

King County House Sale Predictor

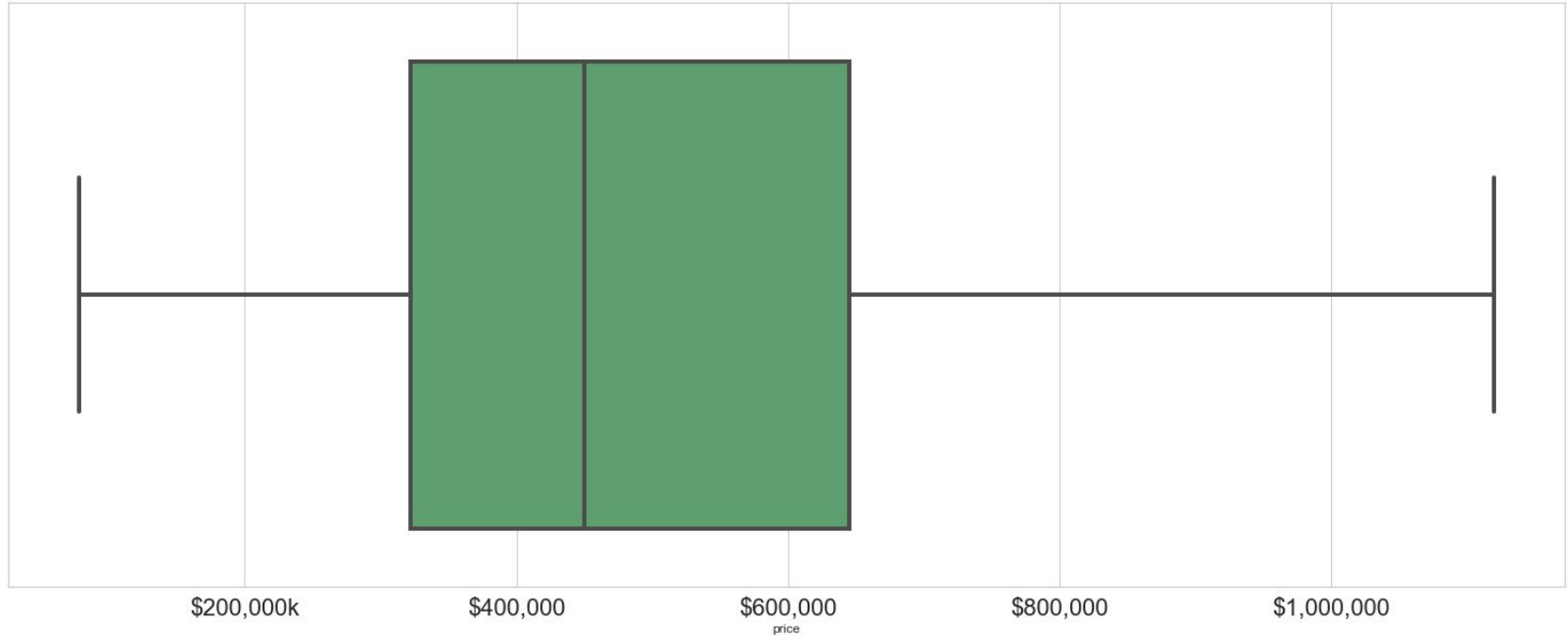
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Key Questions

- How much are houses selling for in King County, USA?
- How do features of a house affect its price?
- How does the location of a house affect its price?

