

KING COUNTY HOUSING PRICES: DATASET ANALYSIS



King County
Analysis

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IDENTIFYING MARKET TRENDS

Guiding Questions:

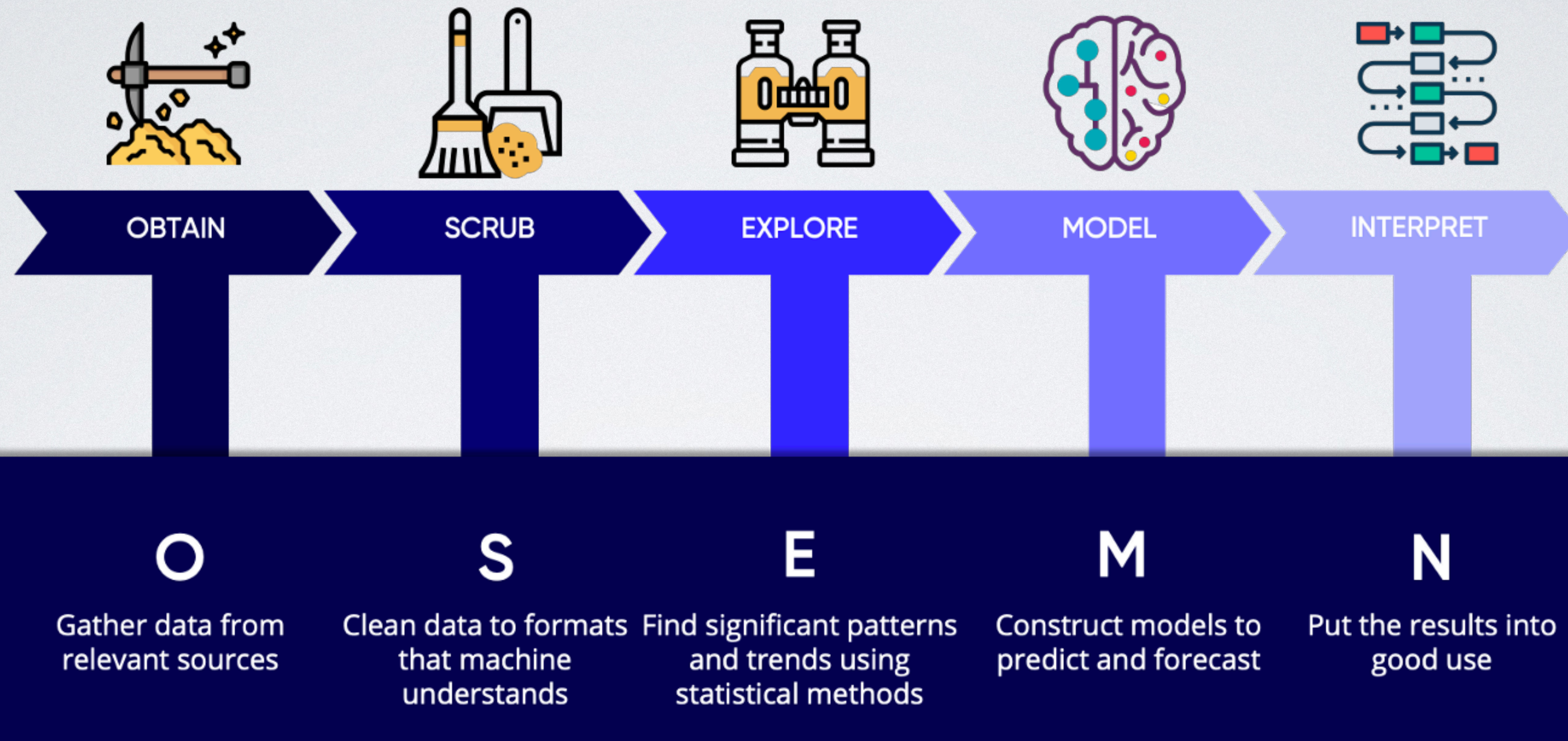
1. Which is a better predictor of house sale price, size of living space or size of lot?
2. How does location influence house sale price?
3. Which feature(s) most strongly influences house sale price?

