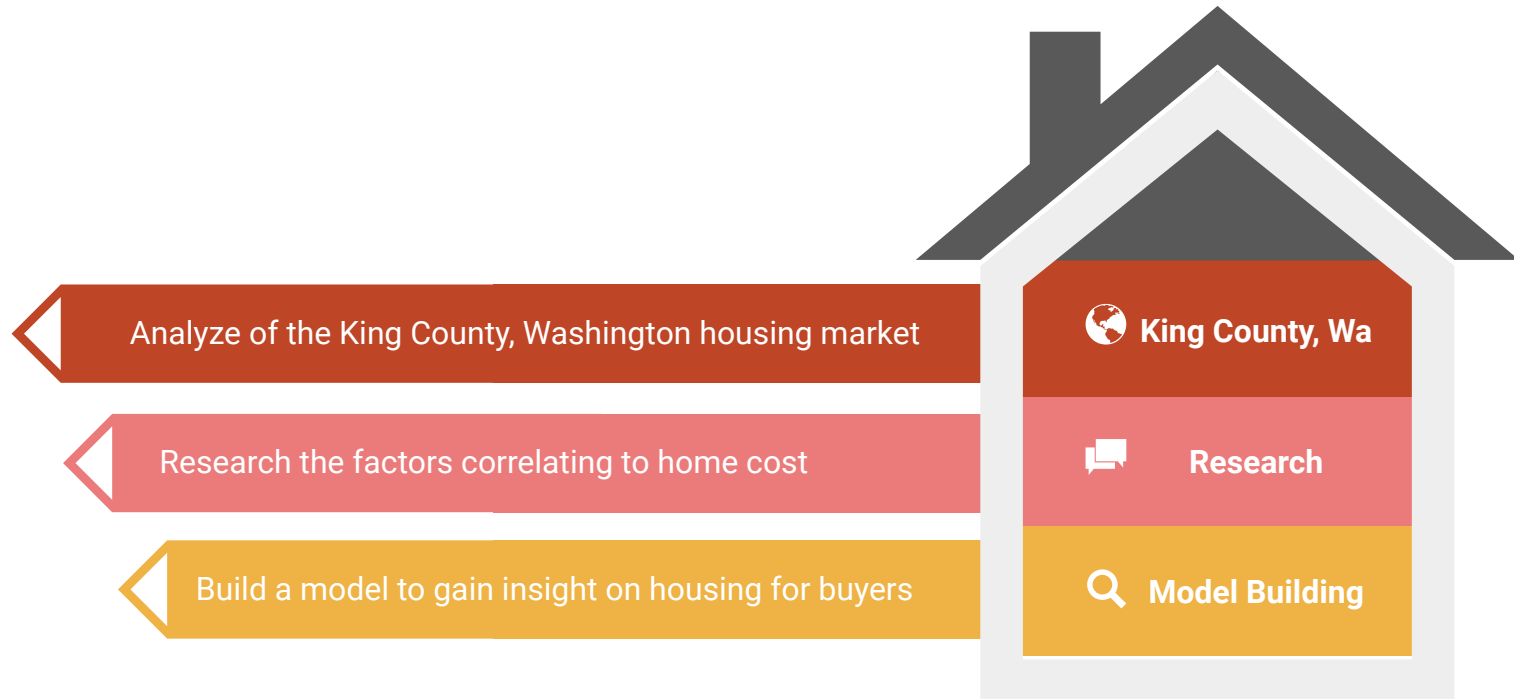




Analysis of King County Housing Market

Ripton Rosen

First Time Home Buyers



Process and Model Analysis



Gather/Clean

Source and scrub home data from May 2014-May 2015



Explore

Analyze housing data and select features



Model

Create linear regression models for feature-price relationships



Interpret

