



Determining Home Prices of King County

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Agenda

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



Business Question

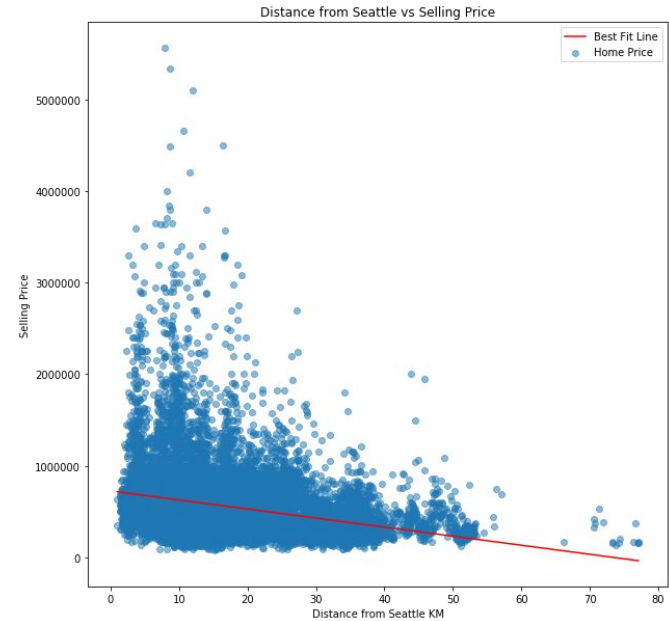
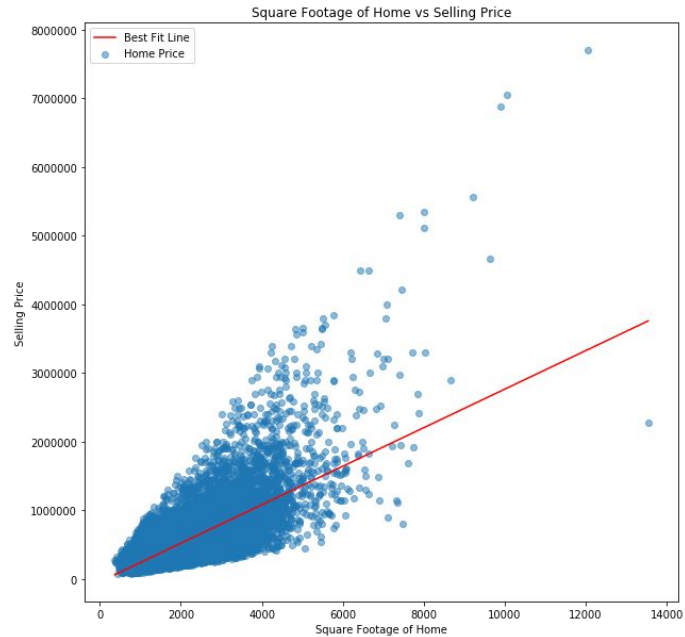
"What variables can we use to determine the selling price of a home in King County Washington?"



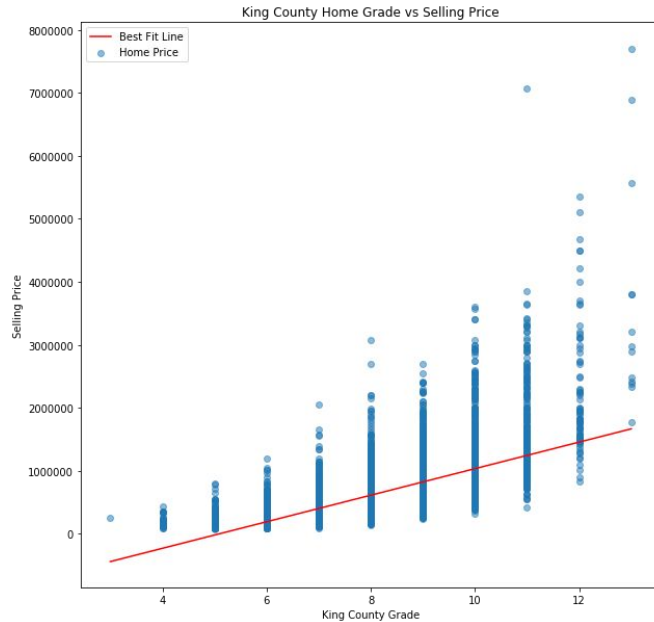
Methodology

- Run a multiple 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



Findings cont.



- *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