



BEINER JULYANNA
MARTINEZ EDUARDO
VENTURINI DALMIRO

King County Houses

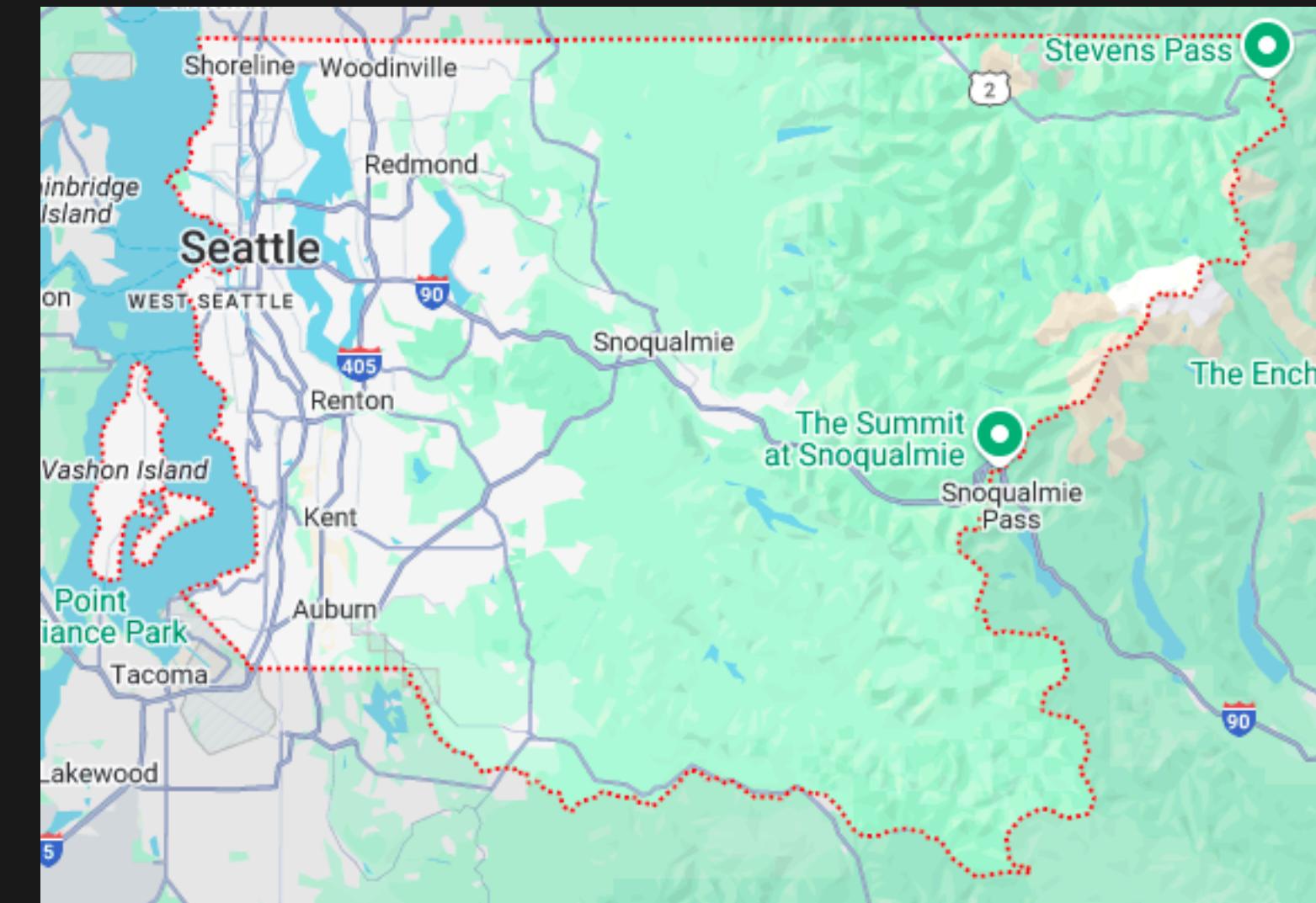
Features

1
DATE

6
CATEGORICAL

13
NUMERIC

With a growing demand for housing, we aim to predict property prices to give our client a competitive edge in King County's market.

