

NOVEMBER 9, 2018

ANDREW WESTER  
**FLATIRON DATA SCIENCE  
MODULE 1 PROJECT**

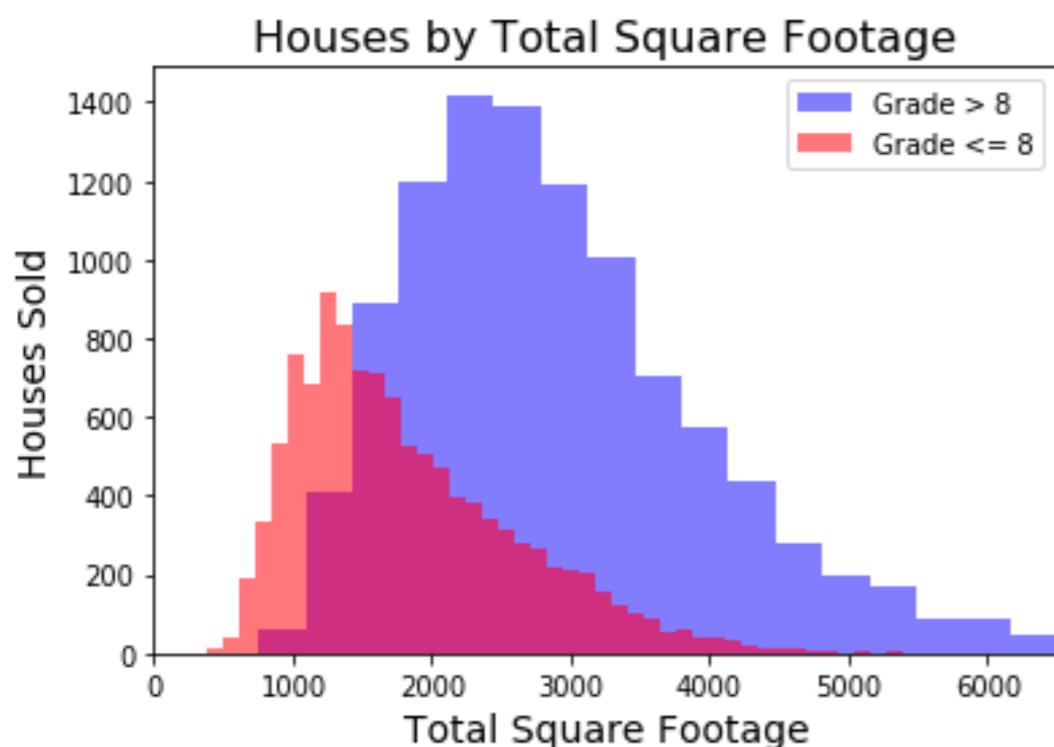
# KC HOUSING DATA

**The Question:** What are the biggest factors affecting housing prices in King County, Washington?

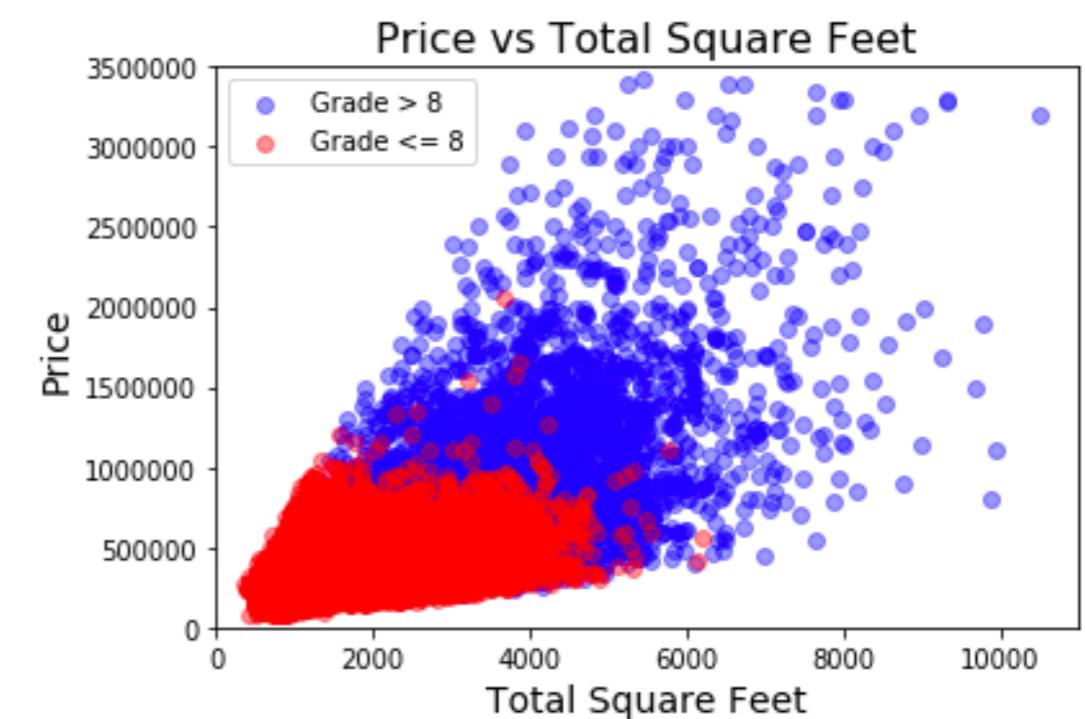
## FINDINGS:

- **2 Most Important Factors are:**

### TOTAL SQUARE FEET



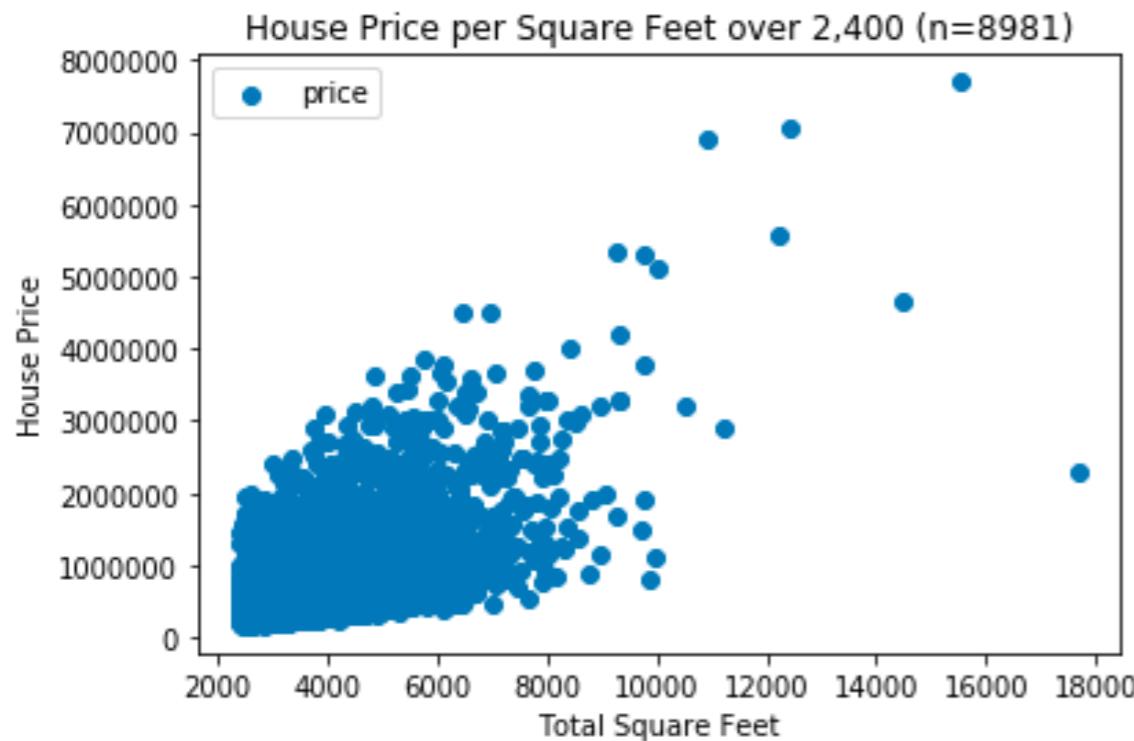
### BUILDING GRADE



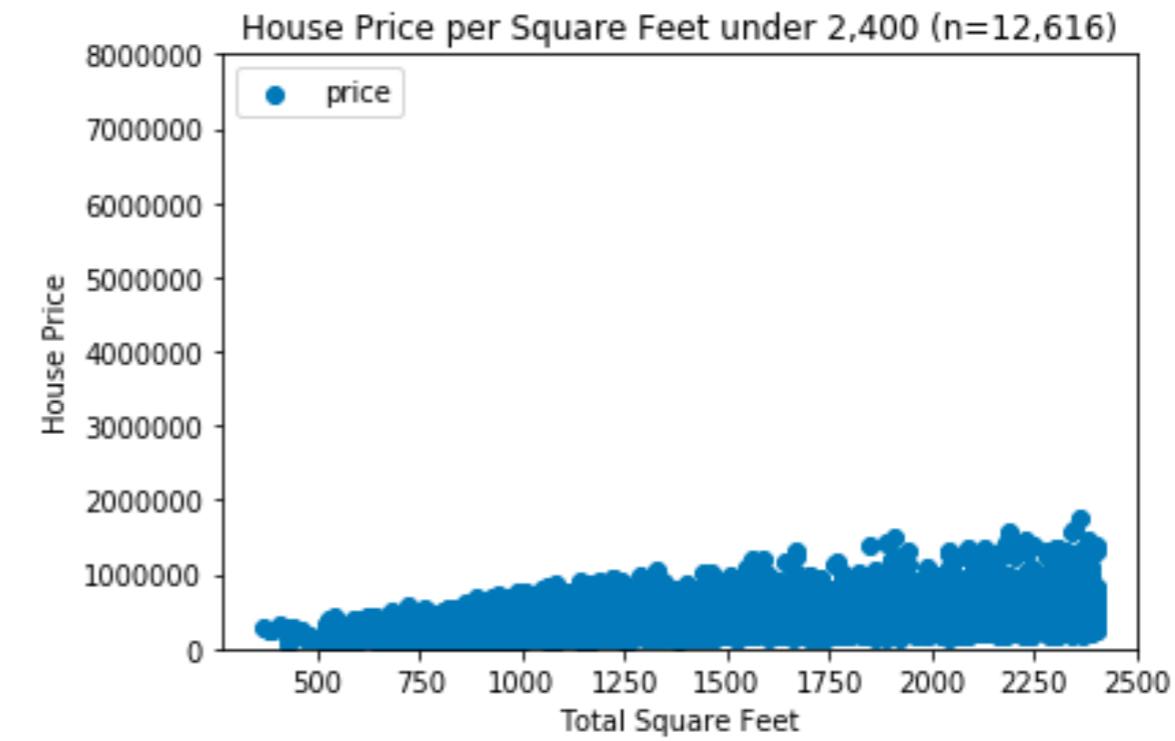
## COMMON FACTORS AFFECTING HOUSING PRICES

