

# King County, WA: Real Estate Market Analysis

Conducted for UNIQUE Home Construction, LLC

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# Meet the Team

It Ain't Ova 'til ANOVA

**Xiaohua Su**

Data Scientist

**Jawwad Siddiqui**

Data Scientist

**Luke Dowker**

Data Scientist

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# The Problem

**Which features best predict the value of a home?**



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# Data

## Source

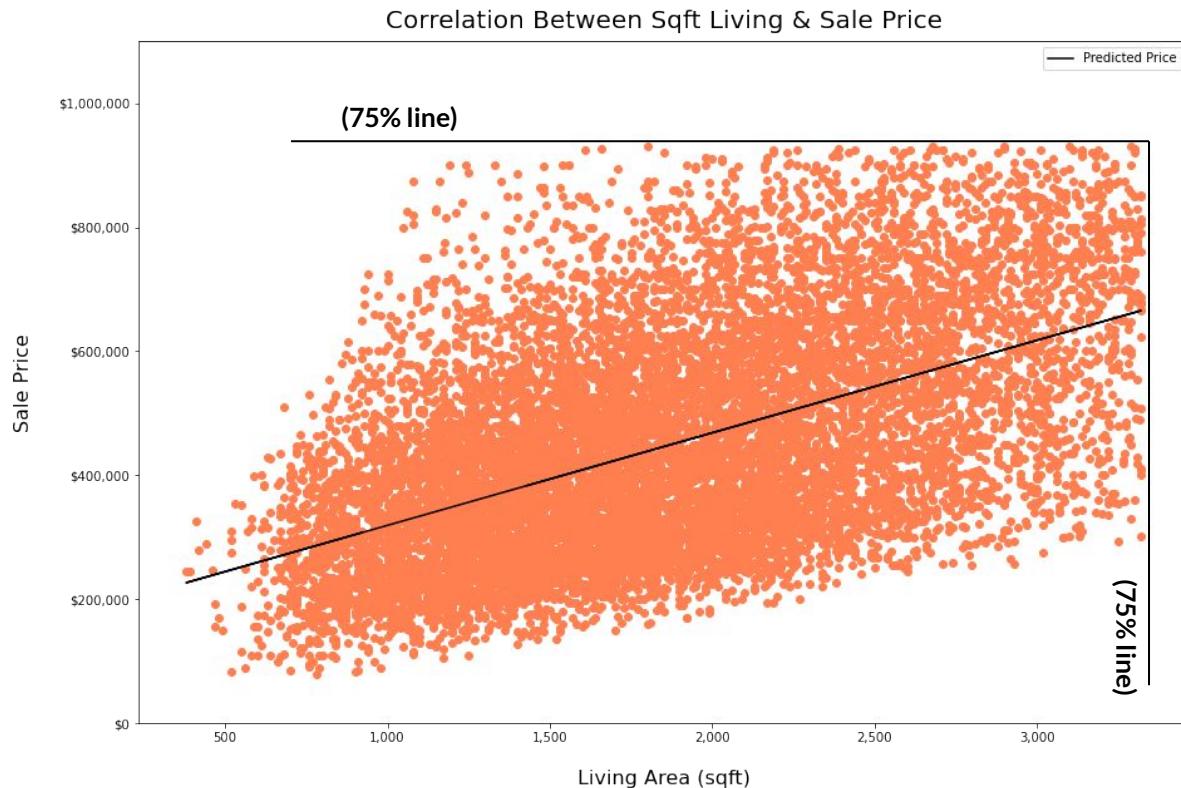
- 2014-2015 King County home sales (Kaggle)

