Determining Home Prices of King County

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Agenda

- Business Question
- Methodology
- Findings
- Next Steps & Follow Ups

Business Question
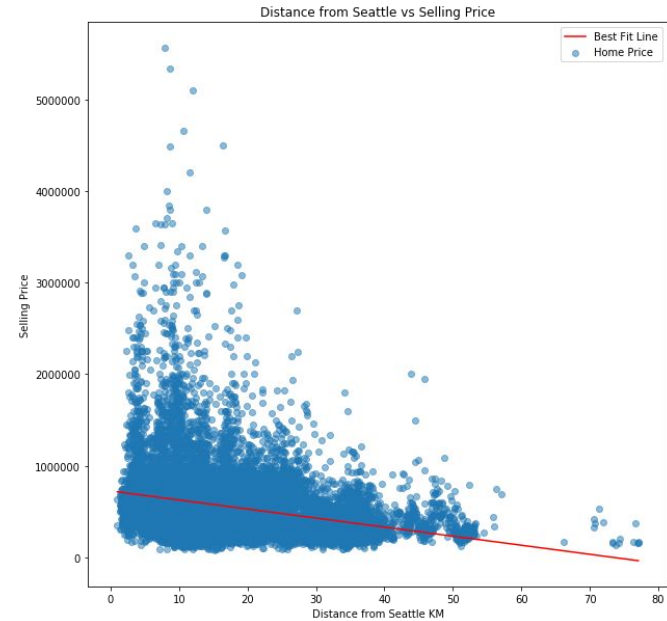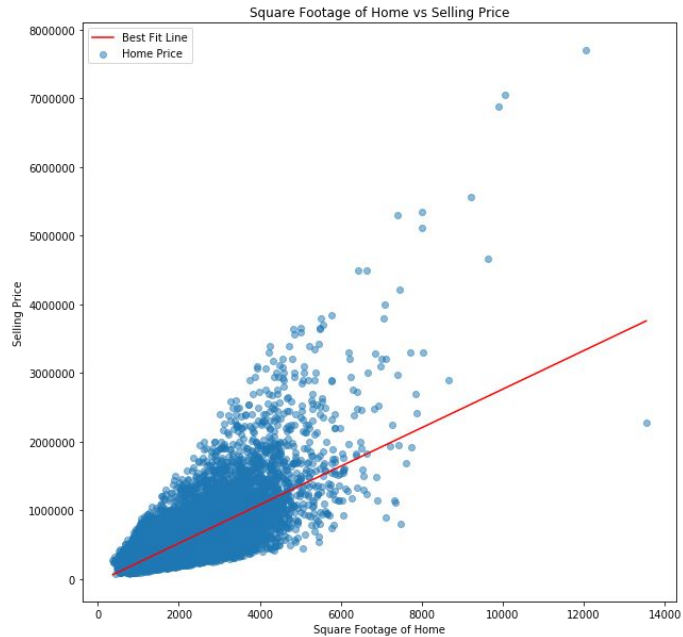
"What variables can we use to determine the selling price of a home in King County Washington?"
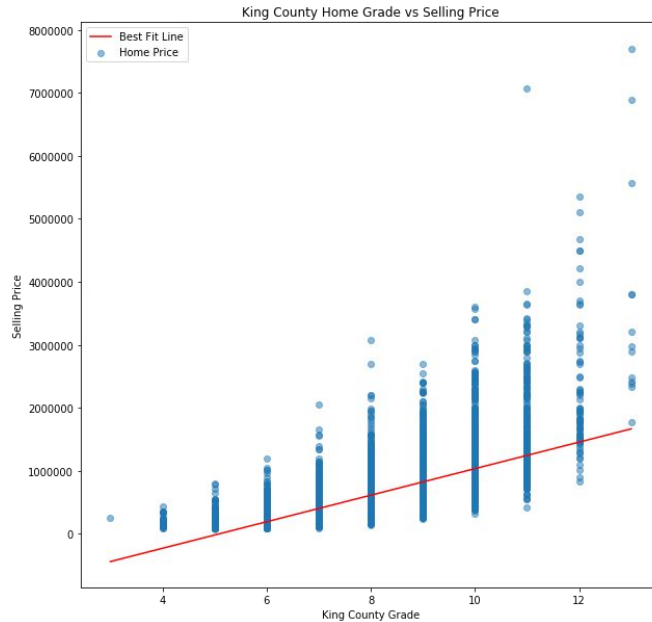
Methodology

- Run a multiple linear regression model on variables from King County home selling data (2014 & 2015)
  - Initial Predictor Variables from data set:
    - Sold Date
    - # of Bedrooms
    - # of Bathrooms
    - Square footage of house
    - Square footage of property
    - # of Floors
    - Whether home is on a waterfront
    - Number of times it was viewed before sold
    - Condition of home (scale of 1-5)
    - King County Home Grade (scale 1-13)
    - Square footage less basement
    - Square footage of basement
    - Year Built
    - Year it was last renovated
    - Zip code
    - Latitude Coordinate
    - Longitude Coordinate
    - Square footage of houses from nearest 15 neighbors
    - Square footage of property from nearest 15 neighbors

- Use an OSEMN Data Framework

Findings

Square Footage of Home vs Selling Price

Distance from Seattle vs Selling Price

Findings cont.

King County Home Grade vs Selling Price

- *Our model can explain 67% of the variability in selling price of a home in King County based on the following variables:
  - Square Footage of Home
  - Distance Away from Seattle
  - Grade of Home

Next Steps & Follow Ups

With more time and resources, I would like to expand on this analysis and look more into the following:

1. Gather more selling data with houses on a waterfront
2. See if there is information on zoning districts in King County for education
3. Look into crime rate by zones of districts of King County