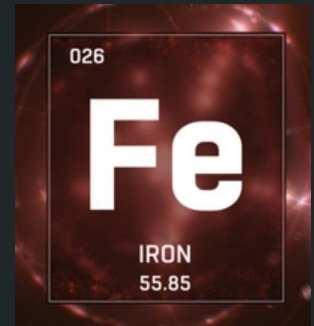


Linear Regression Modeling: King County Housing Pricing

Phase 2, Data Science Live - Team Iron



Business Problem: King County Housing Data

- Real estate is booming, and it's a sellers market!
- Our clients are homeowners
- Sellers want to sell their homes for maximum value
 - Highest price they can sell for today?
 - Home Improvements to increase value?



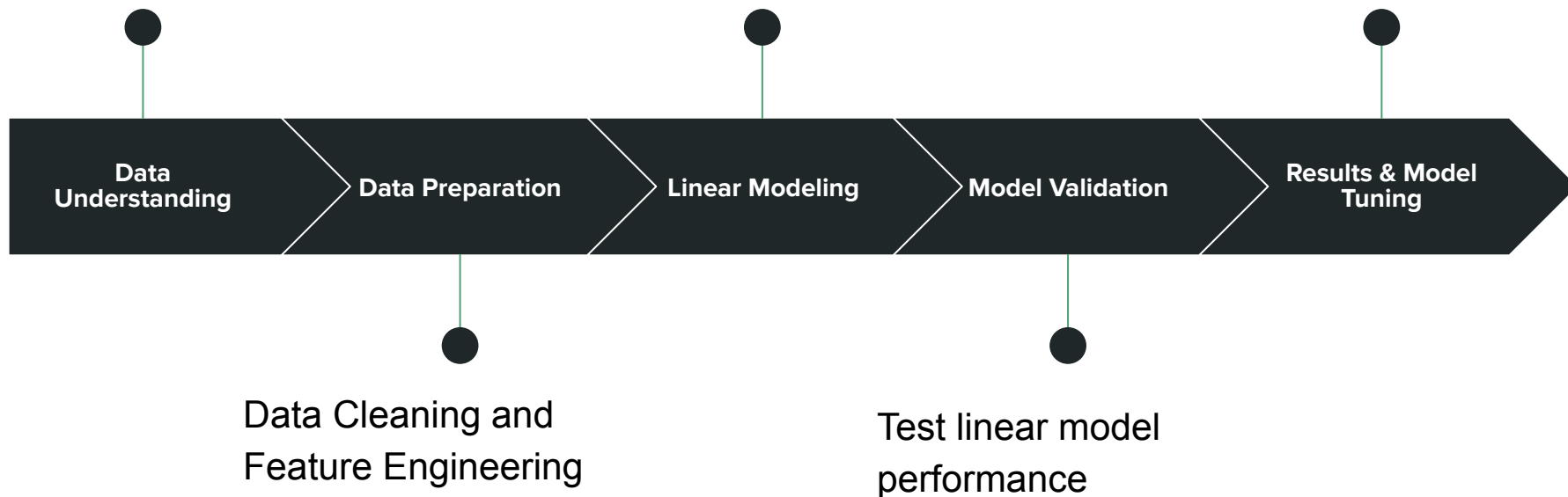
“Our model identifies the aspects of single-family homes that will best influence their selling prices.”