Methodology

Results

Recommendation

METHODOLOGY: OSEMN

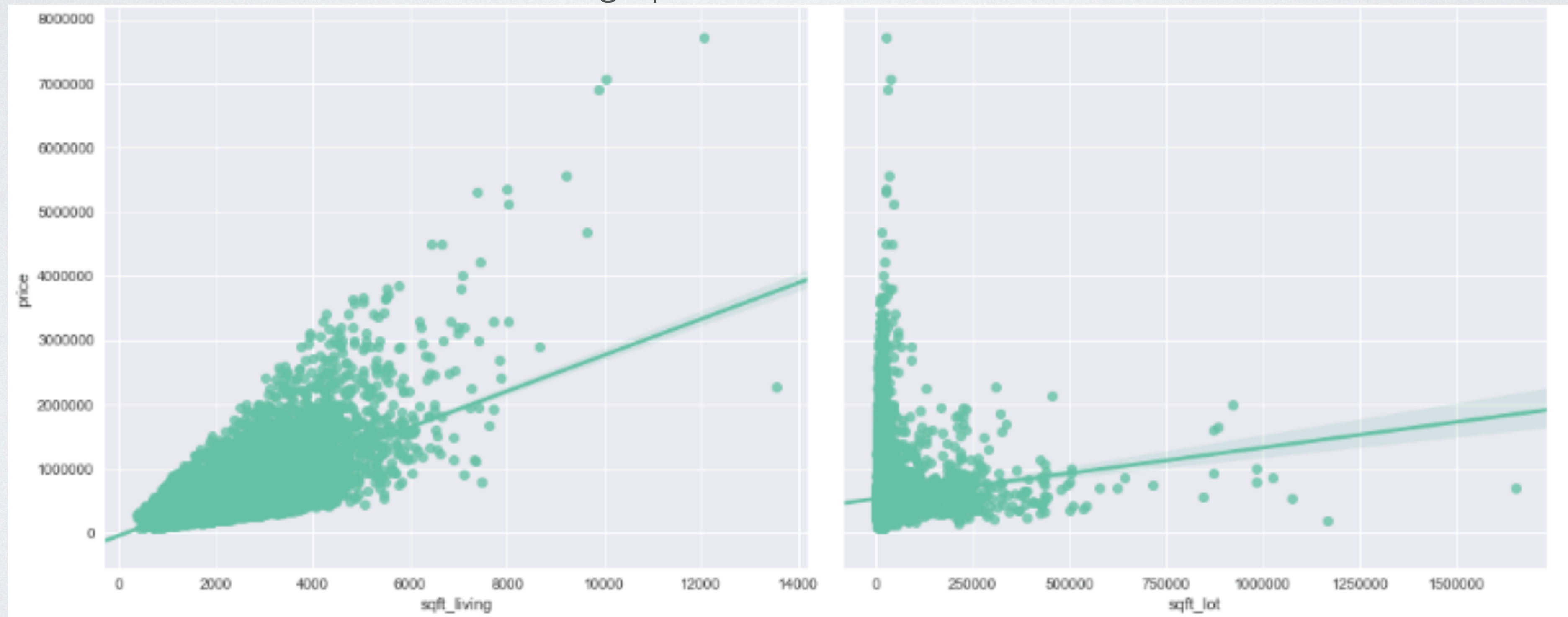


Obtain, review, and methodically manipulate data to demonstrate correlations and predict future sale prices.

RESULTS: RE-VISITING GUIDING QUESTIONS

Which is a better general predictor of house sale price, size of living space or size of lot?

