



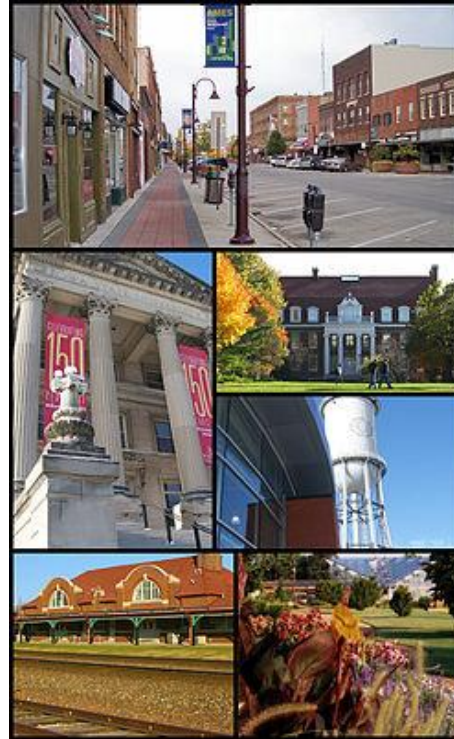
What Determines the Price of a House?

Joey Romness

*When Predicting a
House's Price, What
Factors Impact Price
Point the Most?*

A Case Study of Ames Iowa Housing

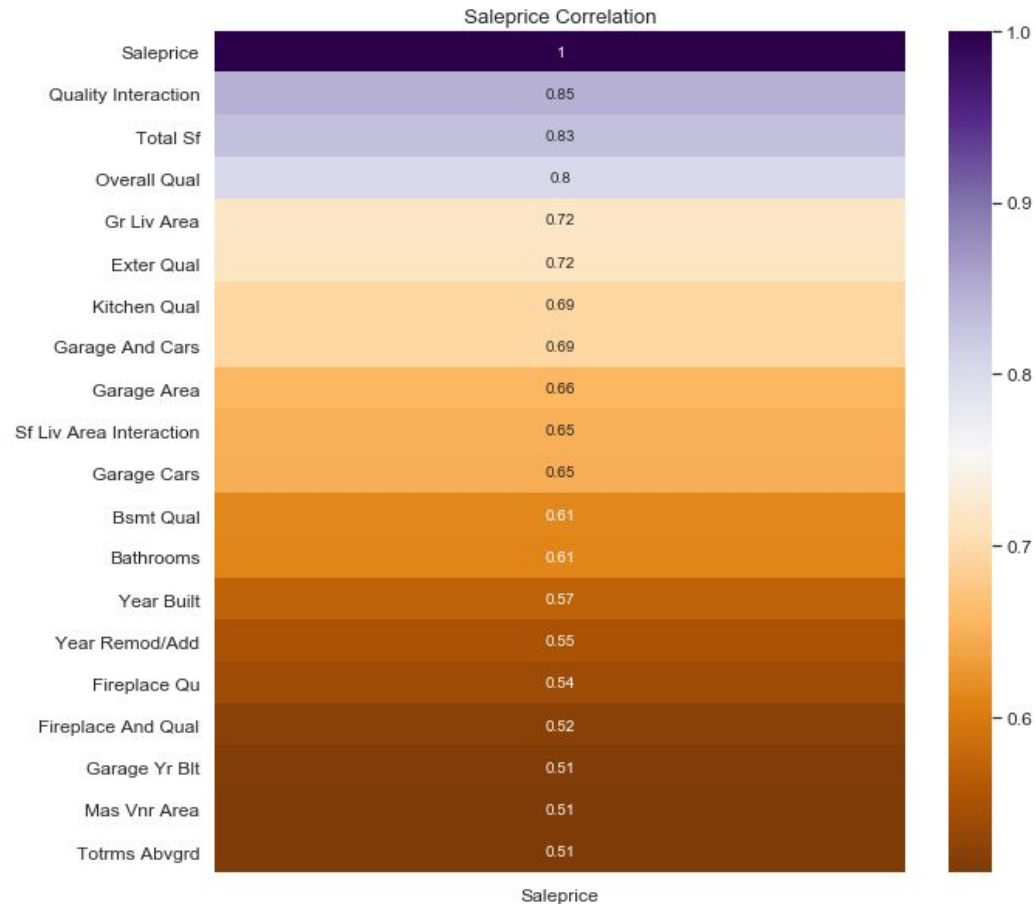
- All conclusions and inferences from this presentation were made after examination and analysis of the widely available Ames Housing Dataset.



