

King County House Sales Analysis

A Data-Driven Market Overview

Introduction

- This analysis examines the **house sales in King County**, focusing on **price trends, geographic distribution, and major housing characteristics**. The goal is to **discover information that will help buyers, sellers, and real estate professionals**. This analysis provides insights into property valuation and market dynamics.
- **Dataset source:** <https://github.com/mochen862/king-county-house-sales.git>
- **Tools:** Spreadsheet (Microsoft excel), Tableau

Introduction

○ Key parameters

- Daily average house price
- Average house price at different regions
- Distribution of house prices
- House view vs condition
- Distribution of bedrooms
- Distribution of bathrooms

○ Data Filters

- Dates (day, month, year)
- Size of living room
- Size of house lot

FILTERS

Select Month, Year of Date

February 2015

Mon	Tue	Wed	Thu	Fri	Sat	Sun
						1
2	3	4	5	6	7	
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	

Yr Built

1900 2015

Sqft Living

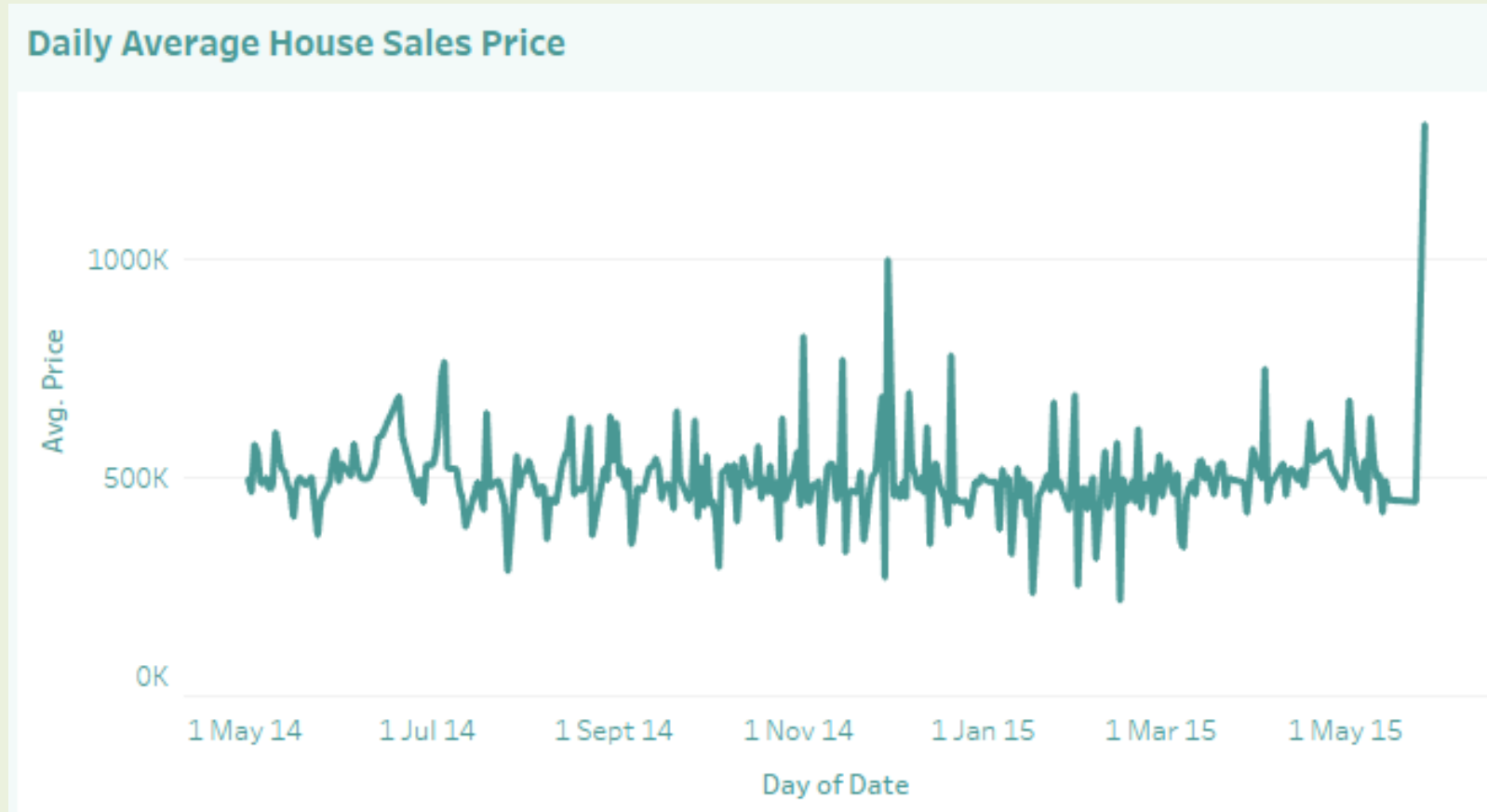
370 7,480

Sqft Lot

746 1,651,359

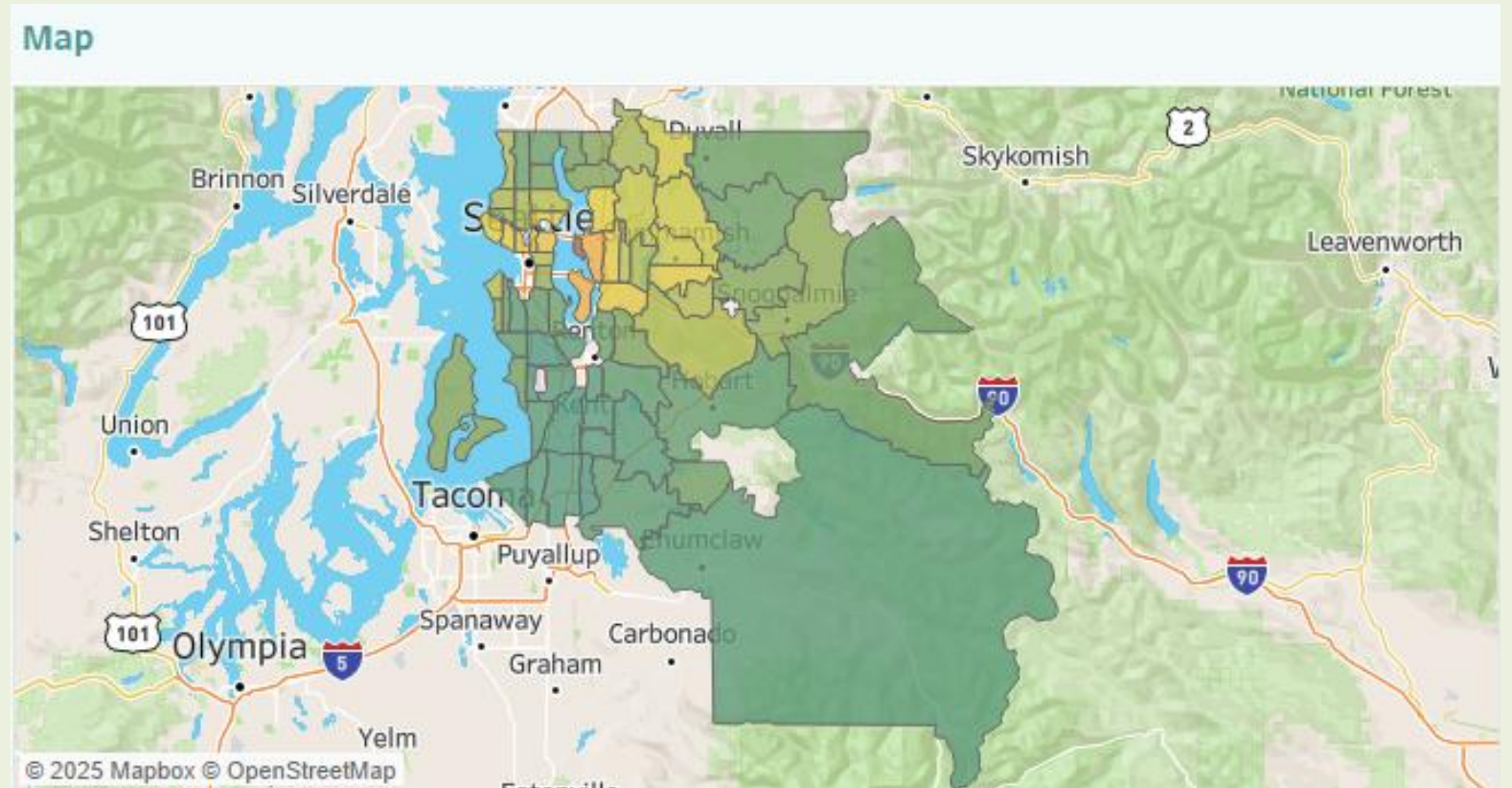
Market Trends: Daily Average House Price