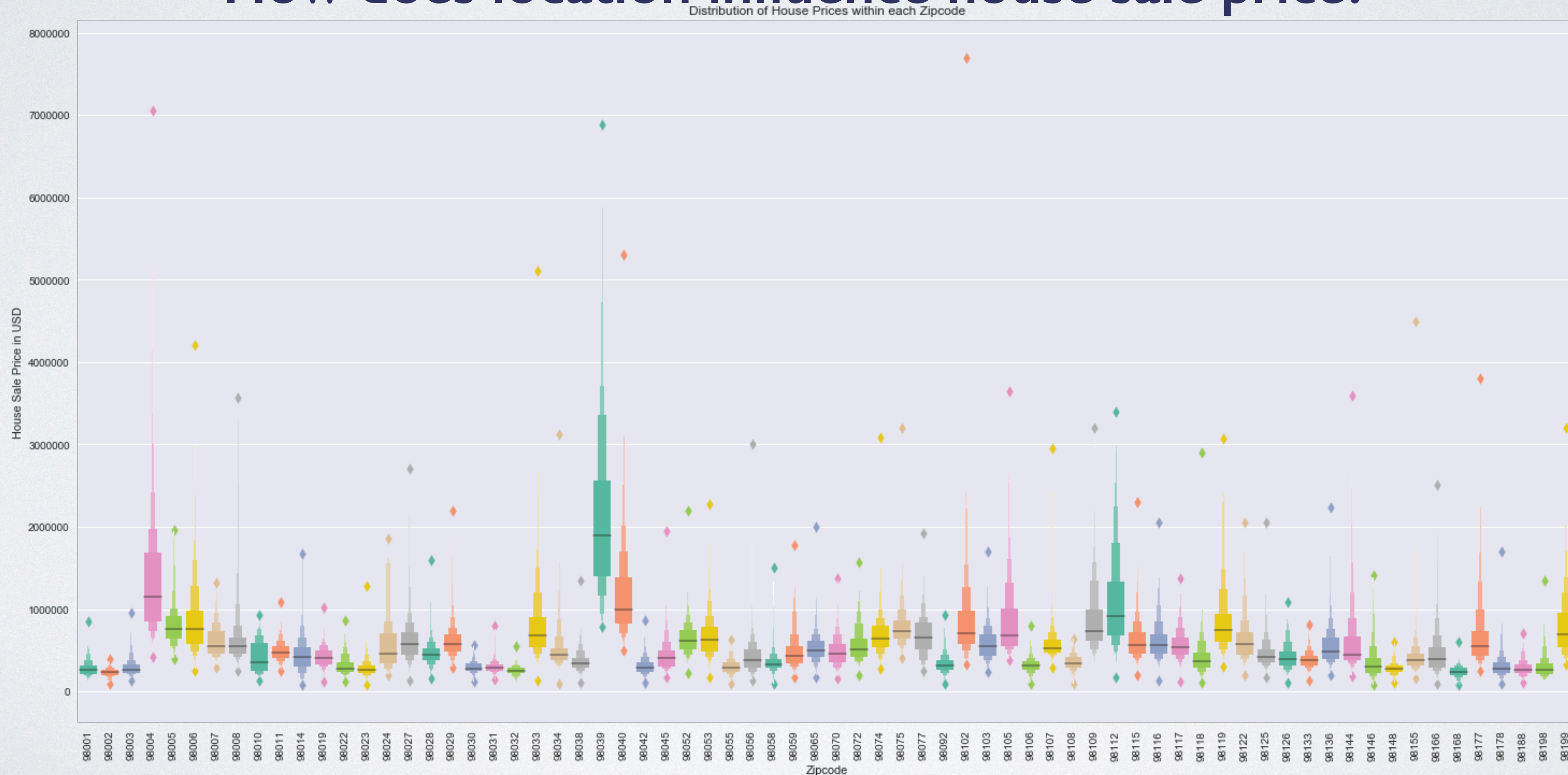
House Living Space and Lot Size vs. Sale Price



But, does location play a part?

RESULTS: RE-VISITING GUIDING QUESTIONS

How does location influence house sale price?



