

Predicting Housing Prices in King County, WA

Module 1 Final Project by Tiara Hlaing

The Process

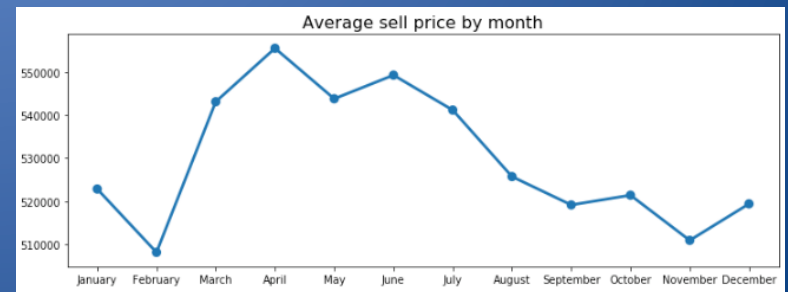
I analyzed the trends of 21,000 houses in King County to determine which characteristics had the most influence in determining their housing value.

From my findings, I concluded that location, house size, and number of bedrooms have the biggest influence on selling price.

Additional recommendations follow.

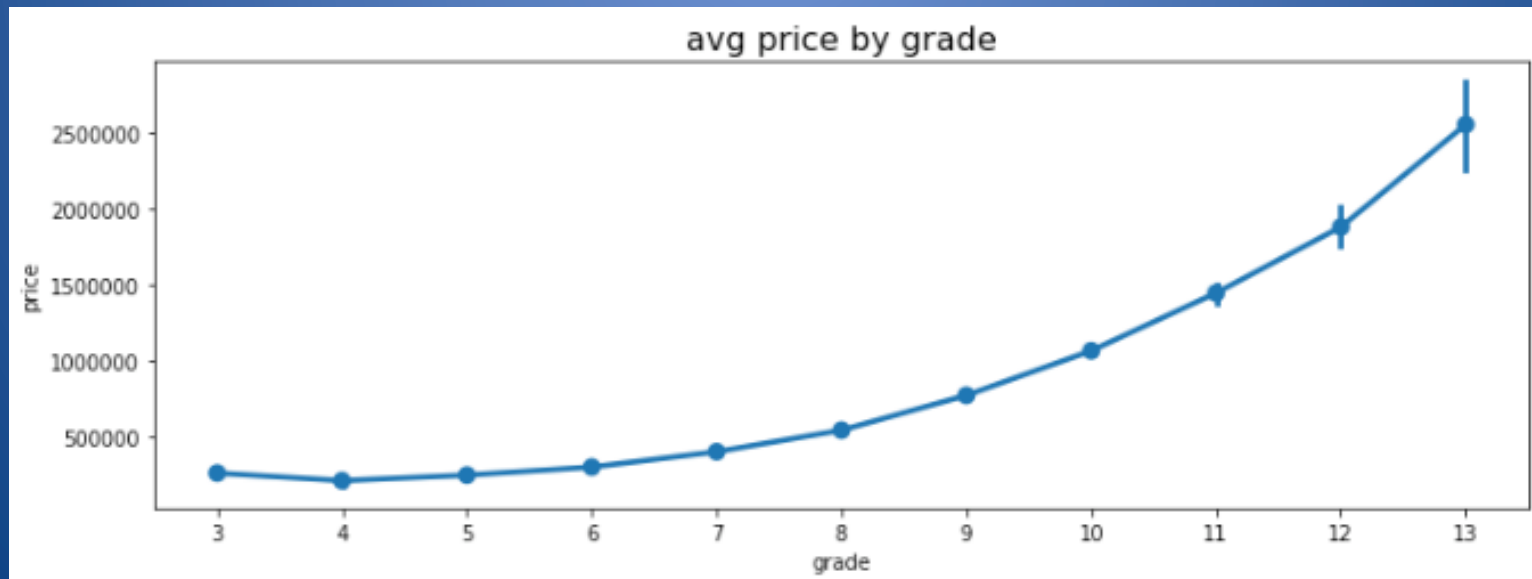
Recommendation #1

- As an investor:
 - Buy in the Winter
 - Sell in the Summer
- The houses prices tend to be higher in the summer, as well as the number of houses that sell. This makes sense, as the increased demand for houses at that time may drive prices up.



Recommendation #2

- Invest in houses of a higher grade, as these houses tend to have a much higher value. The value increases significantly as you choose houses with better construction and design.



Recommendation #3

- To increase the selling value of a house that you invest in, consider renovating it. This will significantly raise the value of the house.

	grade	avg_not_renovated_price	avg_renovated_price
0	3	262000.000	NaN
1	4	207463.462	330000.000
2	5	249158.954	210742.500
3	6	301451.857	308225.274
4	7	400057.895	488020.880
5	8	535819.819	771022.391
6	9	757598.088	1129638.775
7	10	1048953.364	1587717.949
8	11	1426798.815	2150000.000
9	12	1891933.333	1610000.000
10	13	2468571.429	3200000.000

Recommendation #4

- Pay attention to the neighborhood you invest in. The location has a significant impact on the value of the house. This likely has to do with geography as well as safety.