

# HOUSING DATA ANALYSIS

Exploring influential  
factors in house pricing.

## GROUP 9

1. Daphine Lucas
2. Joseph Karumba
3. Wachuka Kinyanjui
4. Winny Chemusian
5. Wambui Githinji
6. Allan Mataen

# Overview

- Delve into the King County House sales dataset, a comprehensive repository of housing sales information in King County, USA.
- Our aim is to provide precise insights to assist homeowners and real estate agencies in making informed decisions regarding property valuation and understanding market trends.

# Business understanding

- ◆ We are tasked with developing a predictive model to provide insights for homeowners and real estate companies.
- ◆ By analyzing property features such as year built , living space and number of bedrooms our model aims to offer accurate predictions, aiding decisions on property valuation and market trends.





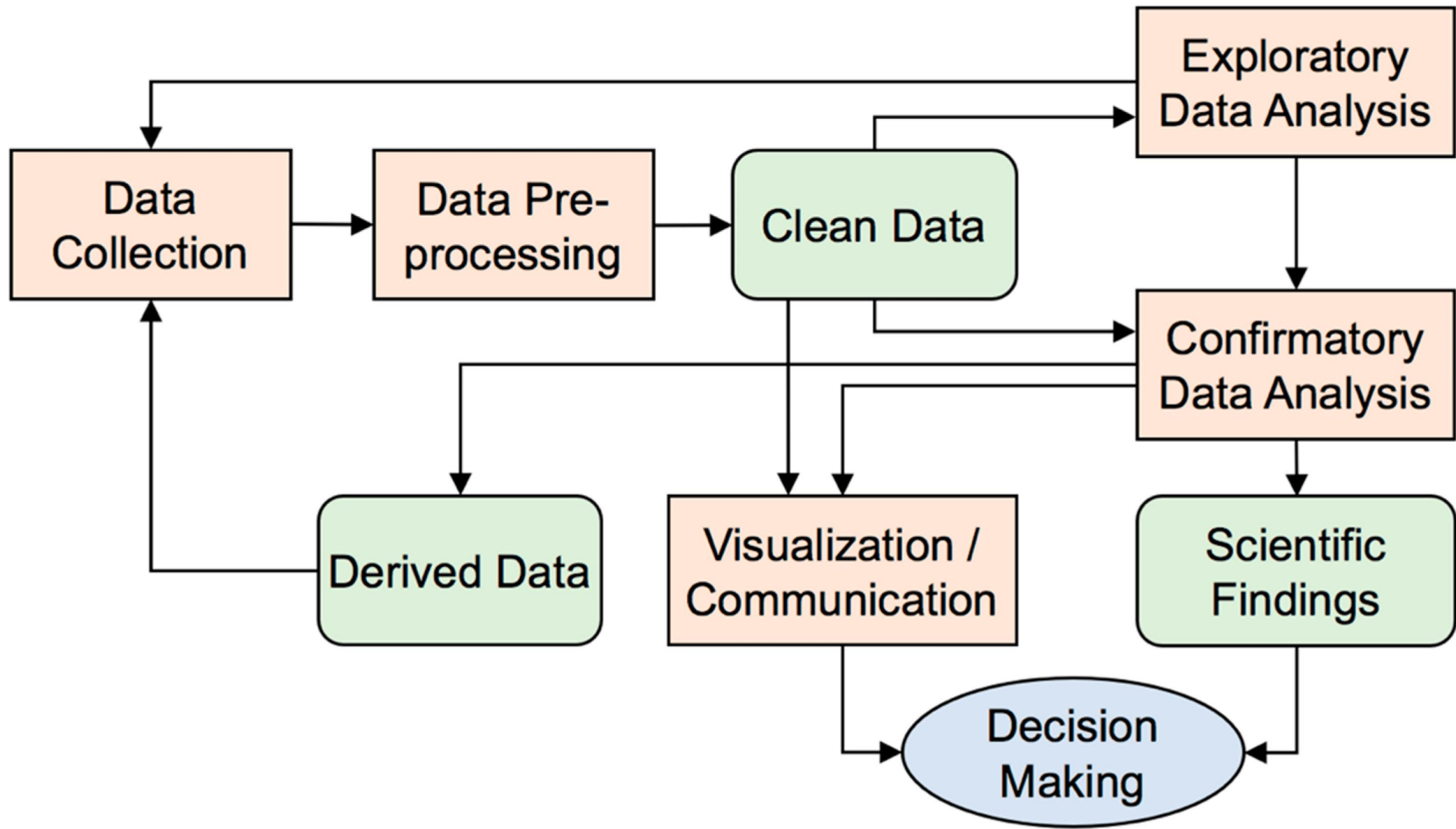
# Data understanding

- ◇ In our analysis, the variable we aim to predict is property price.
- ◇ We utilize predictive variables such as the number of bedrooms, year built and living space to estimate this target variable.



# Data Analysis Process





# Regression Results

The following provide insights into how various features are related to the price of the house:

- ◆ Larger living spaces, both above ground and in the basement, contribute positively to housing prices.
- ◆ Properties with a waterfront view command higher prices compared to those without.
- ◆ Newer properties tend to have lower prices compared to older properties. Newer isn't always pricier
- ◆ Larger lot sizes are associated with lower housing prices, indicating that buyers may value space differently based on their preferences and needs.



# Recommendations

- ◆ Priority should be given to properties with waterfront views or larger living spaces.
- ◆ Newer properties could be considered for affordability and investment opportunities compared to older ones.
- ◆ Renovation of older houses could increase the prices of houses.
- ◆ Real estate agents and homeowners should factor in living space, basement, and views when pricing properties.



# Next steps

- ◆ Stay informed on market trends to make informed decisions regarding property purchases or sales.
- ◆ Further data collection to provide a more comprehensive understanding of the housing market dynamics.

THANK YOU!

