

Flatiron Presents:

Project 2

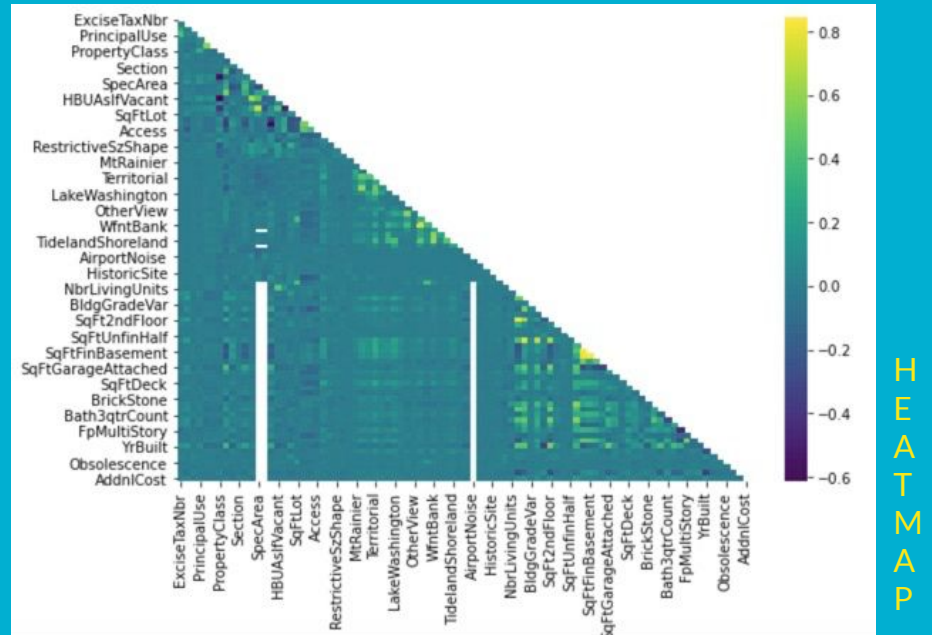


An Adventure into King County Home
Sales

So why are we here?

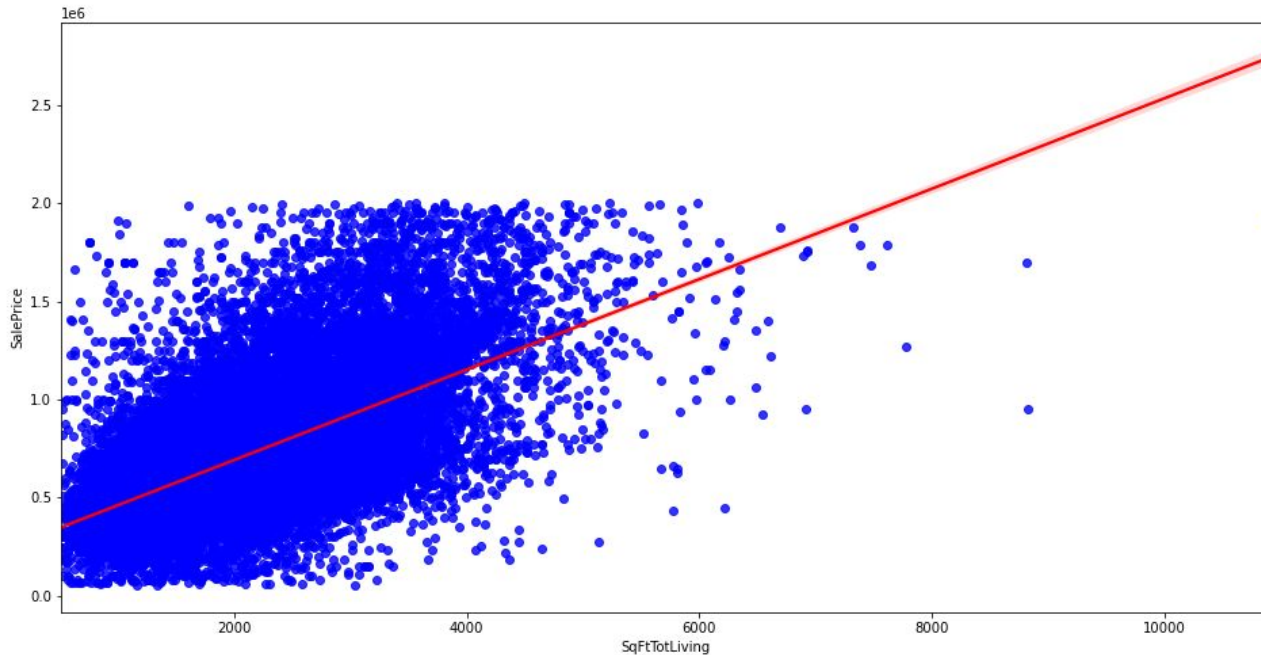
Look at whether:

