Kings County Housing Prices analysis
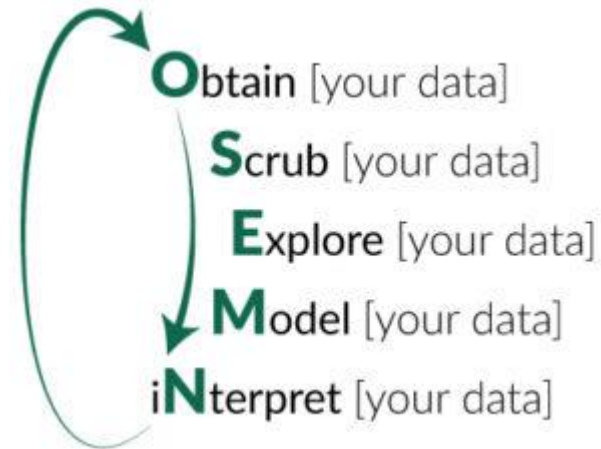
ALEX BLACK

3/9/2019

Project Objectives

- Use exploratory data analysis to gain insight into Kings County housing market

- Determine the features of a home that best predict the price the home will sell for in Kings County, WA

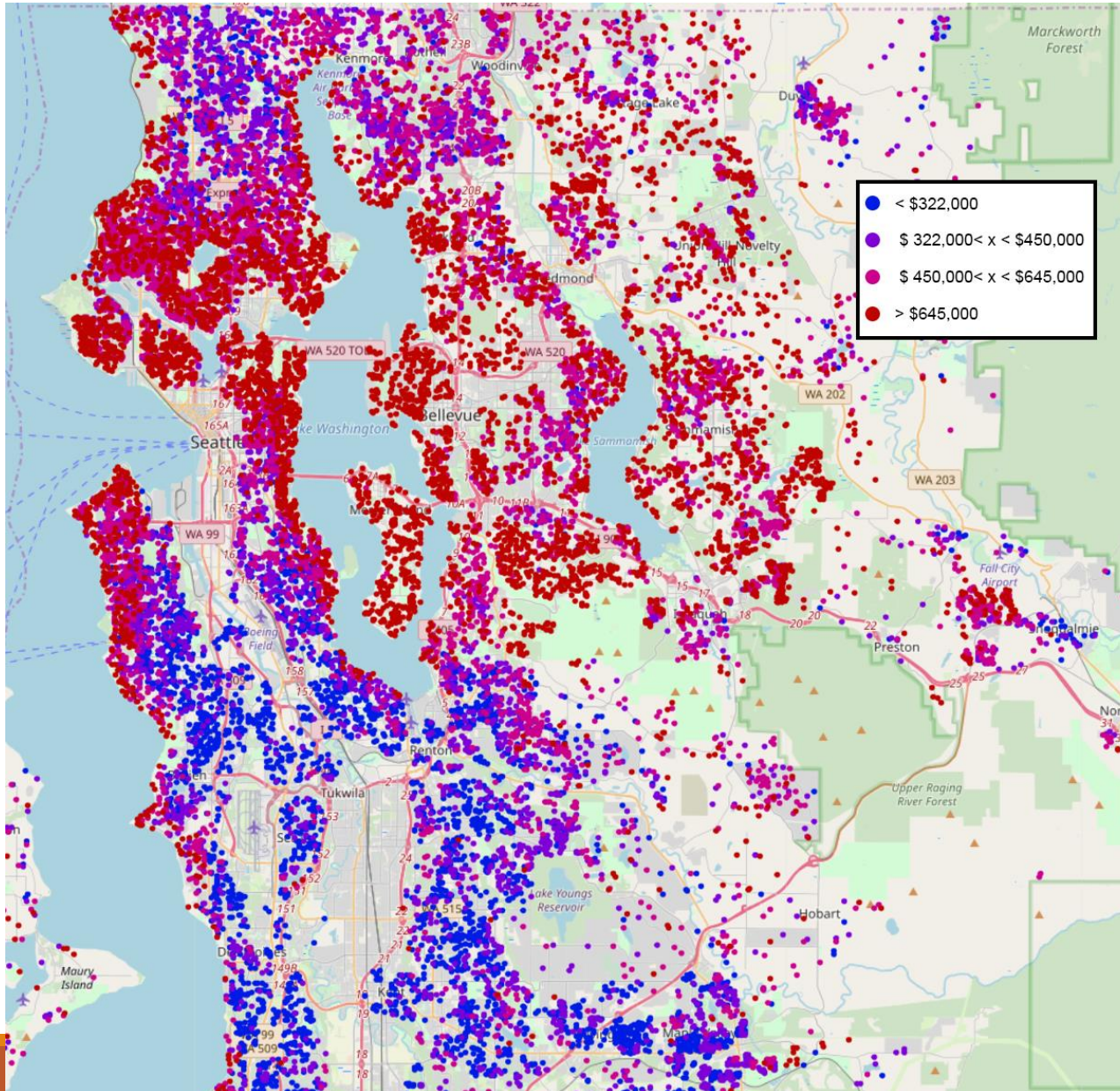- Build a model to predict home prices with these optimal predictors

