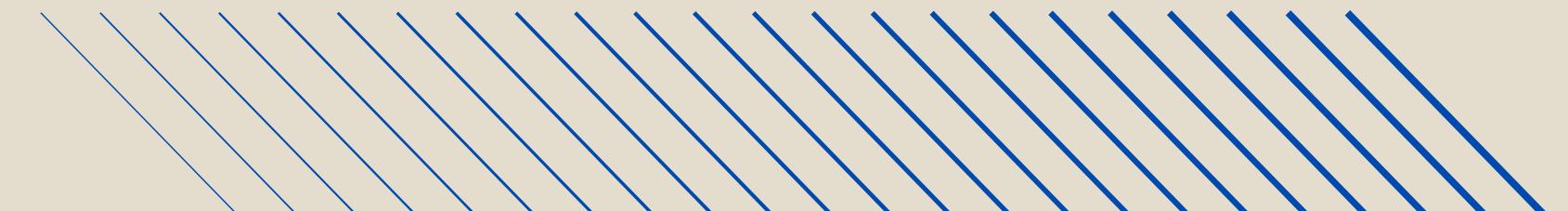




VICTORIOUS REAL ESTATE

REGRESSION ANALYSIS

MOHAMED K & MAHMOUD H



BUSINESS & DATA INSIGHT



VICTORIOUS REAL ESTATE ASKED US TO FIND AND PREDICT VALUES FOR HOMES FOR MIDDLE-CLASS FAMILIES TO BUY IN KINGS COUNTY, WASHINGTON.

- WHAT MAKES A HOUSE EXPENSIVE IN KINGS COUNTY?
- CAN WE MAKE A MODEL TO PREDICT THESE PRICES?

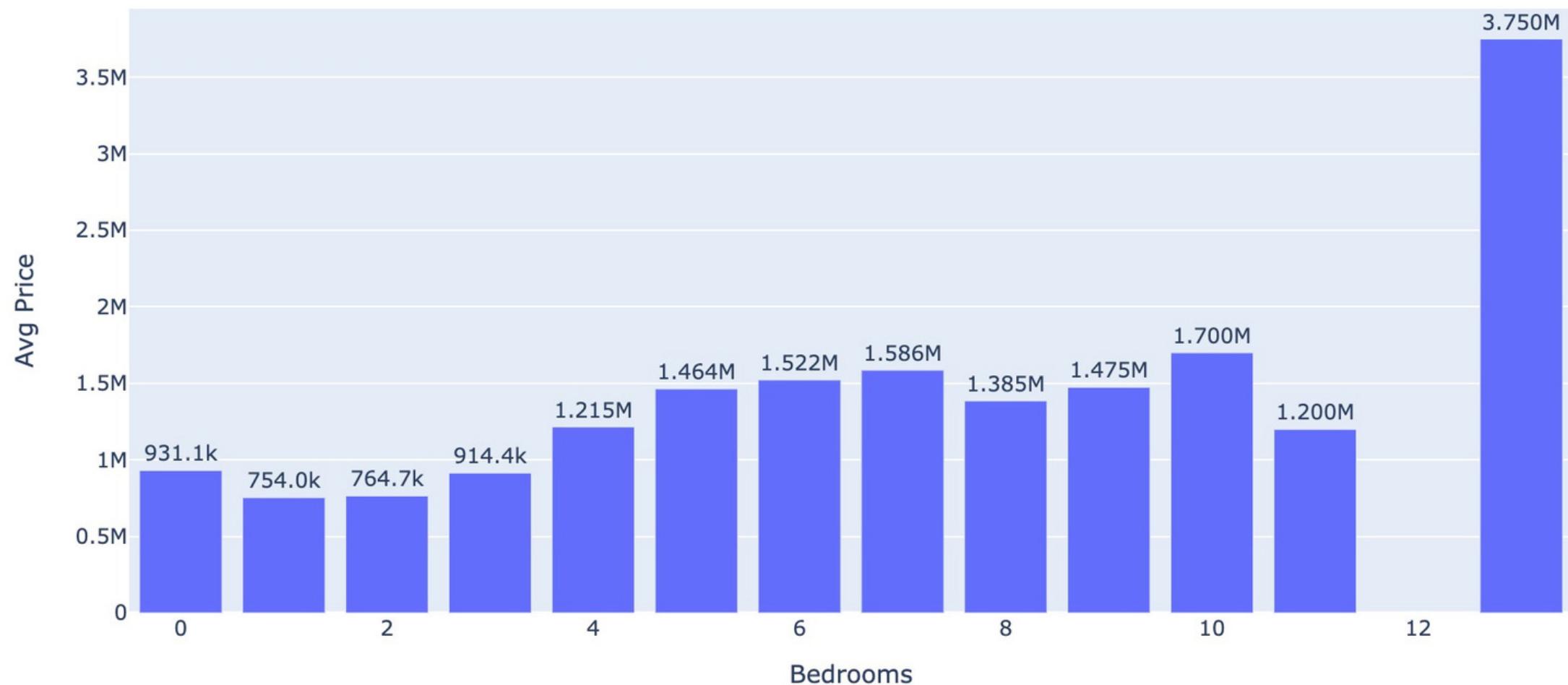
FACTORS THAT MADE UP OUR PREDICTION MODEL