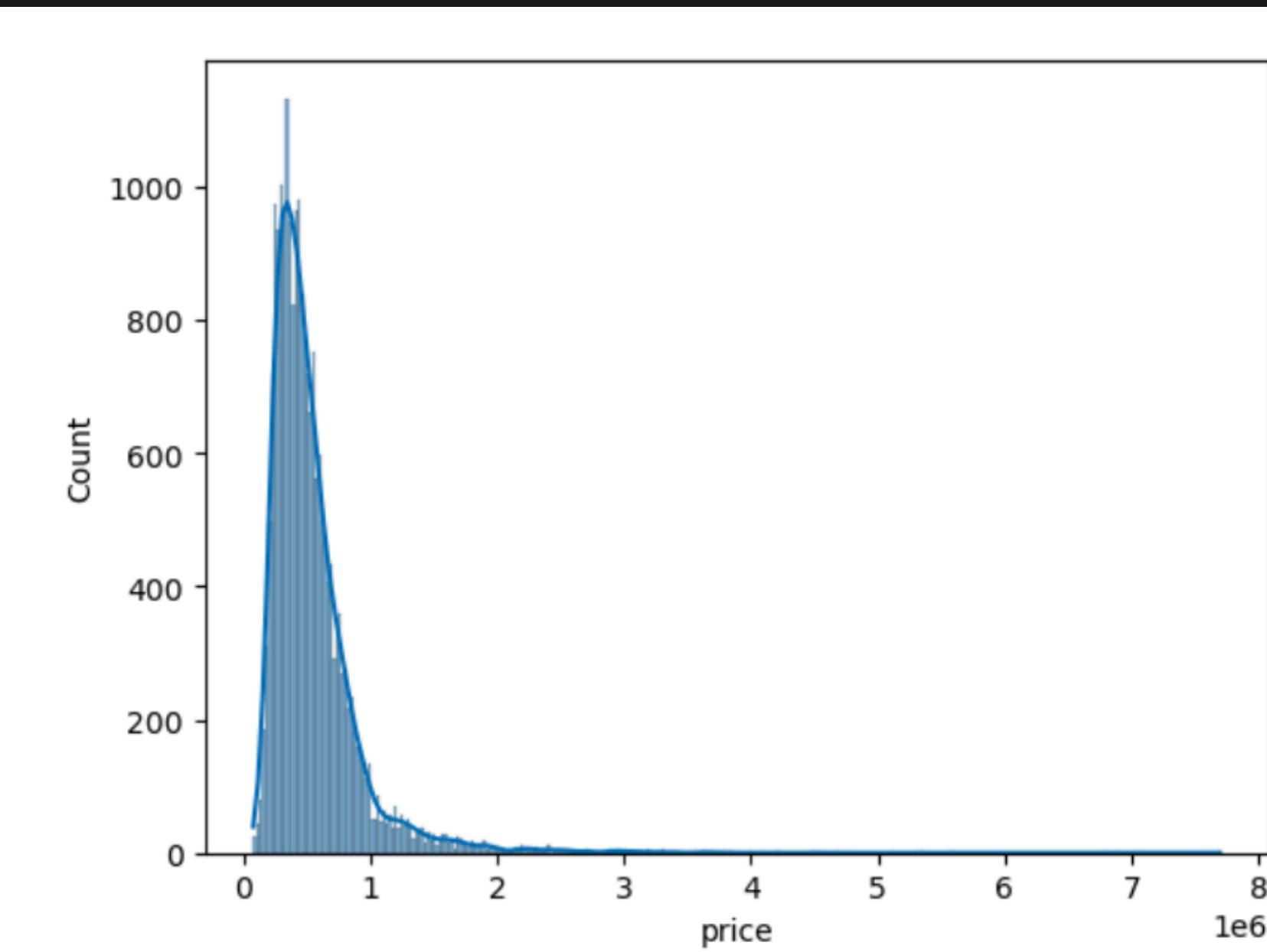


Data Cleaning

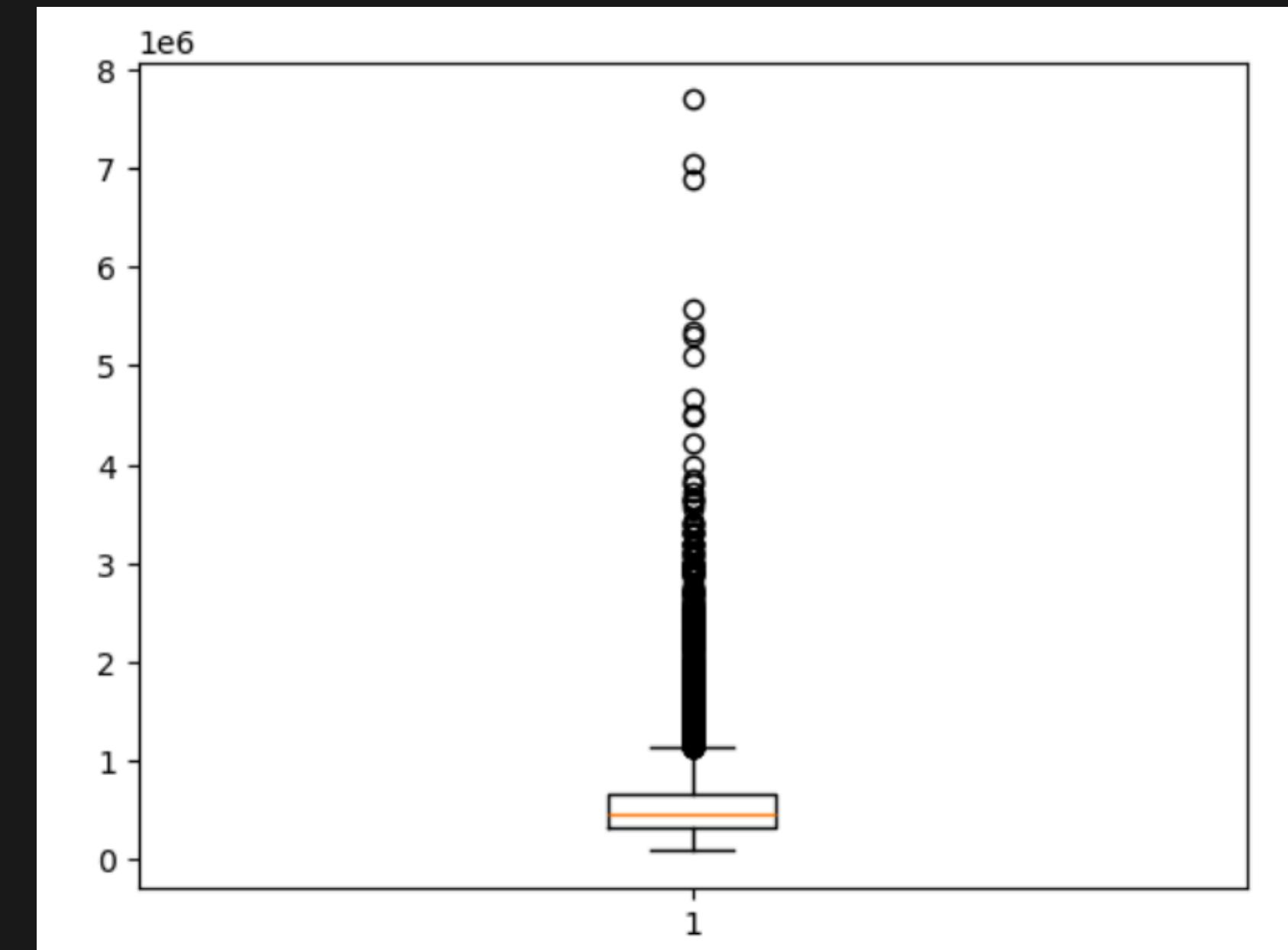
We will now proceed with a thorough cleaning of the data
we have... Let's get our hands dirty !!



