

MAKE REALTORS

KING COUNTY HOUSE PRICES PREDICTION MODEL

by Marjorie Opiyo



PROBLEM STATEMENT

03

Sellers who correctly price their homes in today's market get top-of-market prices

01

Houses are sitting on the market longer than previously observed

02

Fewer people are buying homes and home prices are dropping.

04

No available system to optimize house pricing strategies based on the home features that potential home buyers deem crucial

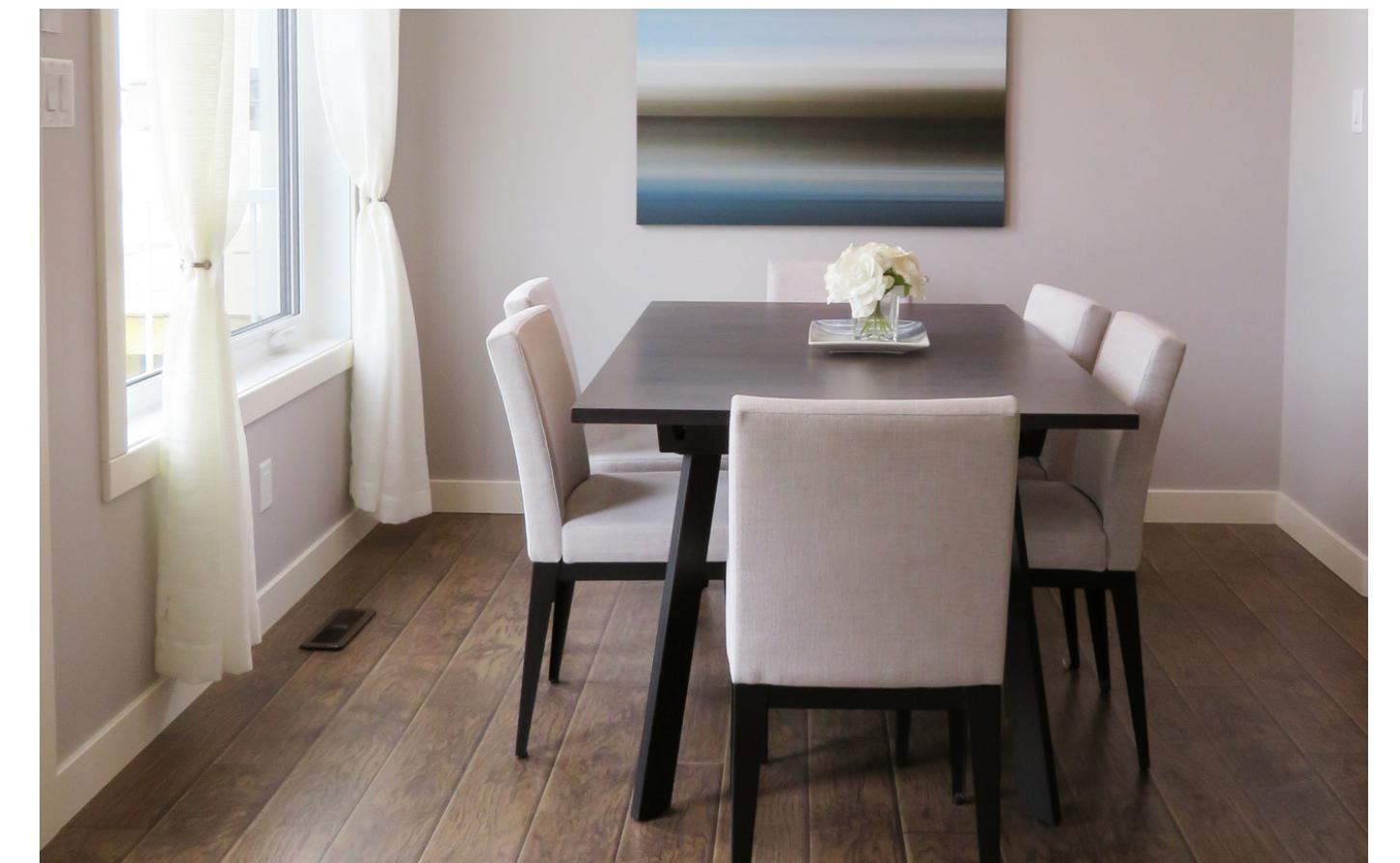
05

Creating an automated system to estimate the sale price of houses/homes, using information such as the house condition, square footage, number of bathrooms and bedrooms