- **Square Foot of Lot**
- **Whether the house is on a Waterfront**
- **Whether the house has traffic noise or other recorded nuisances**
- **Number of Bedrooms**
- **Number of Bathrooms**
- **Square footage of the house apart from the basement**
- **The year when the house was built**
- **Number of Floors**
- **Zip code**

WHAT MAKES A HOUSE EXPENSIVE IN KINGS COUNTY?

AS BEDROOMS
INCREASE PRICE
INCREASE UP TO A
CERTAIN POINT.

Average Price per Bedroom



DOES LOT SIZE IMPACT PRICE?

**LOT SIZE DOES NOT
MATTER!
THERE IS NO
INFLUENCE
BETWEEN PRICE
AND LOT SIZE.**



WHICH FACTOR DRIVES THE PRICE?

- WE NOTICED THAT ZIP CODES DROVE UP THE PRICE THE MOST.

FACTORS (ZIP CODES)

98042

98038

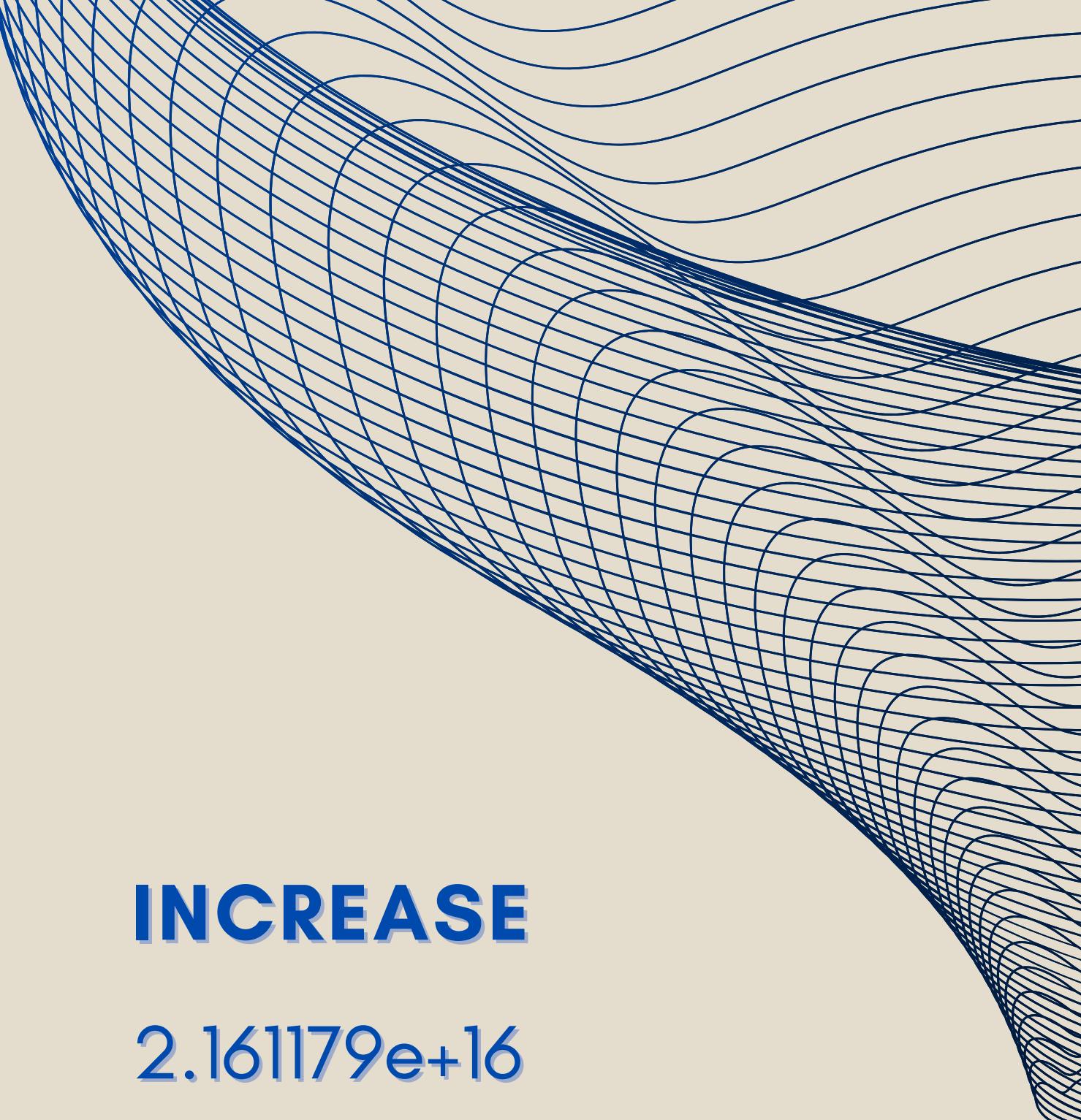
98115

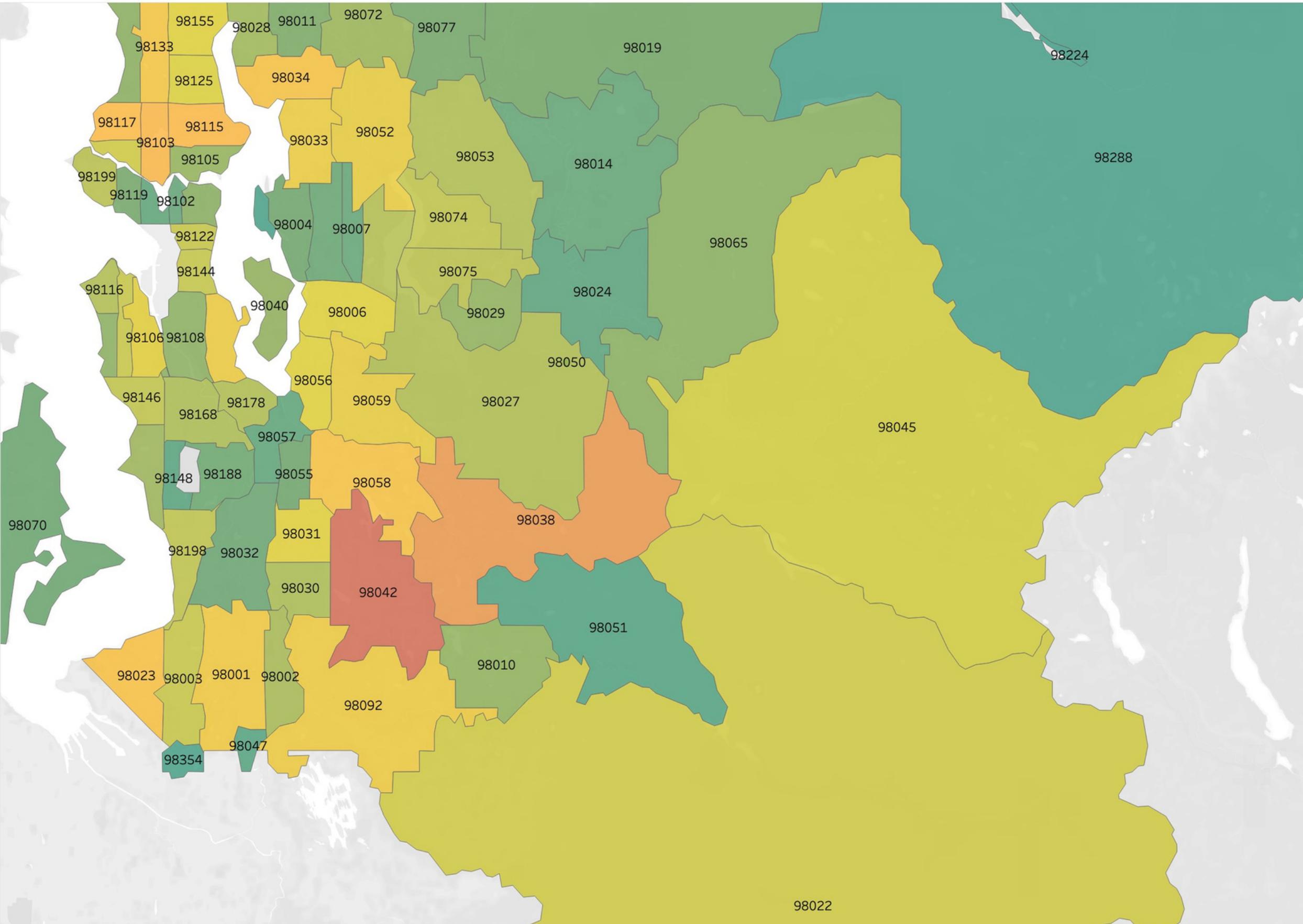
INCREASE

2.161179e+16

2.038600e+16

1.947394e+16



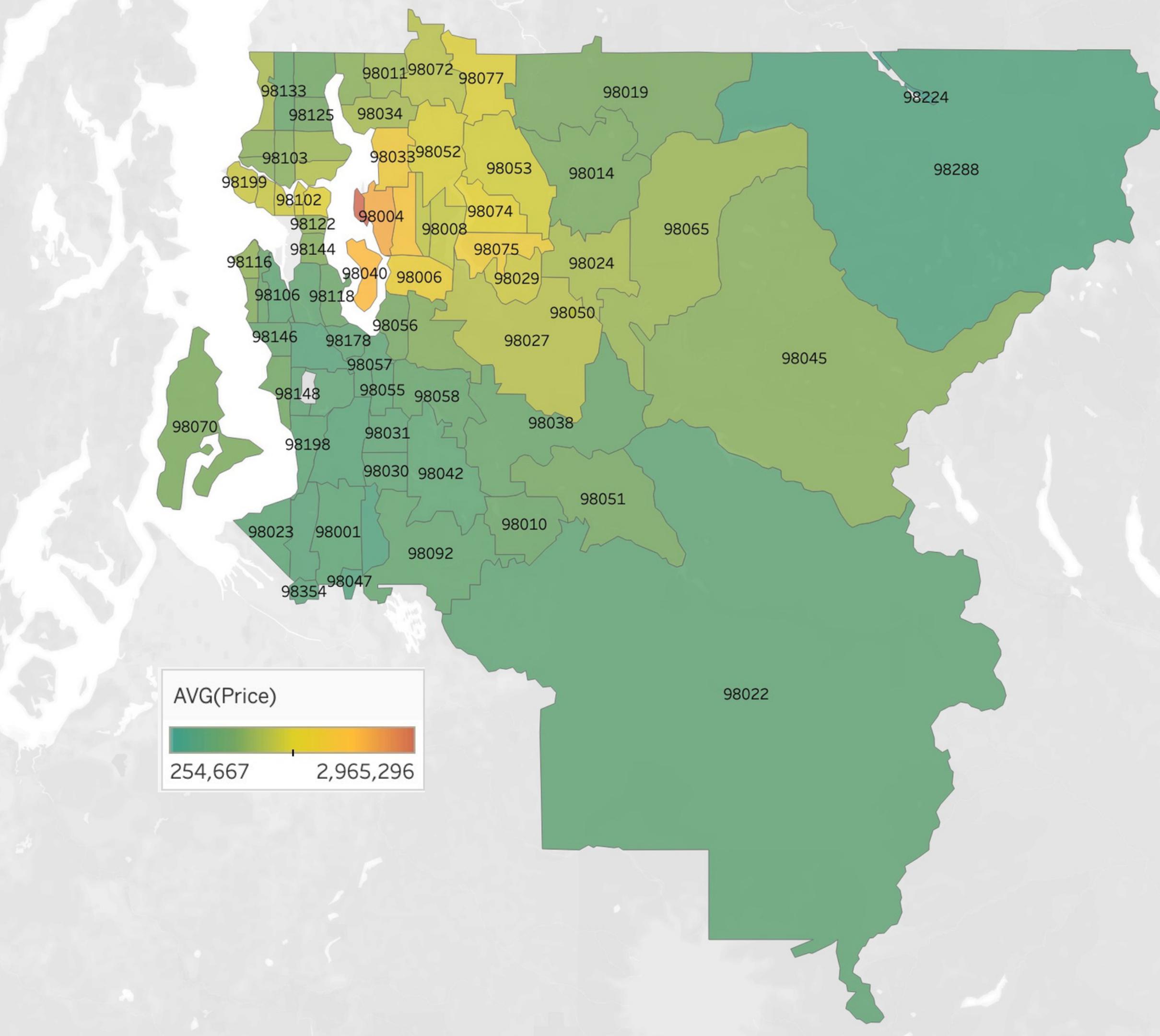


**WHY DO THESE
SPECIFIC ZIP
CODES DRIVE UP
THE PRICE?**

**WE JUST HAVE MORE
DATA ON THOSE ZIP
CODES**

AVG PRICE PER ZIP CODE

BELLEVUE, MEDINA,
MERCER ISLAND, &
SEATTLE
HAVE THE HIGHEST
AVERAGE PRICE PER
HOUSE



MULTI LINEAR REGRESSION

ACCURACY
75.14%
ERRORS
RSME:
\$318585.92



RECOMMENDATION

Middle
Class

MIDDLE CLASS FAMILIES SHOULD
STAY AWAY FROM THE INDUSTRIAL
SIDE OF KINGS COUNTY

RESIDENTIAL AREAS ARE
EVERYTHING OUTSIDE OF BELLEVUE,
MEDINA, MERCER ISLAND, & SEATTLE

Where?

Why?

THIS IS DUE TO THE FACT THAT
PRICES WITHIN THOSE
INDUSTRIAL CITIES ARE THE
MOST EXPENSIVE

THANK YOU



Mohamed
Katherhassan



Mahmoud Hosny
JUNIOR DATA SCIENTIST