

# King County Advisors, LLC

## Regression Analysis

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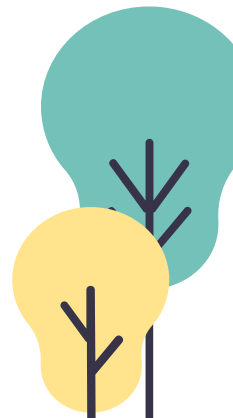
### **Summary**

Modeling- Accuracy R-  
Squared and P-Value

**06**

### **Recommendations**

This is just the beginning



# 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.**



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# 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!**



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## Methodology

**1**

Accessing the appropriate  
data correctly



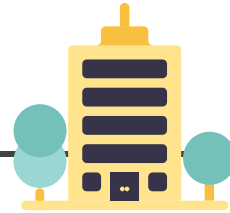
**2**

Cleaning a Database with  
more than 21,000 rows



**3**

Exploring and Modeling



## Linear Regressions- Finding correlations and Linearity

### Square Footage

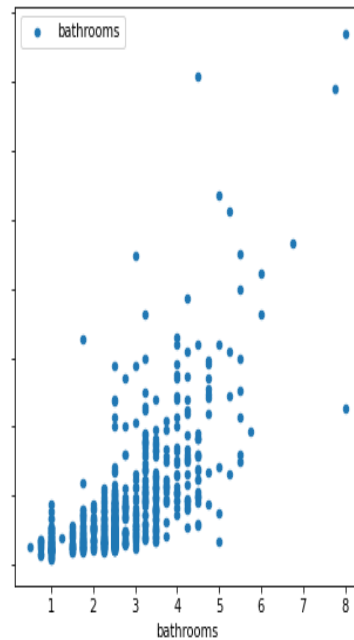
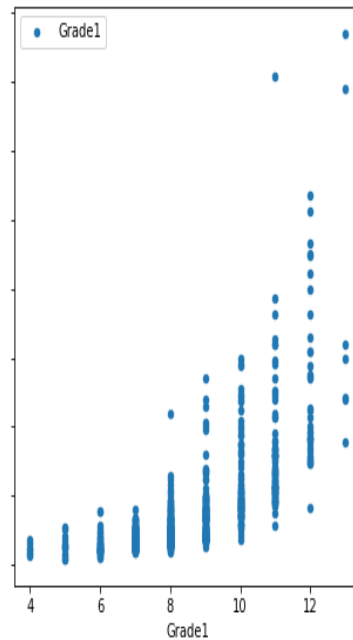
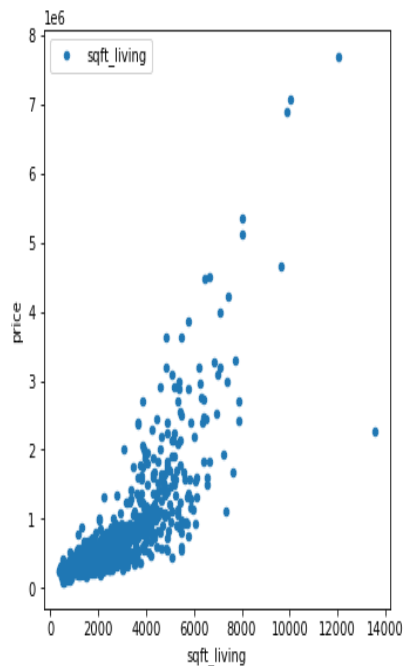
This is the factor that is highly related to price in King County