Our Process

Exploratory Data
Analysis of Kings
County housing prices
data set

Create linear model
that predicts housing
prices

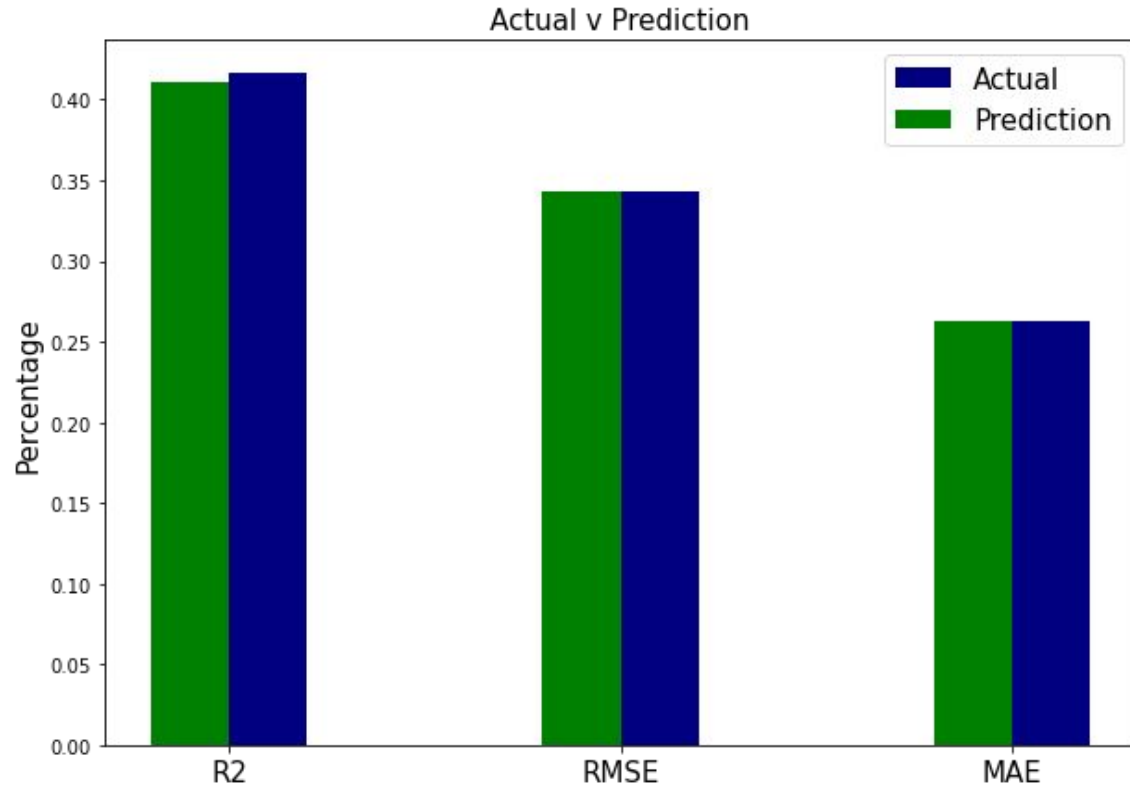
Fine tune our model to
improve accuracy and
statistical significance



Data Understanding & Preparation

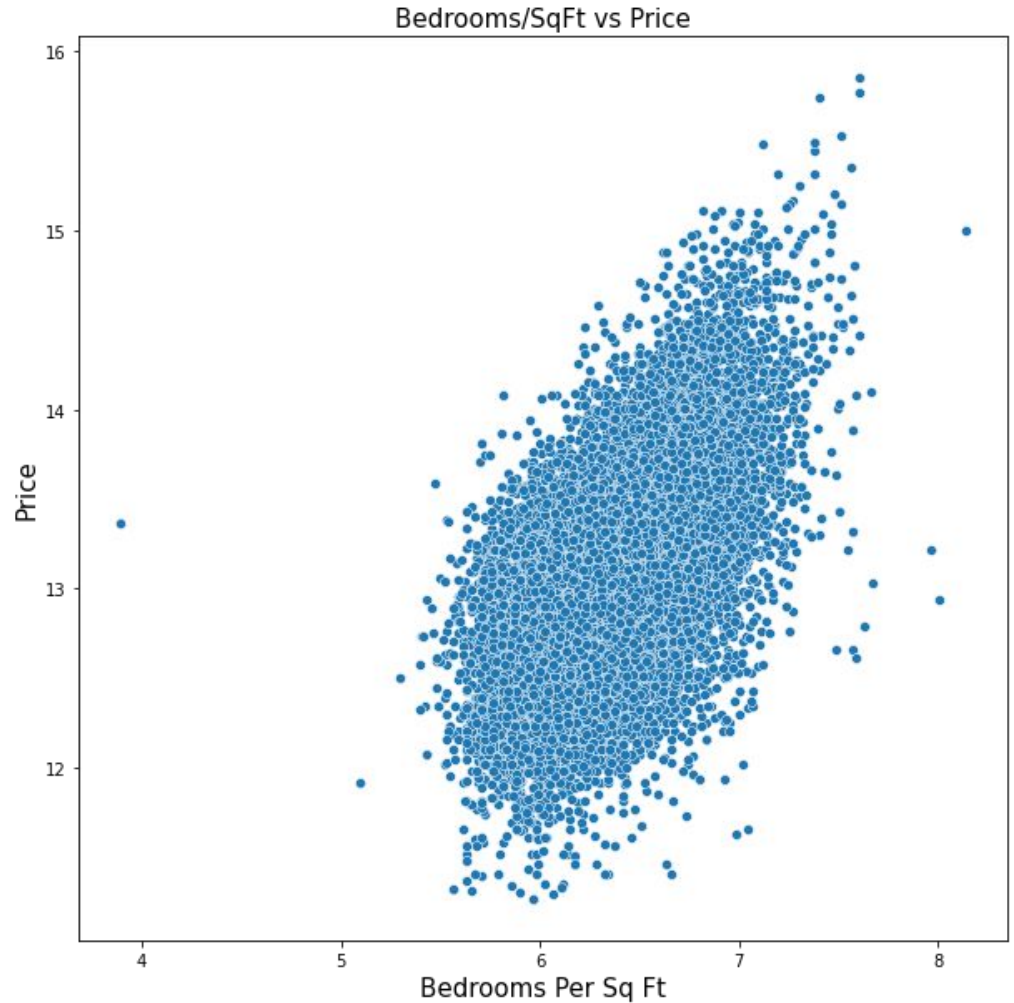
- Data Cleaning
 - Eliminated insignificant data
 - Created new and improved variables
 - 6 Independent Variables for final model
 - 3 Most Relevant Variable:
 - Bedroom per Sqft
 - Latitude
 - Condition

