King County House Sales dataset

Methodology - OSEMiN

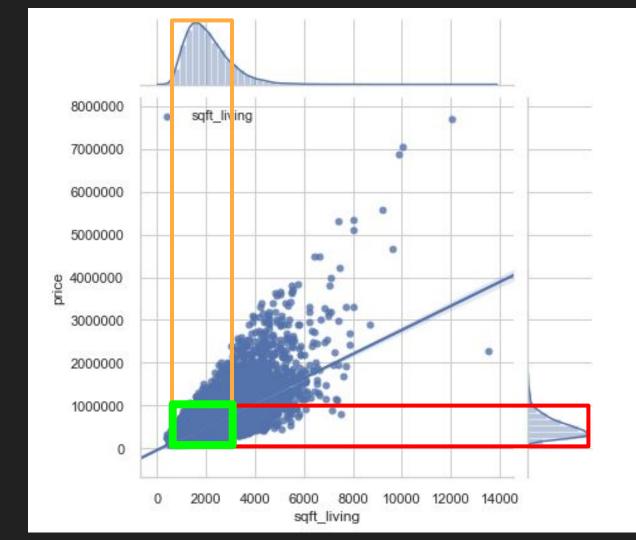
- Obtain
- Scrub/ clean
- Explore
- Model
- Interpret

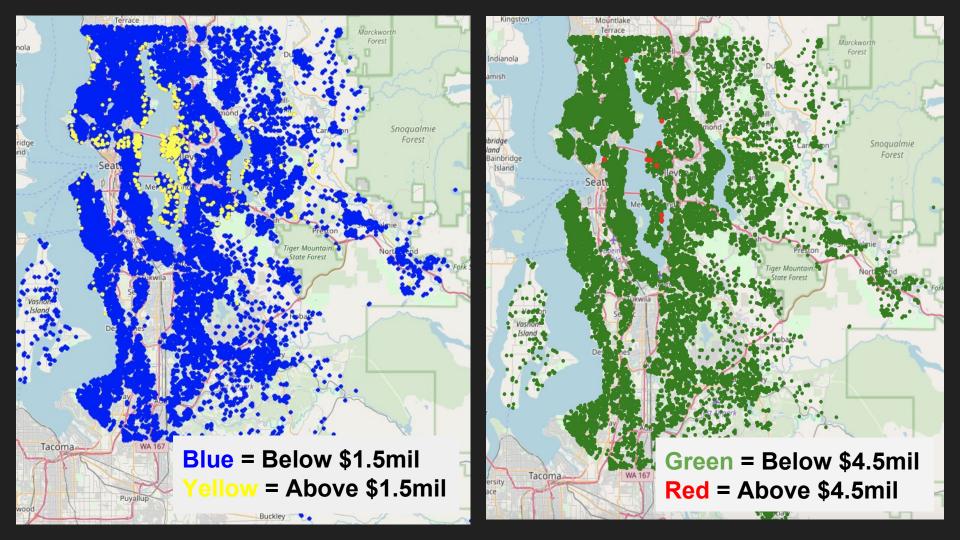
1. What features impact home price the most?

2. How can home owners maximize their profit from selling their house?

						Hea	itmap (Correla	ation						
price															
bedrooms	31														
bathrooms	53	51													
sqft_living	70	58	76												- 80
sqft_lot	9	3	9	17											- 60
floors	26	18	50	35	-1										
waterfront	27	0	6	11	2	2									- 40
view	39	8	19	28	7	3	38								- 20
condition	4	3	-13	-6	-1	-26	2	5							- 0
grade	67	36	67	76	11	46	8	25	-15						
sqft_above	61	48	69	88	18	52	7	17	-16	76					20
sqft_basement	33	30	28	43	2	-25	8	28	17	17	-5				
sqft_living15	59	39	57	76	14	28	9	28	-9	71	73	20			
sqft_lot15	8	3	9	18	72	-1	3	7	-0	12	20	2	18		
	price	bedrooms	bathrooms	sqff_living	sqft_lot	floors	waterfront	view	condition	grade	sqft_above	ff_basement	sqft_living15	sqft_lot15	







Findings

- Square footage of a house plays a big role in home price... but becomes less impactful after +6000 sqft.
 - a. Increase your sqft > Increase your home price
- 2. The property Grade given by King County matters.
 - The construction quality of your house defines what grade you receive from the King County.
 - b. Buildings of better quality cost more to build and command higher value.
 - c. A grade of 10 "Homes of this quality generally have high quality features. Finish work is better and more design quality is seen in the floor plans. Generally have a larger square footage."



\$1.4 mil
3k sqft - not on the water



\$1.5 mil 2.3k sqft - on the water