## Contents

- Price (target)
  - Descriptive details
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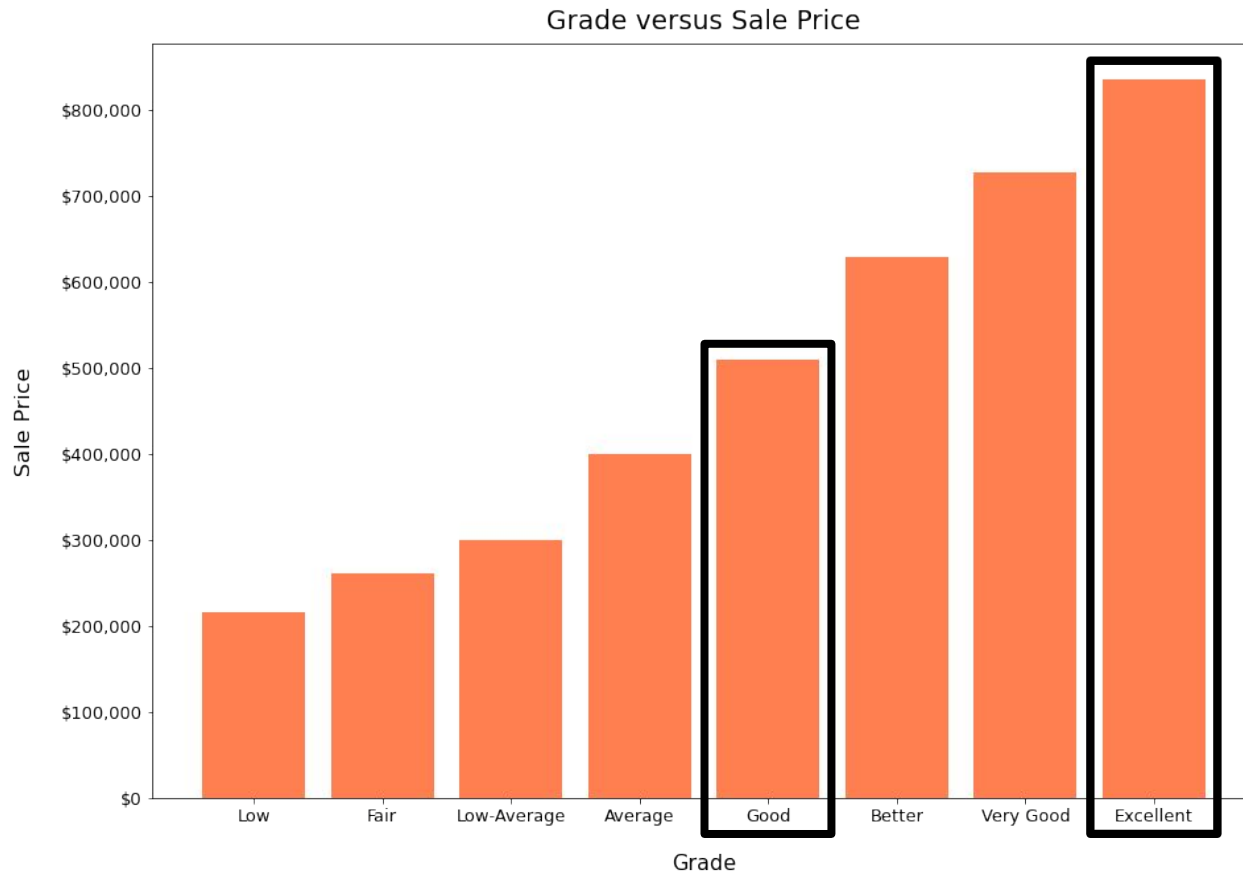
# Living area

- Higher sq. footage = **higher sale price**
- no need to overdo it!



