Kings County Housing Data

Predicting Home Prices

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Oct. 2018 Self-Paced
Module 1

The Data Set Context

Washington State

King County

Housing Prices
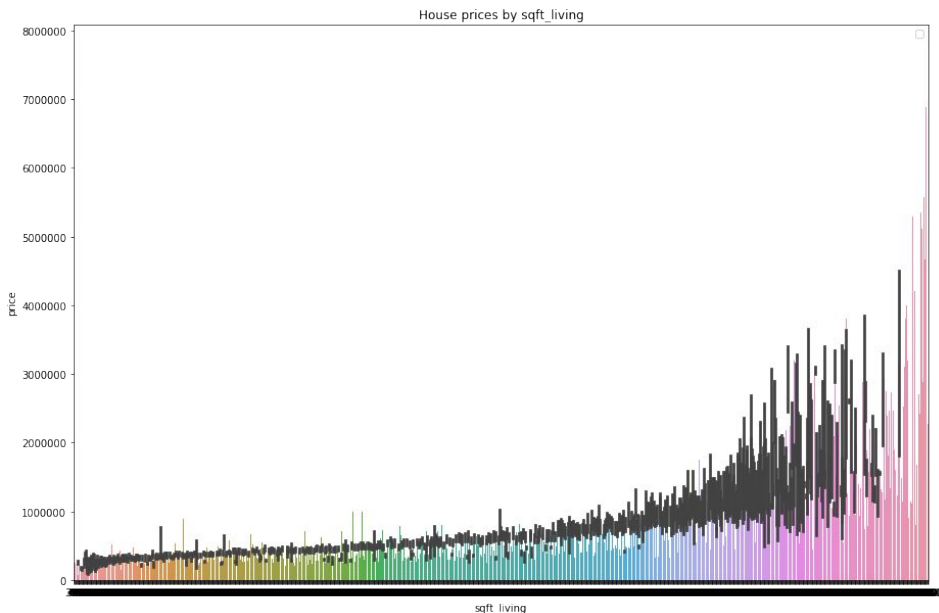
Methods Deep-dive

Explore the data

Three pertinent questions were raised.

Model the Data

Multiple Linear Regression of Price against over 25 factors

Model Review

Final model settled on 3 primary predictors for housing price.

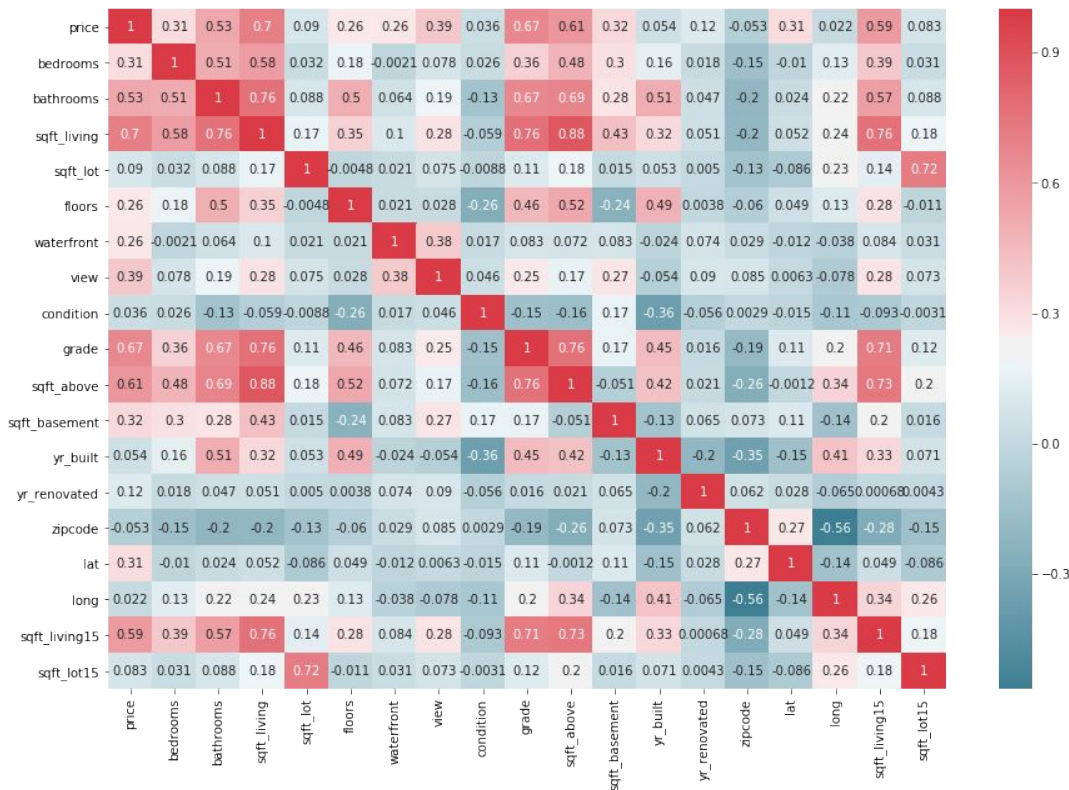House prices by sqft_living

Home Price by Square Feet of Living Space

Related Factors

Test for Linear Relationship Between Factors

The closer to 1 or -1 the stronger the relationship.

Price is strongly positively related to the size of the living space - the bigger the space the higher the price

Solution

Size, Quality, Location are prime drivers of sale price.

Over 70% of sale price explained by these factors!

Questions?

Possible Future Work

Scaling the Data

Refitting Model to a Polynomial

Using a Cartesian Map

Reviewing Seasonality Effects