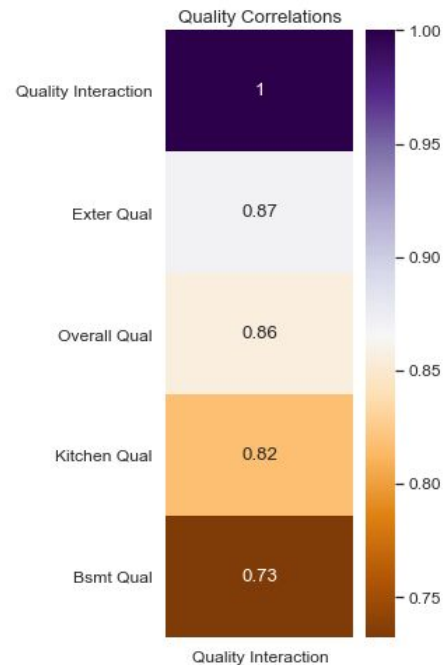
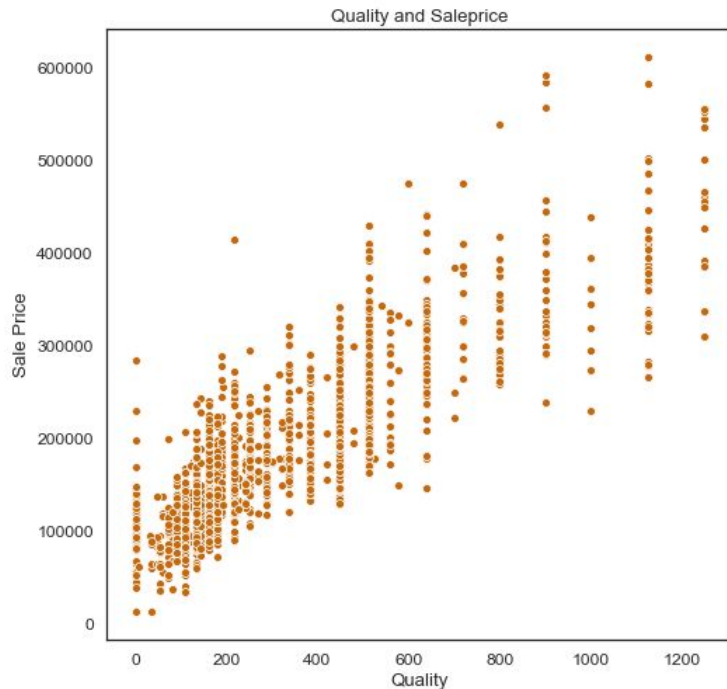
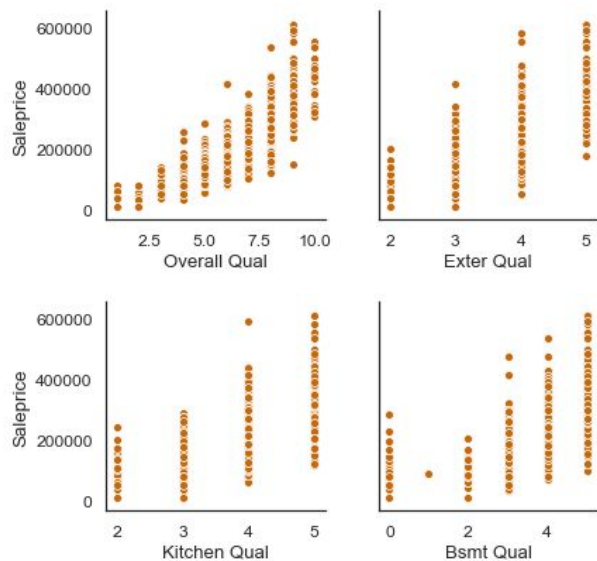
Iowa



