

King County, WA Housing Data Analysis

Lauren Petrillo

Questions to Ask

What factors of a house drives the price?

How do you predict the sale price of houses?

Does the location or internal features of a house affect the price?



Housing Dataset

- The data given is from King County, WA
- The dataset contains features about: bedrooms, bathrooms, square footage, location, viewed, waterfront, number of floors
- Our goal is to build a model to predict the price sale in order to come up with actionable insights

Sqft Living vs. Price

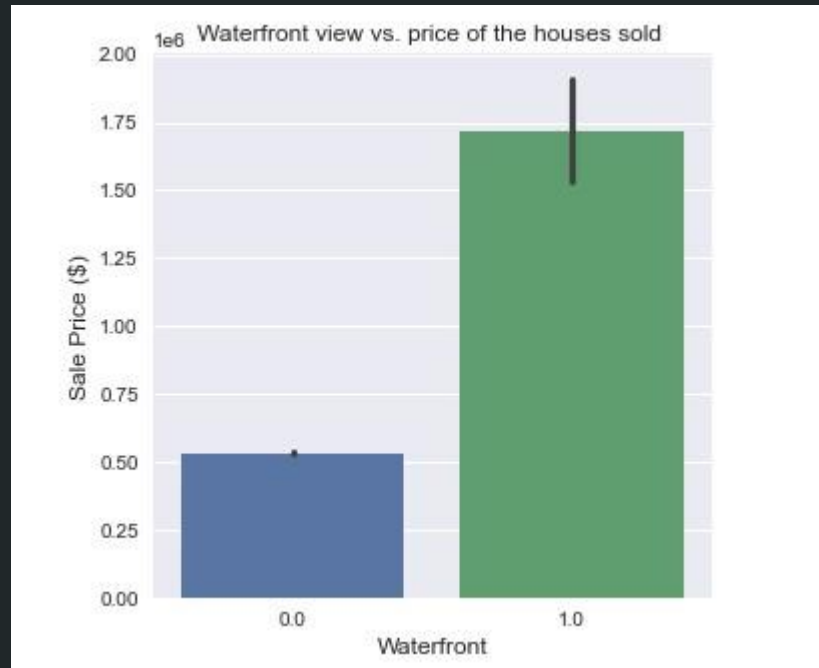


Grade



Waterfront

The price of a house is more significant when it has a waterfront view



Model Findings

For every unit the sqft_living goes up,
the price increases by \$252

Mean Absolute Error is \$152,968



Conclusions

The most important features to focus on are grade and square foot living

Location (geographic features) is also important



Recommendations

1. Renovate to increase square footage.
2. Target waterfront homes (buying or selling).
3. Invest in upgrades to improve quality.



Future Work

1. Gather data from different school districts in KC to see if there is a relationship with prices of a house and the quality of schools.
1. Look at location to see how much of a factor it plays into the price of a house (zipcode, lat, long).
2. Get before/after stats on renovated houses to see the frequency houses are being renovated and if it has an effect on prices

Thank You!

Email: lauren.petrillo13@gmail.com

GitHub: [@lauren-petrillo](https://github.com/lauren-petrillo)