Modeling Results

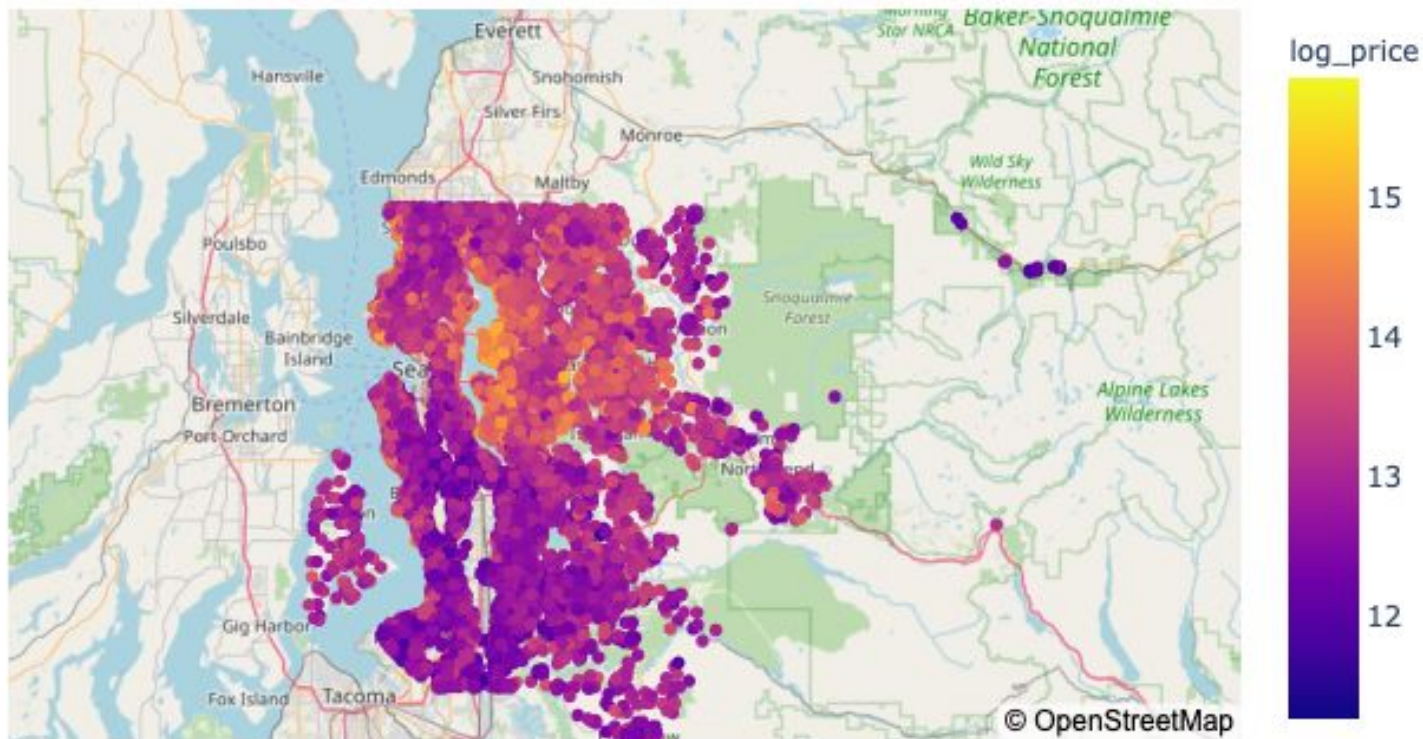


Variable 1: Bedrooms

- Ratio of bedrooms to square footage of living space.

