

# **Module 1 final project: King County house sales**

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# Outline

Project aim and data source

Exploring the data - three examples of insights from the data

Modeling - predicting house prices

Interpretation and conclusions

A map of King County, Washington, showing various cities and towns including Seattle, Bellevue, Redmond, Kirkland, and Tacoma. The map highlights the area around the city of Seattle and the surrounding suburbs. The text 'Project aim and data source' is overlaid on the map in a large, white, sans-serif font.

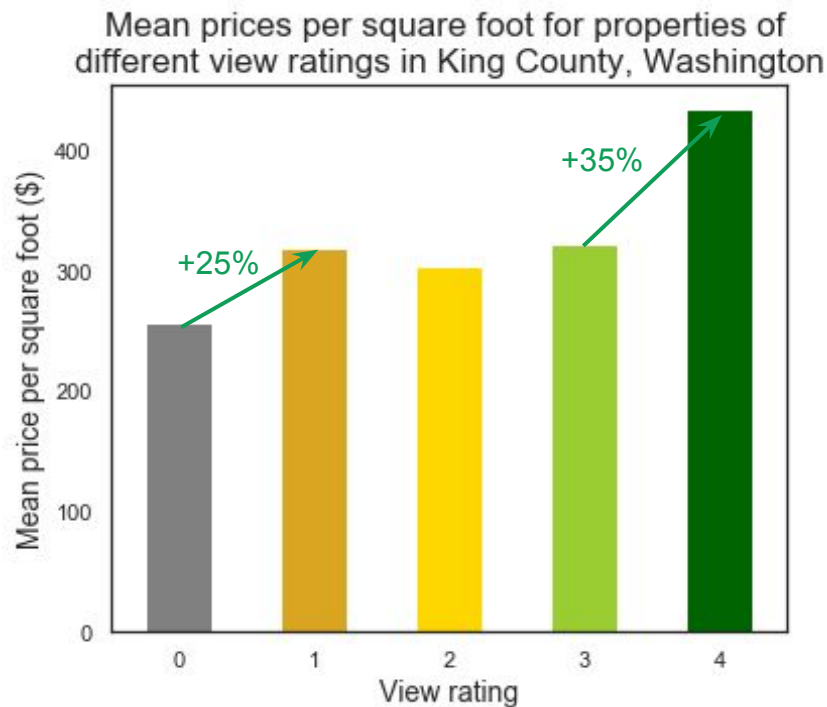
# Project aim and data source

Aim: to build a model to predict the sale price of houses using a dataset from King County, Washington, USA

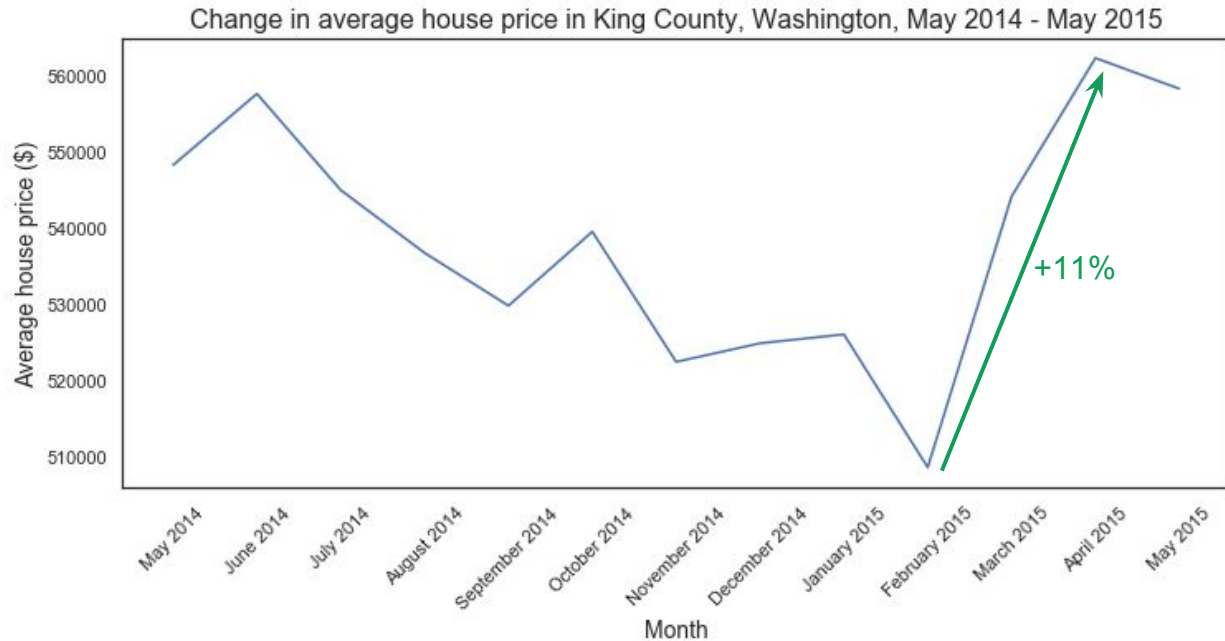
Dataset of 21,597 houses sold in the area between May 2014 and May 2015

