King County House Sales dataset

Methodology - OSEMiN

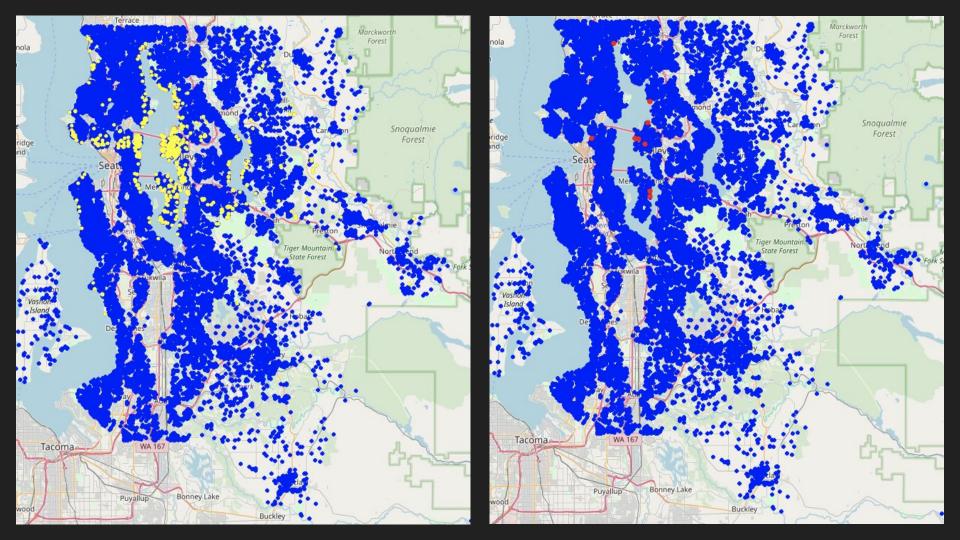
- Obtain
- Scrub/ clean
- Explore
- Model
- Interpret

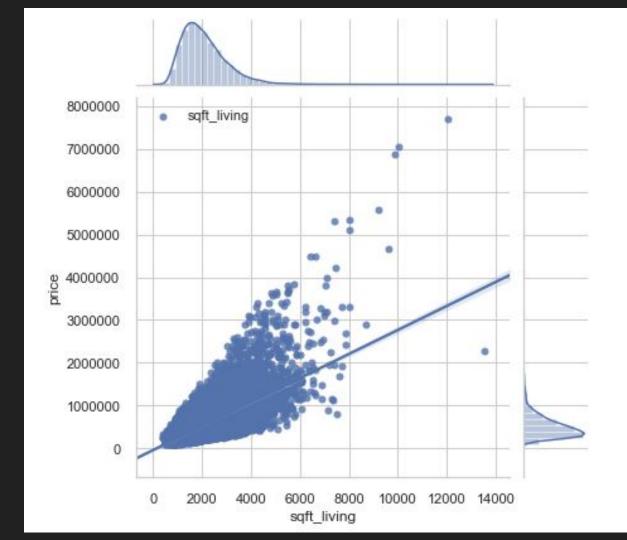
1. What features impact home price the most?

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

2						Hea	atmap (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	sqft_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 insignificant 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