



Kings County Data Set

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The Data

- Kings County, WA
- 21,000+ houses sold
- May 2014 to May 2015
- 18 features



Features NOT Included

- School Data
- Business Data
- Tax Rates
- Municipal Services



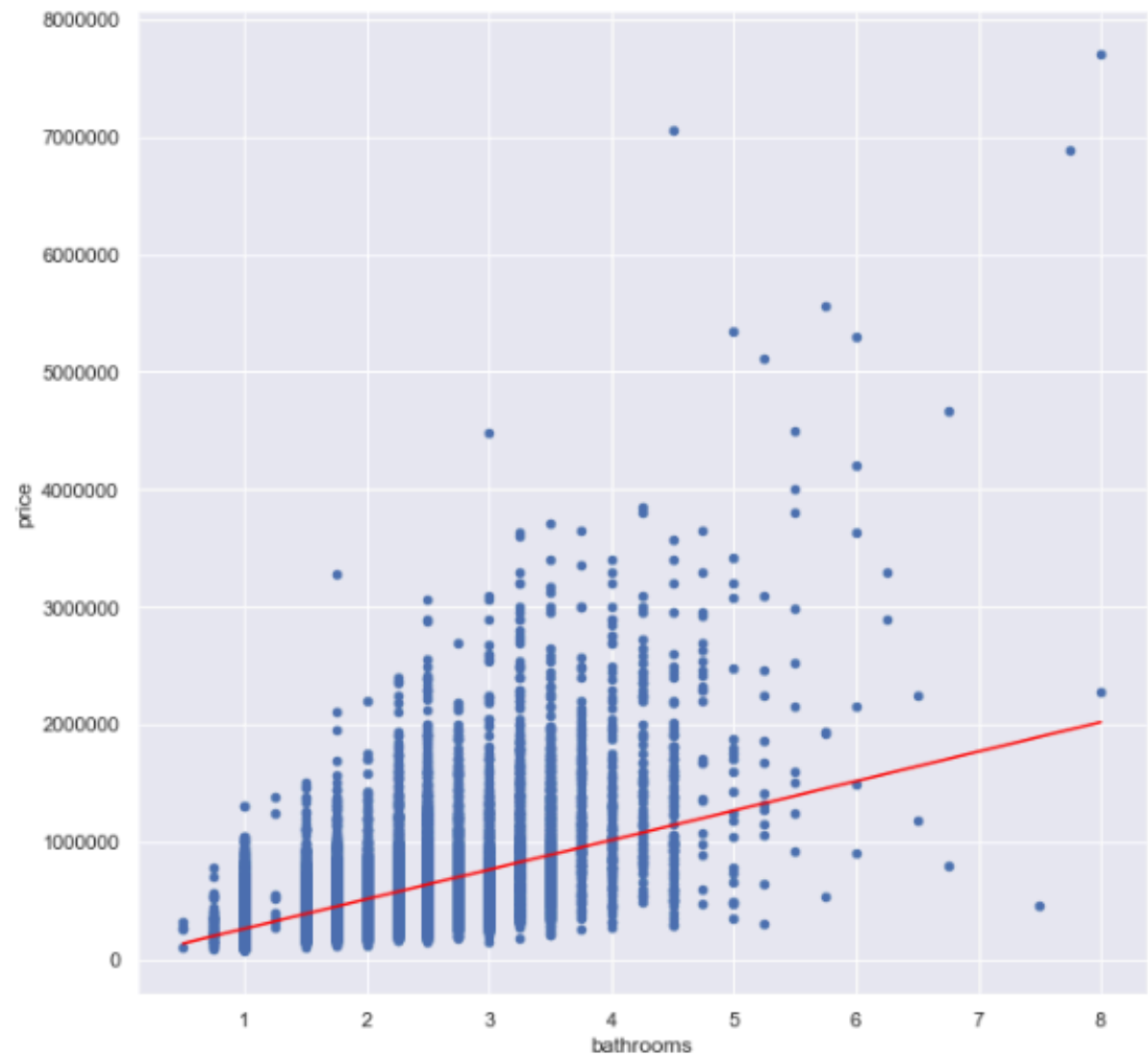
Methodology

- Viewed anomalies and errors
- Researched features
- Mitigated effect of features too closely correlated
- Created model using linear regression

