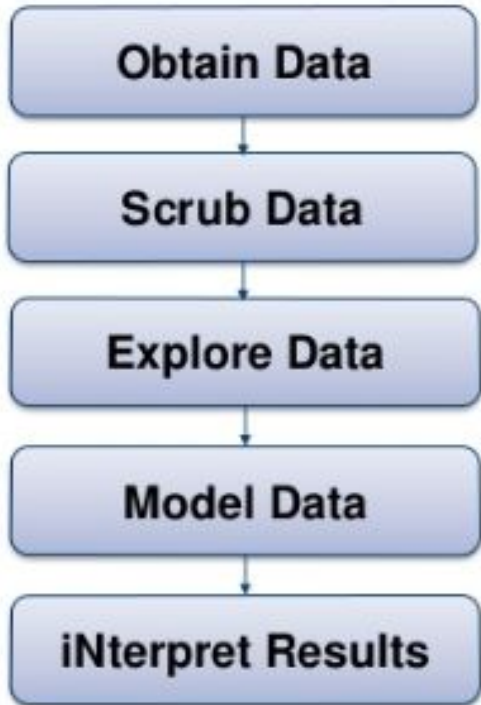# Predicting Prices

Modeling King County Housing Data

The OSEMN Process

Overview

Mission:

Maximize profits of real estate investment by accurately predicting sale prices in King County, Washington

The Data:

- 21,596 Records of house sales
- House features (bedrooms, bathrooms, etc.)
- Square footage of house and neighbors
- Location information (zip code, waterfront)

Actual Price of Homes vs. Estimated Price of Homes (72 predictors)

Model V1

Actual Price of Homes vs. Estimated Price of Homes (75 predictors)

Model V2

Location is Everything!

Most important features:

Zip Code

Waterfront property

Moving Forward

- Predict more expensive housing
- Focus on location by neighborhood
- Investigate where waterfront property is more valuable