King County Advisors, LLC

Regression Analysis

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Business Understanding

King County sales data include:

- **Years 2014-2015**
- three Washington state counties that include Seattle, Bellevue and Tacoma area.
- **Covers 39 towns and cities**.
- U.S Census Bureau **2.2 million people as of 2020.**

King
County
Advisors

REAL ESTATE

The Business Problem

- You the buyer or seller in King County, want our advice in knowing :
- **what most affects the price of a home in this market!**

King County Advisors

REAL ESTATE

1

Accessing the appropriate
data correctly
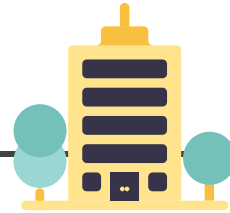
2

Cleaning a Database with
more than 21,000 rows

3

Exploring and Modeling

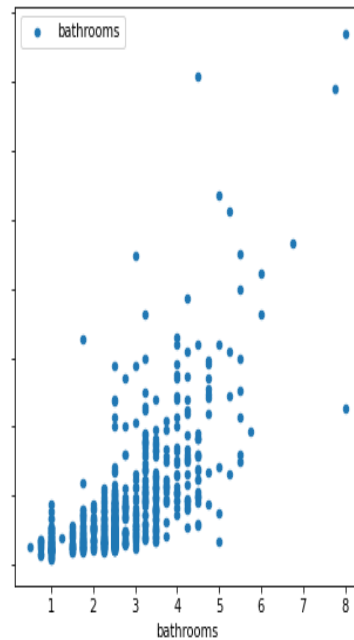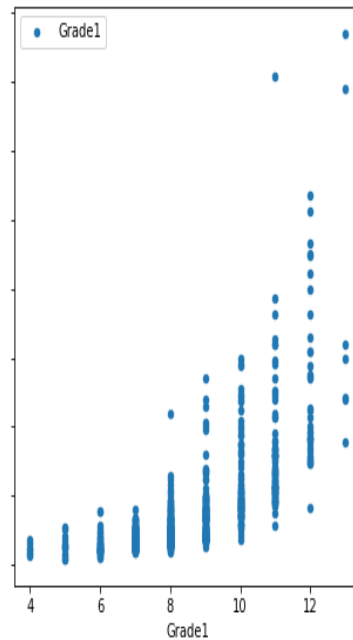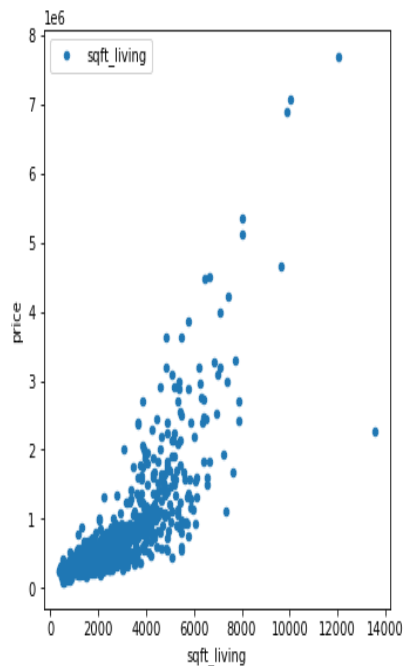# Linear Regressions- Finding correlations and Linearity

Square Footage
This is the factor that is highly related to price in King County

Grade
The grade level of the house the second factor related to price

Bathrooms
Interestingly enough, bathrooms also make the top 3 list

How reliable is our linear regression model?

Our model showed us an 83% Coefficient Determination. This statistic basically show us how well our statistical model can predict an outcome. In this case the outcome we want to measure is price.

Our model is statistically Significant

Based on our statistical analysis, we can find our model to be statistically significant (this relates to our p-value being less than 0.05)/