Predictors of House Prices

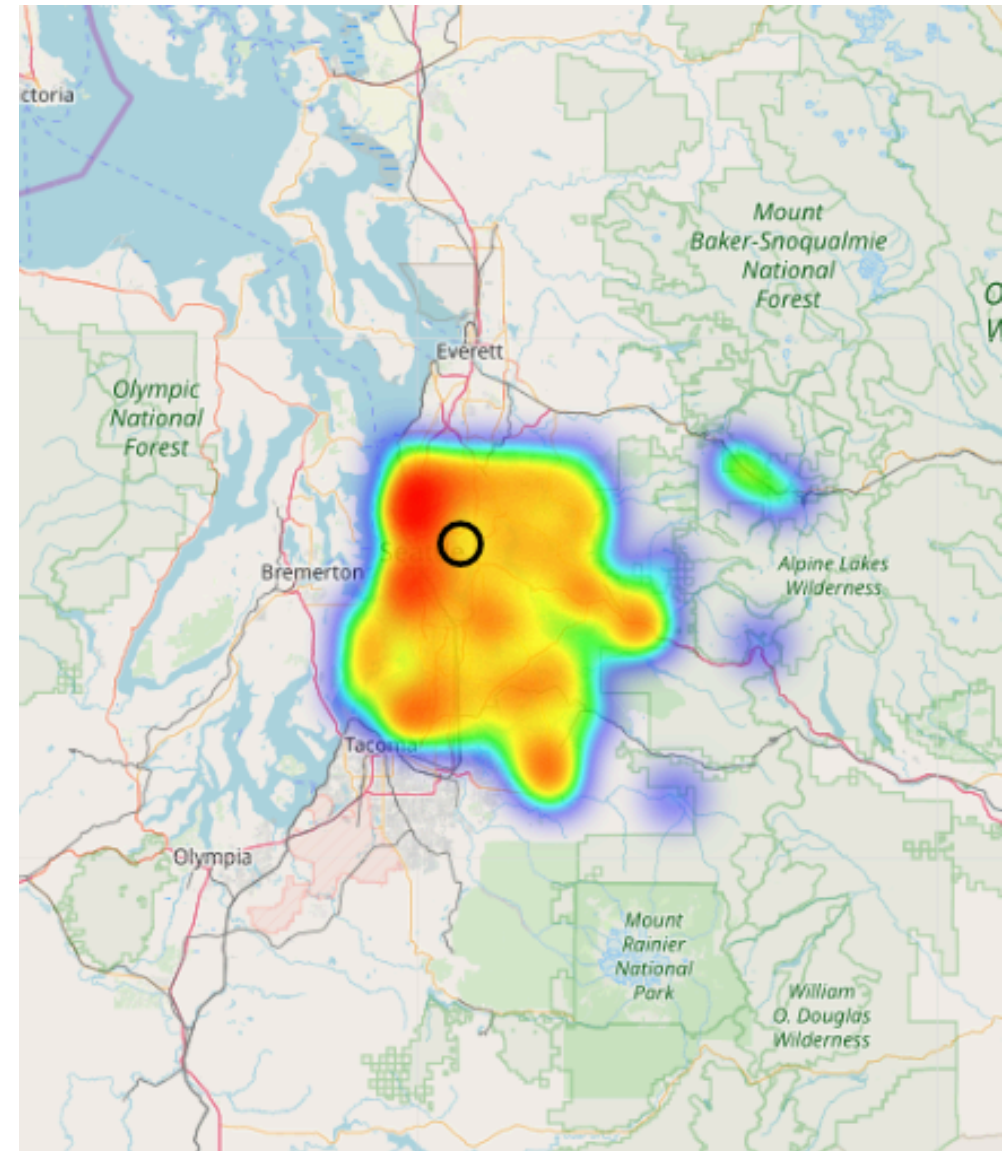
- Bathrooms
- Age of house
- Living space
- Longitude
- Floors