Data cleaning to ensure the data is of sufficient quality for modeling

**Exploring  
the data -  
people will  
pay for the  
best views**

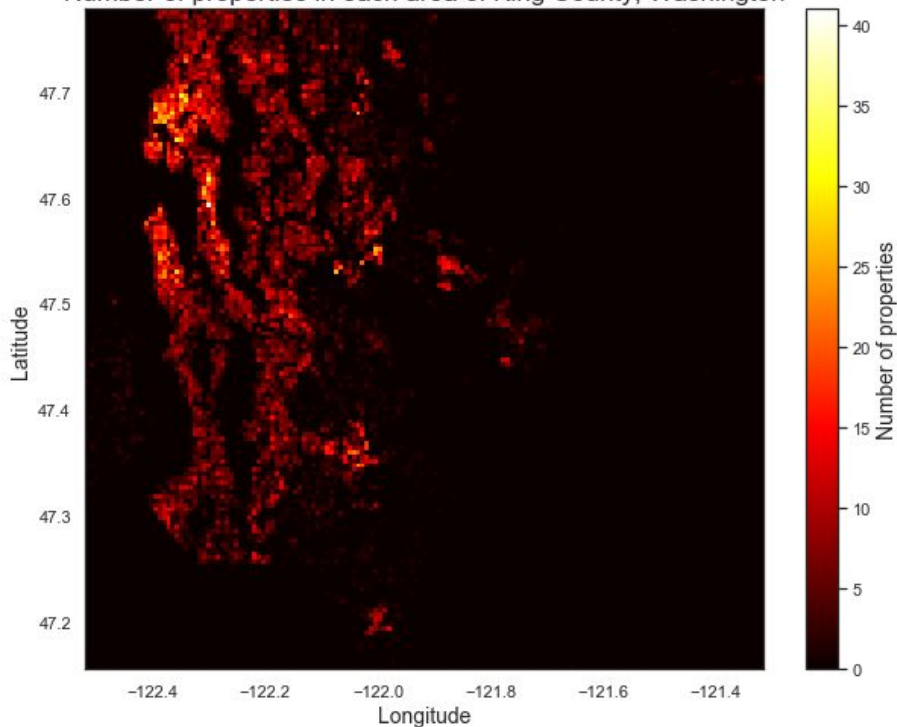


# Exploring the data - sudden increase in house prices Feb-April 2015

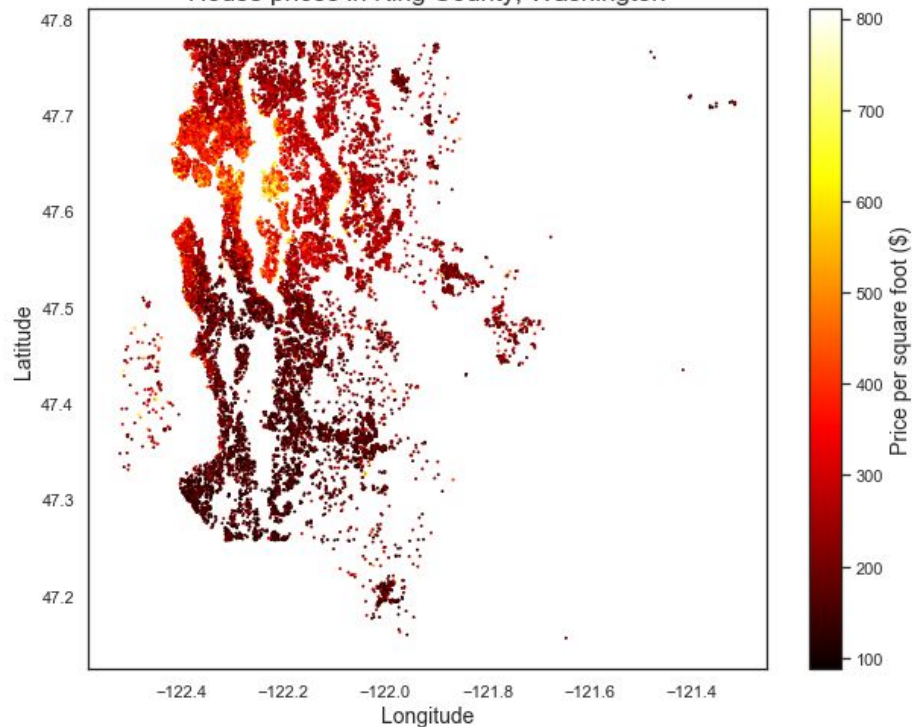


# Exploring the data - geographical hotspots

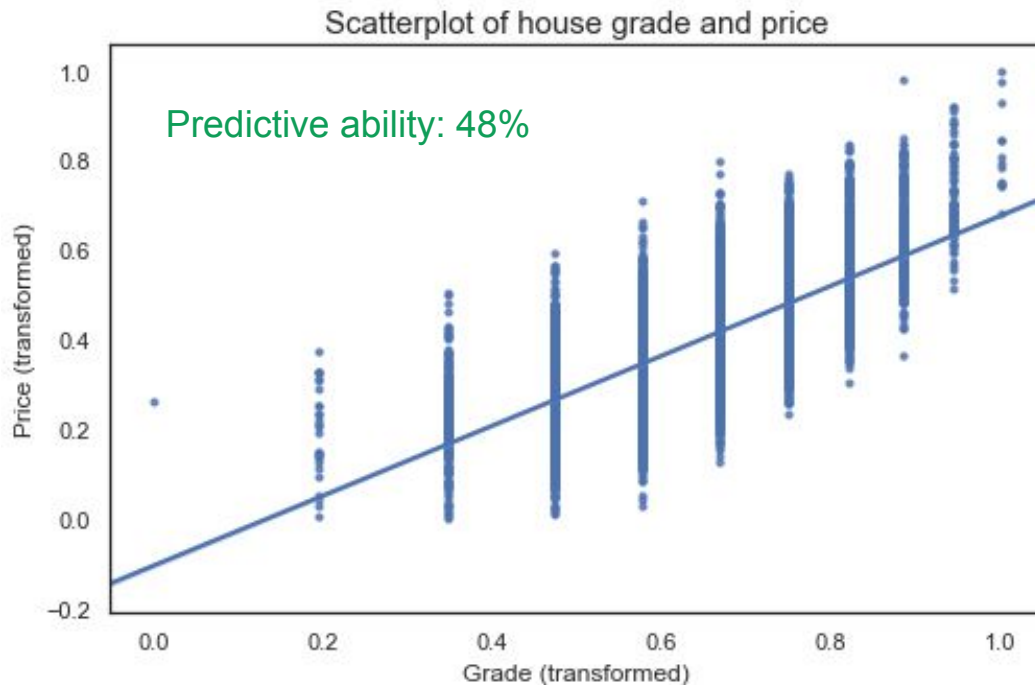
Number of properties in each area of King County, Washington



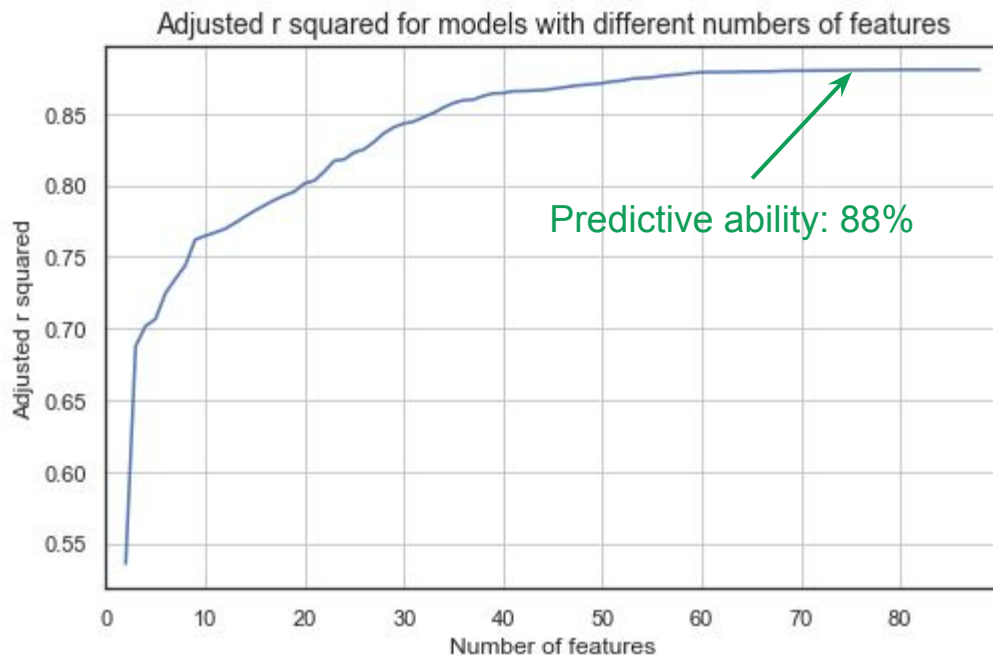
House prices in King County, Washington



# Building a model - using a single feature to predict house price



**Final model  
- predicting  
88% of  
variation in  
house  
prices using  
multiple  
features**





# Interpretation and conclusions

The final model explains 88% of variation in house prices

The results of the final model also reveal the features that have the biggest impact on house price:

- Grade
- Latitude
- Square footage of the house
- Being in Bill Gates' zipcode (98039)

Recommendations for increasing sale price:

- Increase building quality
- Extend the size of the living area

**Questions?**