RESULTS: RE-VISITING GUIDING QUESTIONS

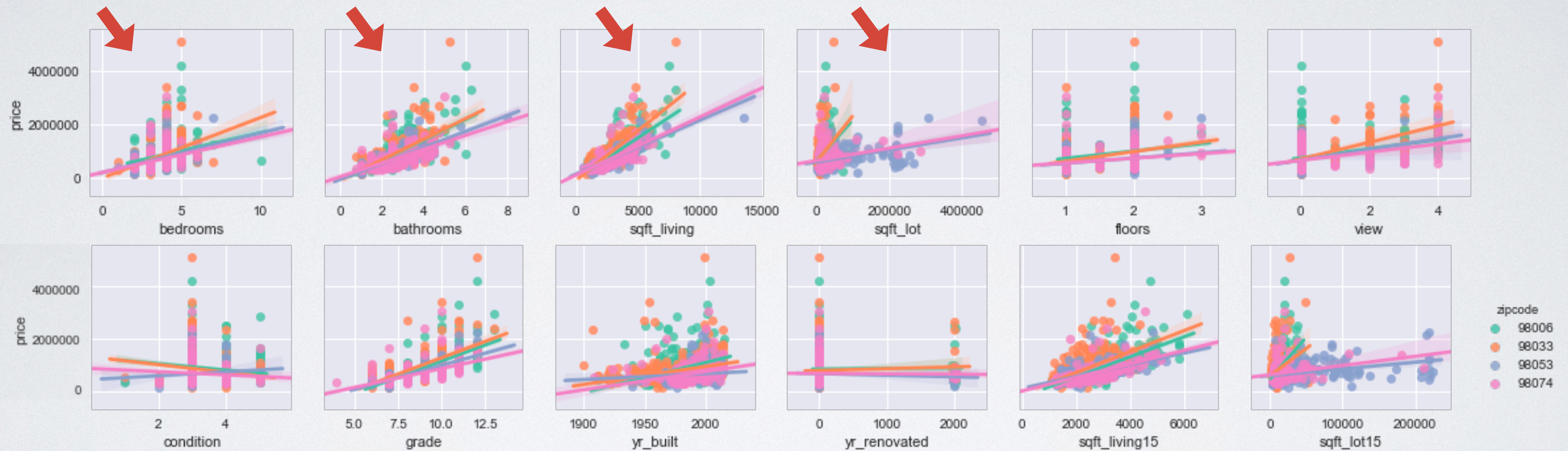
How does location influence house sale price?

House Living Space and Lot Size vs. Sale Price in the 4 Zipcodes
With the greatest variance in house sale price and price range.