- ▶ King County Housing Grade (Range from 1 to 13)
  - ▶ Grade of 8: "**Just above average in construction and design. Usually better materials in both the exterior and interior finish work.**"
  - ▶ **Grade > 8 = (1.87x) Grade ≤ 8**
- ▶ Total Square Footage per Home
  - ▶ Average SqFt = **2,366 square feet**
  - ▶ **> 2,400 SqFt = (1.84x) ≤ 2,400 square feet**

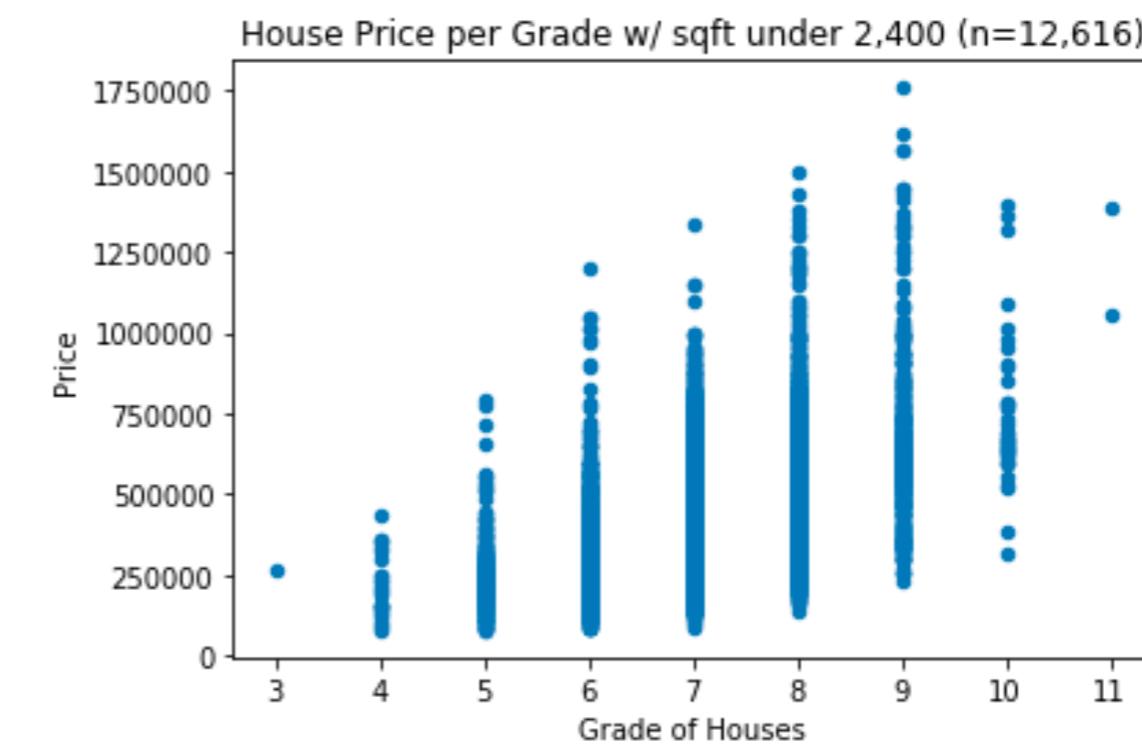
# FLATIRON MODULE 1 PROJECT - ANDREW WESTER



**Houses > 2,400 ft<sup>2</sup>**



**Houses ≤ 2,400 ft<sup>2</sup>**





## RECOMMENDATIONS:

- ▶ If renovating, better to use high quality materials and processes
- ▶ King County's Grading system holds sway on home values
  - ▶ Houses graded ABOVE 8 sold on average for 1.87 times the price of houses BELOW 8
- ▶ Adding Square Footage to a House will Increase Value
  - ▶ Houses with total Square Feet over 2,400 sold for almost 2 times the price of those below

