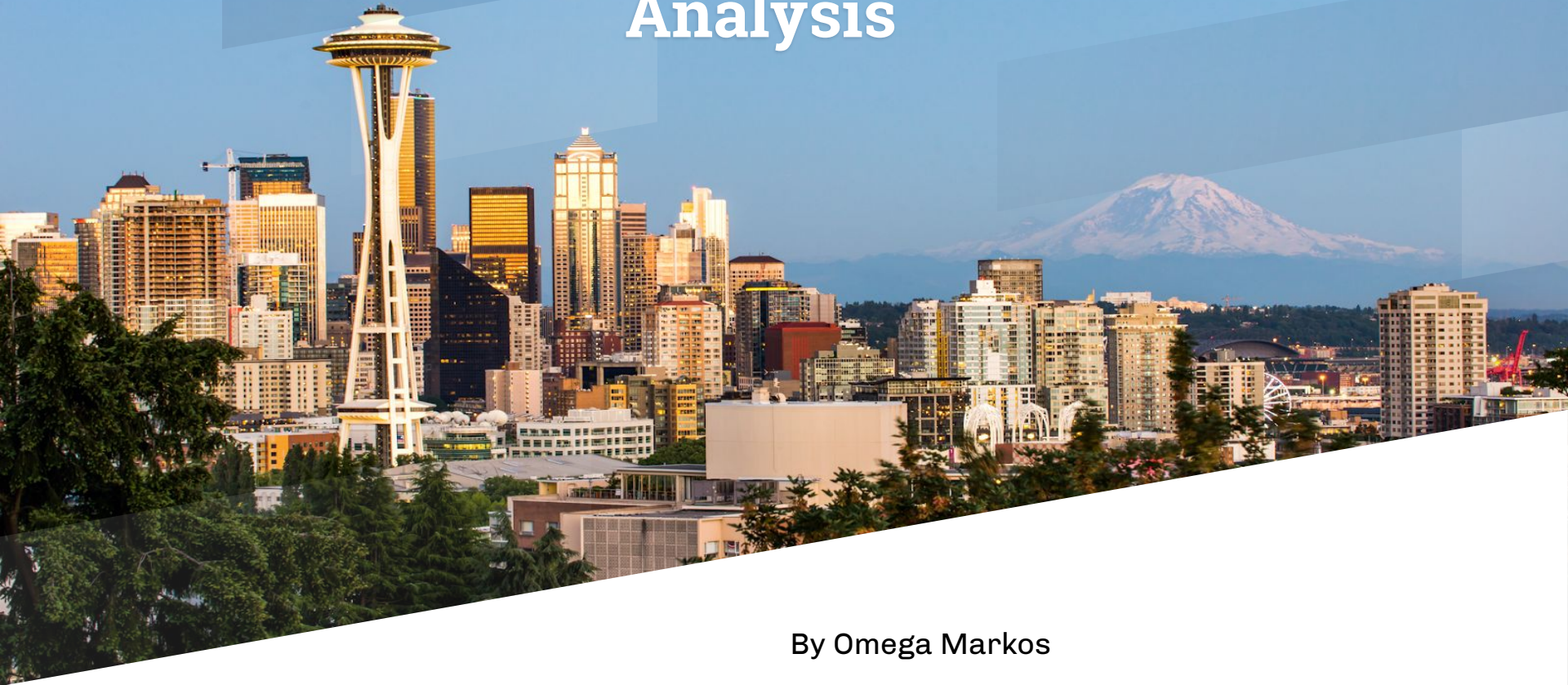


King County Housing Sales Analysis



By Omega Markos

The Dataset



The analysis is based on 21597 houses sold between 2014 & 2015.

- Size
- Location
- Condition
- Features
- Date

Methodology

Data cleaning

- Ready for analysis

Exploratory Data Analysis

- What does matters the most?
 - Time to buy/sell
 - Size
 - Grade
 - Year built

Regression model:

- In what magnitude ?