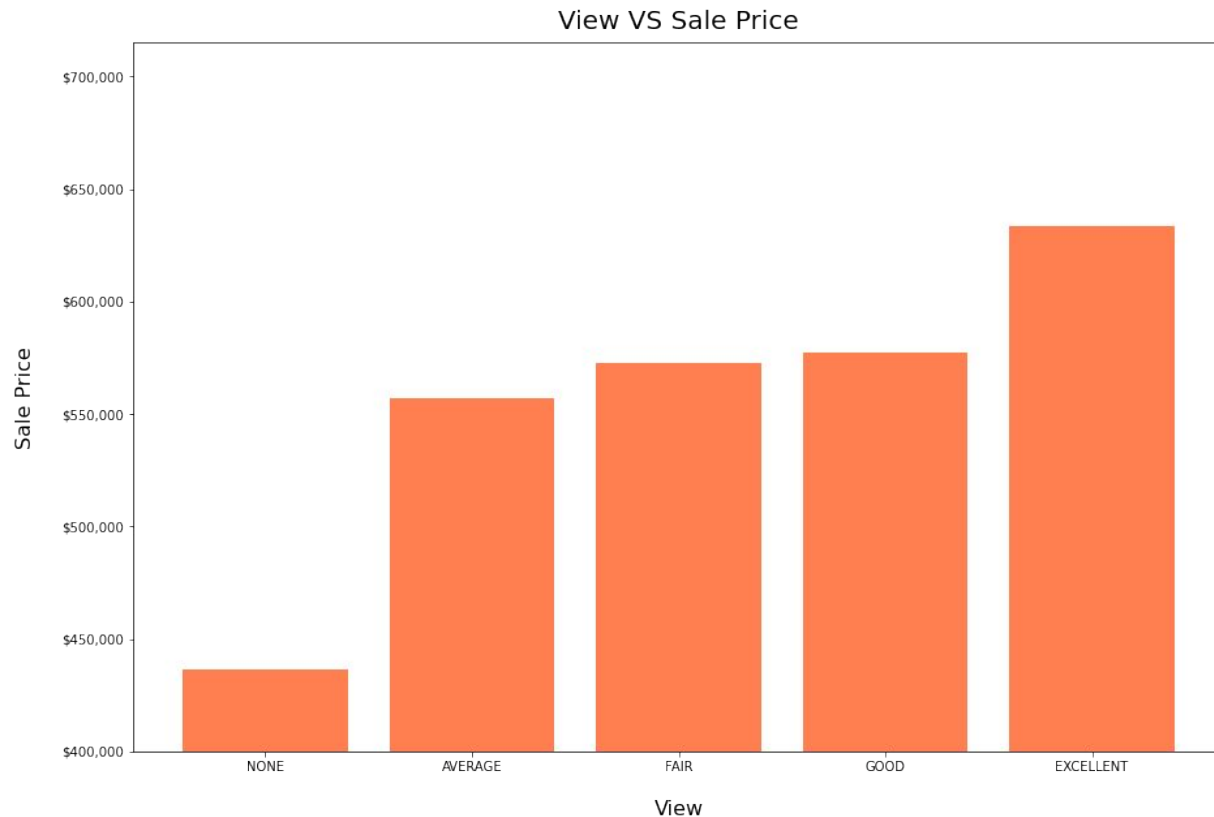
## Grade

- 'Excellent' > \$800k
- 'Good' around \$500k
- High quality = **high sales price**



## View

- **NONE:** \$400k
- **FAIR- AVERAGE - GOOD:**  
\$500k-\$575k
- **EXCELLENT:** \$650K



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# In conclusion...

To increase sale price, focus on:

1. Living Area

2. Grade

3. View

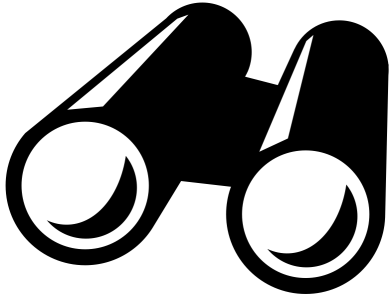
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# Further Exploration

1. Bedrooms & bathrooms
2. Waterfront
  - a. Interaction with view
3. ZIP code



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**Thank you!**  
**Any questions?**

(Real Estate Analysis Repo)

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# Connect With

## It Ain't Ova 'til ANOVA



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[GitHub](#)

[LinkedIn](#)



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