

King County House Prices Prediction Project



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Overview

The study is tasked with predicting the prices of houses in King County

Understanding the problem

Item 1

Do prices vary by season of the year?

Item 2

What features have a big impact in the price of a house?

- How can we improve the value of a house?

Item 3

Do prices vary by the zipcode region?

Understanding the market

Target audience

Stakeholders:

- homeowners
- real estate agencies
- landowners

Market trends

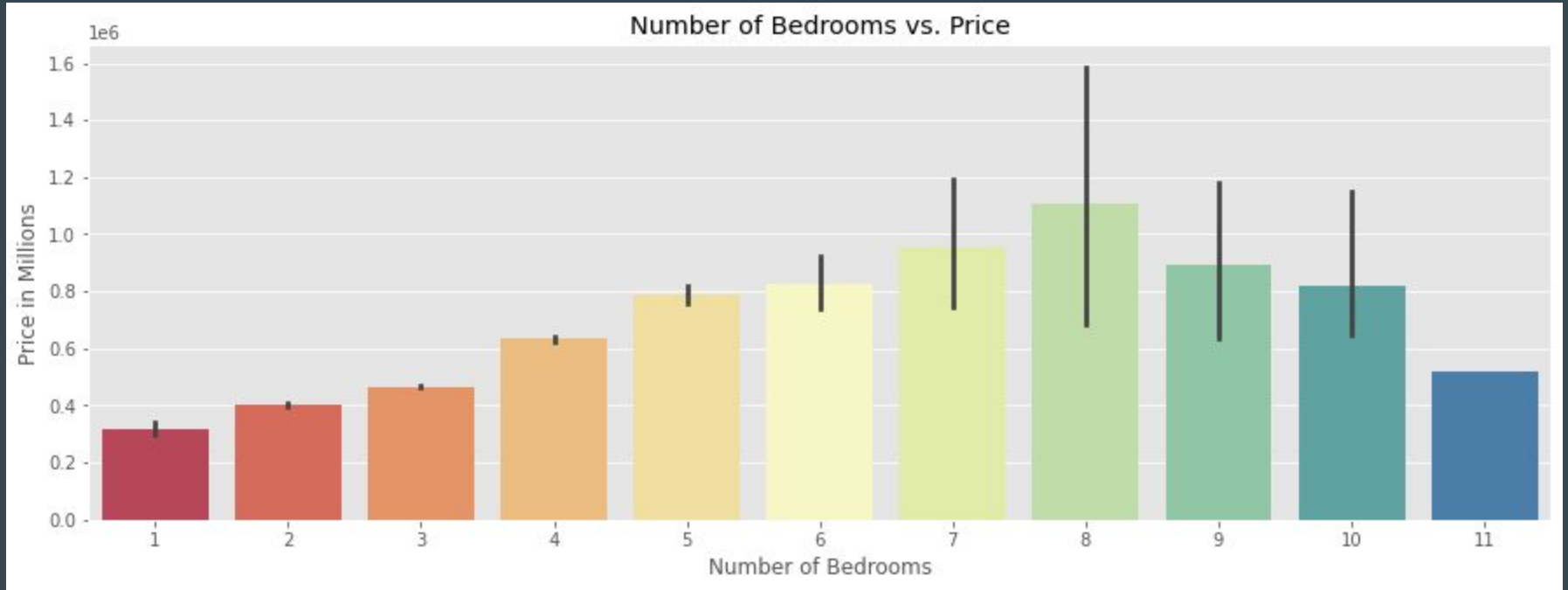
Trends

- Prices increase by an increase in square footage of the house and number of bedrooms.
- The optimum number of bedrooms was around 6-8.
- Mansions did not have waterfronts.
- Mean price of houses in King County is \$ 540, 297