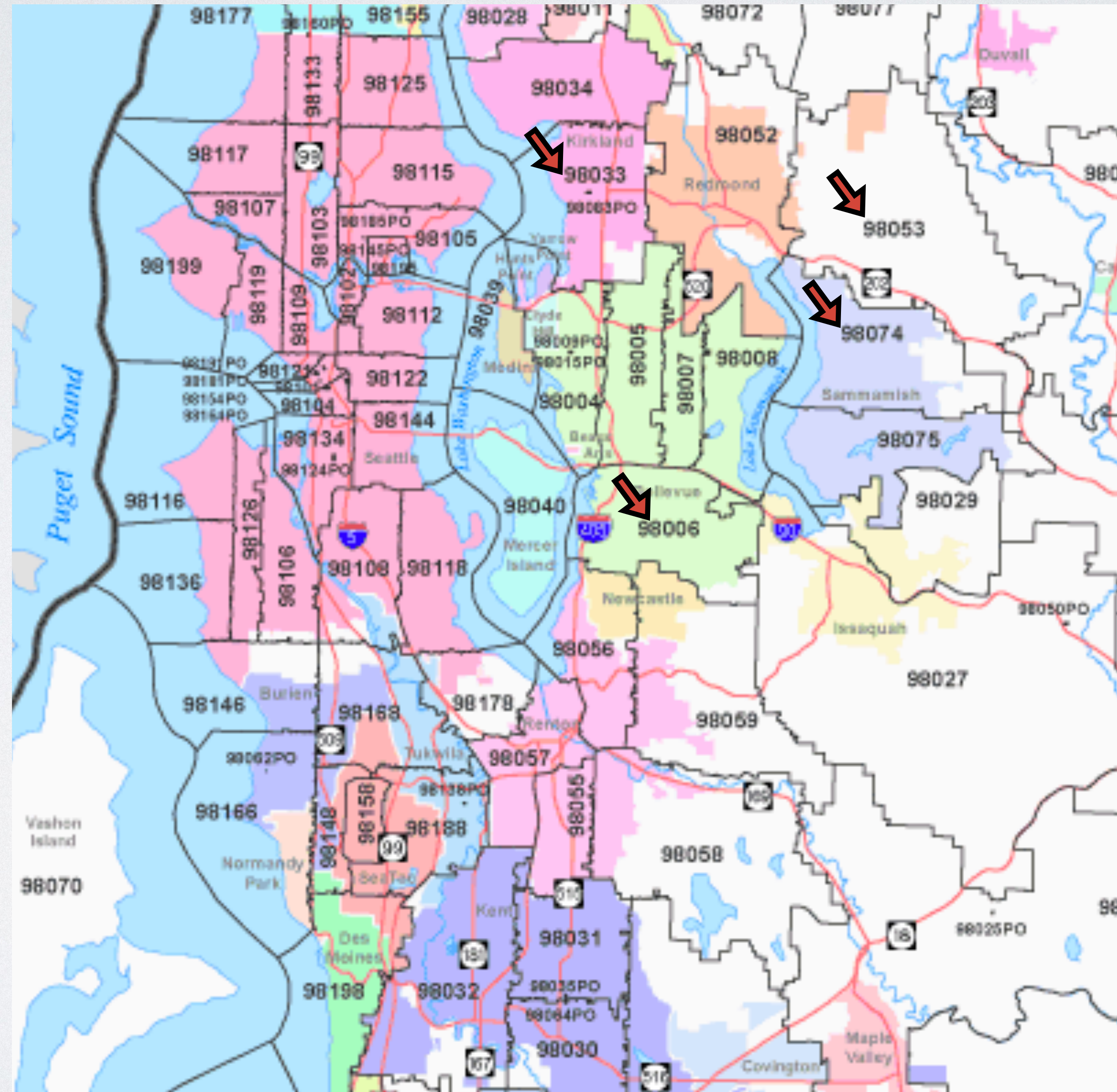
RESULTS: RE-VISITING GUIDING QUESTIONS

I. How does location influence house sale price?



As seen above, location of house can often influence the correlation that a feature such as house size, lot size, or the number of bedrooms/bathrooms contained in a house.