A closer look to the Model of Square Footage shows the Linear Regression model line
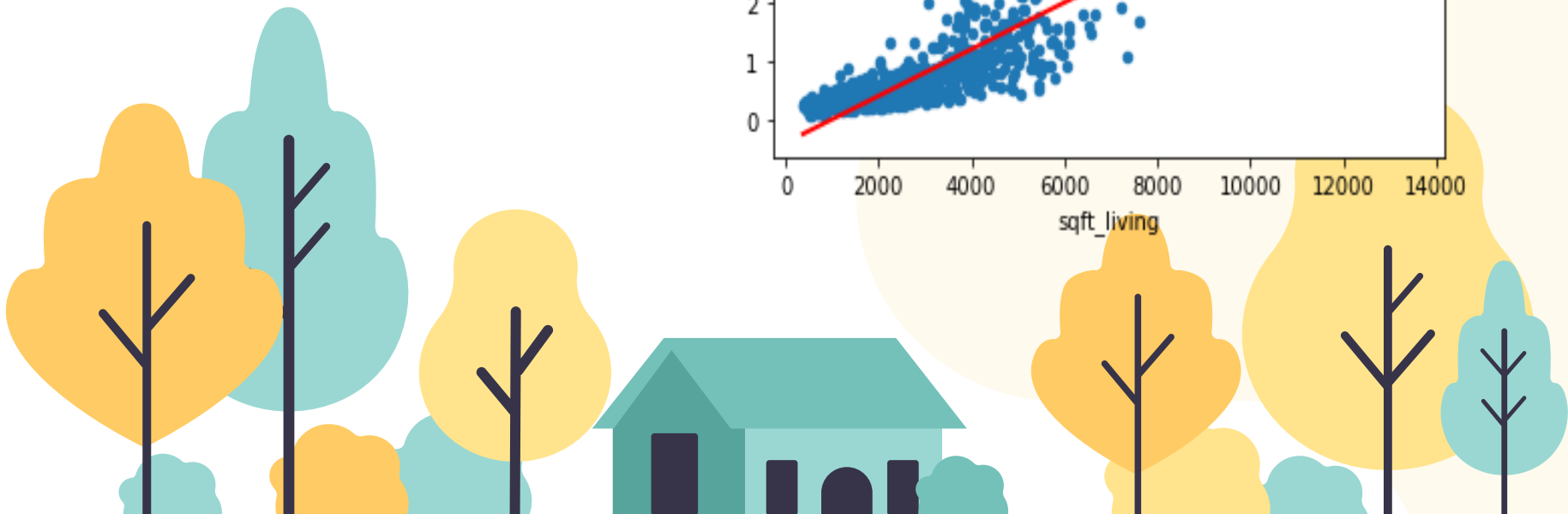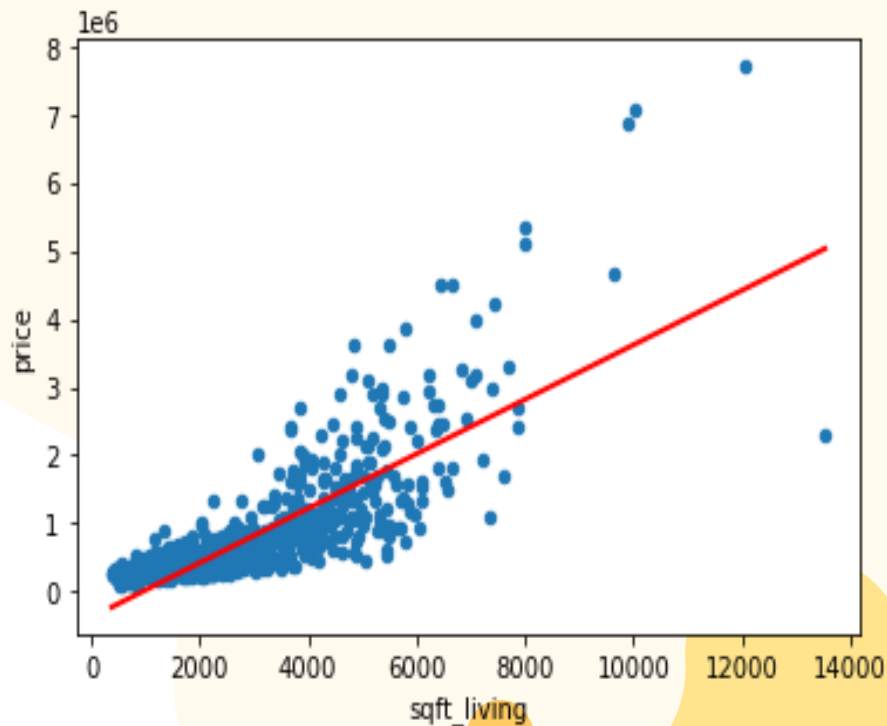
Our Recommendations & the Future

#1

Building Larger Square Footage Homes that pay off better in this county

#2

The Better Built the homes are, the higher the price you'll receive when sold

#3

Stay with us We can get more value for you and obtain more details using other databases

THANKS

Does anyone have any questions?

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