



King County House Prices



Why are we here ?



How can we make more money buying or selling houses ?

- What are the factors that determine the price of a house ?
- Which of those can we change ?
- Can we predict the house price ?

To answer these questions and more, I took in depth look at the data provided:

- Comparing them to each other and the price
- Finding those items, that predict the price in a simple way

- ❖ We discover that:
 - The price is mostly dependent on:
 - the grade given by King County Gov.
 - size of the living space
 - location

However we can hardly change the location of a house.

Things, which, surprisingly, do not change the price:

- ❖ the season
- ❖ having a basement or not

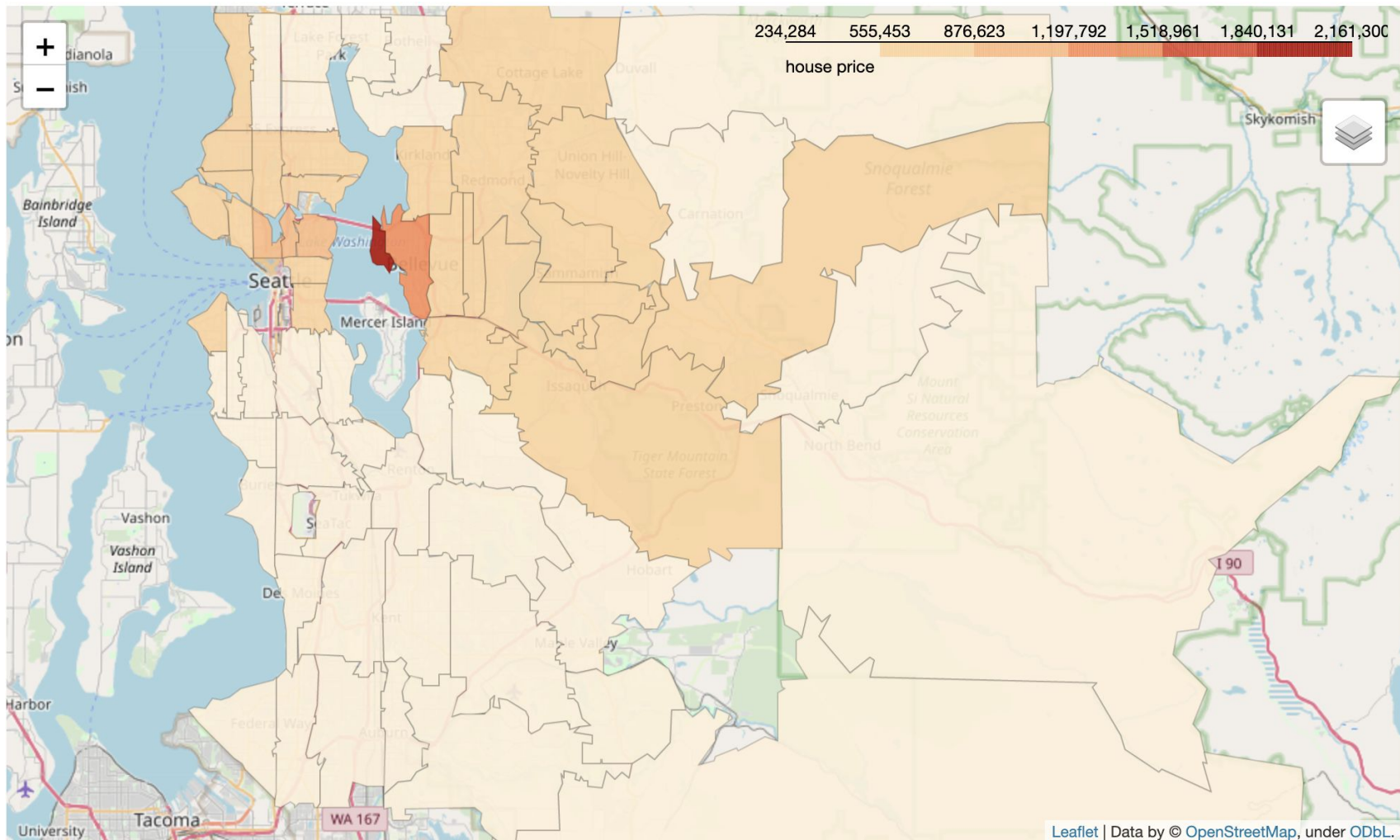
Then what influences the grade of a house?