Our Target `df["price"]`



Histplot



Boxplot



VS



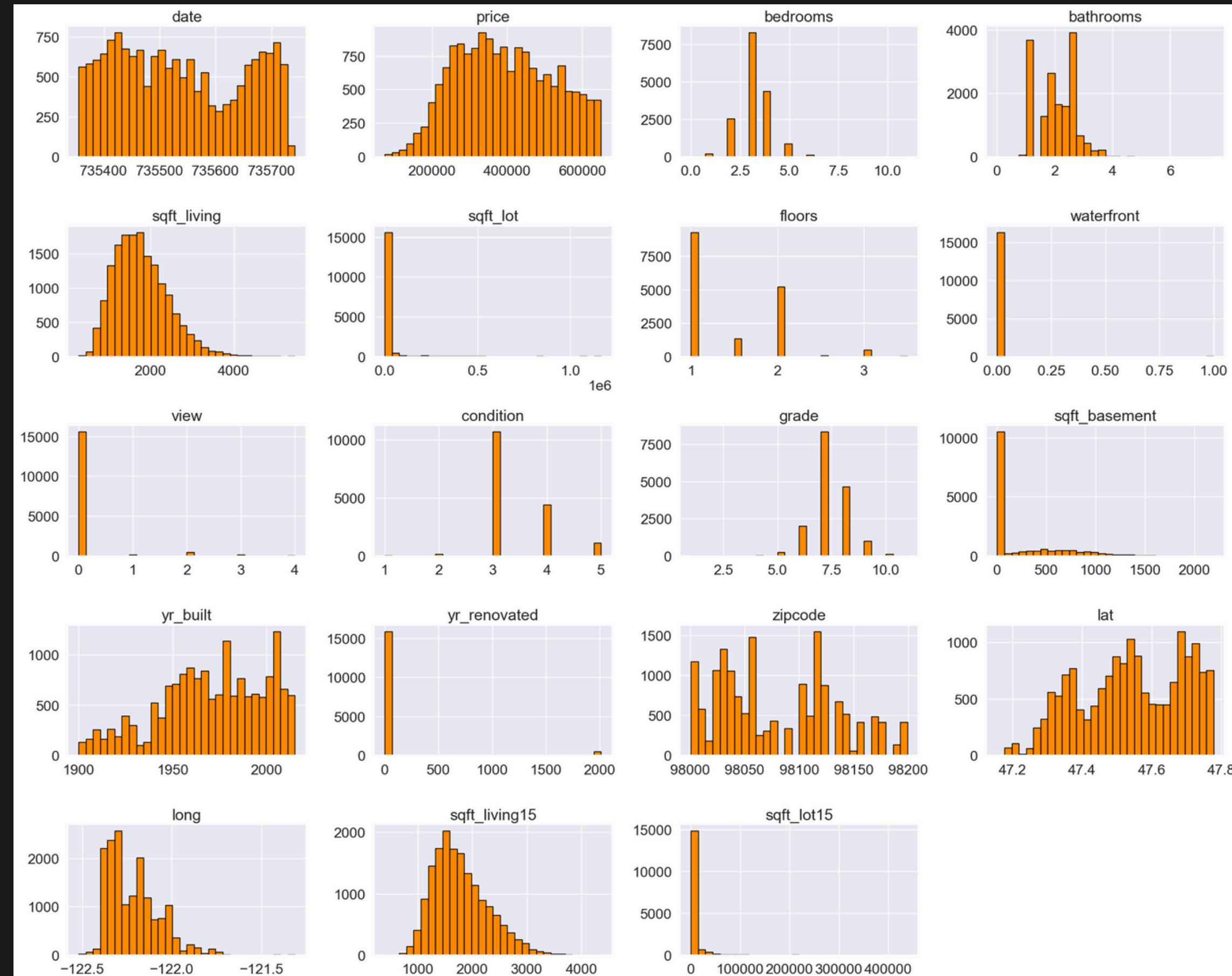
Standard Houses Distributions

Average number of bathrooms
1.93

Average number of bedrooms
3.22

Average score
7.27

Square feets
1777.48
(165 m²)



