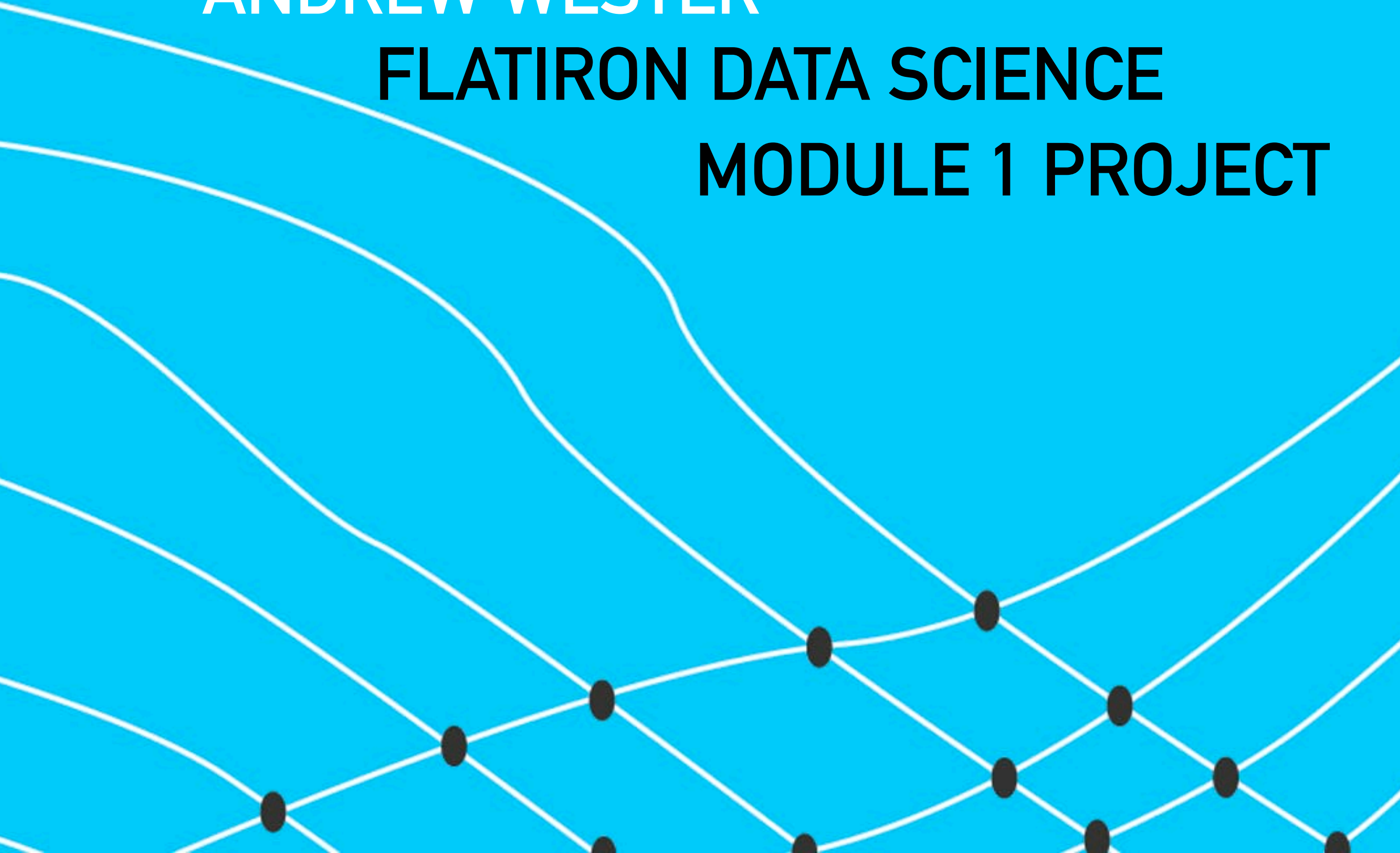


NOVEMBER 9, 2018

ANDREW WESTER

FLATIRON DATA SCIENCE

MODULE 1 PROJECT



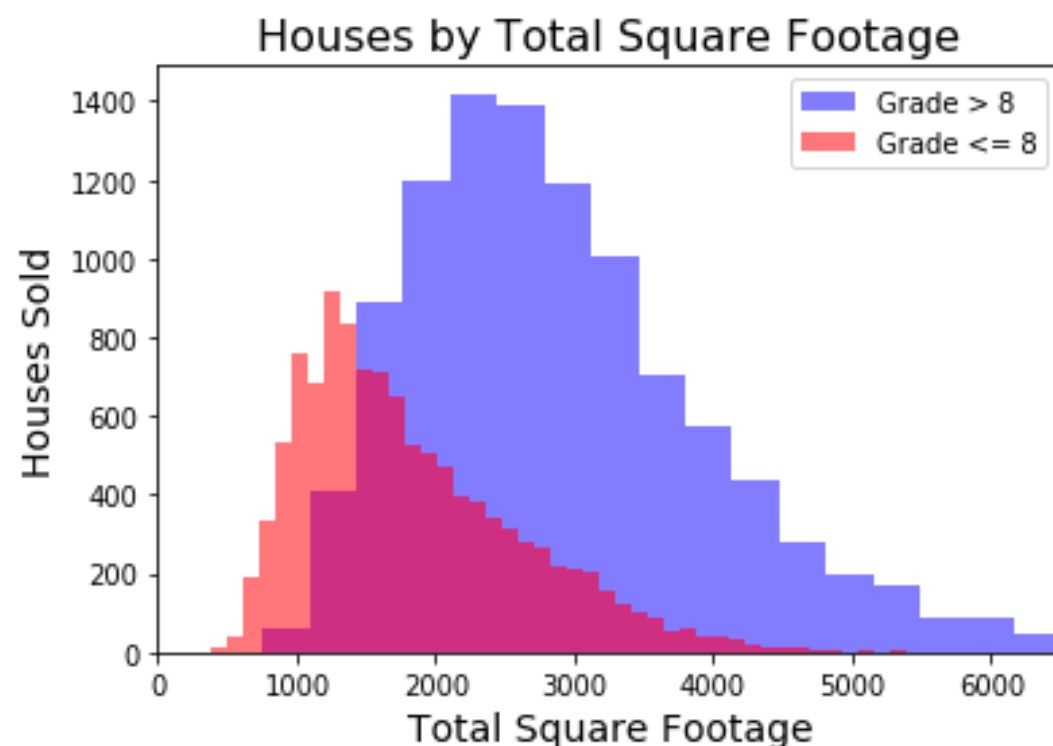
