



King County Housing Data

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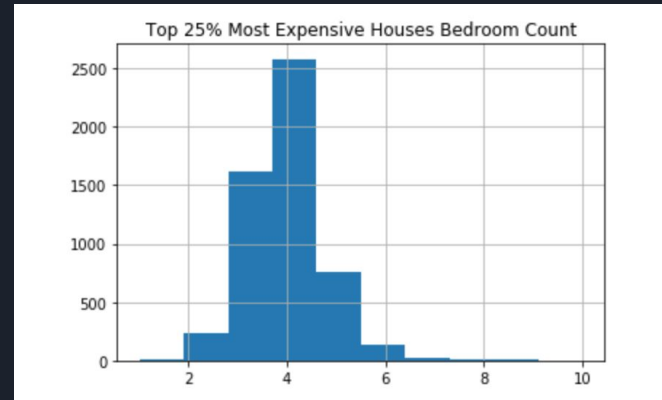
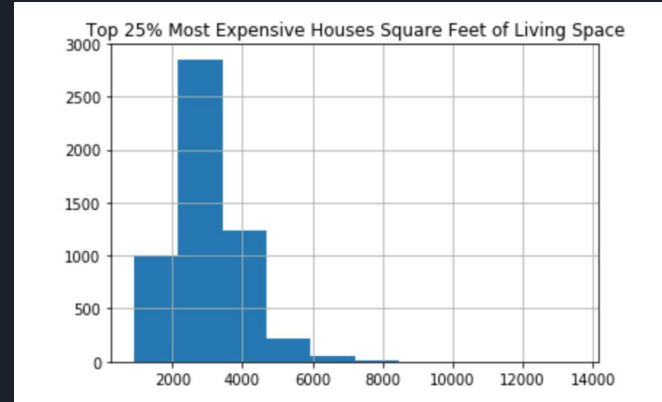
King County Housing Influences



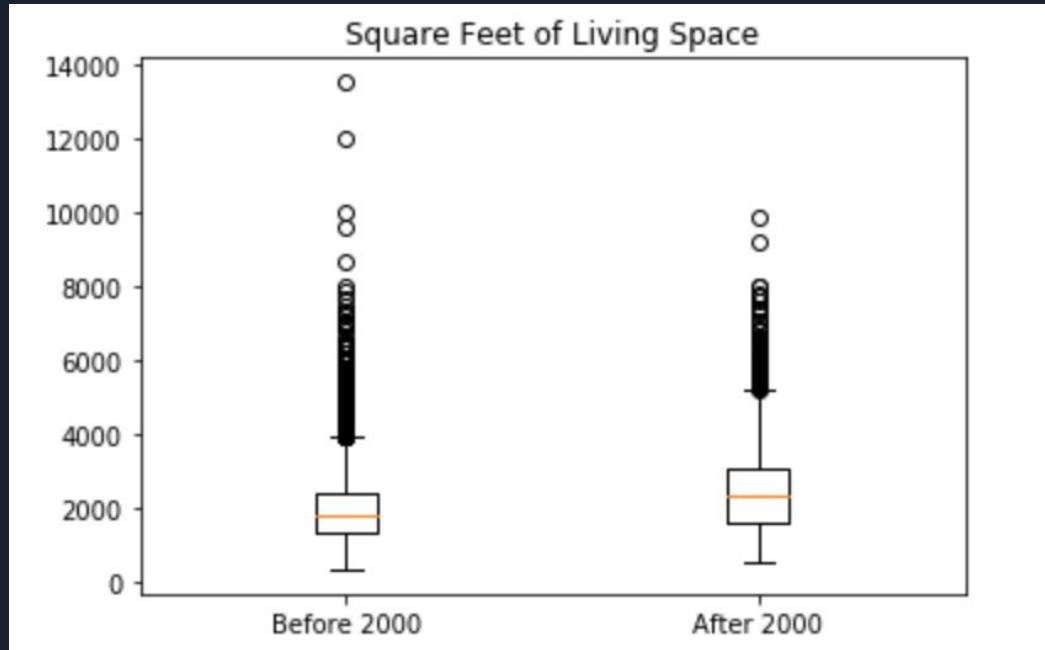
What are the unique features of the top 25% most expensive houses?

While investigating the top 25% most expensive houses features that stood out:

- Square footage of living space
- Number of bedrooms (3+)
- Number of floors (2+)
- Square footage of neighboring houses



How do houses built after the year 2000 differ from those built before the year 2000?

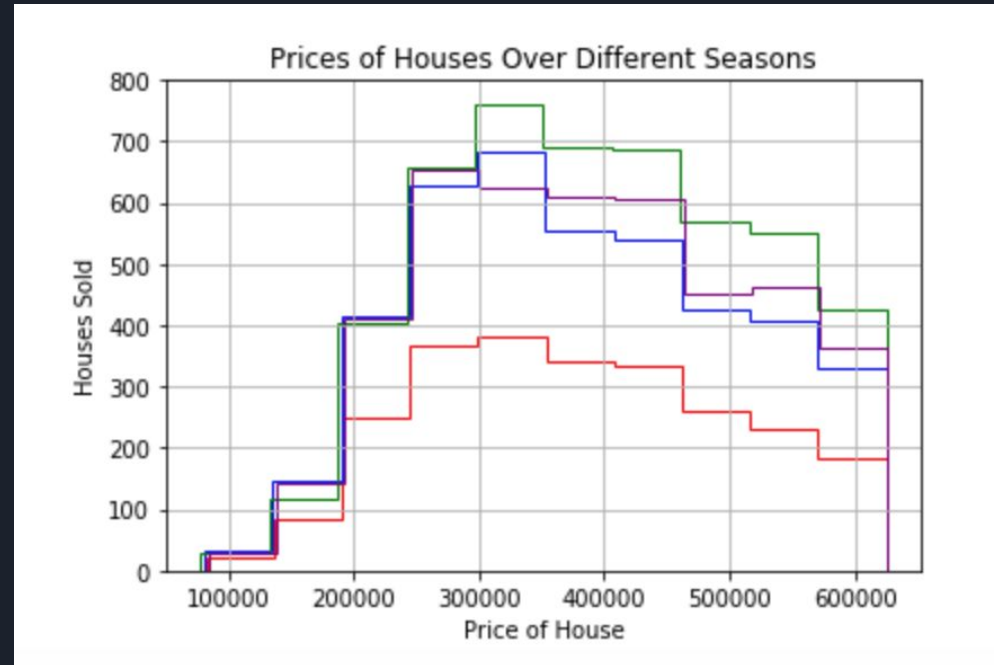


Houses built after 2000 overall, tend to have more square footage and are more like to have multiple floors. 93% of houses built after the year 2000 where 2 or more floors compared to 39% of houses built prior to 2000 having multiple floors.

Which season is are the most expensive houses sold?

Spring is the season for house sellers

Fall is the season for house buyers





Predicting price

Features to consider:

Number of bedrooms, the square footage of the lot, the number of floors, how large is the basement, how large are the lots in the neighborhood.

These features are highly correlated with the price of the house

	coef	std err	t	P> t
sqft_lot	0.1356	0.028	4.819	0.000
bedrooms	1.843e+04	1032.871	17.847	0.000
floors	7.637e+04	1743.716	43.798	0.000
sqft_basement	83.0857	2.746	30.260	0.000
sqft_living15	108.4214	1.867	58.059	0.000



Future Work

Contrasting housing data with the expansions Amazon, Microsoft, Google, Facebook

Overlay the data with the current gentrification across Seattle area

Compare this data with multiple family dwellings such as townhouses, condos, etc.

Thank You!

