

Predicting Housing Prices King County, WA

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Introduction

Cover the following:

- Propose of the project
- Describe the data used in the project
- Present the results of the project

Project Description

Purpose

- Identify home features that impact price in King County, WA.

Dataset

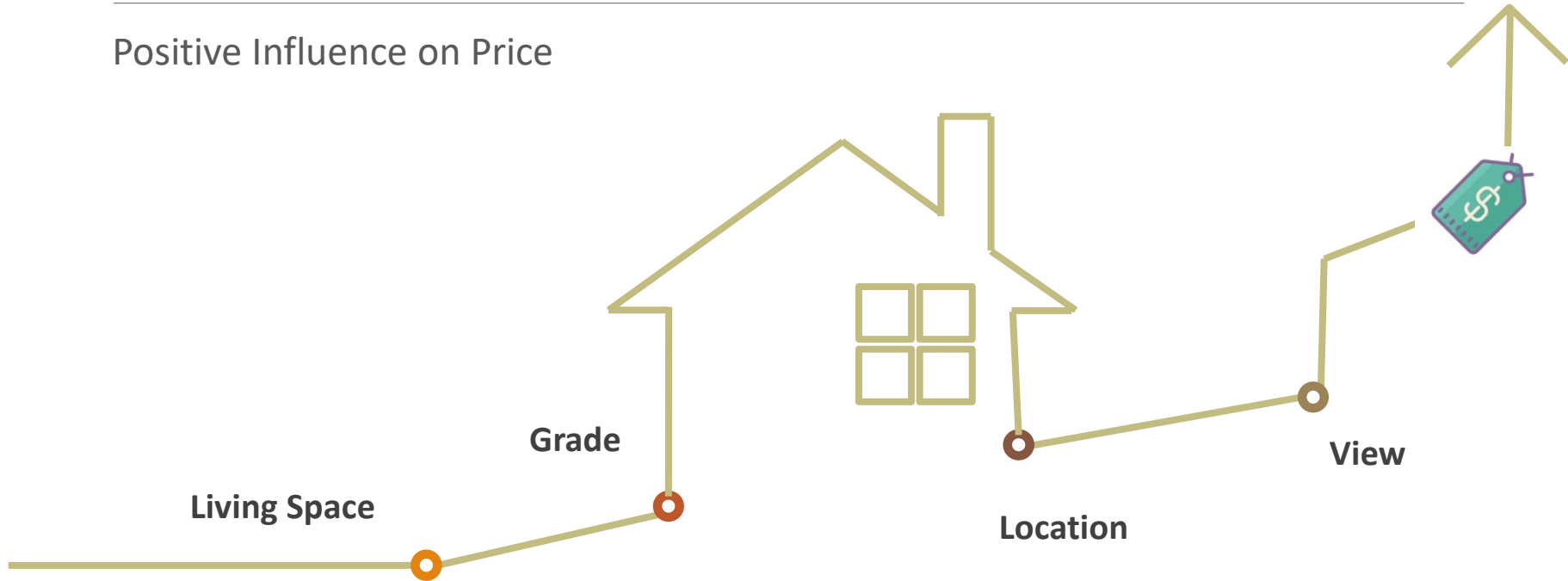
- Homes Sold 2014 – 2015
- Location Markers
- Square Footage:
 - Living spaces, Lot sizes
- House description:
 - Bedrooms, Bathroom, Condition, Waterfront, Views
- 21,597Rows