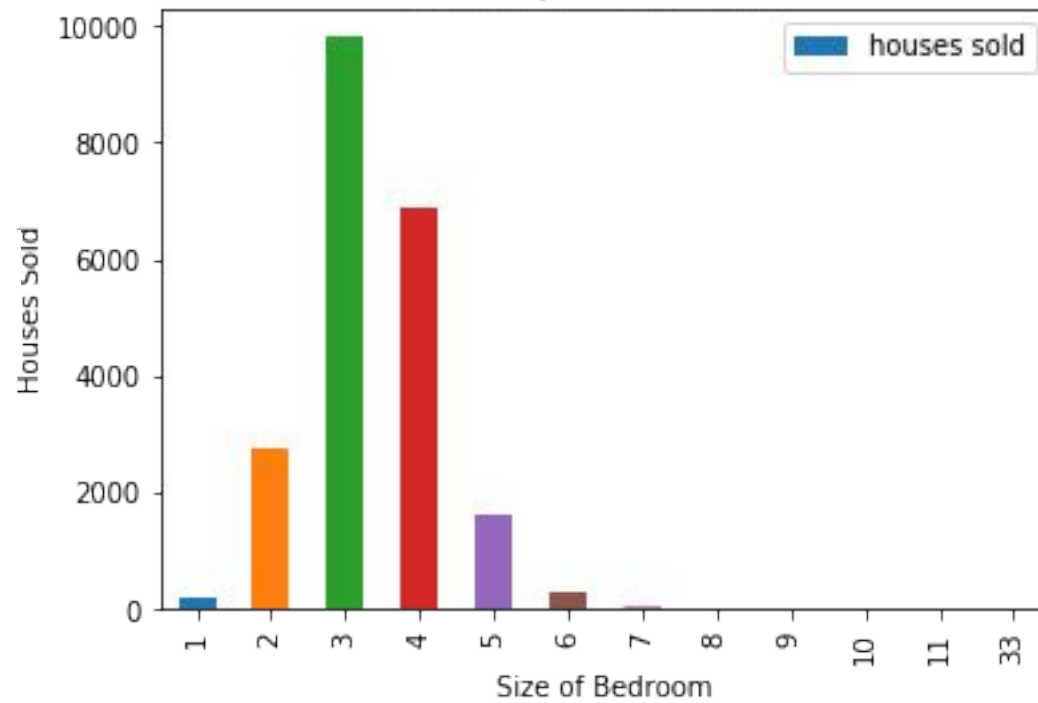


Three bedrooms



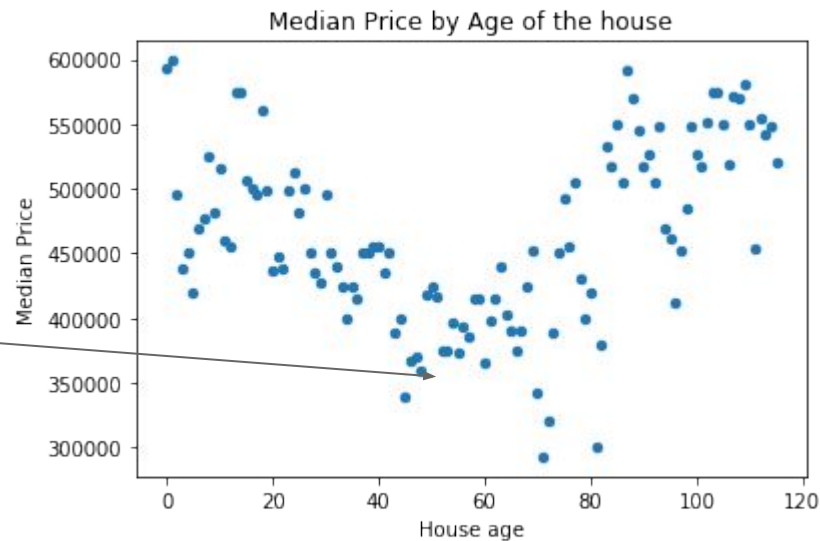
45%

Sales by Bedroom Size

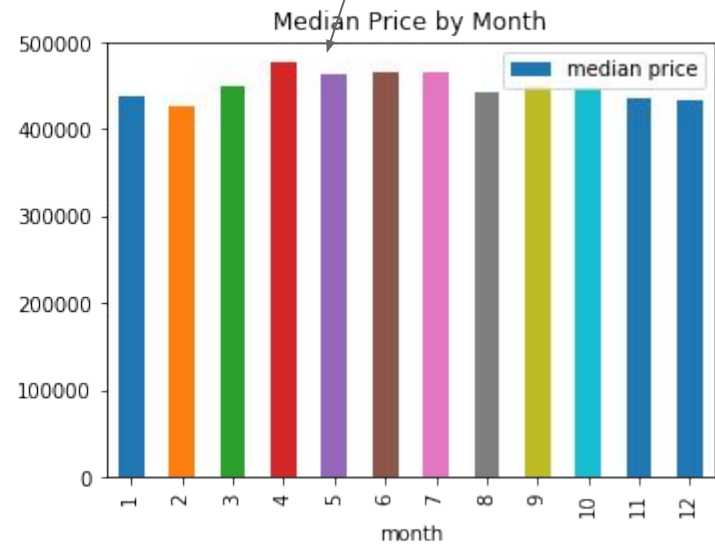
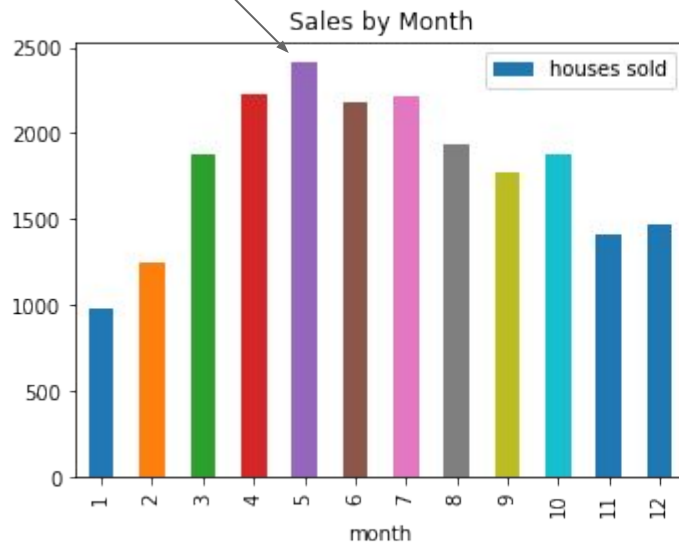