King County Data Set - Regression Analysis for price-bathrooms



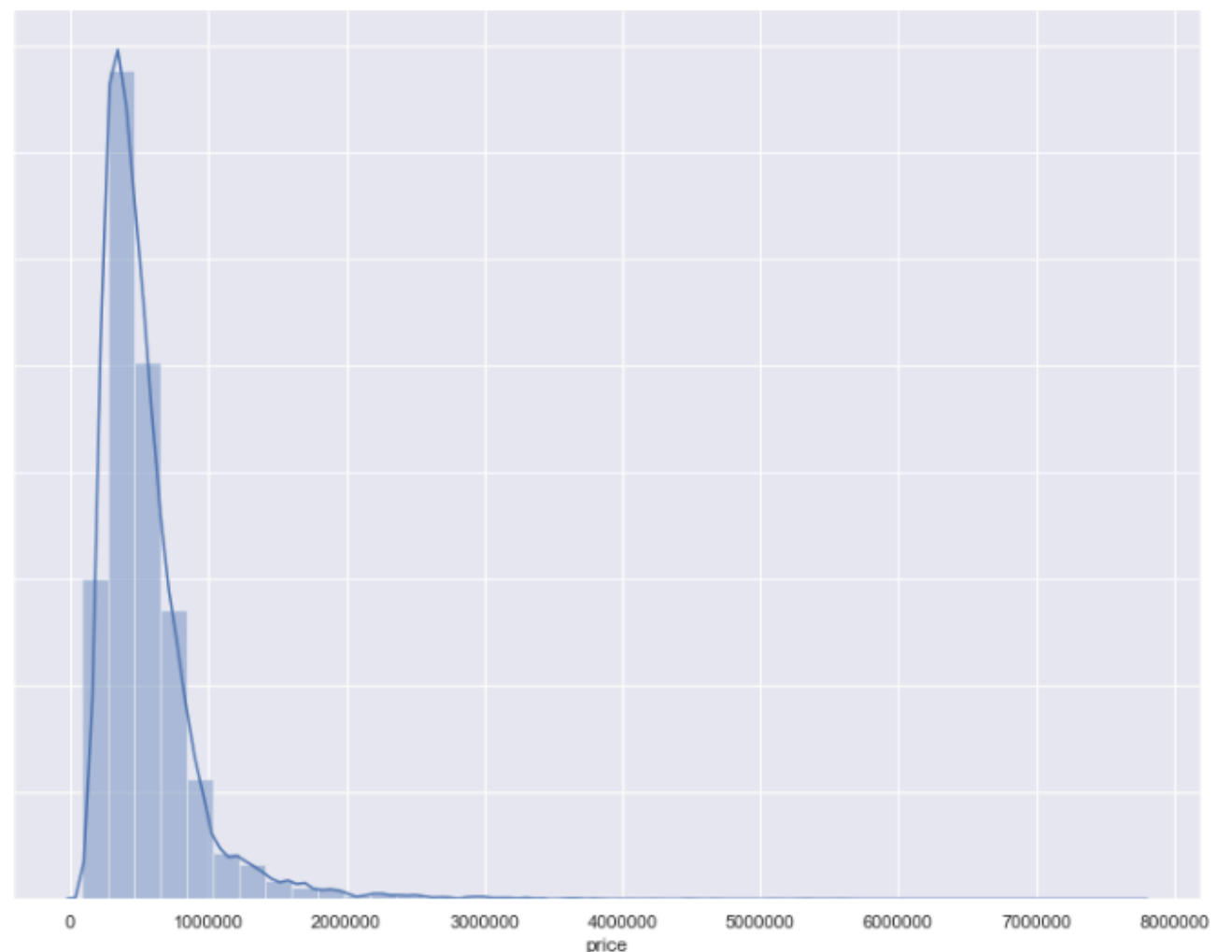
Investment Potential

- Where should you buy?
- Does a water view matter?
- Which zip code?



Recommendations

- Create two models: “luxury” and “ordinary” houses
- Consider other “features” buyers want
- Evaluate the effect of mortgage rates and financing



Conclusion

- 55% of house price can be explained by the 5 features
- Unpredictable human behavior
- Bias and error



Thank you

for your time and attention