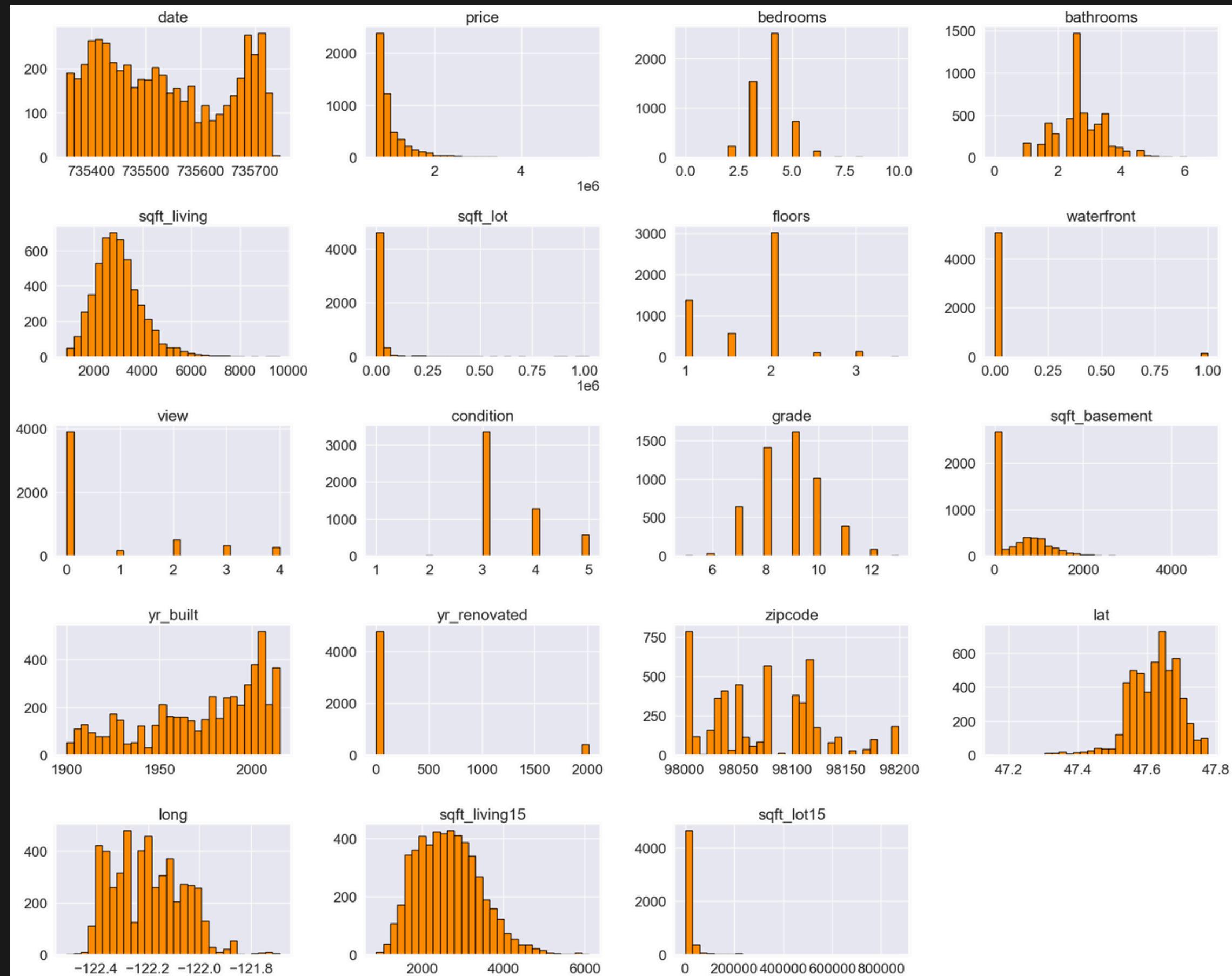
Luxury Houses Distributions

Average number of bathrooms
2.68

