

HOUSING PRICES IN KING COUNTY

KELSEY SIMAN



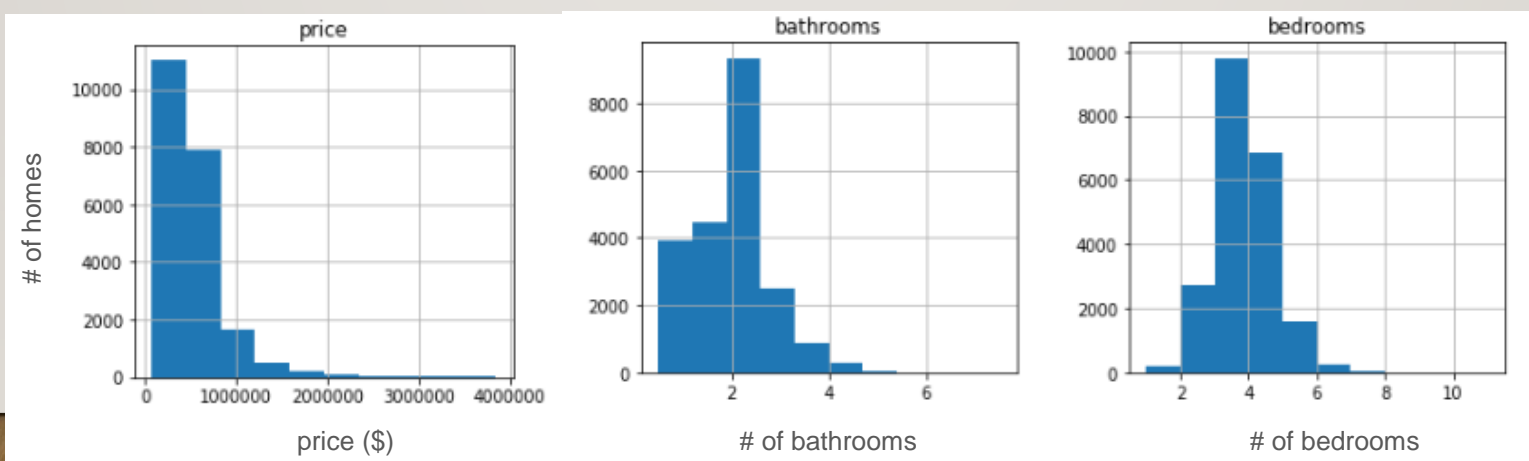
THE METHODOLOGY

- Obtain – find the right dataset
- Scrub – make data ready for analytics
- Explore – get to know what the data looks like
- Model – find out what elements of the dataset have greatest impact on price
- Interpret – what does this data show us?

THE DATA – KING COUNTY DATASET

- Includes homes sold between May 2014 and May 2015
- Comprehensive – includes sell date, price, number of bedrooms, number of bathrooms, square footage, year built, zip code...

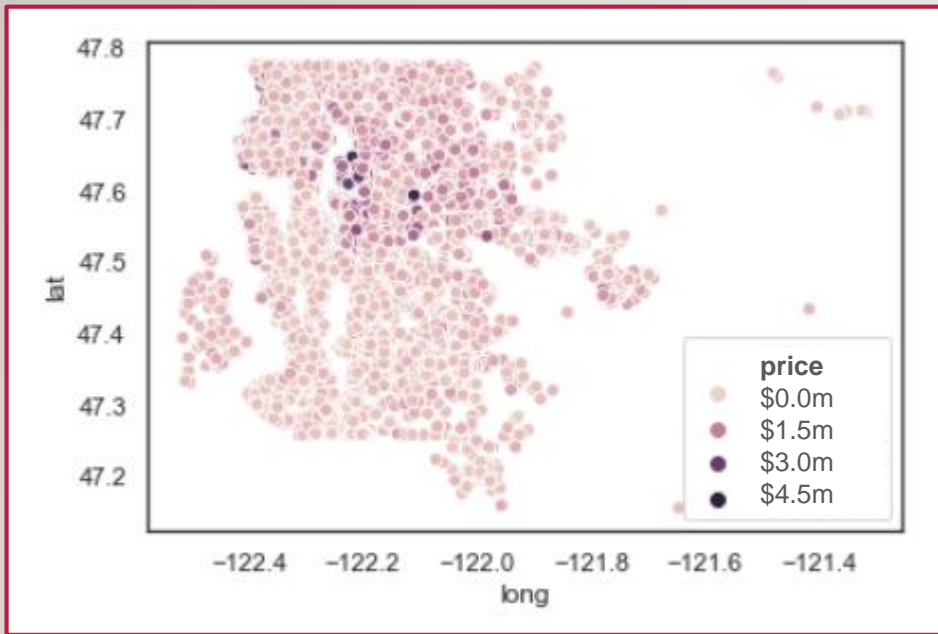
SAMPLE KING COUNTY DATA HISTOGRAMS



THE QUESTIONS

- What is the most important predictor for housing prices in King County?
- Which characteristics should you look for in a King County home?
- Which should you avoid?

THE ANSWERS: LOCATION, LOCATION, LOCATION



- Location (particularly zip code) is the most relevant predictor of price
- Zip codes to look for:
 - 98039 (Medina)
 - 98040 (Mercer Island)
 - 98004 (Bellevue)
 - 98112, 98109 (Seattle)
- Zip codes to avoid:
 - 98002, 98001 (Auburn)
 - 98032 (Kent)
 - 98168, 98148 (Seattle)