40 to 80 year old houses tend to have lower price.



January -slowest
April -July busy



January -April
average price increase by 10%

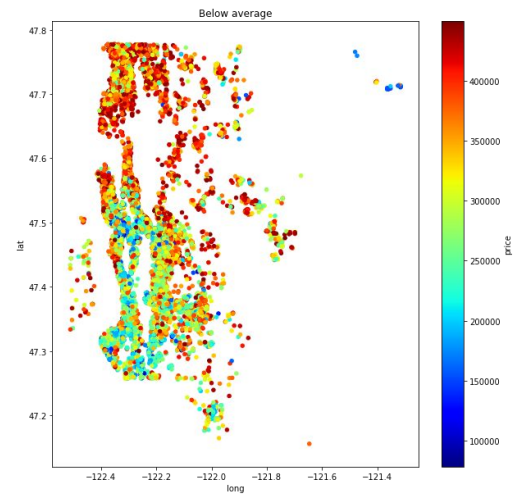
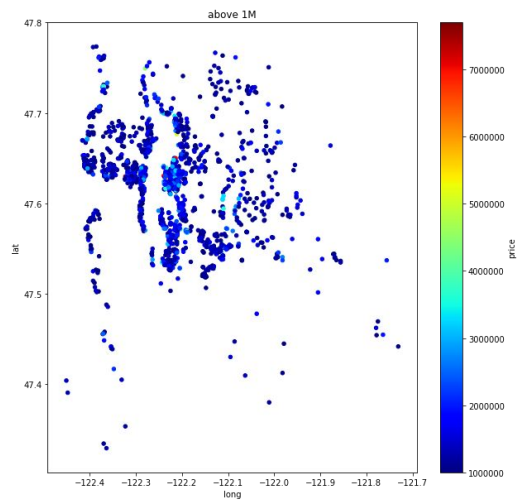
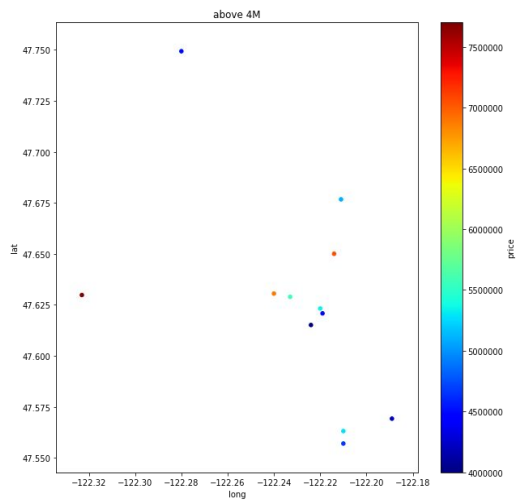
Main factors affecting price

On average

At least 25% waterfront

Features	Very Expensive house(>4 million)	Expensive house(>1 million)	Below average(<450k)
Bedroom size	5	4	3
Bathroom size	6	3	2
Square footage	8005 sqft	3640 sqft	1550 sqft
condition	3	3	3
Grade	12	10	3
Year built	Before 2001	Before 1985	Before 1969

Location



Recommendations

Building & Flipping

Buy -December & January

Grade - 6 to 7 average price increase 35%

Square footage of the house & water front

3 bedroom

Age of the house doesn't affect that much

Time to sale

April to July -10%



Future work

More info

From dataset

- Grading system
 - Better map location
 - Research on year built
- For how long the house was on market,
 - Last sold price
 - Staged or not.



Thanks!

Any questions?

Contact info

omegaghirmay@gmail.com