Average number of bedrooms
3.83

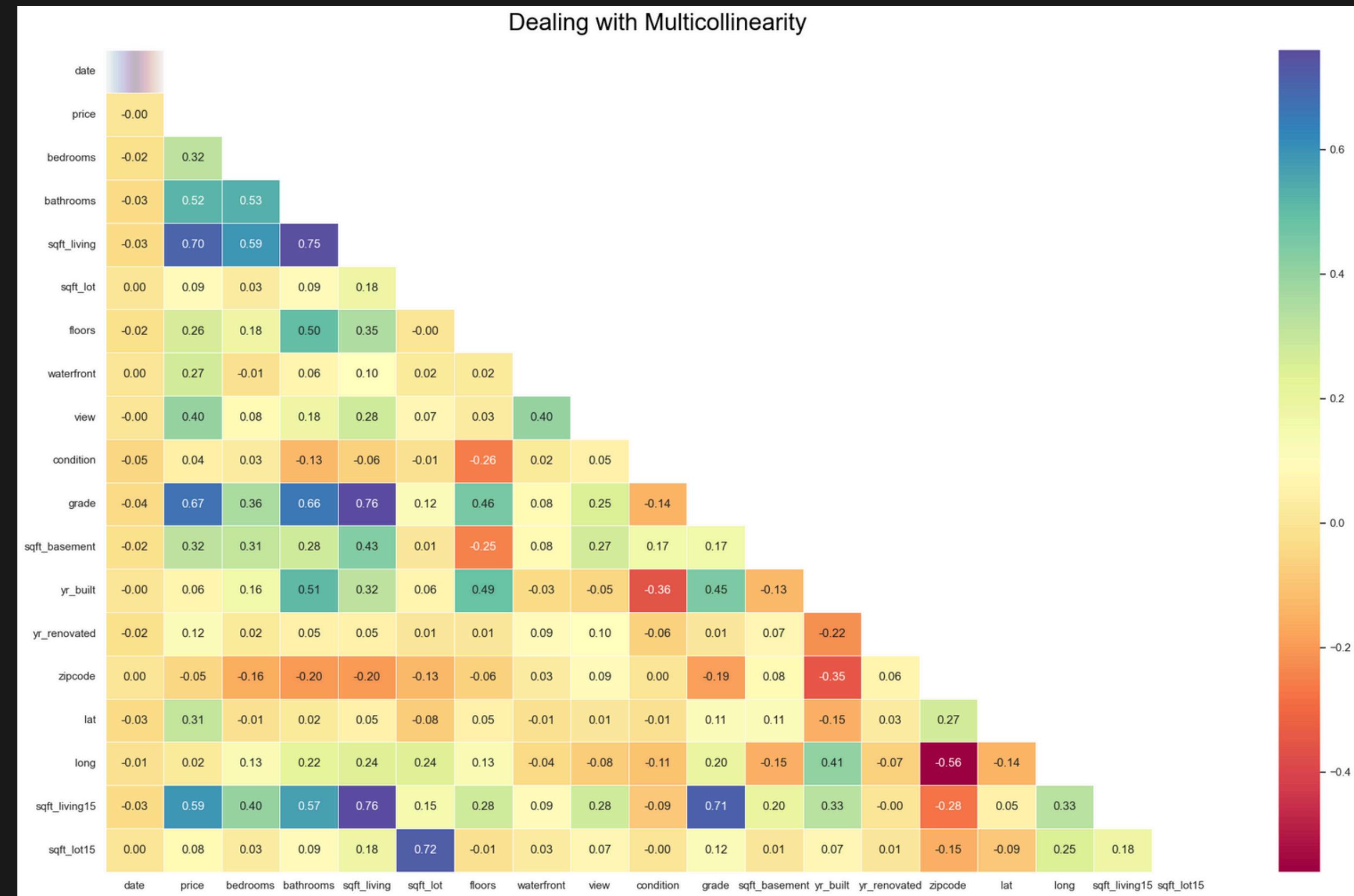
Average score
8.87

Square feets
3011.71
(280 m²)