Range of House Sale Prices



Range = **\$78K - \$77M** *(most outliers are between \$2-8M)*

Mean = **\$540K**

Median = **\$450K**

25th % = **\$322K**

75th % = **\$645K**

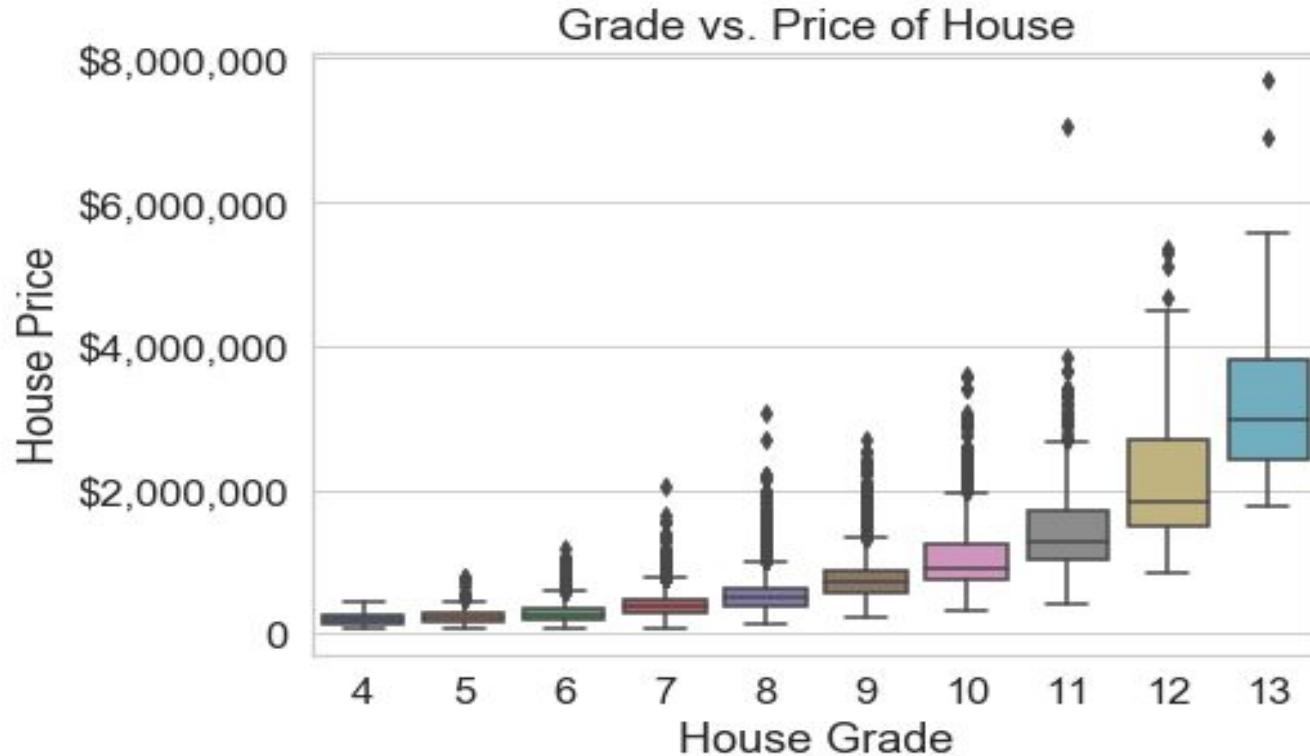
How Does Living Space Affect House Sale Price?