- ❑ This line chart illustrates the daily average house sale price over time.
- ❑ We see a seasonal pattern, with **high pricing in November and December**. This could be attributable to a variety of variables, although **seasonal variations may be the most significant**. In some locations, November might signal the start of the "holiday home buying season," in which more people actively seek to purchase a property before the end of the year.



Geographical Insights: Zip Code Map

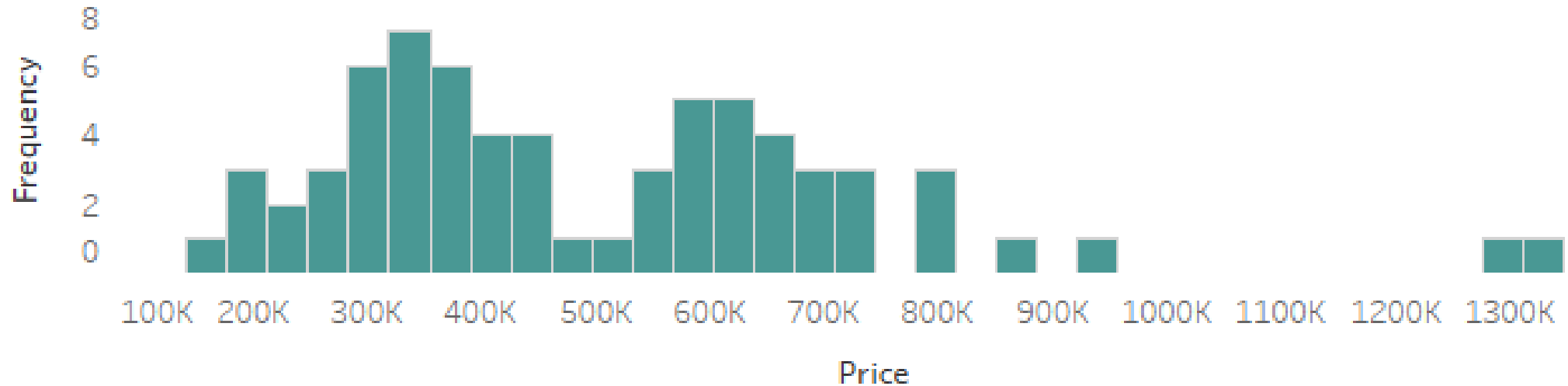
- ❑ This map reveals significant price variations across different zip codes.
- ❑ Zip codes **98309** and **98004** exhibit the **highest average prices**, while **98002** shows lower values.
- ❑ Zip codes 98309 and 98004 are in more wealthy neighborhoods with easier access to services including schools, parks, shopping malls, and public transit. These neighborhoods tend to attract higher-income inhabitants, which increases property values.



House Price Distribution

- ❑ This bar chart displays the distribution of house prices, providing a view of the market's price range.
- ❑ The majority of houses fall within the \$300k-400k range, indicating the prevalent market segment.