Overview of Process

- Obtain and clean the data

- Explore data through visualizations

- Build simple regression models

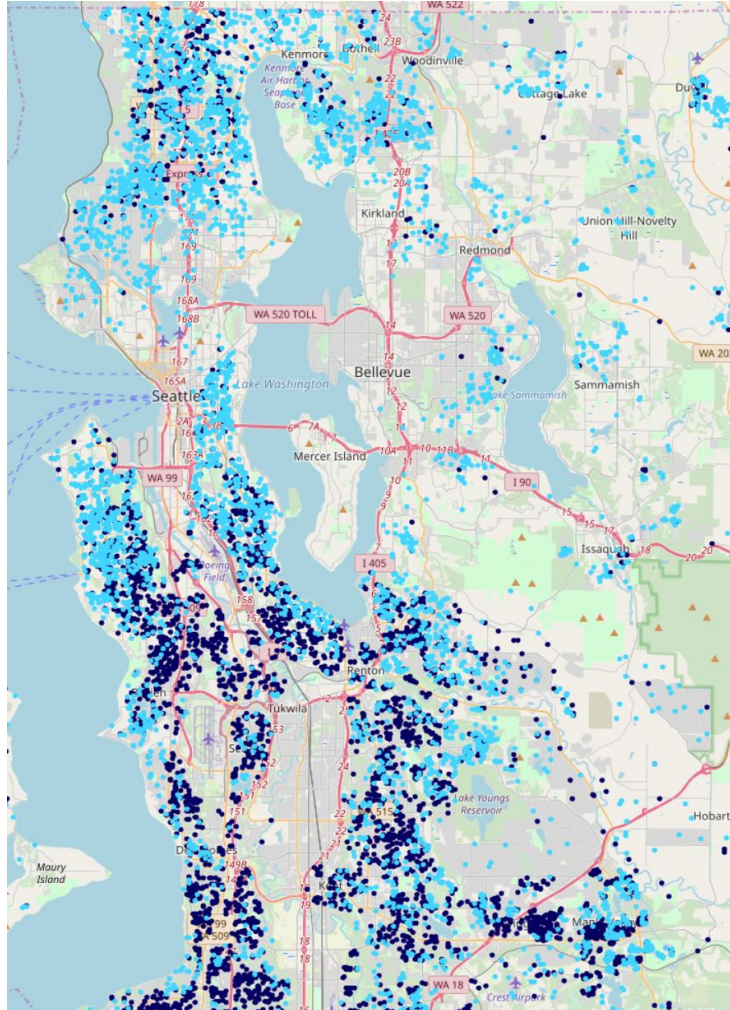- Refine regression models

- Analyze results

Obtain [your data]

Scrub [your data]

Explore [your data]

Model [your data]

i**N**terpret [your data]

Location Location Location!

Legend:
- < $322,000
- $ 322,000< x < $450,000
- $ 450,000< x < $645,000
- > $645,000

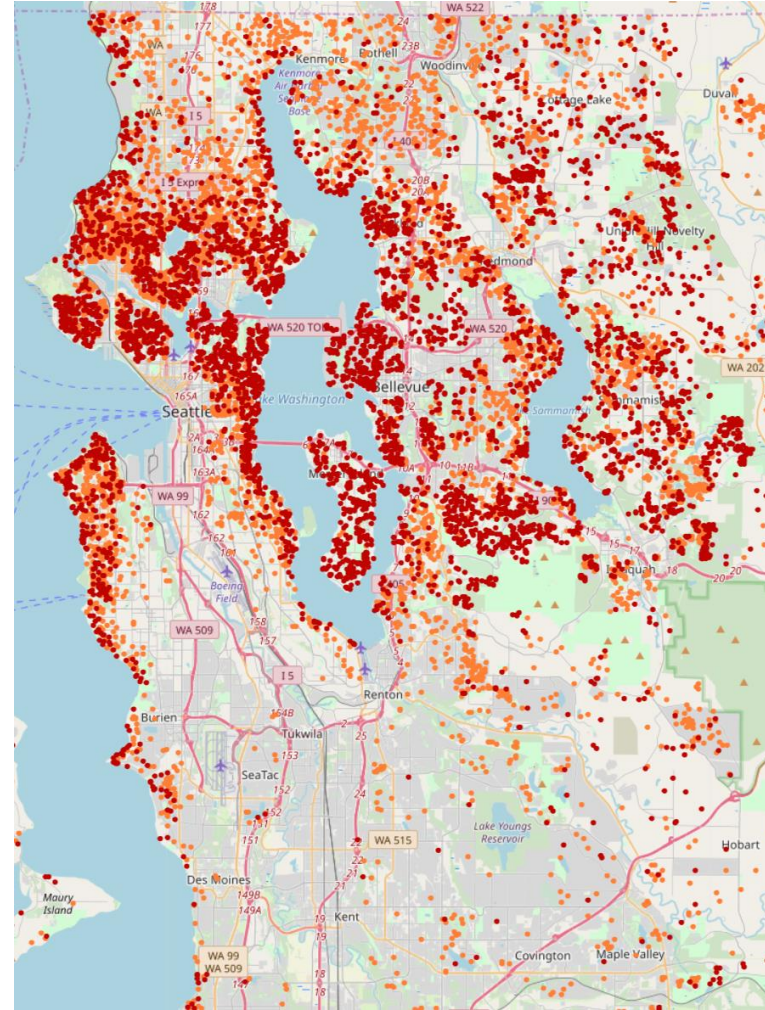# Below Median vs. Above Median

Price < $450,000

Price > $450,000

Results of Modeling

- Best Predictors
  - Square footage of the home
  - Grade of the home

- Other Successful Predictors
  - Square footage of lot
  - # of bedrooms
  - # of bathrooms
  - Condition of the home
  - # of Floors

Price vs. Square Footage of House

Key Takeaways

- The neighborhood where the house is located will hugely impact the price
  - Unquantifiable by model

- More square footage means a bigger price tag

- R-squared of our model = .588
  - Room for improvement

- More predictors makes for a better model

Questions?