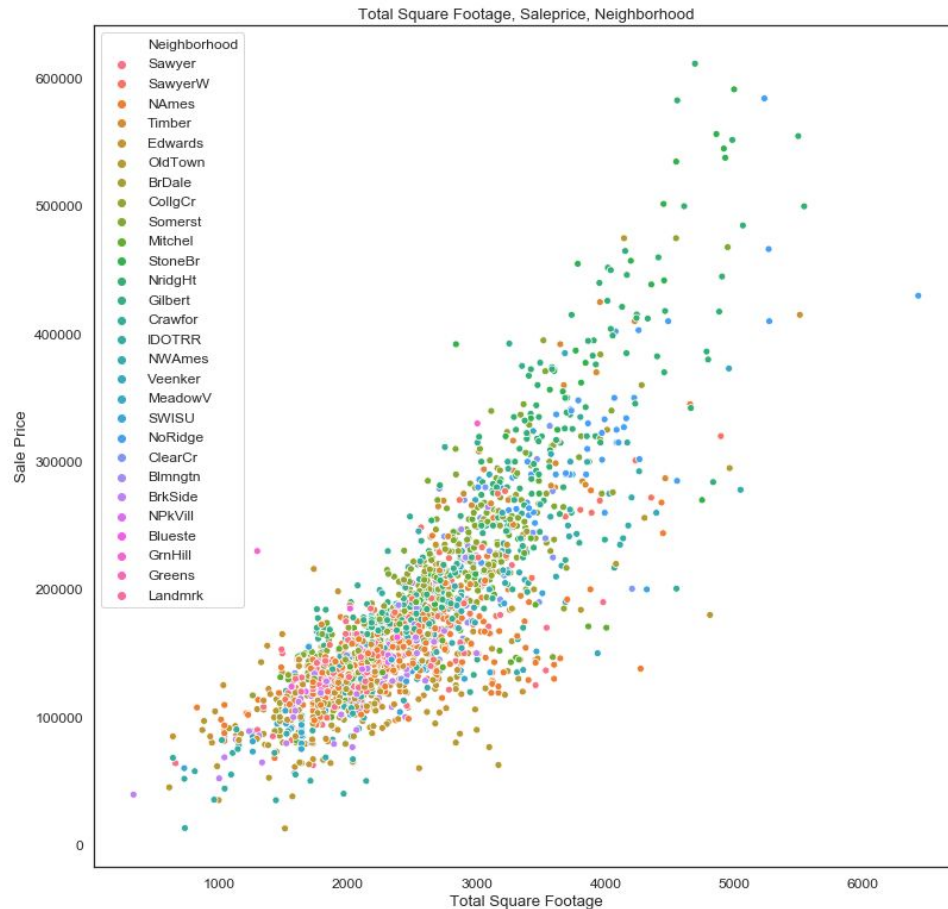
An Overview of What Most Determines the Sale Price of a House