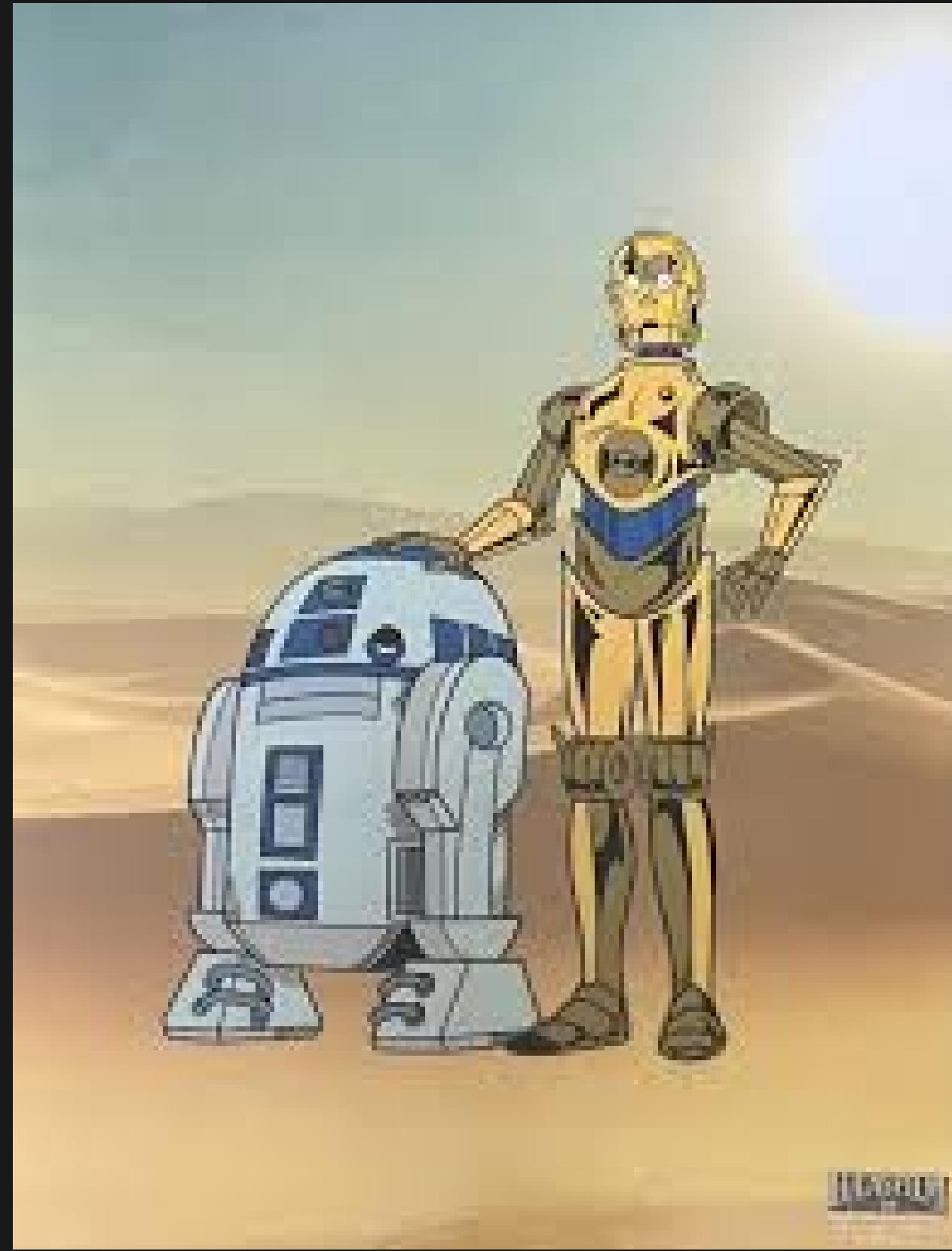


Most influencing features over pricing states.

