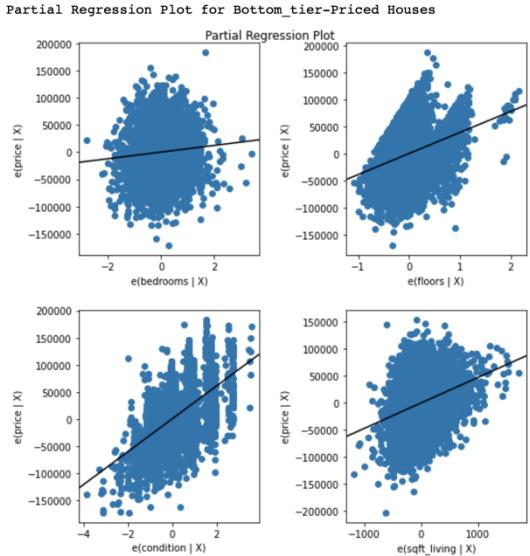
- Internal features of a house
- Seasons of sales
- Neighbourhood living



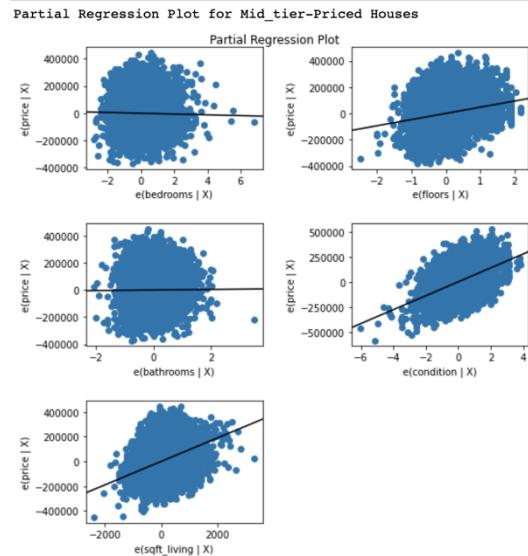


What Does the House Say?