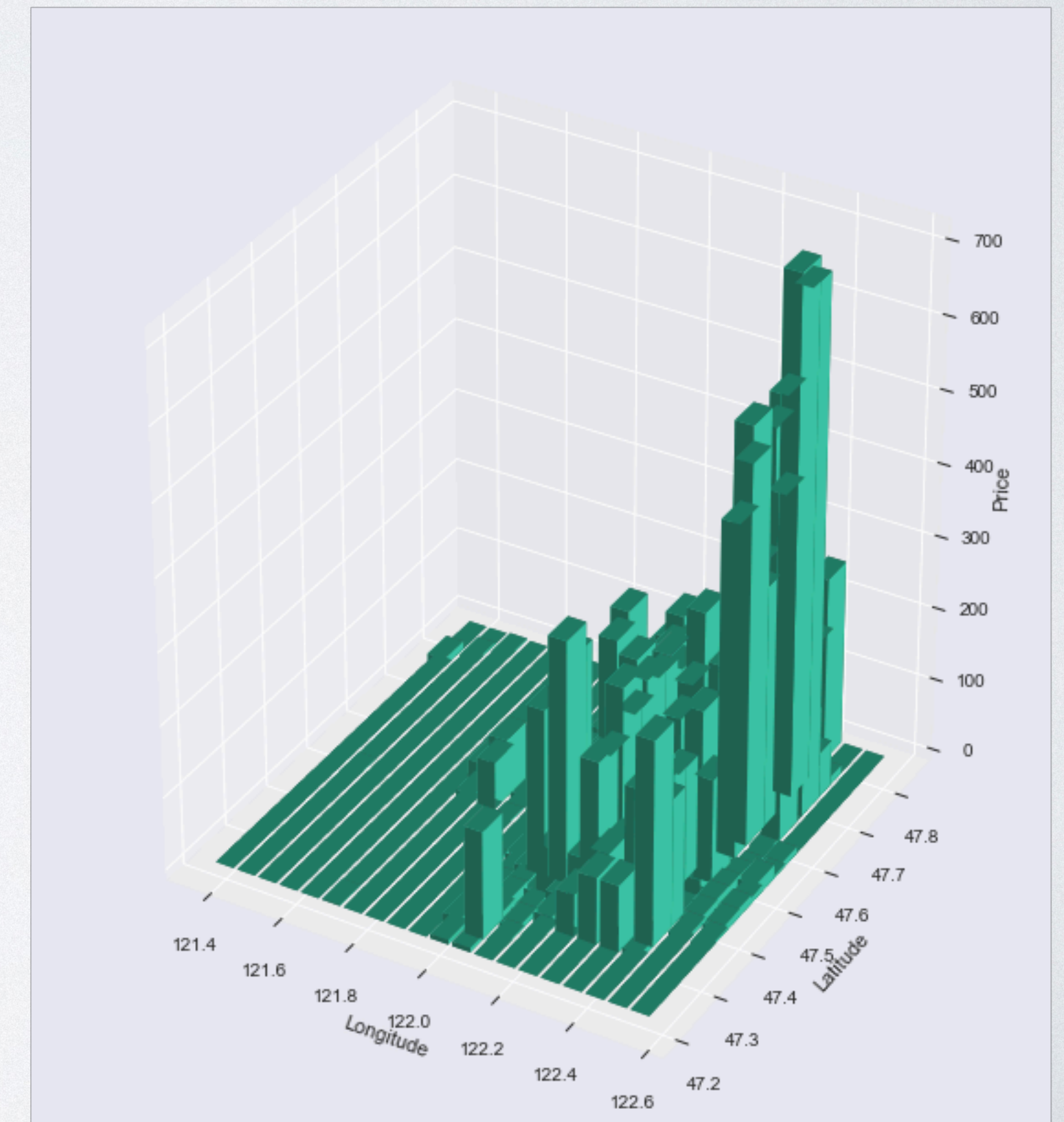
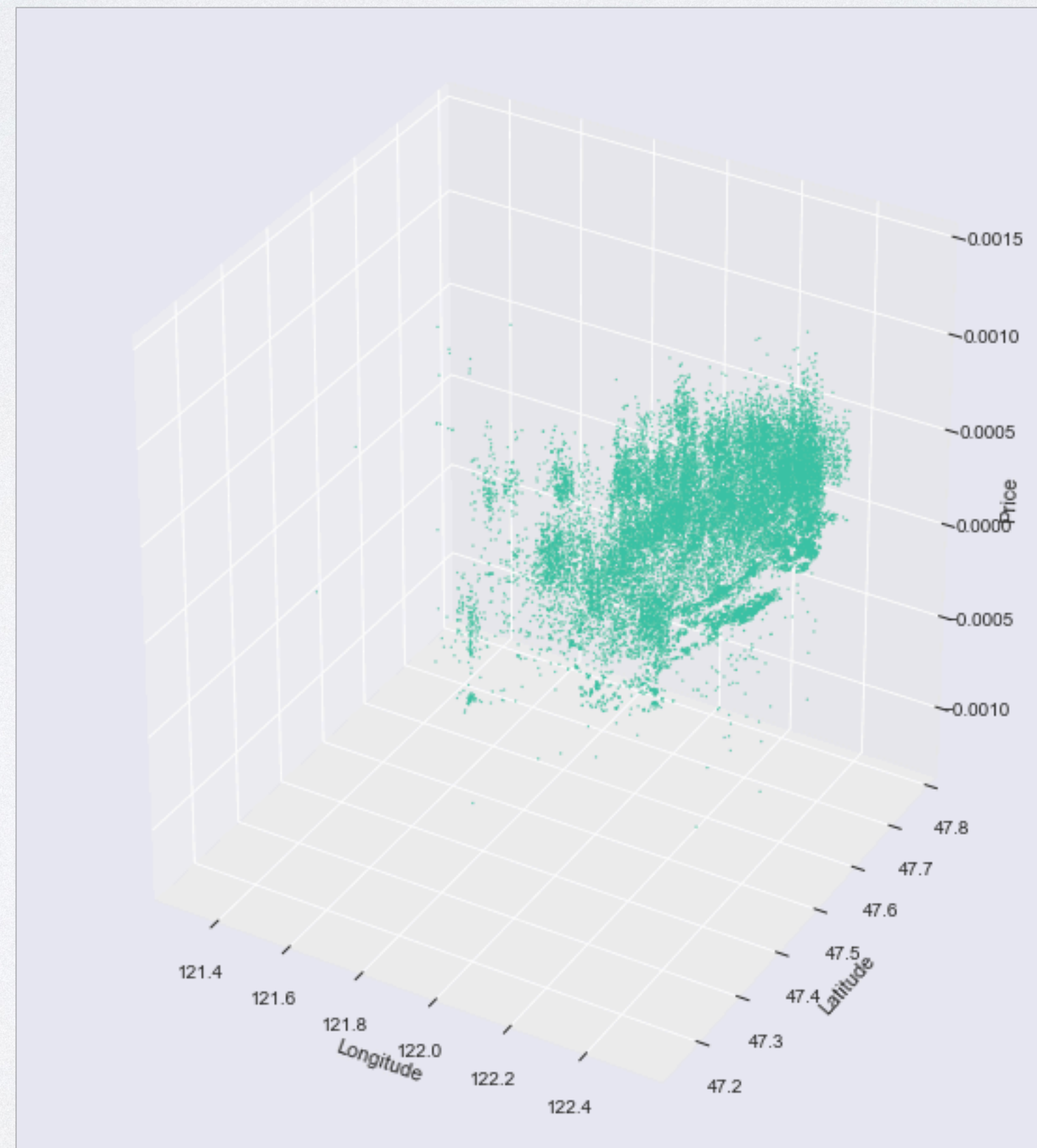
