

What makes your Home a must-buy?

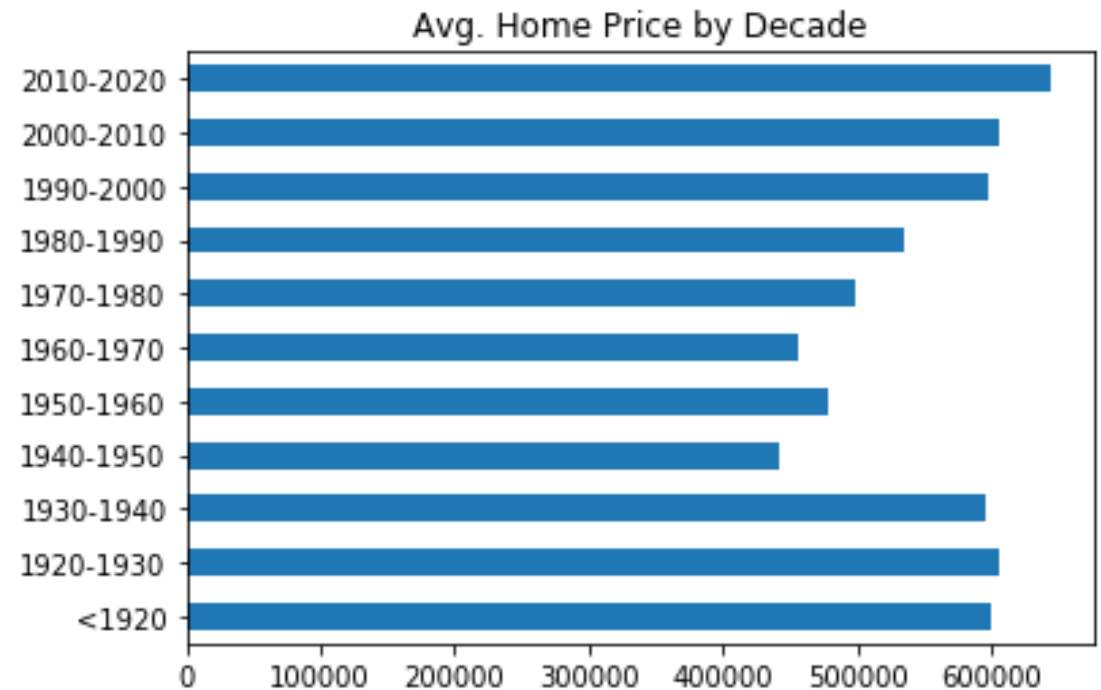
THE MOST INFLUENTIAL FACTORS TO CONSIDER WHEN SELLING YOUR
HOME

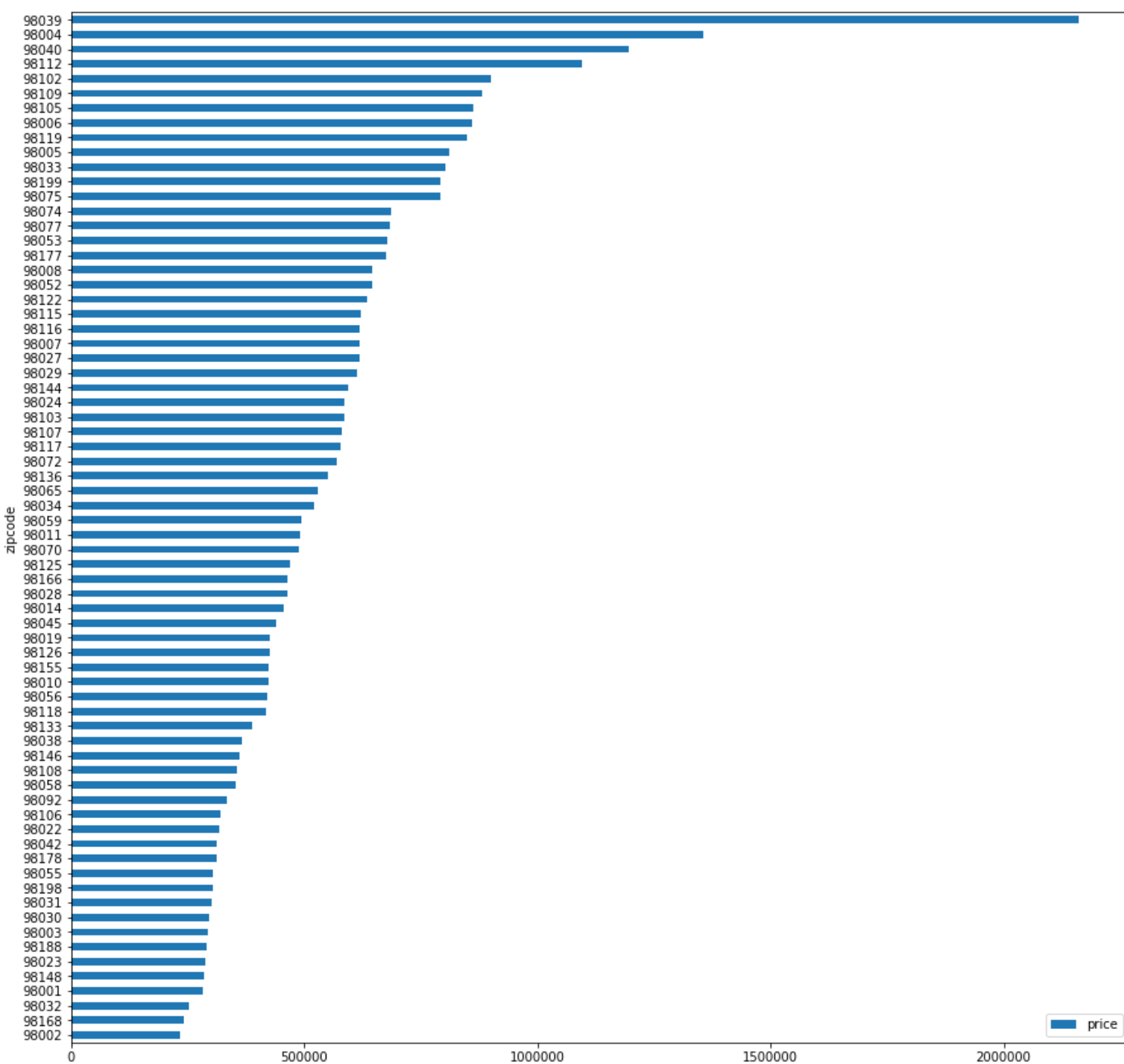
Overview

- ▶ Predictive Model built for this data set is able to predict home prices with an 85% confidence rate.
 - ▶ Features included in the model were decided by how much they influence the price
- ▶ Features selected for model:
 - ▶ Year Built
 - ▶ Waterfront View
 - ▶ Zip Code
 - ▶ Living Space(Square Feet)
 - ▶ Lot Size(Square Feet)
 - ▶ Home Condition

Influential Factor: Year Built

- ▶ Homes built prior to 1940 and after 1970 seem to have a high value on average.
- ▶ Time periods <1920-1940 and 2000-2020 approximate to roughly the same Average price for home value
- ▶ Homes built during 1940-1990 can possibly be sold for more if home is in better condition or more living space. Zip Code and Lot Size also play an important role.





Influential
Factor:
Your Zip
Code

Influential Factor: Your Zip Code

Average home value
varies greatly
depending on which
Zip Code you reside in.

Many other factors can
play into the area
desirability (Crime,
Proximity to School
Systems, Appearance,
etc)

Influential Factor: Waterfront View

- ▶ Having a view dramatically increases the home value regardless.
- ▶ There is a correlation with Zip Codes as well for home near a body of water.
- ▶ There is an almost 1.5M increase in average home price for waterfront view alone.