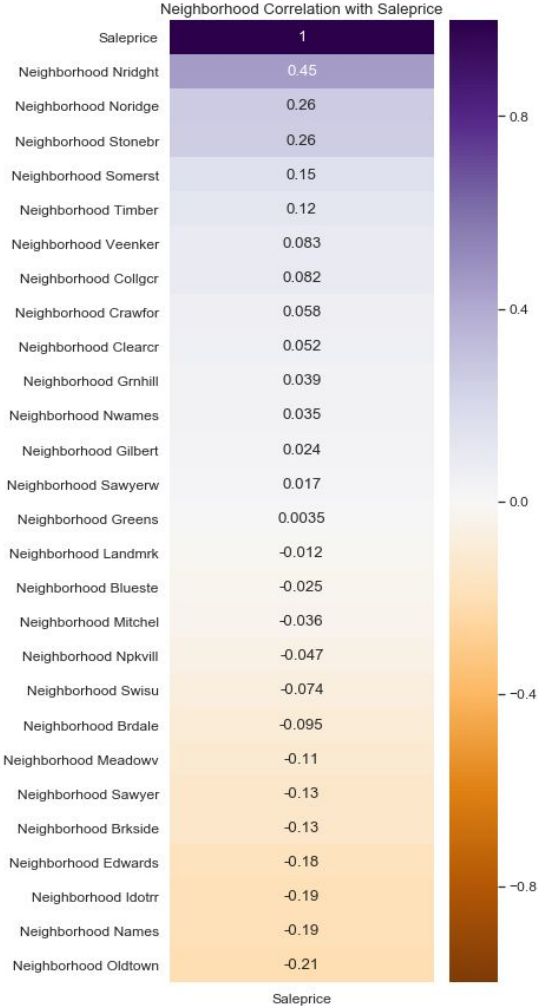
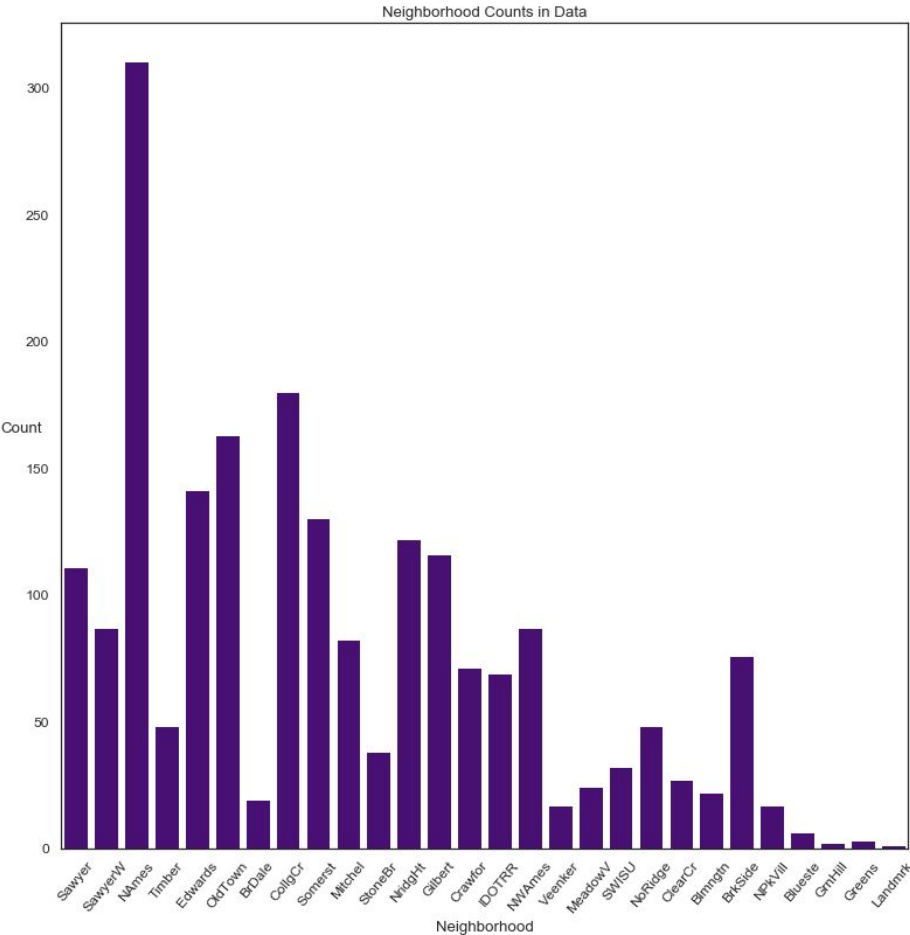
Quality Matters