### Grade

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

### Bathrooms

Interestingly enough, bathrooms also make the top 3 list



## Why Trust our Results based on Data Statistics

### **How reliable is our linear regression model?**

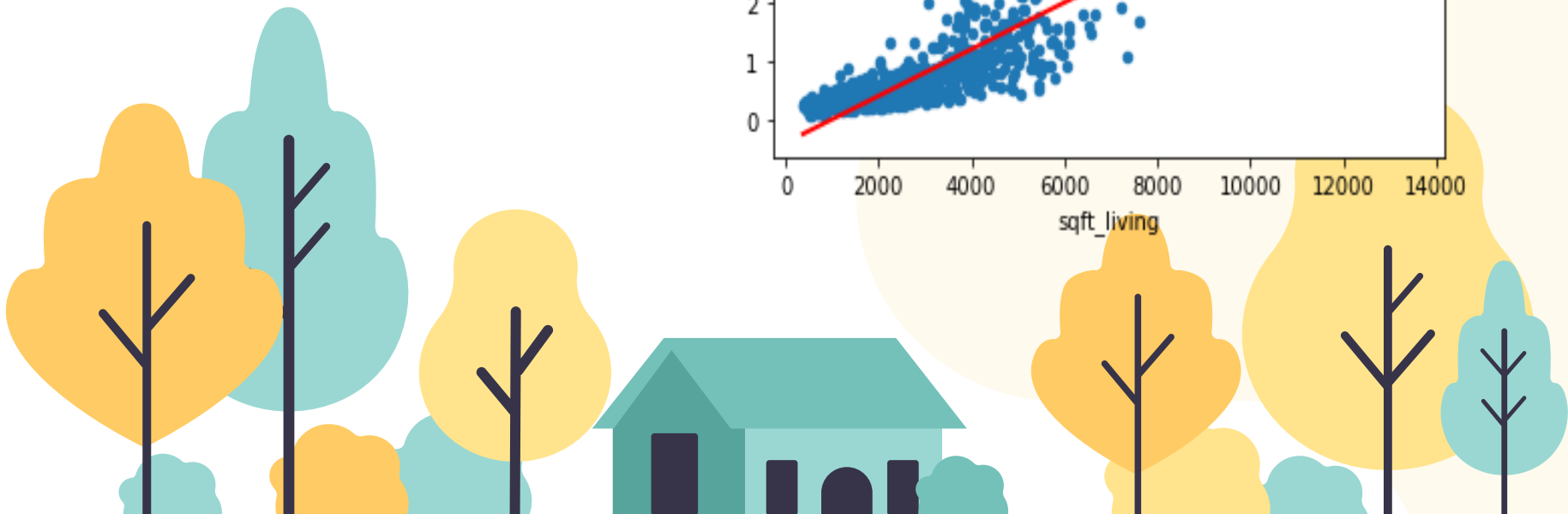
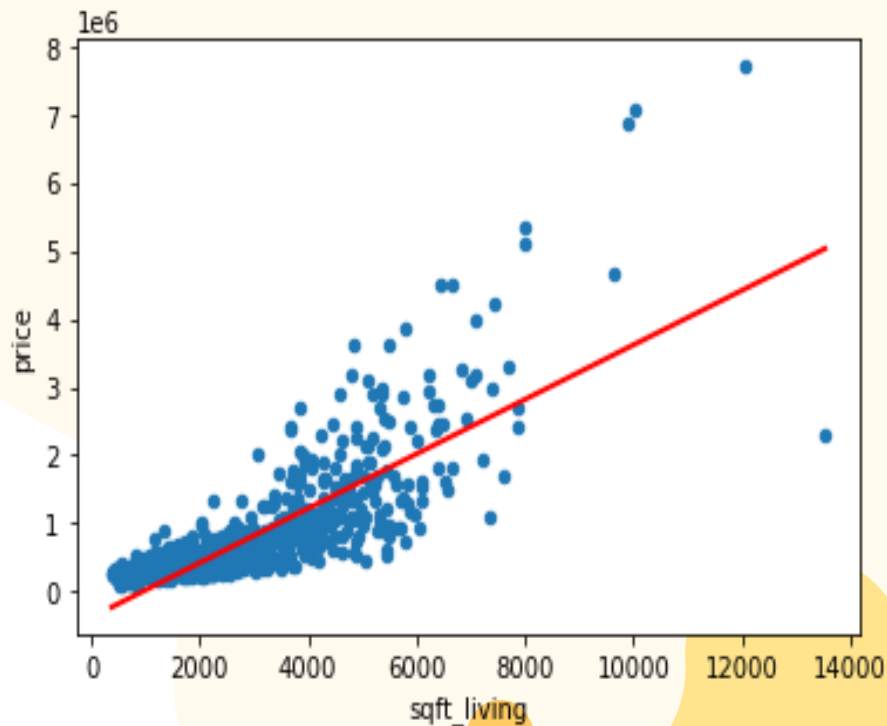
Our model showed us an 83% Coefficient Determination. This statistic basically show us how well our statistical model can predict an outcome. In this case the outcome we want to measure is price.

### **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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