

Predicting Housing Prices in King County, WA

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Goal: Predict housing cost trends

I...

...used linear modeling to determine the factors most relevant to housing prices in the dataset

...followed best practices when determining ways to manipulate the data and compare things as unlike as King County Building Grades and the number of times a house has been toured

...uncovered underlying trends in the housing data

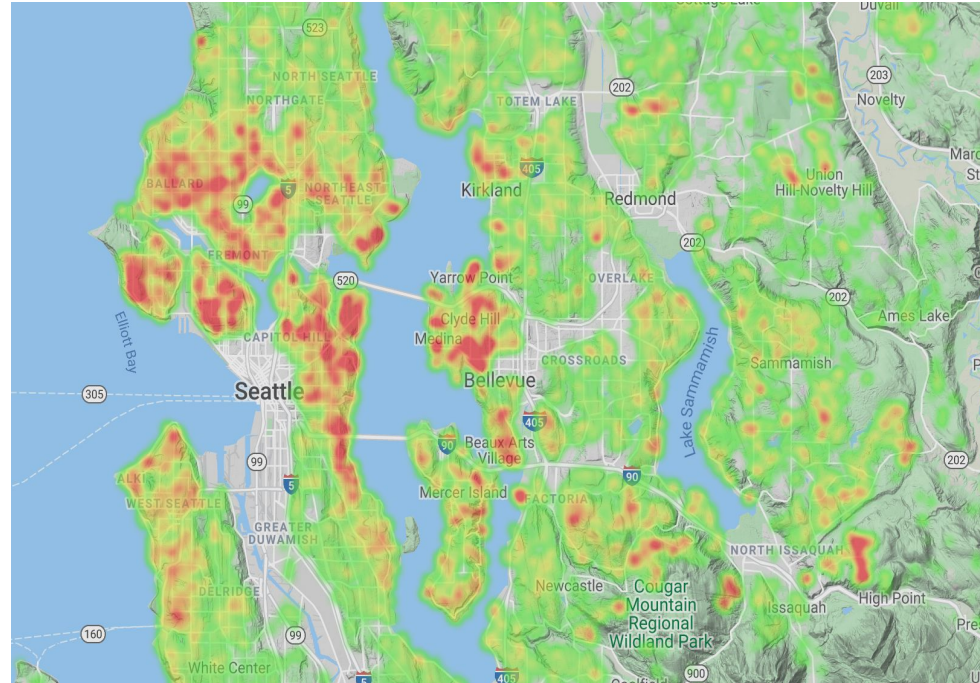
...will explain what that means

THE TREND



Sales prices in King County between May 2, 2014 and May 24, 2015

**Red - Higher Prices; houses sold
for more than the average in the
county**



**Green - Lower Prices; houses sold
for less than the average in the
county**

Largest Factors in Price Determination

- Zip Code
- Square Feet of Living Space
 - Smallest: 370² Feet
 - Average: 2,080² Feet
 - Largest: 13,540² Feet
- Building Grade (1-13)¹
 - Lowest: 3
 - Falls short of minimum building standards.
 - Median: 7
 - Average grade of construction and design.
 - Best: 13
 - Generally custom designed and built. Mansion level.

¹ [King County eSales](#)

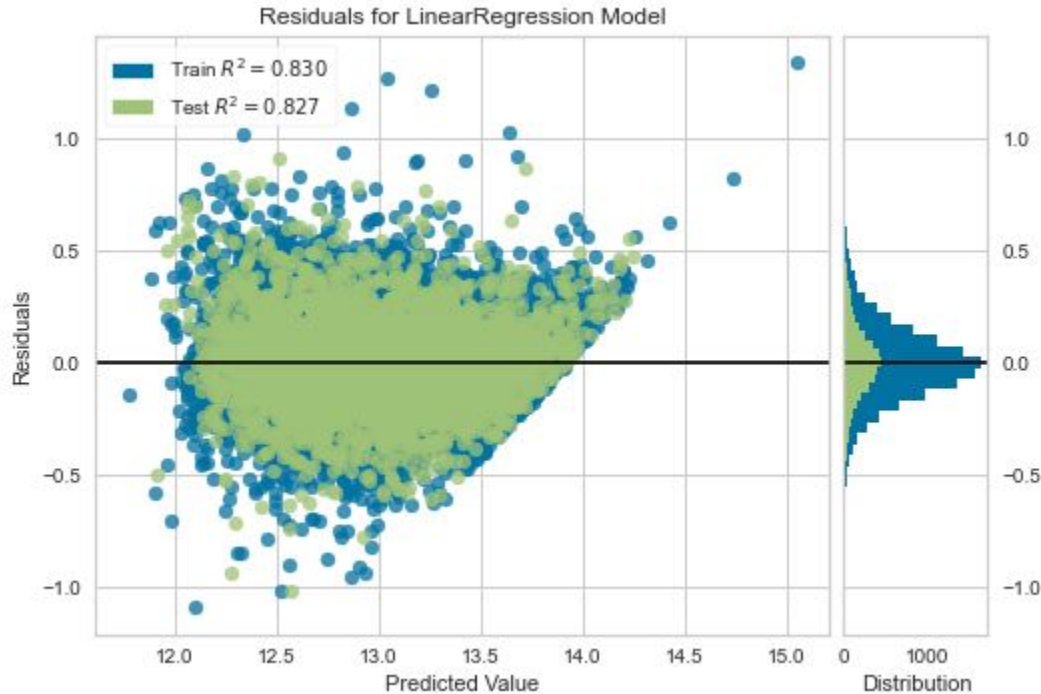
Smallest House Sold



Largest House Sold



Model Strength



Average error \pm \$63,500

Distribution of Housing Prices Compared to Model (don't worry, it's math...and good for the most part)

83%

Price Variance Explained by Model

TAKEAWAYS



The model factors in...

...Zip Code

...Waterview

...Number of bathrooms

...Living space (by square feet)

...Number of times viewed

...Condition

...King County Grade

...Year Built

...Latitude/Longitude

**And returns a good
sales price estimate**

Thank you for your time
and consideration.