KC HOUSING DATA

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

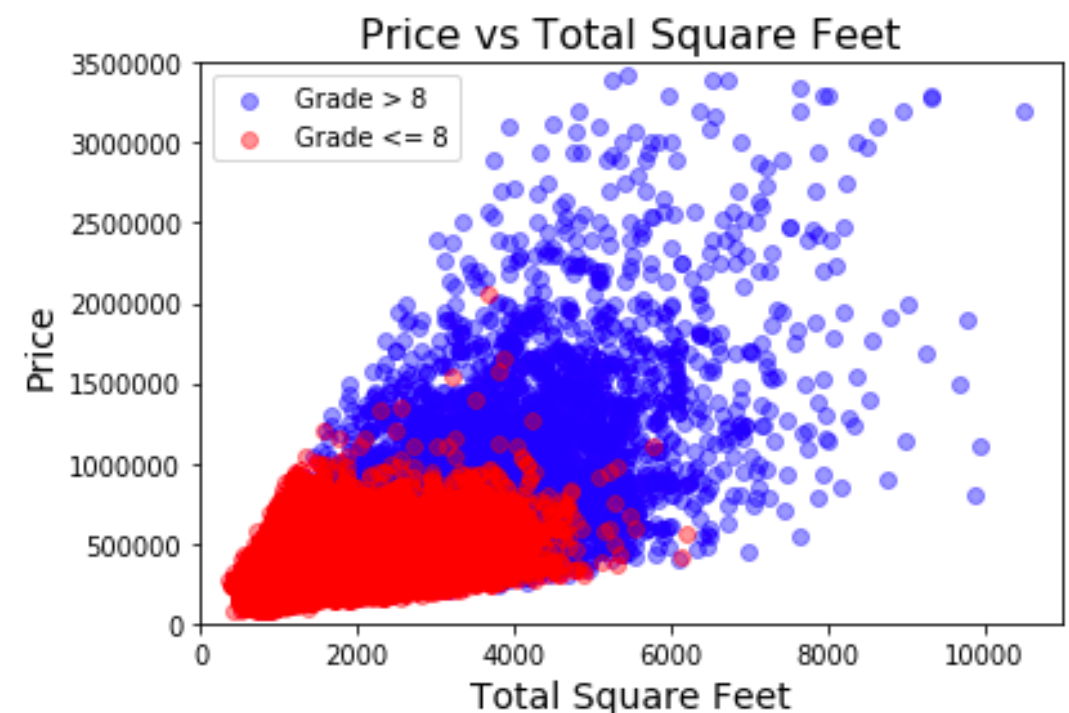
FINDINGS:

- 2 Most Important Factors are:

TOTAL SQUARE FEET



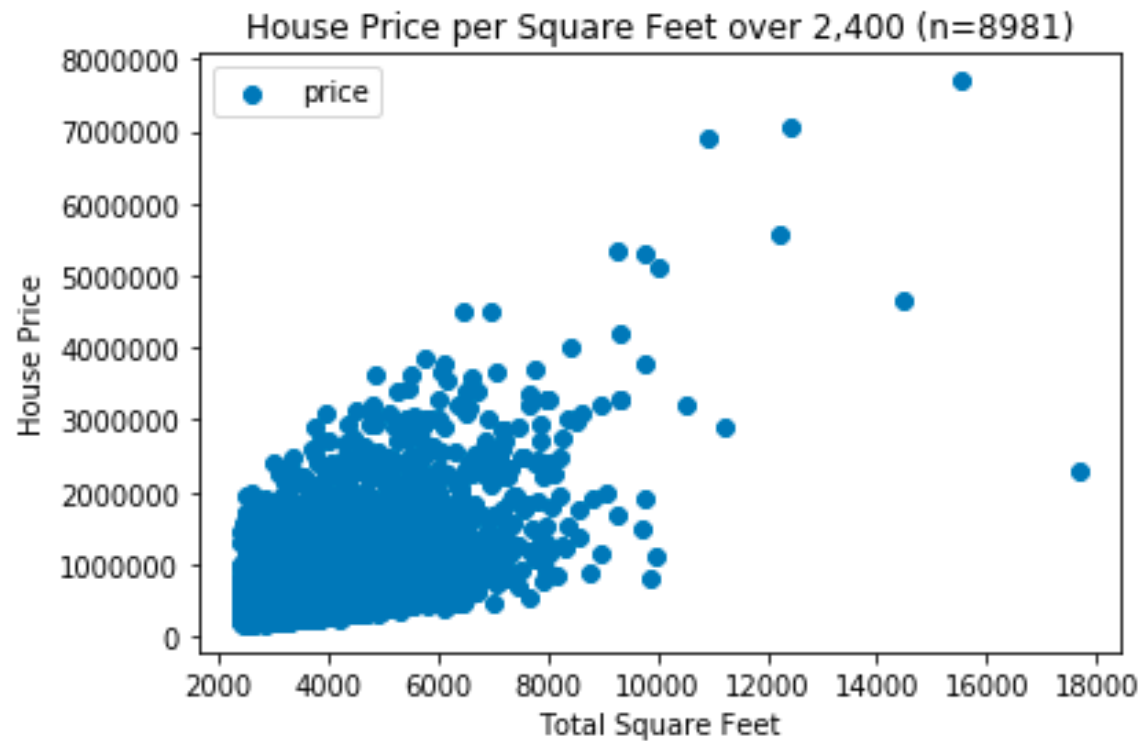
BUILDING GRADE



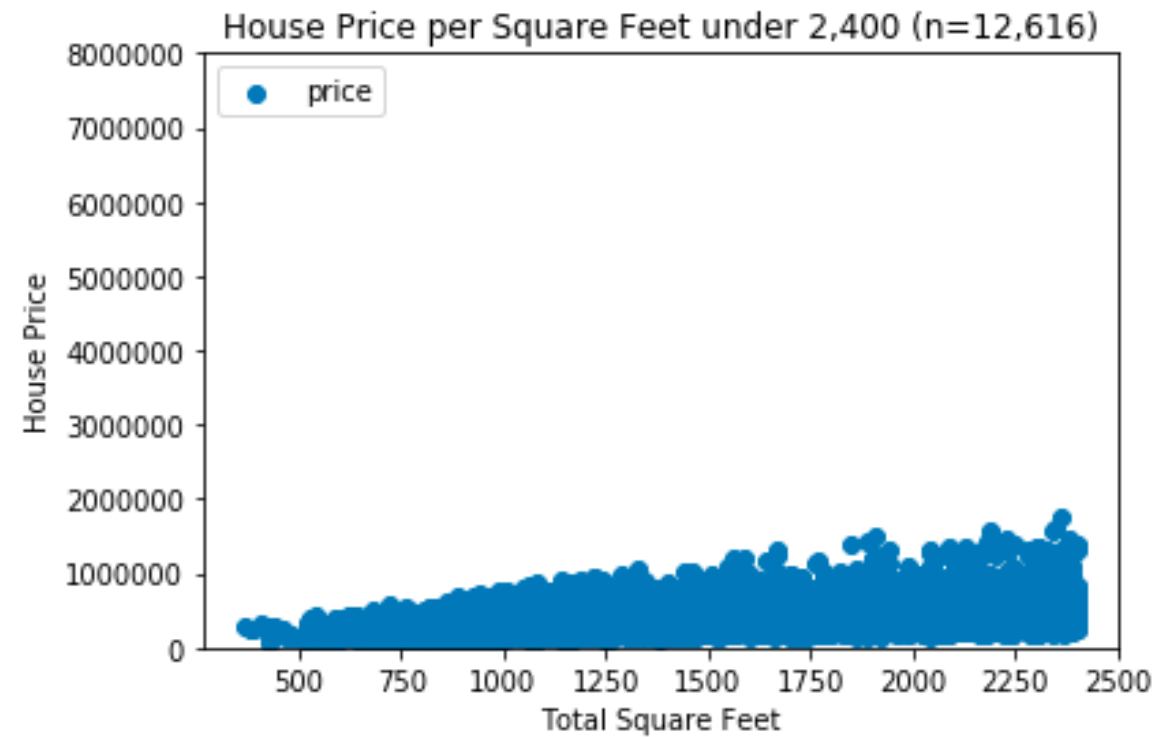