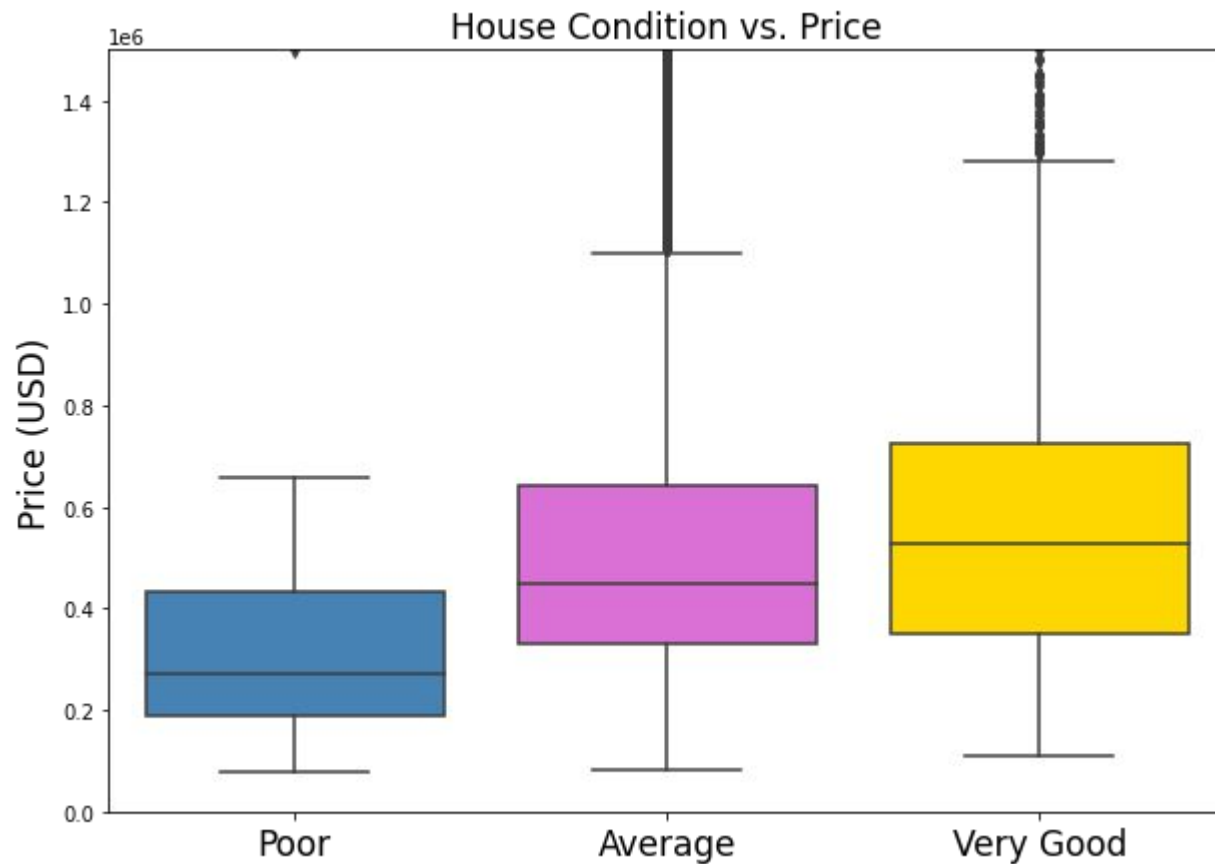


Variable 2: Location



Map of King County: Location influences price

Variable 3: Condition



Conclusion

→ Best Home Selling Price Indicators

◆ Location

- ↑ Latitude
- ↑ Price

◆ Amount of Bedrooms

- ↑ Bedrooms
- ↑ Price

◆ House condition

- ↑ Condition
- ↑ Price



Thank You!

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