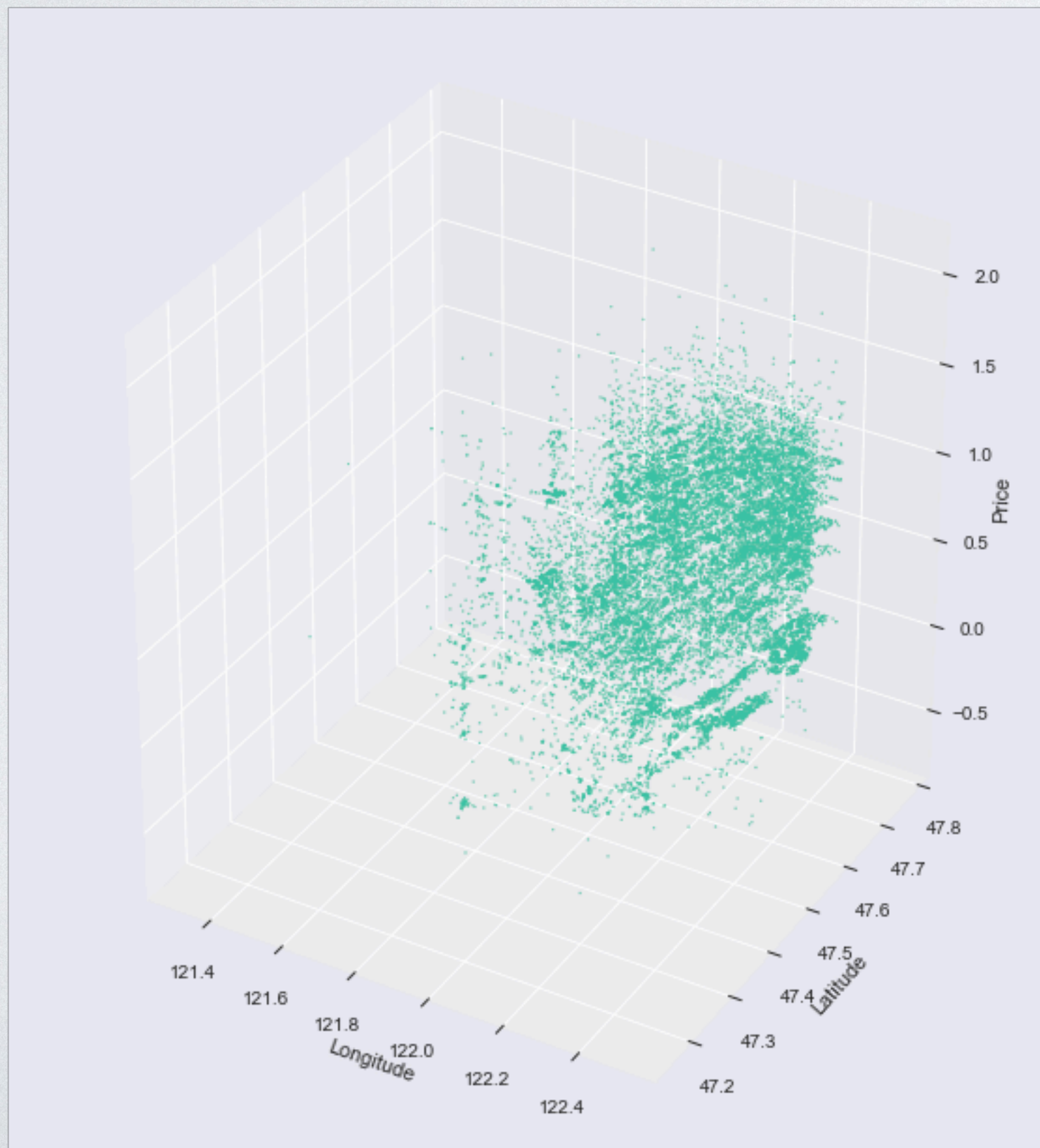
RESULTS: HIGHLIGHTING “HOT” ZIPCODES



