

# King County Housing Analysis

Regression Analysis

# Problem Statement



- Skyline Homes - real estate company
- Tasked with providing insights on how different factors affect house prices
- How to maximize on the housing prices , and advice on the best investment strategy.

# Objectives

- To build a model that predicts the price of houses with an acceptably high accuracy.
- To identify variables with the most weight when it comes to predicting the highest market price.
- To advice on the best investment strategy

# O

## Obtain

Gather data from relevant sources



# S

## Scrub

Data cleaning to correct formats



# E

## Explore

Exploratory data analysis and find patterns



# M

## Model

Build models based to predict and forecast



# N

## Interpret

Deploy models and turn insights into actions

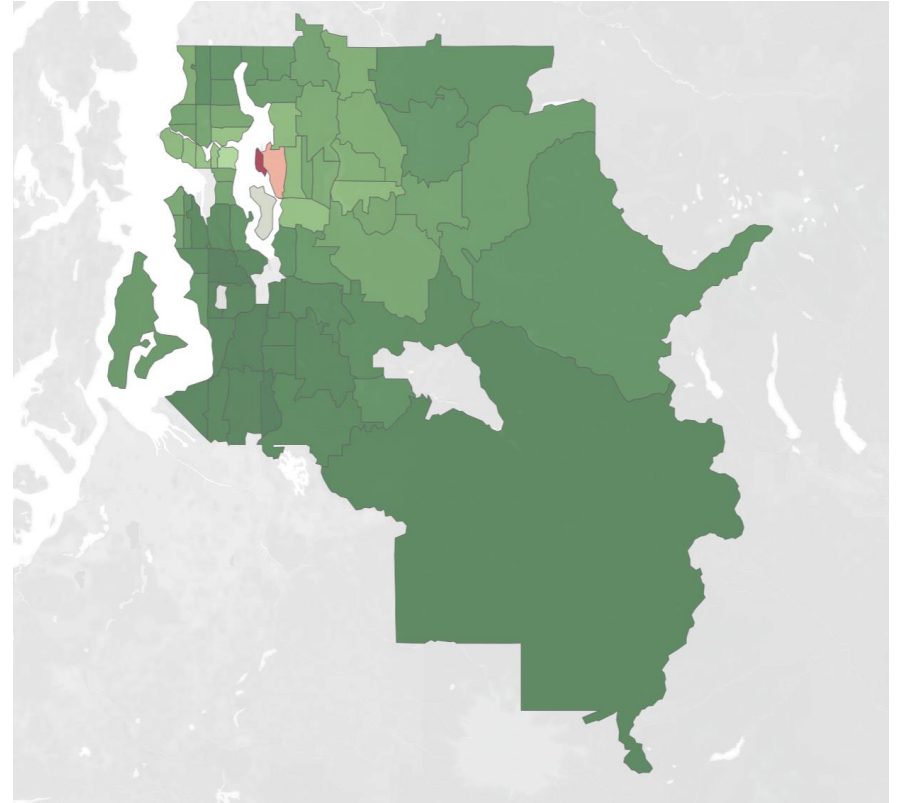


# Key Factors affecting House prices

- Location
- Condition
- Living Size

# Location

- Largest potential



# Living Space Size

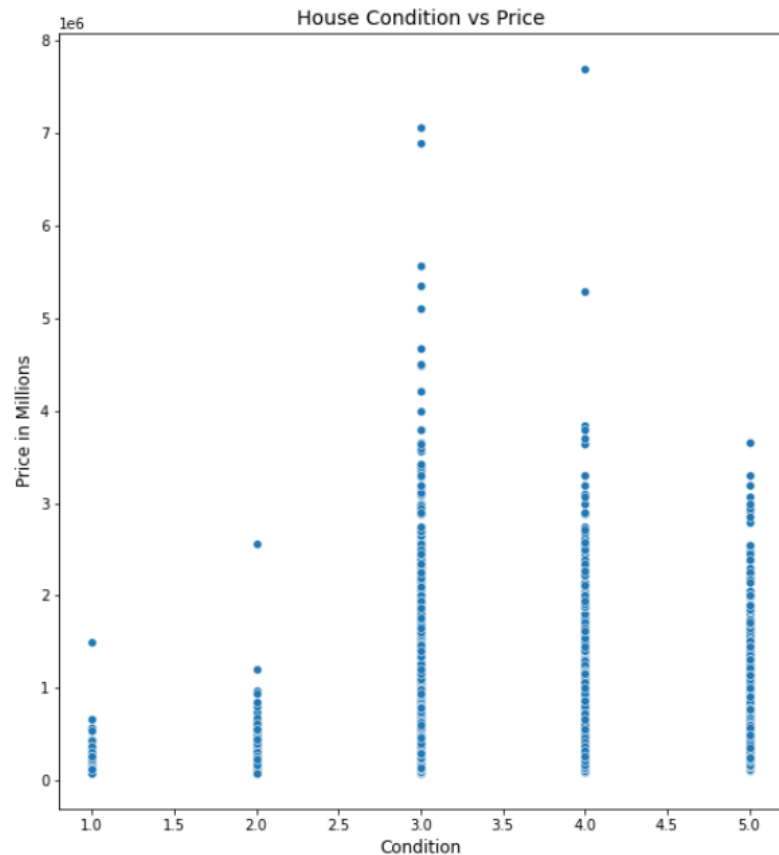
- Square footage inside the home
- Largest coefficient : More space = More \$\$



# Condition

1 : Poor  
2: Fair  
3: Average  
4: Good  
5: Very good

Good condition = Good value





# Conclusions

- Choose location wisely
- Maximize on interior living area
- Maintain house condition.

# Recommendations

- Further analysis could be done on the demographic of Kings County and analysis the purchasing power of the residents