Distribution of House Prices



House Condition vs. View Matrix

- ❑ This matrix explores the relationship between a house's view and its condition, revealing how these factors jointly influence price.
- ❑ **Houses with 'Good' views and 'Very Good' condition command the average prices**, implying that a premium for both aesthetics and maintenance does not drive up the price.

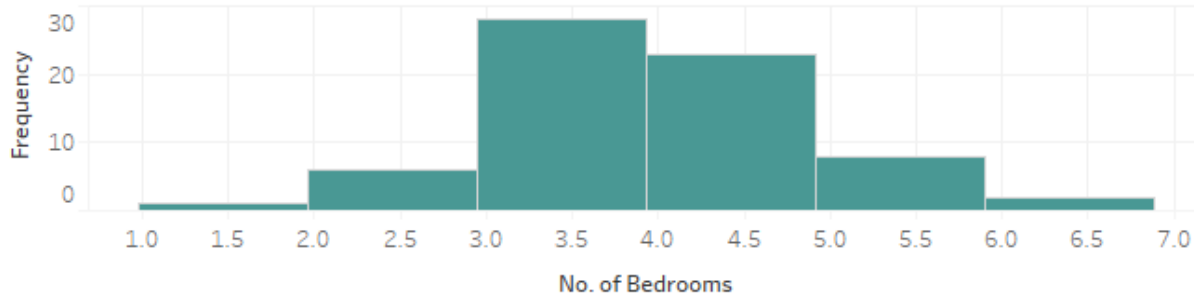
View vs Condition

View	Fair- Badly worn	Average	Good	Very Good
No View	240,000	475,555	503,315	675,200
Fair		802,500		
Average		725,000	610,000	435,000
Good		360,500		432,000

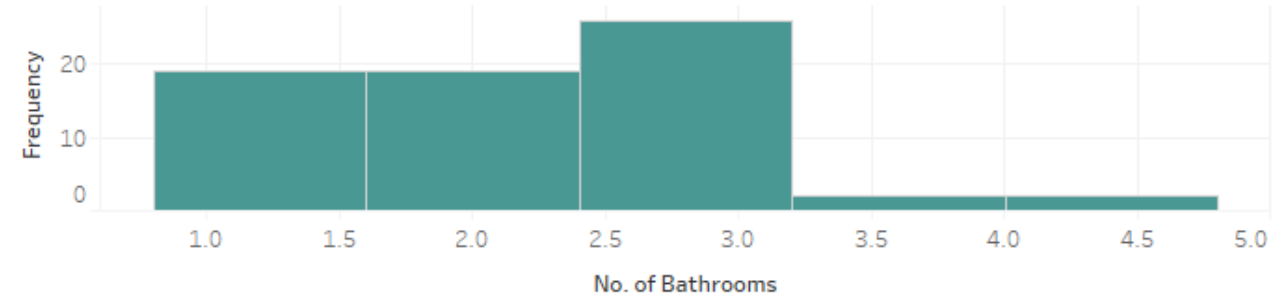
Distribution of Bedrooms & Bathrooms

- ❑ This bar chart illustrates the distribution of houses by the number of bedrooms, reflecting the market's accommodation for varying family sizes.
- ❑ The most prevalent house type features **3-4 bedrooms**, indicating a focus on small size family.
- ❑ Many households consist of families with children, and 3-4 bedrooms provide enough space for parents and children to have their own rooms. This bedroom count is also ideal for both nuclear and extended families.

Distribution of Bedrooms



Distribution of Bathrooms



Conclusion & Key Takeaways

- ❑ House prices fluctuate daily, showing market trends.
- ❑ Certain regions have higher property values compared to others.
- ❑ Most houses fall within a specific price range.
- ❑ Condition and view slightly impact house desirability but not significantly.
- ❑ Bedrooms and bathrooms are distributed across standard layouts with 3-4 bedrooms are the most preferred.