Methodology

- Create a model to predict home prices
- Using Multiple Linear Regression

House Features

Positive Influence on Price





Location

98039 – BELLEVUE

98004 – MEDINA

98112 – N.E. SEATTLE

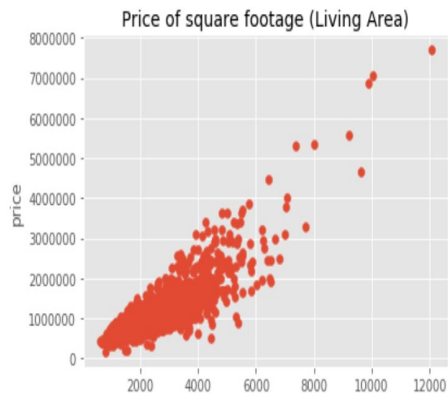
98009 – BELLEVUE

98102 – SEATTLE

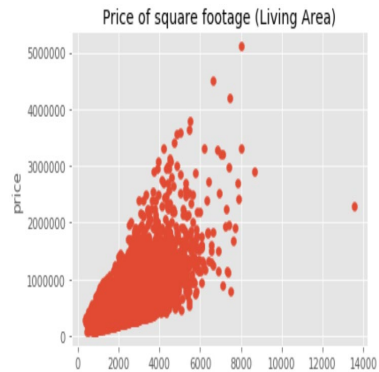
98119 – SEATTLE

98040 – MERCER ISLAND

AVERAGE HOME PRICE (NW TERRITORY) : \$1,152,670



NORTH WEST
KING COUNTY, WA



OTHER TERRITORIES
KING COUNTY, WA

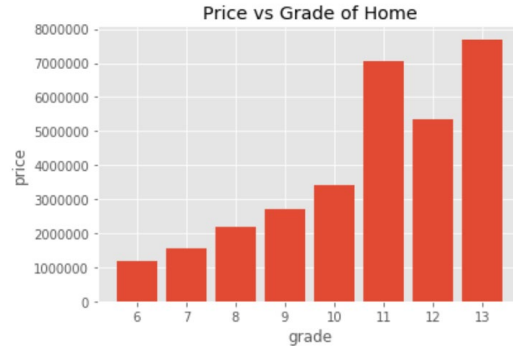
Living Space

AVERAGE: 2,080 SQFT

Grade

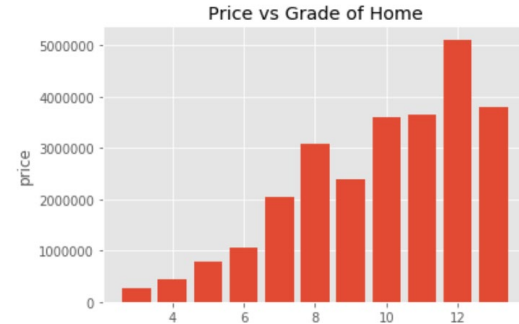
Based on King County grading system

NORTH WEST
KING COUNTY, WA



AVERAGE: GRADE 7

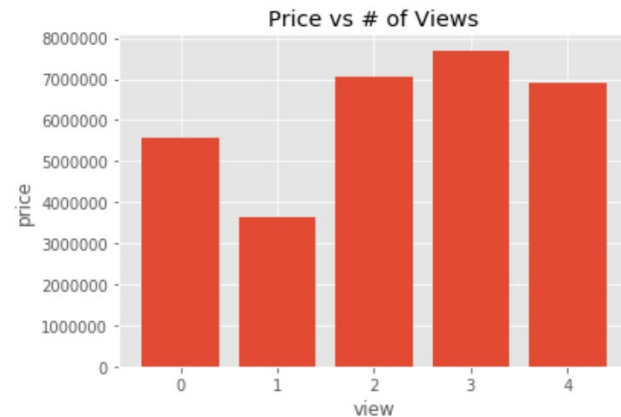
OTHER TERRITORIES
KING COUNTY, WA



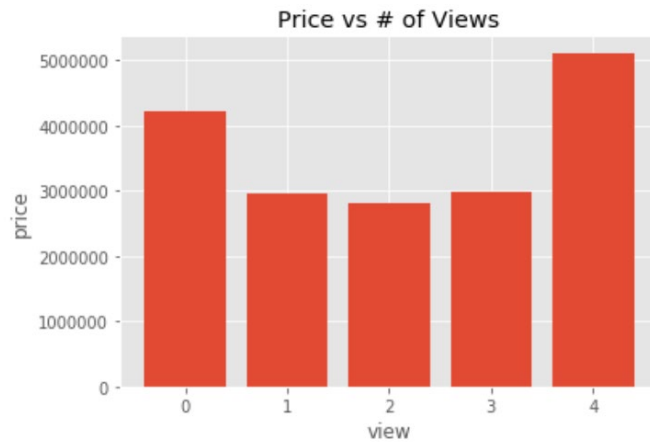
View



NORTH WEST
KING COUNTY, WA



OTHER TERRITORIES
KING COUNTY, WA



AVERAGE: 2



Results

LOCATION

NW COUNTY VS OTHER COUNTIES | **EST. PRICE = +15.00%**

LARGE LIVING SPACE

FOR EACH 100 SQFT INCREASE IN LIVING SPACE
| **EST. PRICE = +4.75%**

HIGH BUILDING GRADE

FOR EACH INCREASE IN GRADE | **EST. PRICE = +6.50%**

OF VIEWS

FOR EACH INCREASE IN VIEWS | **EST. PRICE = +4.00%**

PREDICTING PRICES IN KING COUNTY, WA.

Learn-co.slack.com

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Thank
you !