Houses that are under 2,000 sqft are valued less than \$2M

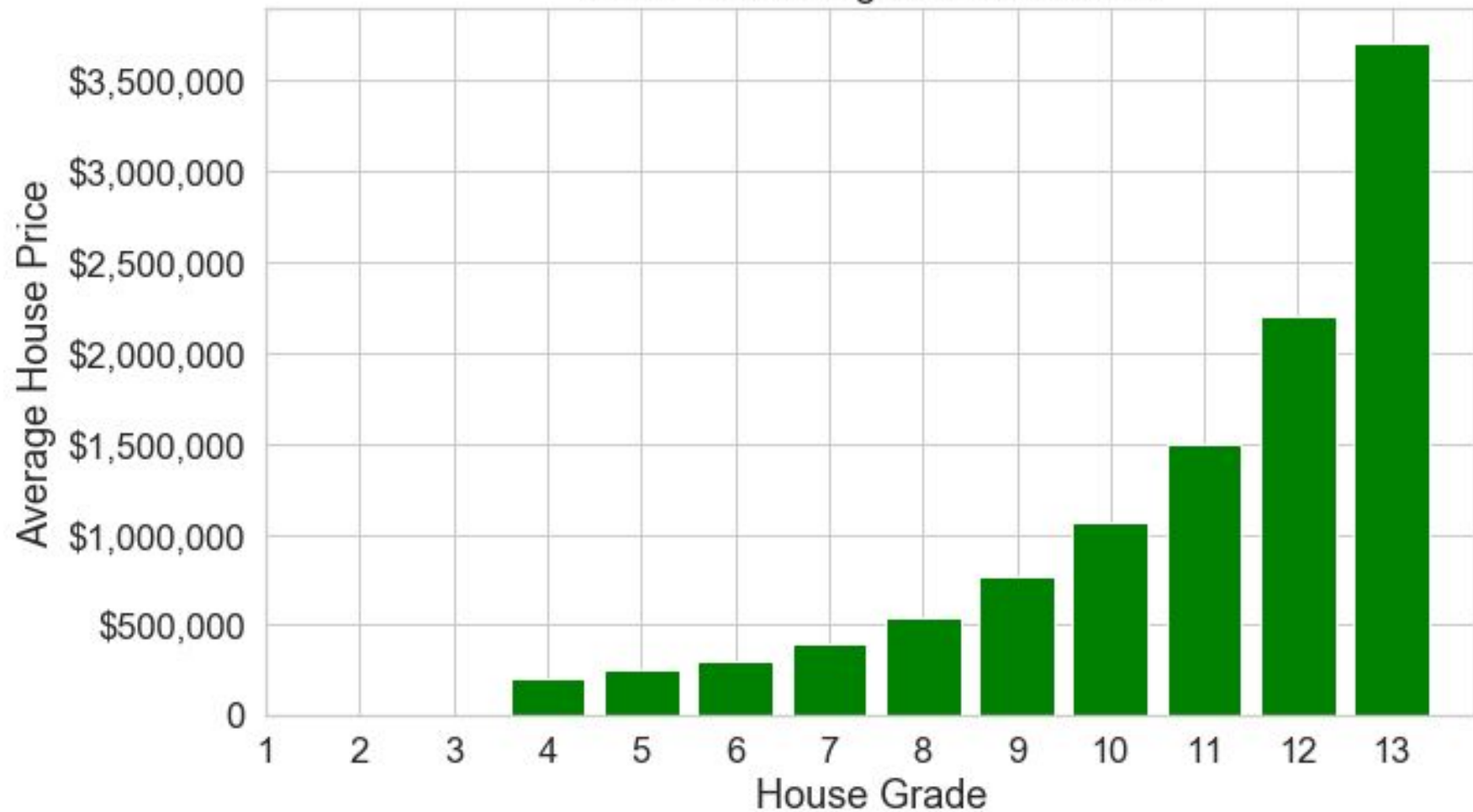
Majority of the houses are under 6,000 sqft and \$4M

How Does Grade Affect House Sale Price?



[Click here for building grade scale](#)

Grade vs. Average Price of House



Does Location Matter?

House Baseline: \$100,000



Zip codes	+/- Rate <i>(Price Predictor)</i>	New Price Estimate
98039	3.4	\$340,000
98004	3.0	\$300,000
98109	2.9	\$290,000
98002	0.95	\$95,000

Summary

- 50% of house sale prices fall between \$322,000 and \$645,000
- There is a positive correlation between:
 - Living space (sqft) and price
 - Grade and price
- Location affects price:
 - School, transportation, waterfront, view

Limitations

- Our analysis did not cover factors like having a waterfront, quality of view, and year renovated
- For further research, provide additional home quality insights by including:
 - **Waterfront** (bin it to a yes or no column)
 - **View** (bin it to rating 0-4)
 - **Year renovation** (bin year by decade and associate it with a value score)
 - Attribute a affluency value score using **zip codes** by finding real estate tax rate

Questions?