Dealing with Multicollinearity



Machine Learning



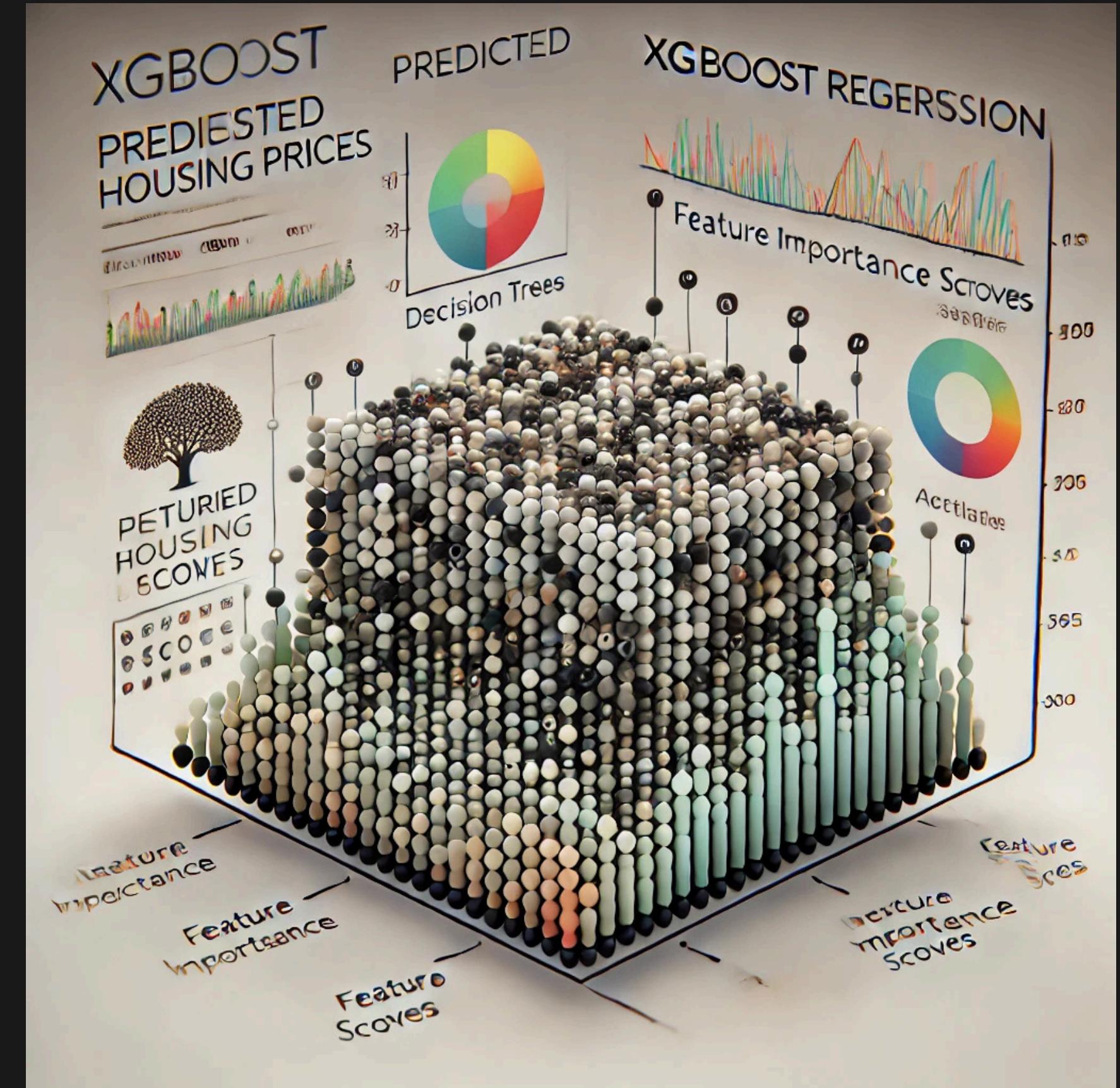
XGBoost

Positive features

- High Performance
- Speed and Efficiency
- Overfitting Control

Negative features

- Complex Interpretation
- High Resource Consumption



Metrics

R²	0.81
RMSE	161.1 K
MSE	25.94×10^9
MAE	25.94 K



Standard Scaler

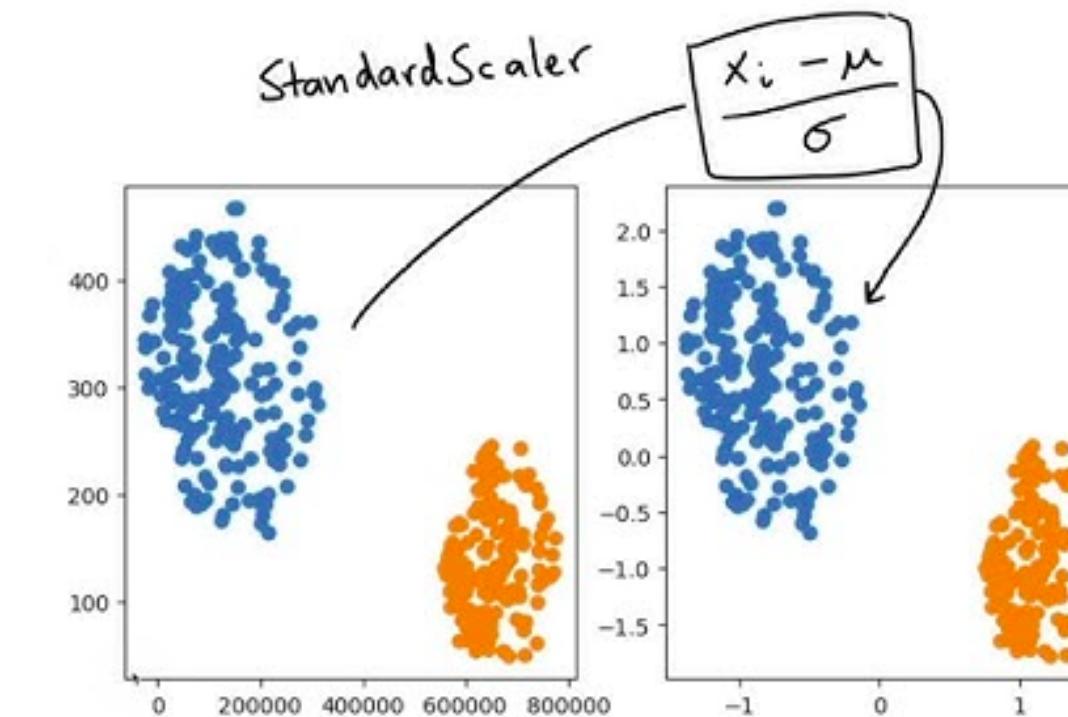
Positive features

- Improves in scale-sensitive models
- Keeps original distribution

Negative features

- Sensitive to outliers.
- Not ideal for skewed distributions

The StandardScaler is not Standard



Metrics

R^2	0.90
RMSE	168.7 K
MSE	14.10×10^9
MAE	66.65 K



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