PROPERTY FEATURES

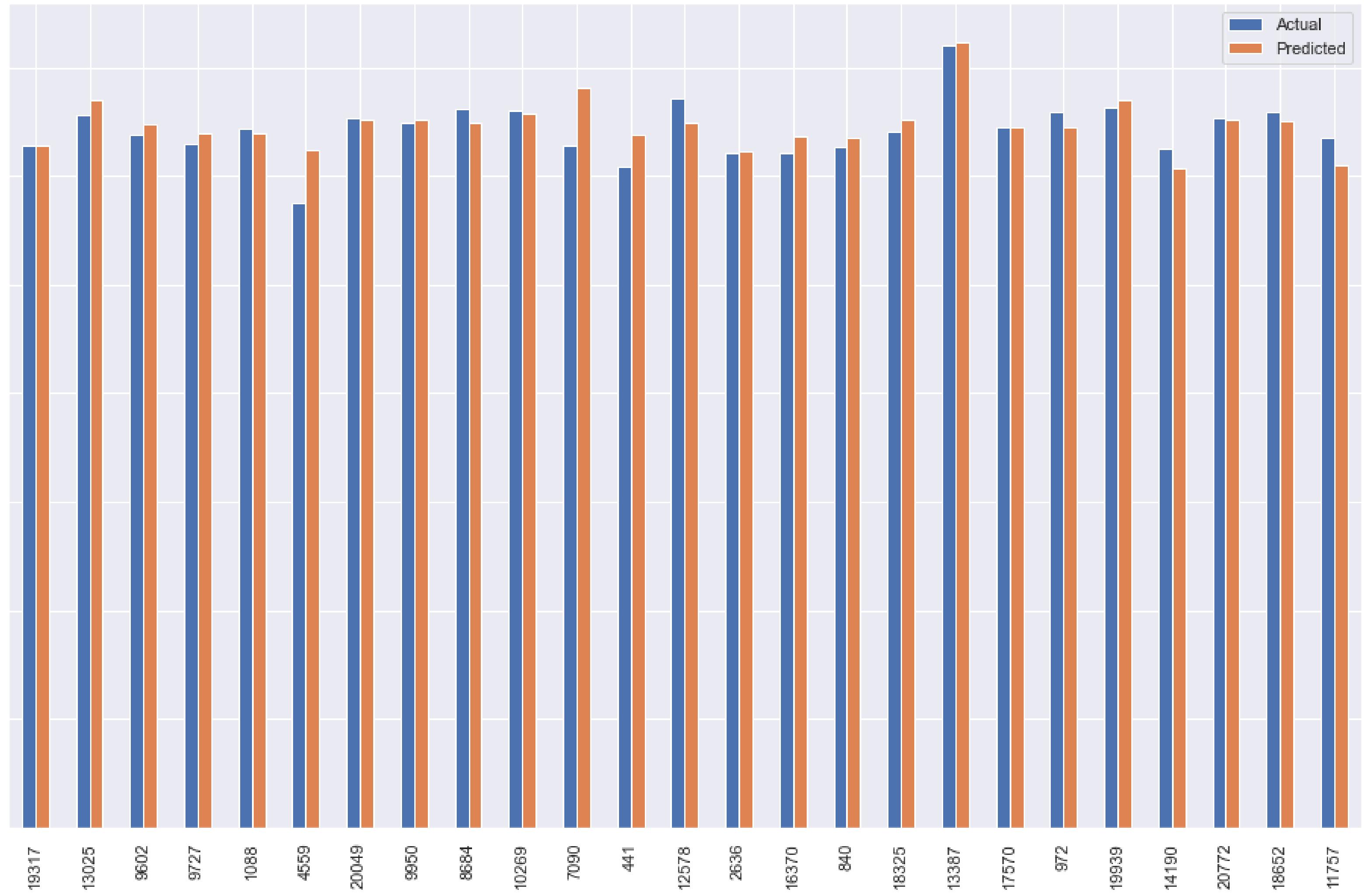
Bedrooms, Bathrooms, sqft_living, sqft_lot, Floors, waterfront, view, condition, grade, sqft_above, sqft_basement, yr_built, yr_renovated, zipcode, lat, long, sqft_living15, sqft_lot15

