PREDICTING PROPERTY PRICE

OUTLINE

- Business Problem
- Data
- Results
- Discussion

BUSINESS PROBLEM

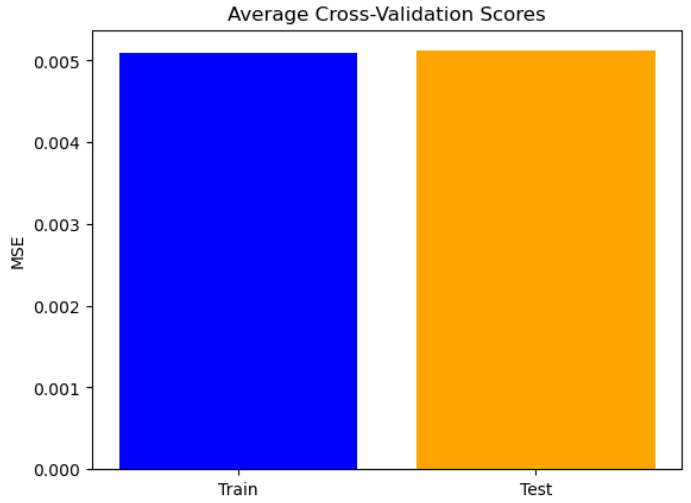
- Create a model that can help evaluate house prices in the King's County area

DATA

- Data of over 21,000 properties used
- Selected relevant variables that would help predict price
- Continuous
  - Square footage of house, square footage of lot
- Categorical
  - Numbers of bedrooms, bathrooms, floors
  - Waterfront view
  - Condition and grade as assessed by King's County

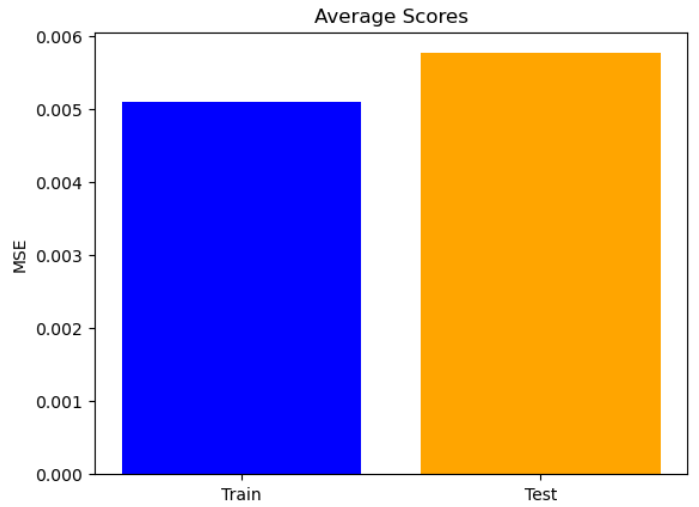
RESULTS

- The model was created through multiple linear regression using the variables and its performance was tested
- Performance within the model
  - Train score: 0.0050
  - Test score: 0.0051

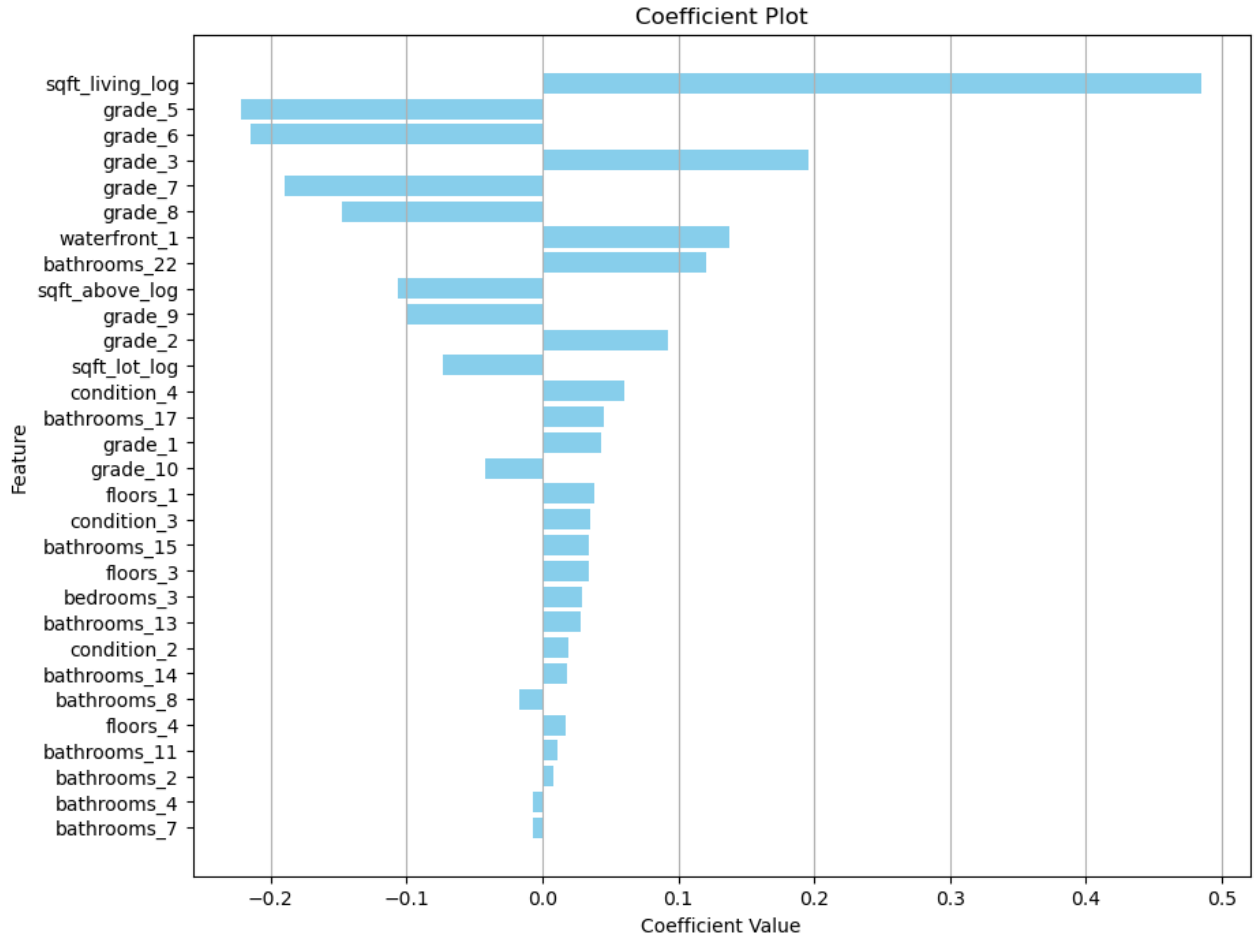


RESULTS

- Performance on unseen data:
  - Train score: 0.0051
  - Test score: 0.0058



COEFFICIENT PLOT



DISCUSSION

- The most influential factors
  - Square footage of the living area
  - Grade
    - Having a building grade of 8 or lower negatively affects price
    - Having a building grade of 12 or higher positively affects price
  - Waterfront
  - Condition
    - Conditions between 3-5 positively affect price