- More sq ft = higher house price
- Does having a porch = higher house price
- Does having a waterfront = higher house price



Is Bigger Better?

Does Living Square Foot increase Sales Price?



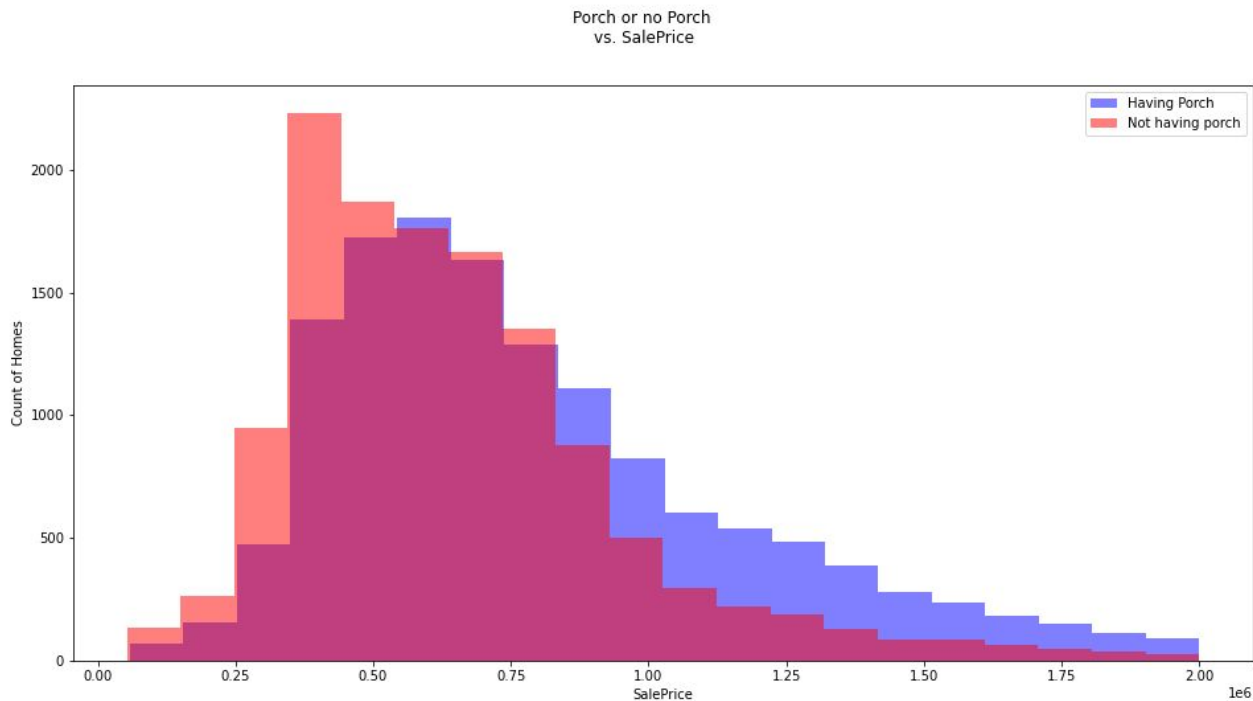
Is Bigger Better?

R-Squared	0.509
Sq Footage Value	\$ 141.24

- Regression line shows us its a positive correlation
- For every sq. ft., the house value goes up by \$141

Porchlife

Does having an Open Porch Increase the Sale Price?