COMMON FACTORS AFFECTING HOUSING PRICES

- ▶ 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**

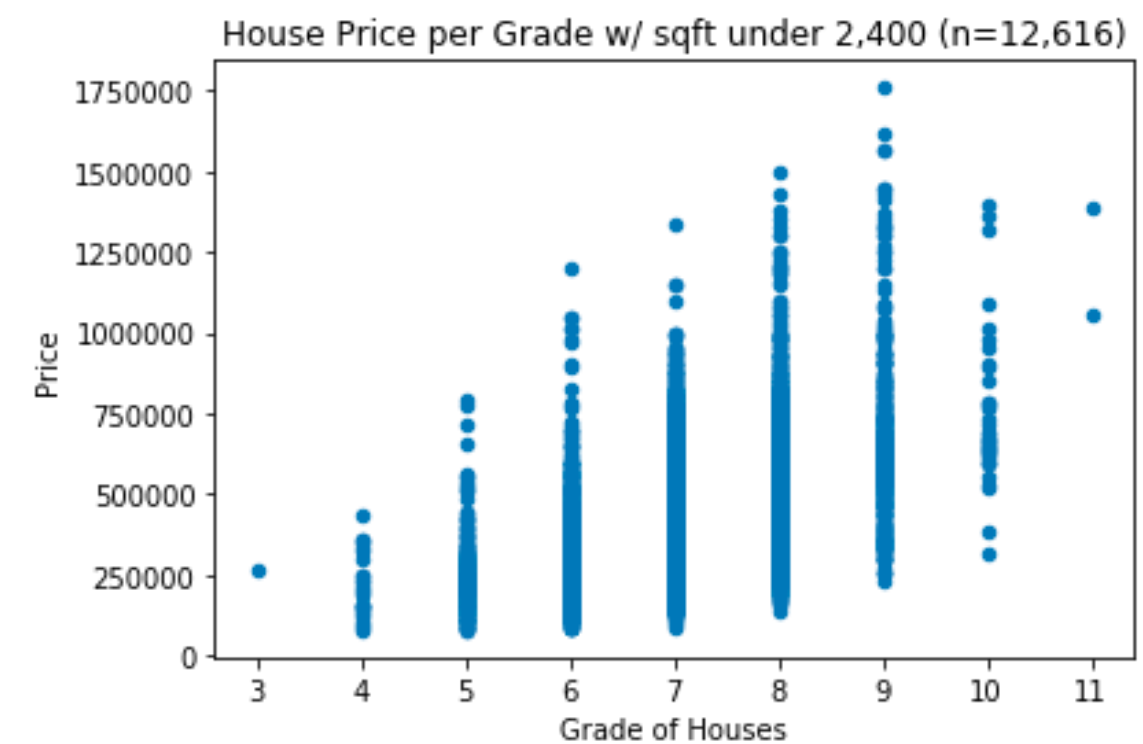
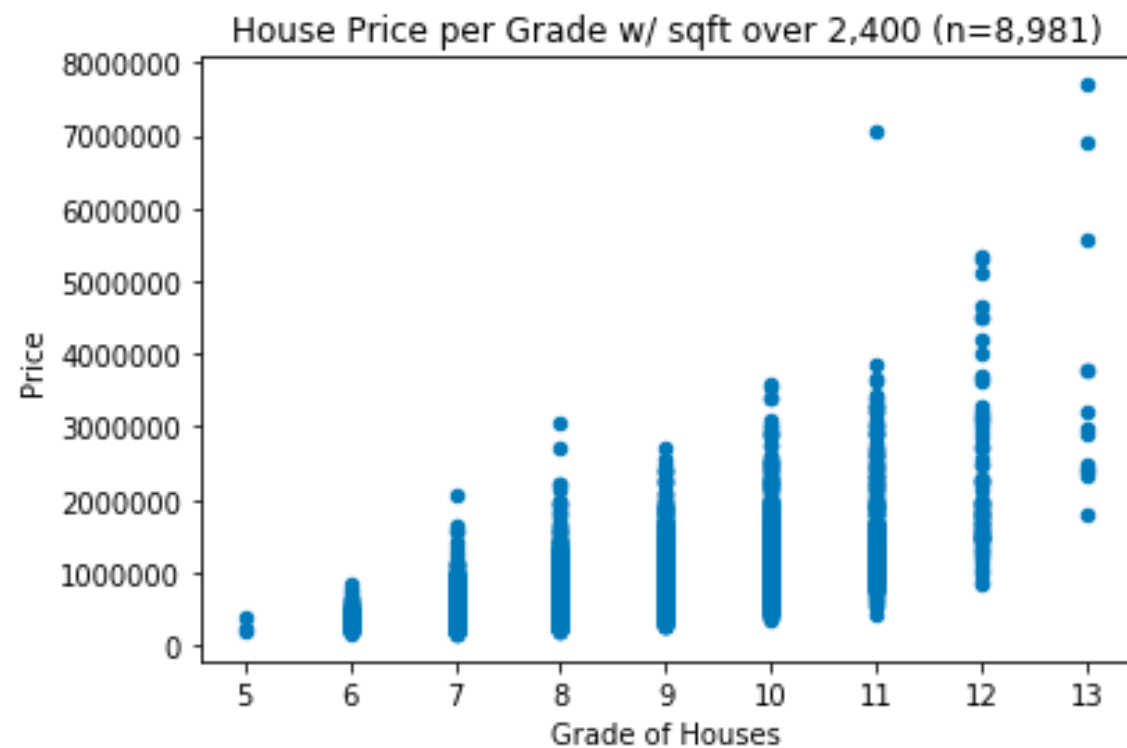
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Houses > 2,400 ft²



Houses ≤ 2,400 ft²





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