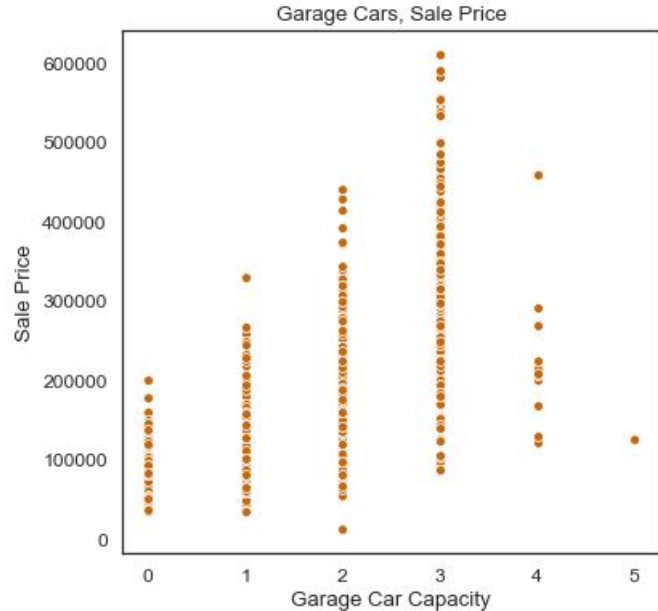
Size Matters... Does Neighborhood Matter?



It does!



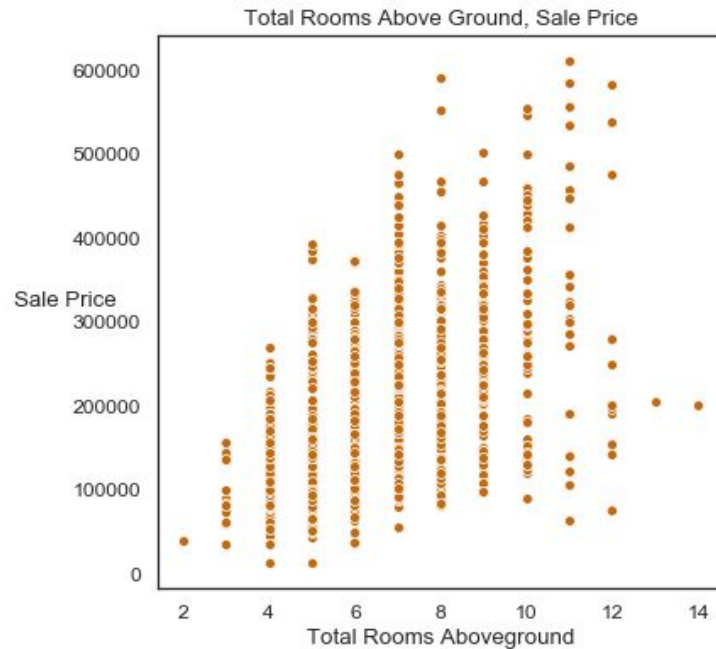
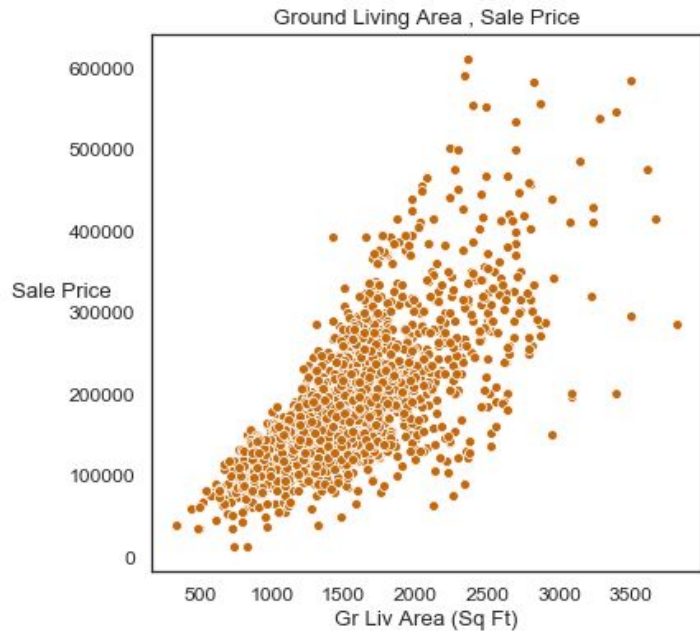
Let's Cross-Examine Some Plots



