



Predicting Home Sale Prices King County, WA

Jonah Flateman
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Goals

- Which factors contribute to sale price?
- What are some of the most common traits of these contributing factors?
- How does our model maximize use of the data provided in its predictions?

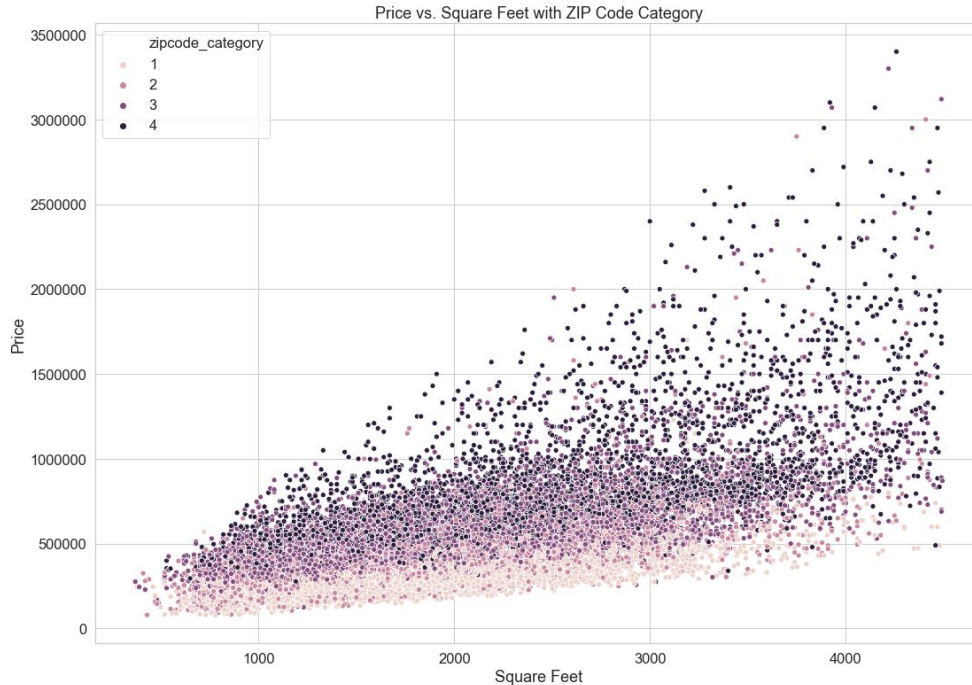


Interior Square Footage



- Interior vs. Lot Footage
- Correlation to Price
- Reliance of model

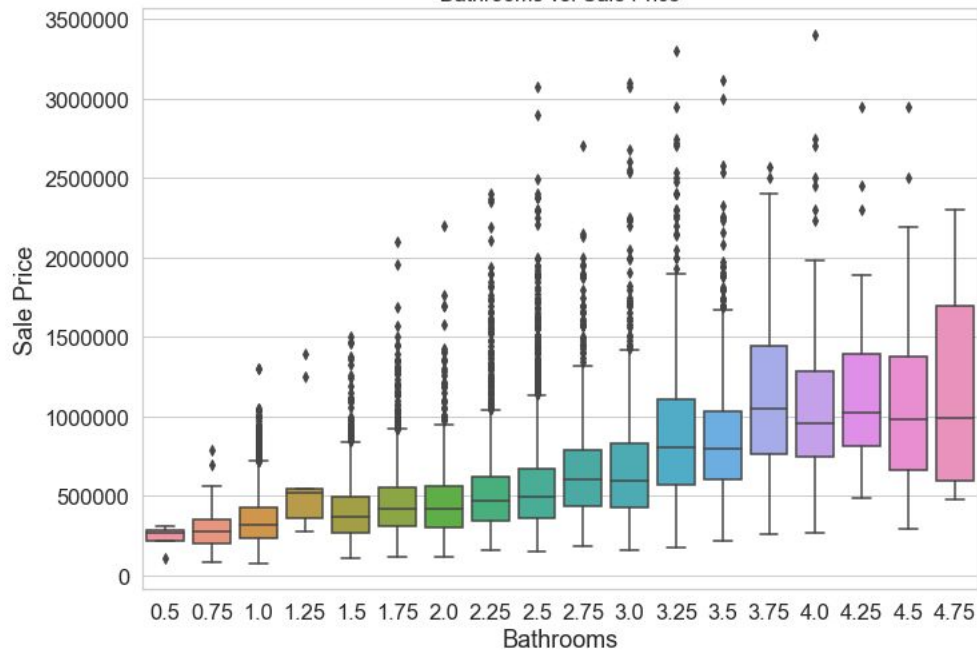
ZIP Code Factor



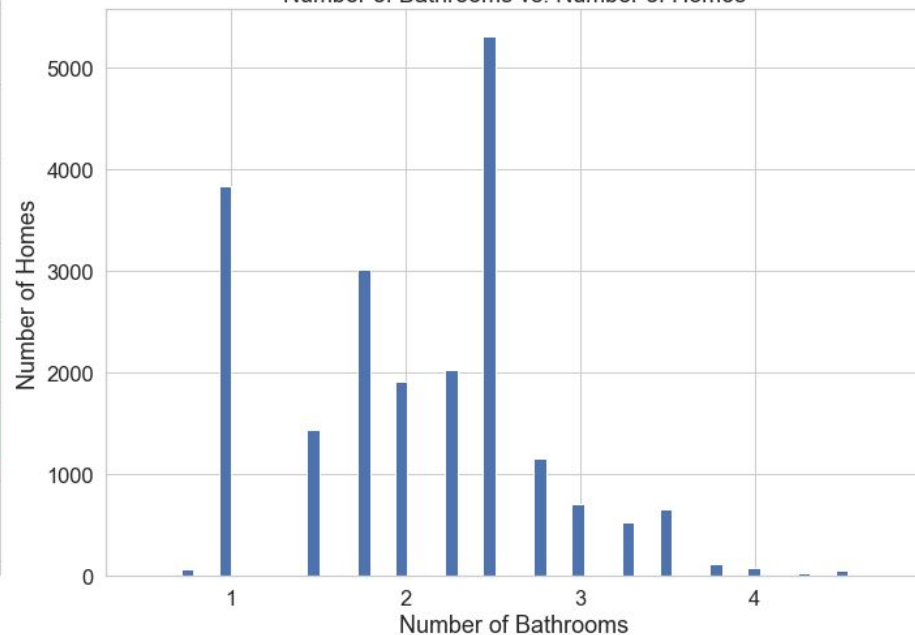
- Mean sale price per ZIP Code, separated into four quantiles
- Too much reliance on square footage?
- Highest mean sale prices in ZIP Code 98199

Bathrooms - Surprisingly Predictable

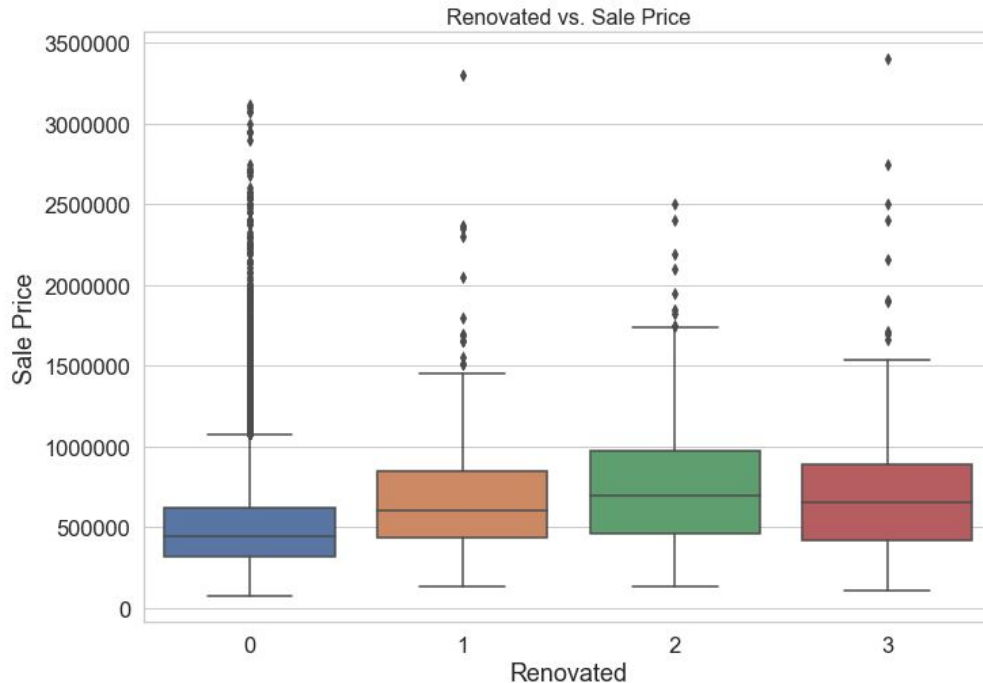
Bathrooms vs. Sale Price



Number of Bathrooms vs. Number of Homes



Renovation - Separated by Group



0 indicates homes renovated
pre-1985 or never renovated

1 - 3 indicates each subsequent
decade after 1985

When it comes to renovation: **not
when, but if**



Feature Selection and Modeling

- Using stepwise selection to filter our data and select only the most accurate predictors
- Scaling data so that our predictors are “working together”
- Multiple run-throughs of our model
- Testing using real data



Actual vs. Predicted Prices

- Scaled results
- Linear relationship



Future Work

- Analysis of areas by ZIP Code - Landmarks, Developments
- Date of Sale - Trends over 5, 10, 20 years
- Interior Living Space - Size of living Room, bedroom, bathroom and effects on sale price



Thank You

jonahflateman@gmail.com