RESULTS: RE-VISITING GUIDING QUESTIONS

I. How does location influence house sale price?

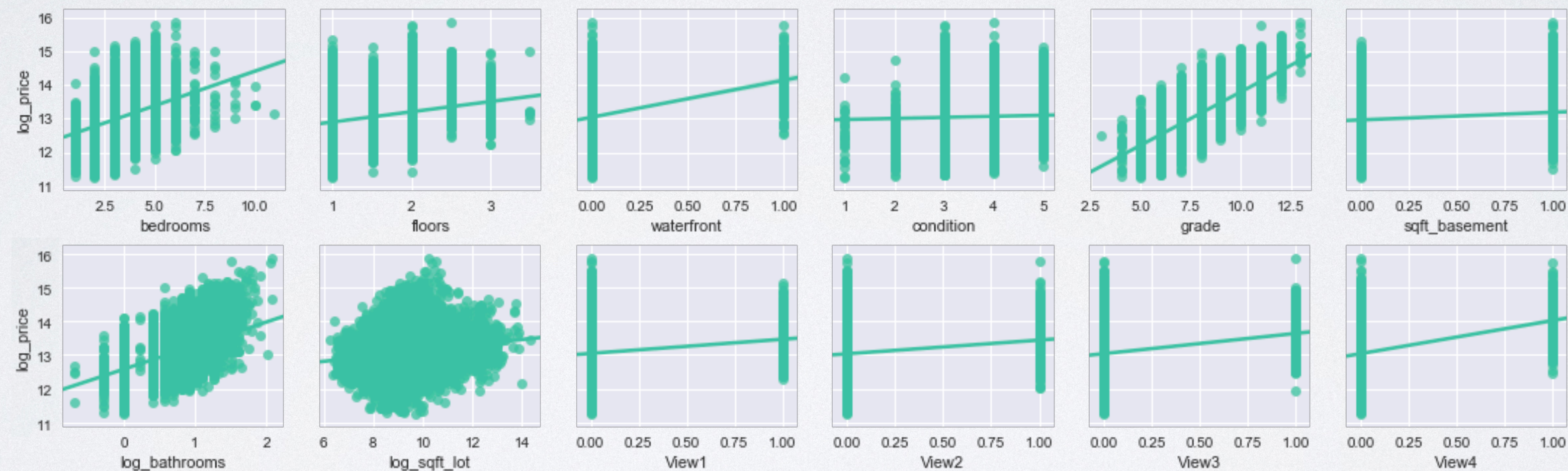
House Sale Price by Longitude and Latitude



RESULTS: RE-VISITING GUIDING QUESTIONS

Which feature(s) most strongly influences house sale price?

Correlations Between House Price and House Features



Bathrooms, Bedrooms
Grade?

RESULTS: RE-VISITING GUIDING QUESTIONS

I. Which feature(s) most strongly influences house sale price?