- Age of the house
- number of floors
- number of bedrooms
- number of bathrooms

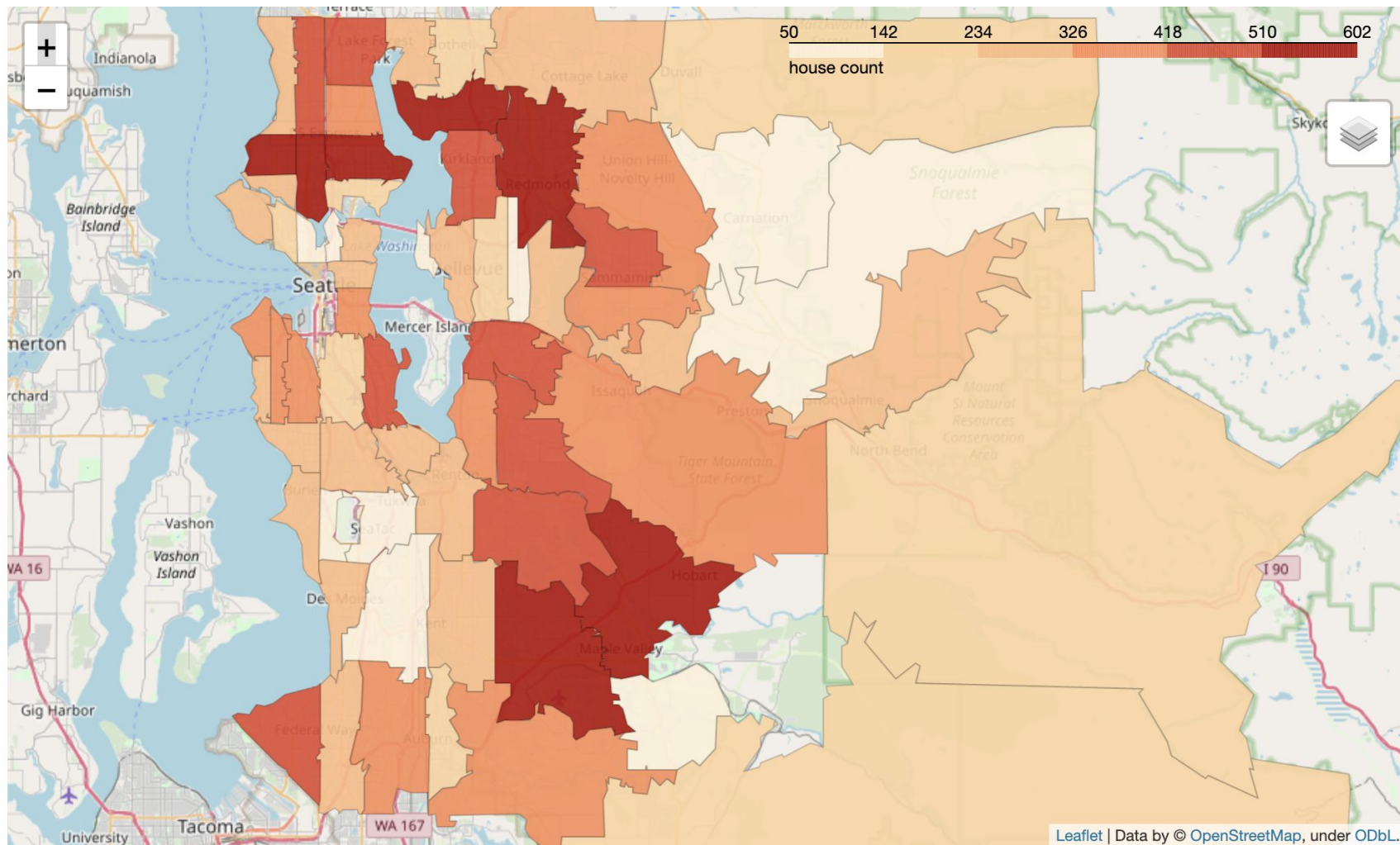
What does this tell us ?

- Location, Location, Location
- If we want to increase the price of a house the best thing is renovating it
- and if possible to add an extra bath- and/or bedroom

So which are the areas that have the highest average price ?



