King County Predictions

An Analysis by Jax

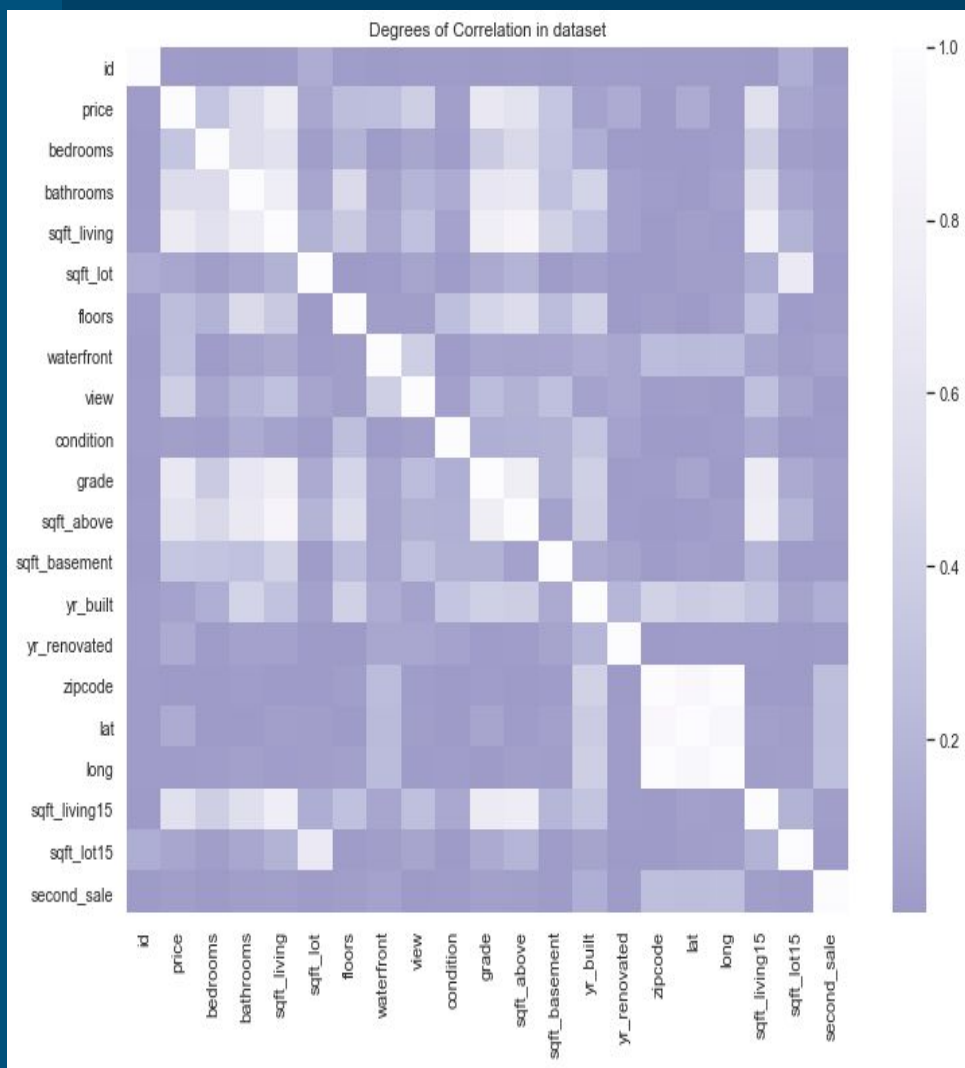# Identifying What Influences the Market

Where's the greatest correlations?

What's the mean of all prices?

Wheres are the most expensive zip codes? Least expensive?

Not at all surprisingly top features were:

- Square Ft. of Living Space
- Zipcode
- Location

Degrees of Correlation in dataset

Less than one! Mean of 95% all sales fall between 535000 and 546000.

It's no surprise there's a large fluctuation in prices per zip code.

There are 70 zip codes in King County.

Don't let data stand alone. Always relate it back to why it's relevant.

Future Analysis

What's been the average increase in housing prices in each zip code?

Is there correlation with major landmarks?

What's easiest to interpret as an influencer of price?