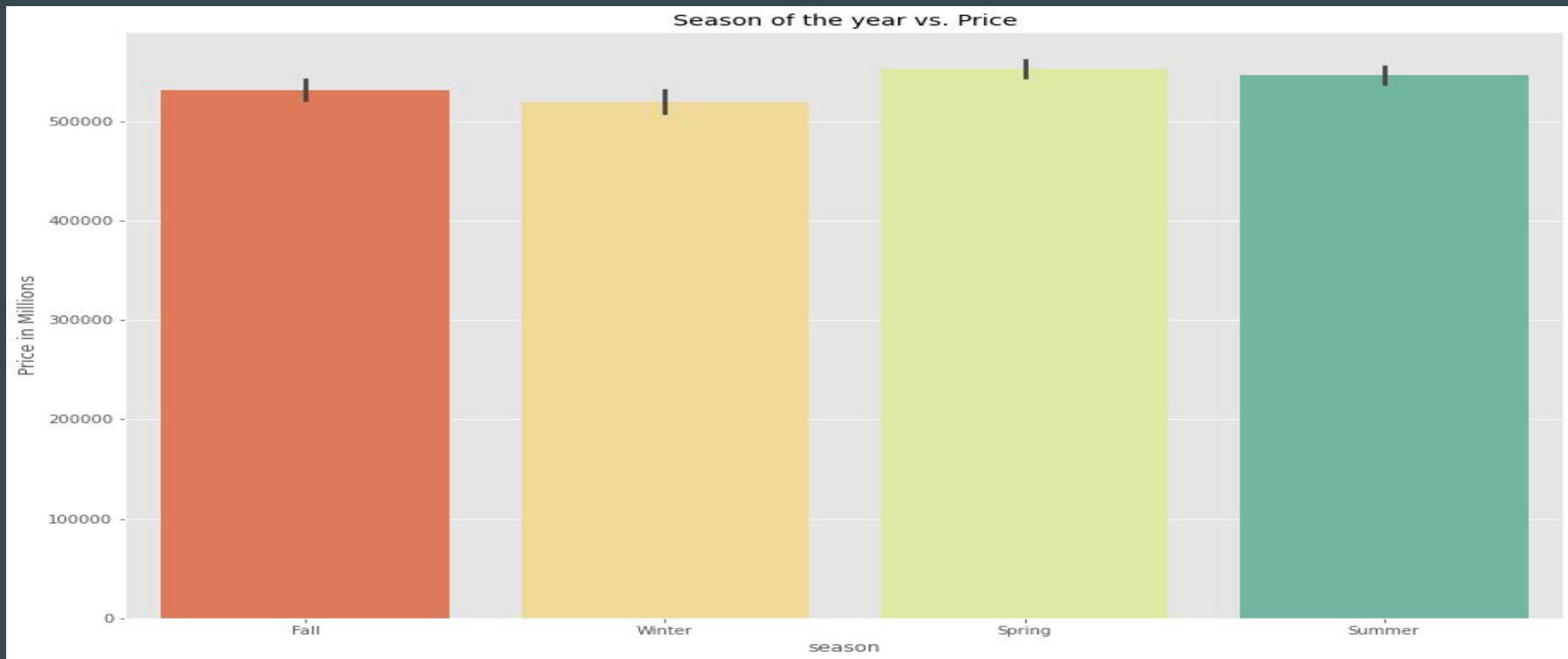
Trends

- Houses with a waterfront were more expensive than those without.
- Prices in Spring were relatively higher than other seasons and winter relatively the cheaper than the rest.
- House prices in Bellevue, Mercer Island and Newcastle are relatively higher than other regions within King County.

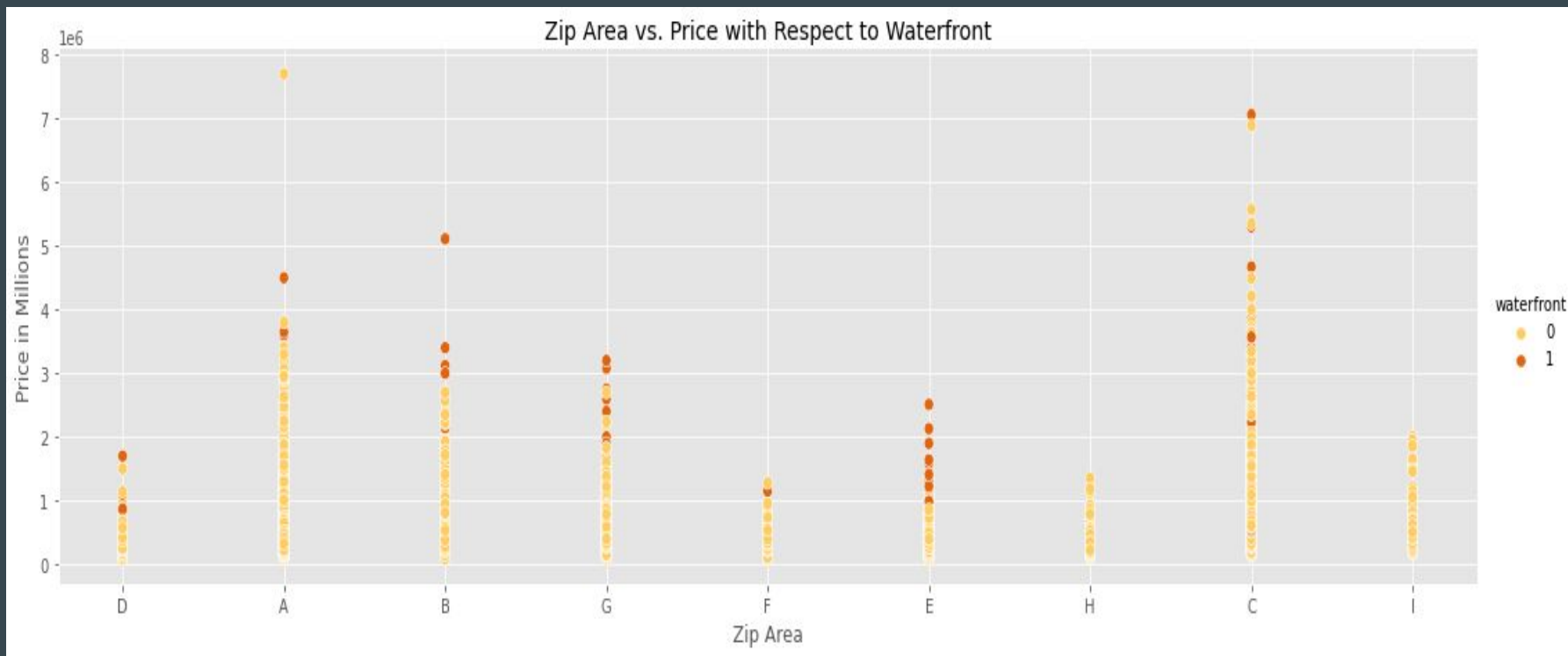
Number of Bedrooms



Average price by Season



Zip Area vs Price by waterfront



Proposed deliverables

Homeowners

- Buy House in Winter
- Buy House with waterfront

Landowners

- Buy land in Bellevue, Mercer Island and Newcastle preferably near waterfront

Real Estate Agencies

- Deal in houses with waterfronts, 6-8 bedrooms
- Sell houses in Spring