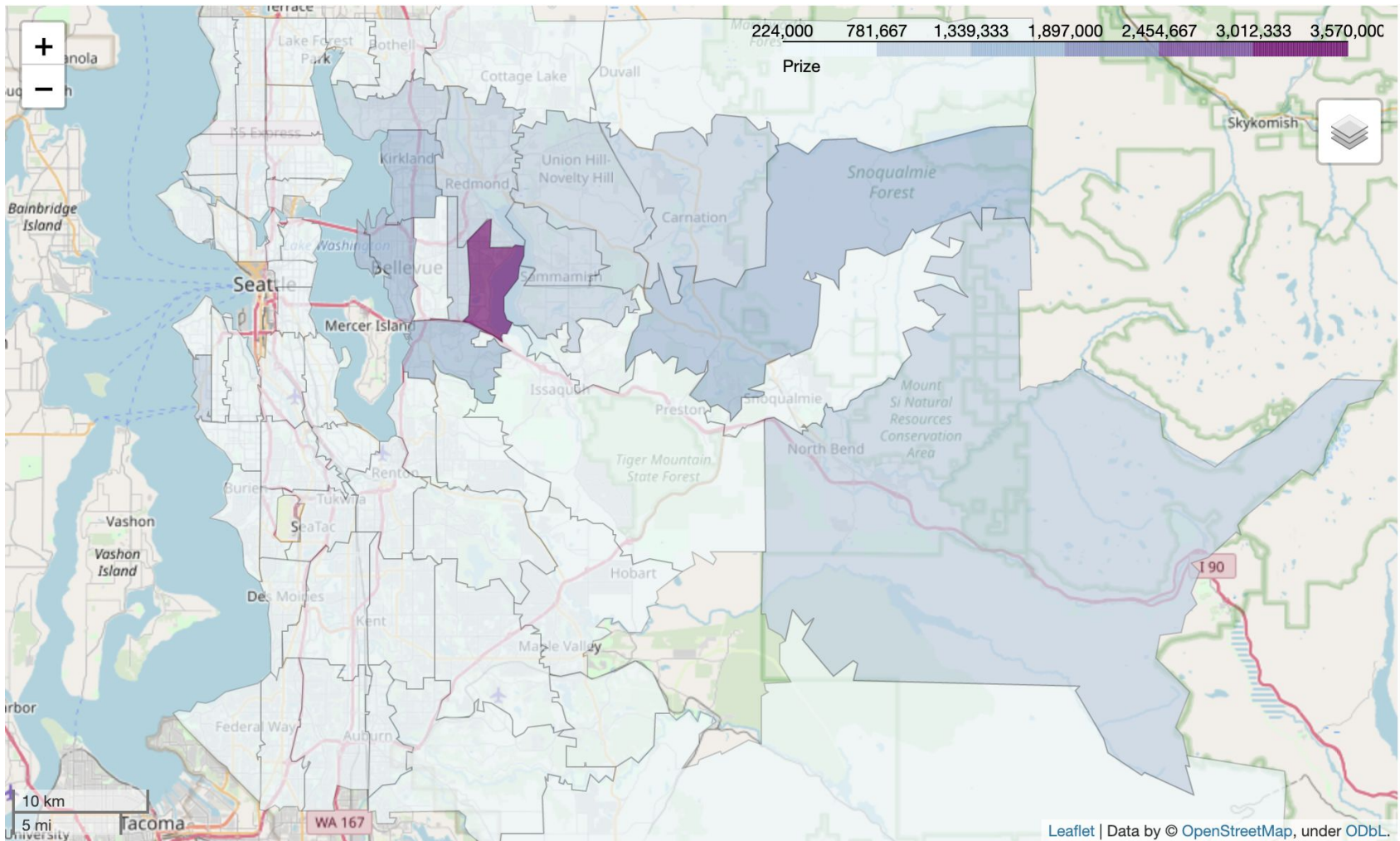
But where have the most houses been sold?



Possible business case

Where could we possibly buy cheap houses to sell them for a profit, after renovating.

Based on zipcode:



- There are areas in Bellevue and surrounding which are cheap
- Might be worth a closer look

Question that could still need some work:

- ❑ how does other data we currently do not have, impact our current data:
 - ❑ crime rate
 - ❑ public transportation
 - ❑ etc.

Question that could still need some work:

- ❑ how do other models predict the price
- ❑ find a proper list depicting waterfront
- ❑ how does king county grade system work exactly

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*Thank
You*