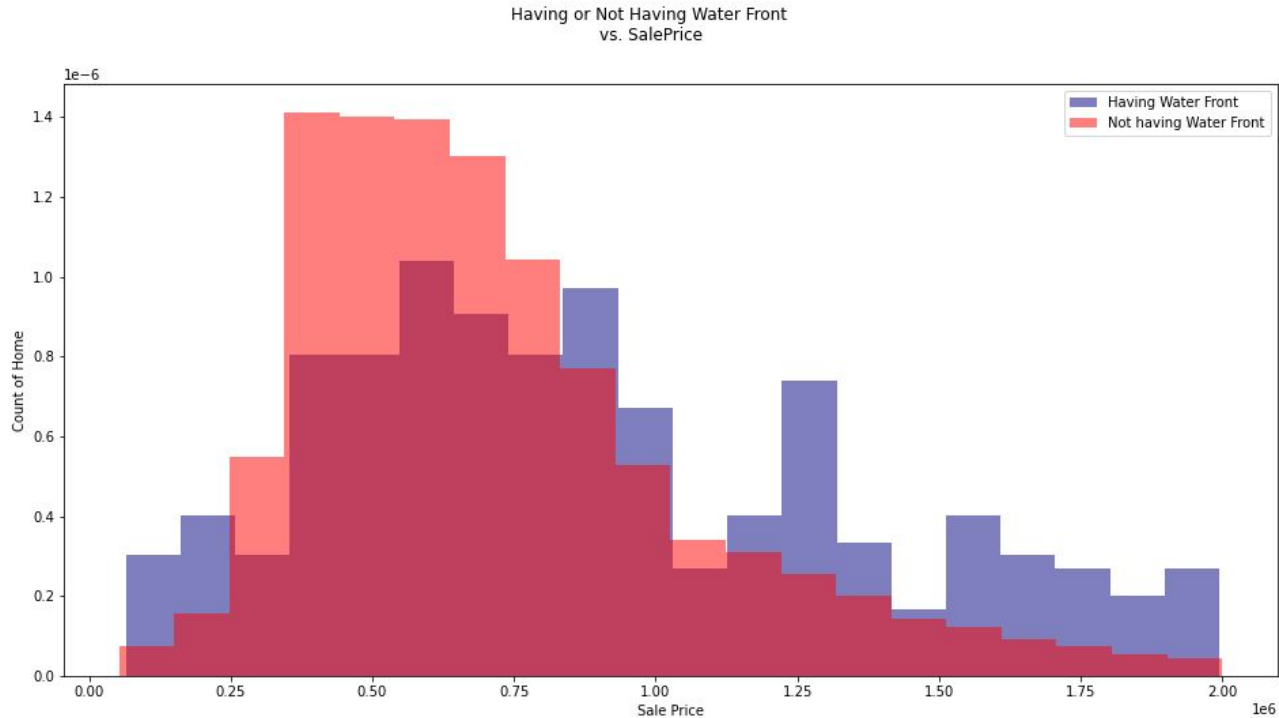
PorchLife

- So an open porch does seem to make the house worth more.
- Look at that overlap!!
- Big spike between \$250,000 - \$500,000 for no porch

R-Squared	0.509
Open Porch SqFt Value	\$ 98.25

Location Location Location

How does living on the water affect your Homes Sale Price?



Location Location Location

- Flatter curve for living on the water
- Heavily focused between \$250,000 and \$1,000,000 for not living on the water
- The Ship Canal is where the most expensive real estate is
- Living on the Puget Sound is the best bang for buck

R-Squared	0.509
Puget Sound	\$ 236,000
Lake Union	\$ 573,000
Ship Canal	\$ 984,000
Lake Washington	\$ 611,000
Lake Sammamish	\$ 742,000

Where do we go from here?

- ★ How does size and location affect each other?
 - For example, is a big house on a bad lake more expensive than a smaller home on a nicer lake?
- ★ How does the shape of the home affect its price?
 - Sure a bigger house may add value to the home, but what if you have a very tall home vs a flat home?
- ★ What about the style of house?
 - A tudor thatch house has a very different appeal to a modern minimalist home. Are there more desirable styles?
- ★ More data cleaning for more precise result!!

Who we are: (Hint: not real estate agents, but data scientists in training)

Will

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