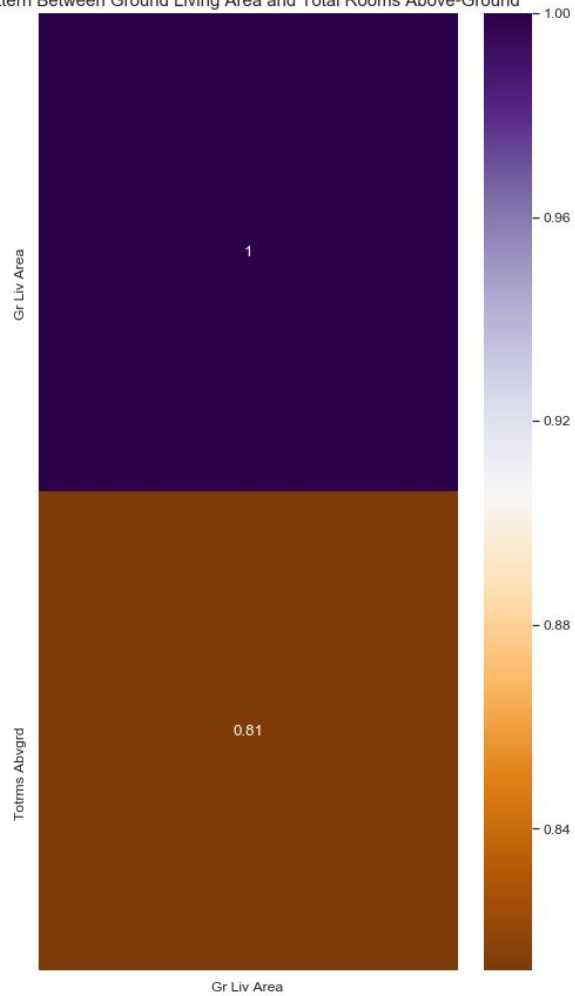
*Are there any
noticeable patterns
between these two
plots?*



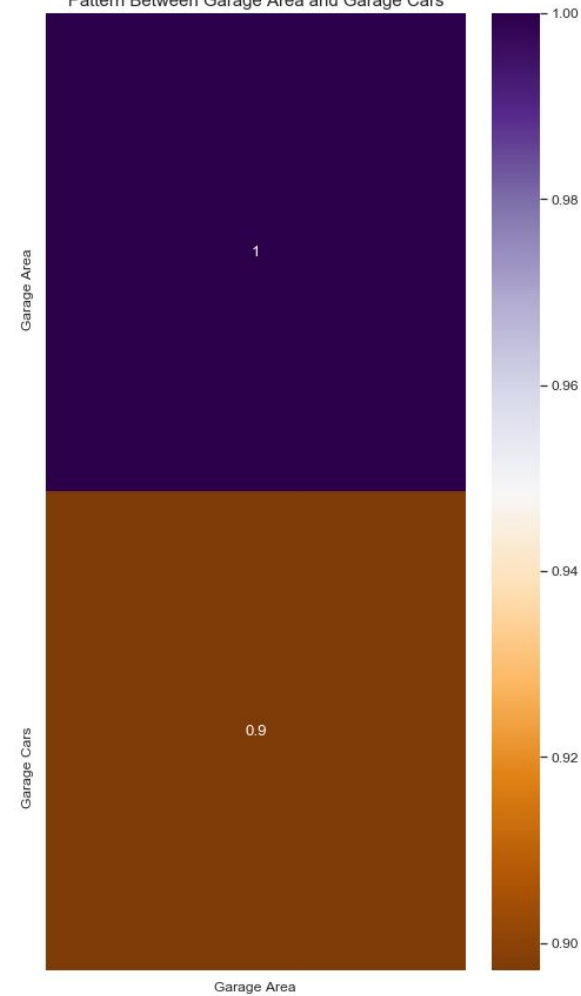
What About Here?



Pattern Between Ground Living Area and Total Rooms Above-Ground



Pattern Between Garage Area and Garage Cars



**Finding Patterns and Figuring Out
How to Make Sense of Them and
Account for Them is Vastly
Important for Determining House
Price.**



Conclusions

When predicting housing prices (at least in the case of Ames, Iowa) the most important overall factors are Quality and Area. Despite how simple this may sound, the way these factors interact with one another can cause housing price to change significantly. It is important to recognize patterns case by case for each individual house in order to determine what its sale price will be.