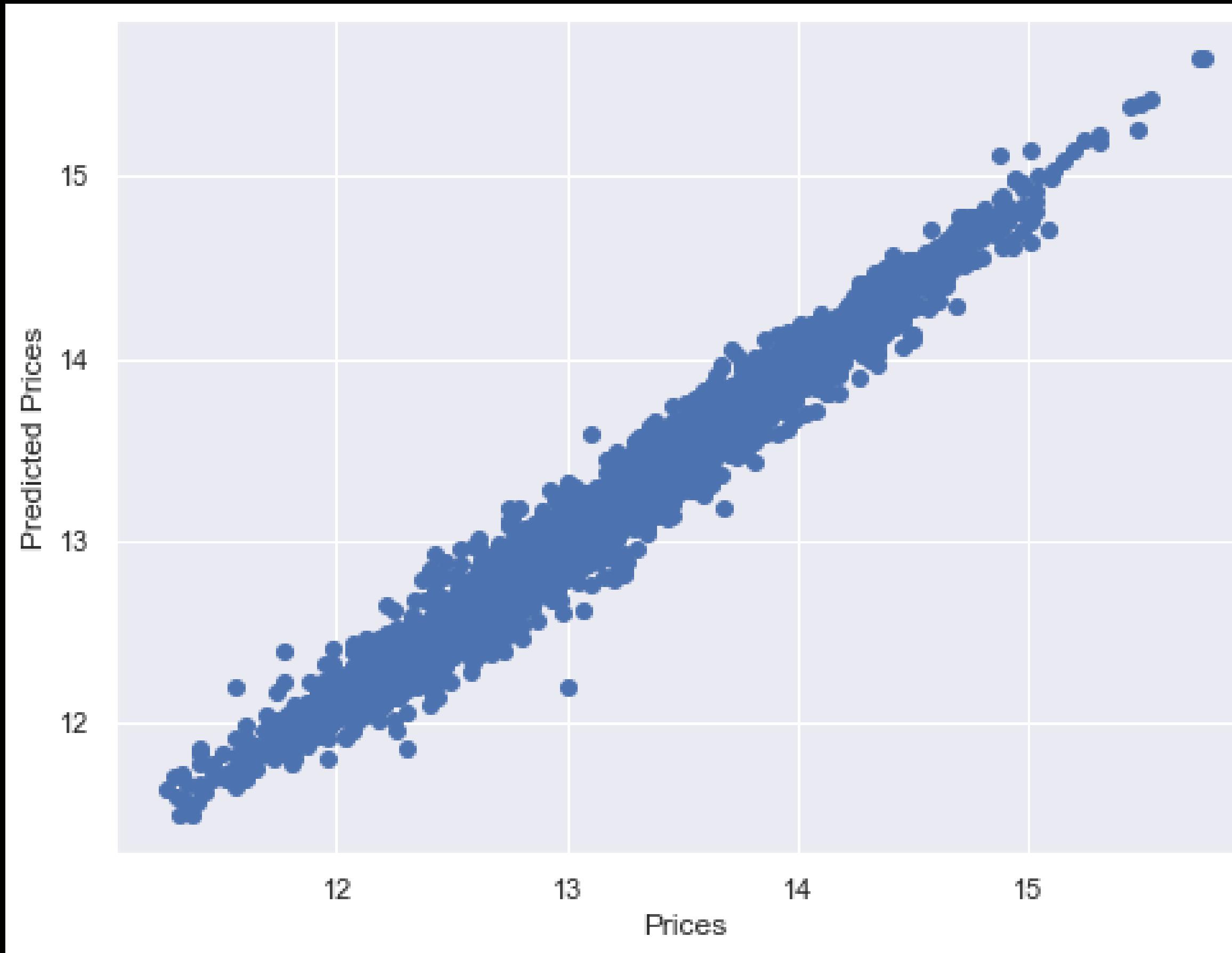




METHODOLOGY
Linear Regression

Random Forest





Findings

WaterFront, Very Good Condition, square foot above, square foot basement have the most important impact on house prices.



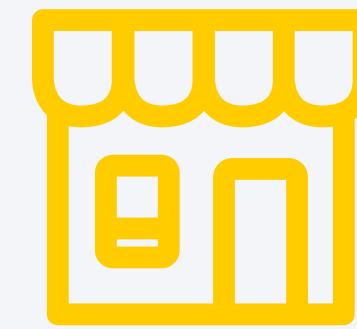
Things to Consider



WATERFRONT HOMES



CONDITION



SQUARE FOOTAGE

Thank you
for your time!