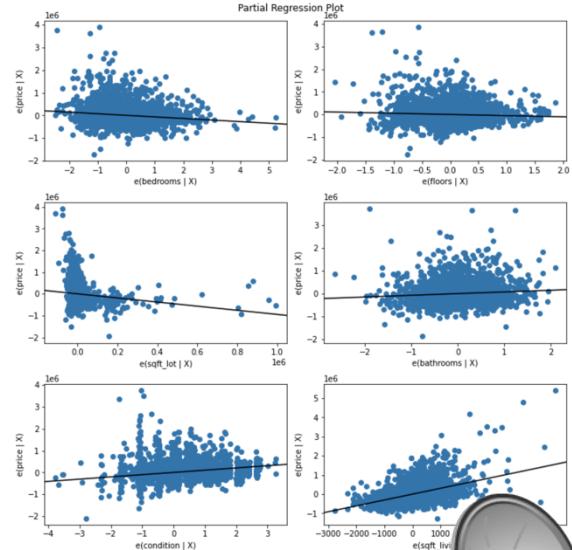
Bottom Tier
78K-300K



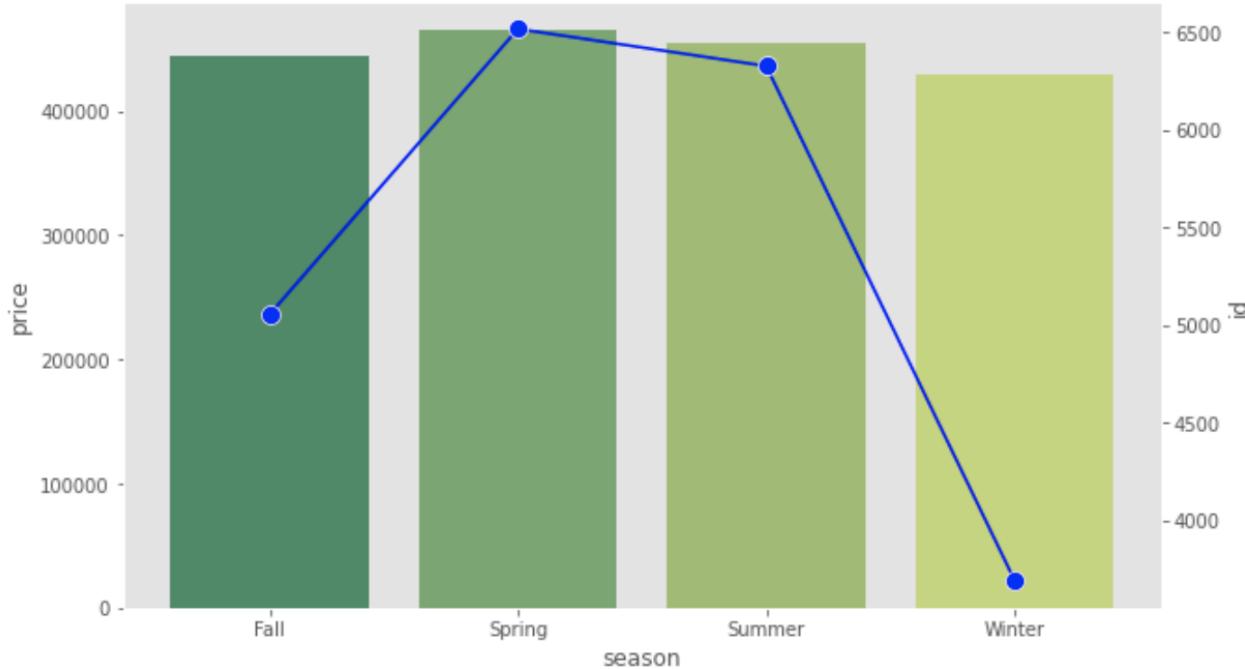
Mid Tier
300K - 800K



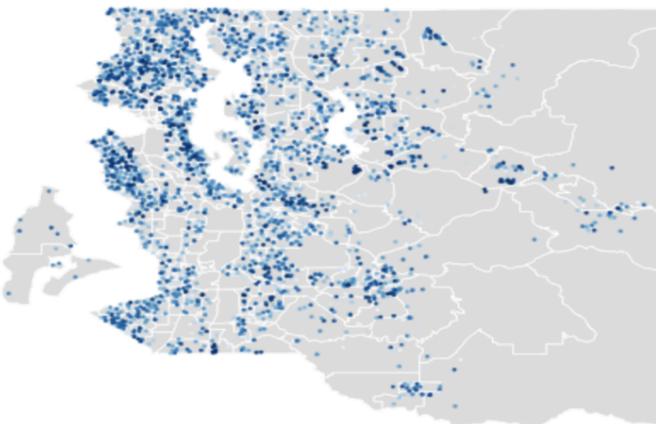
Top Tier
800K - 7.7M



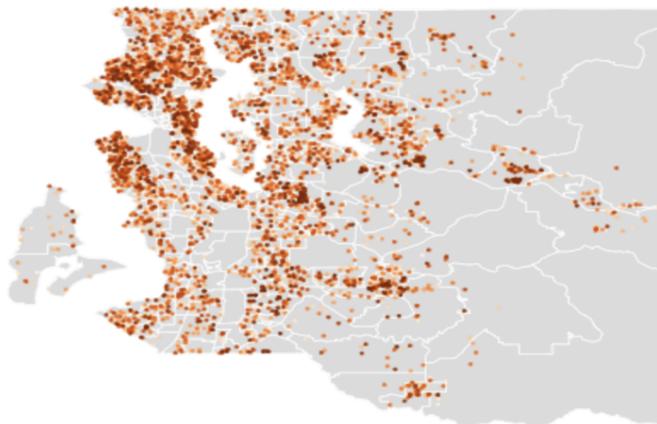
A Tale of Four Seasons



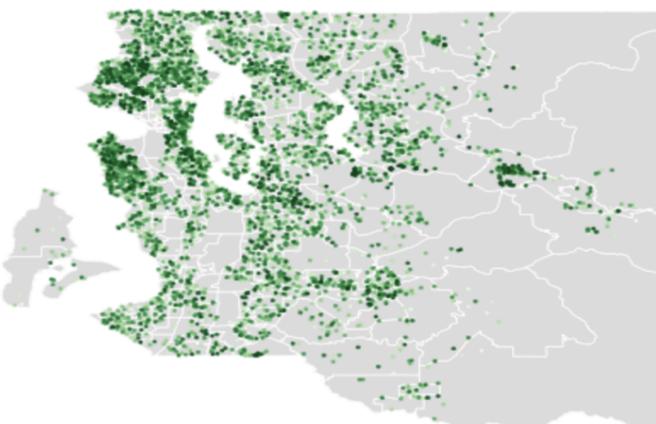
Winter



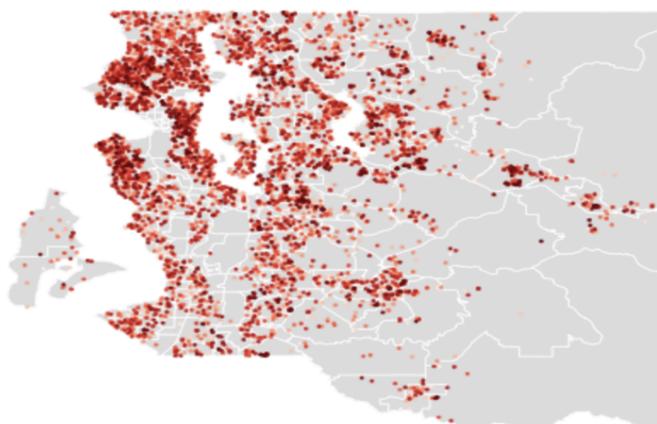
Fall



Spring

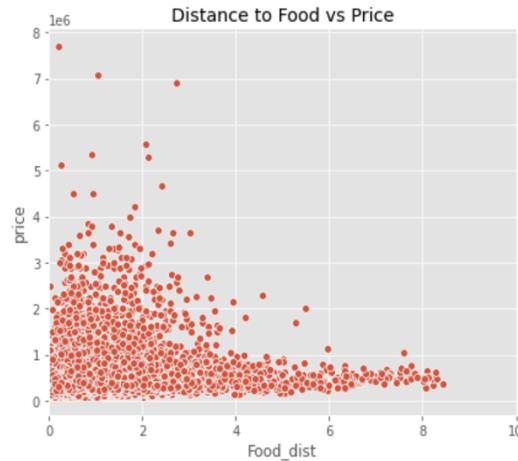
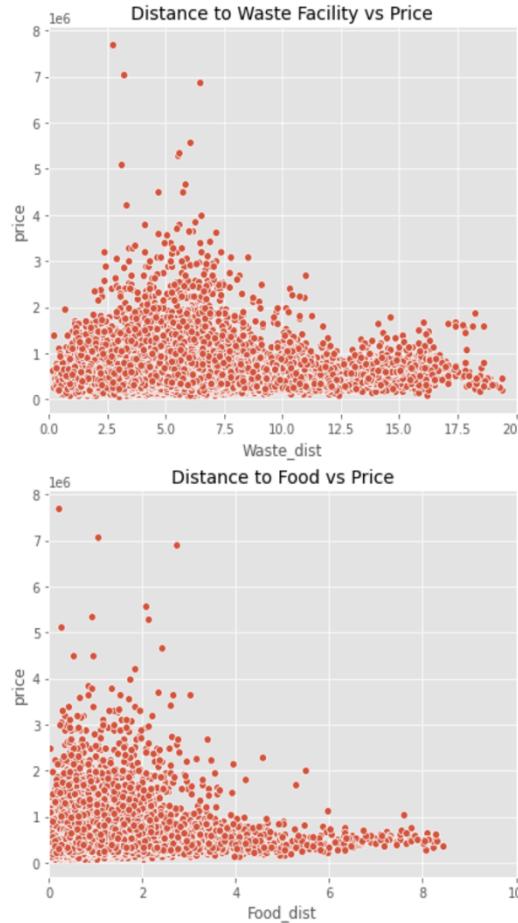


Summer



Community and Neighborhood Features







Key Findings

- Price tier demonstrates different important features; however, house size is always important; as price goes up, the condition of the house would matter more
- Housing sales in different season would have very unique features affecting the price; bed & bath ratio matters more in cold weather and house grade is important in hot weather
- Distance to community features shows certain impacts on the price but as not as strong as the features from the house itself





There's always place for improvements

- More geo-spatial price correction can be considered; smaller region aggregation can be applied
- Time in real estate sales can be important; it would be desirable to get data from a few different years for comparison
- Other housing features, such as landscaping, material used indoor, available appliances would be interesting features to look into
- Demographic features



The background image shows a vibrant urban landscape of Seattle, Washington. In the foreground, there's a mix of modern residential buildings, some under construction with yellow cranes. A major highway cuts through the city, with several cars and a blue bus visible. In the distance, the iconic Space Needle stands tall against a backdrop of majestic, snow-capped mountain peaks under a clear blue sky.

That's all!

**Thank you!
Q & A now**