Deliver findings on factors correlating to price

King County Housing

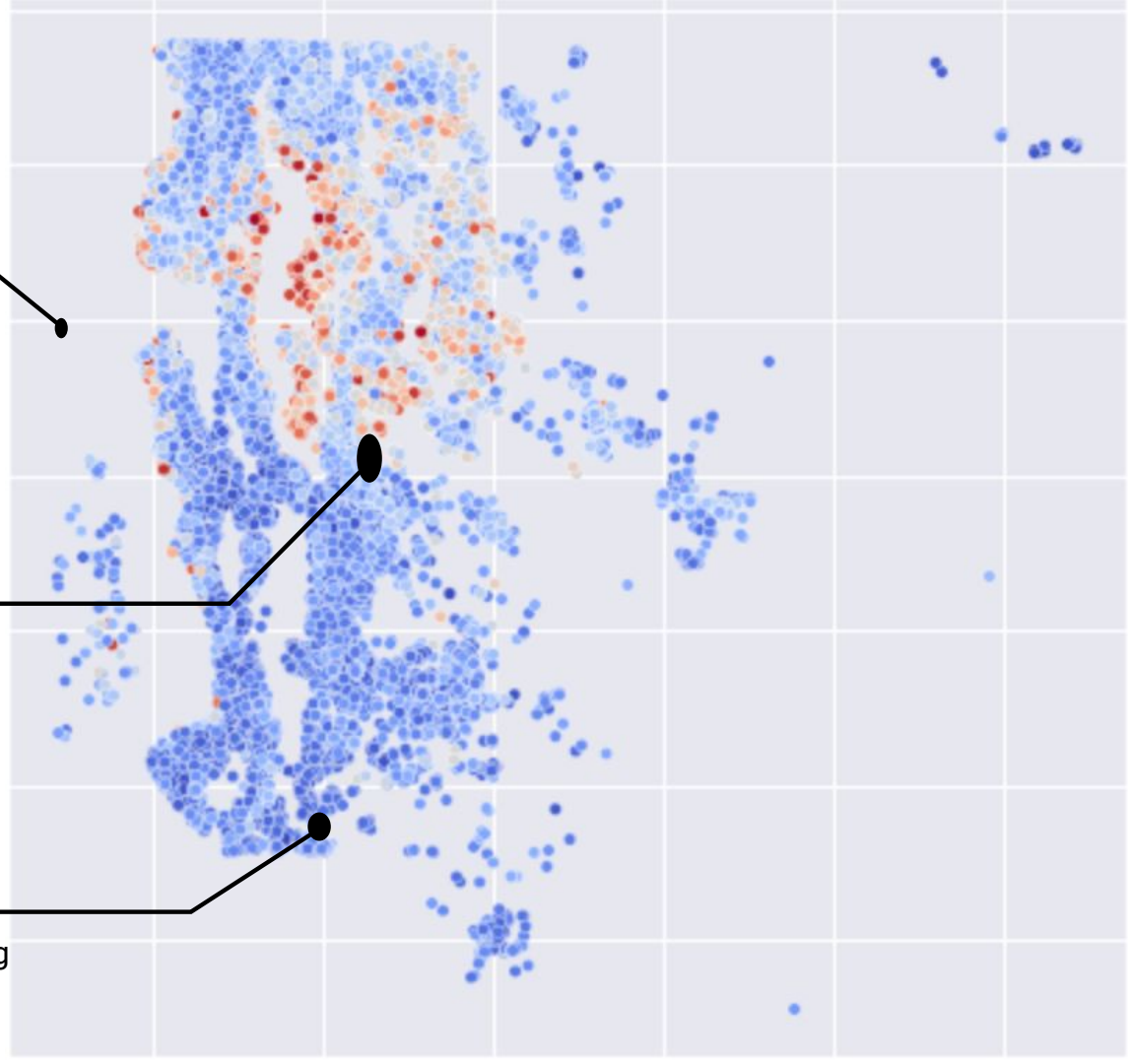
- ❖ Heat map of King County using longitude and latitude.

Map based on longitude and latitude of King County

- ❖ Housing prices range from \$200,000 to \$1.6 million

Red signifies housing above \$1 million

Cheaper housing in the south of King County

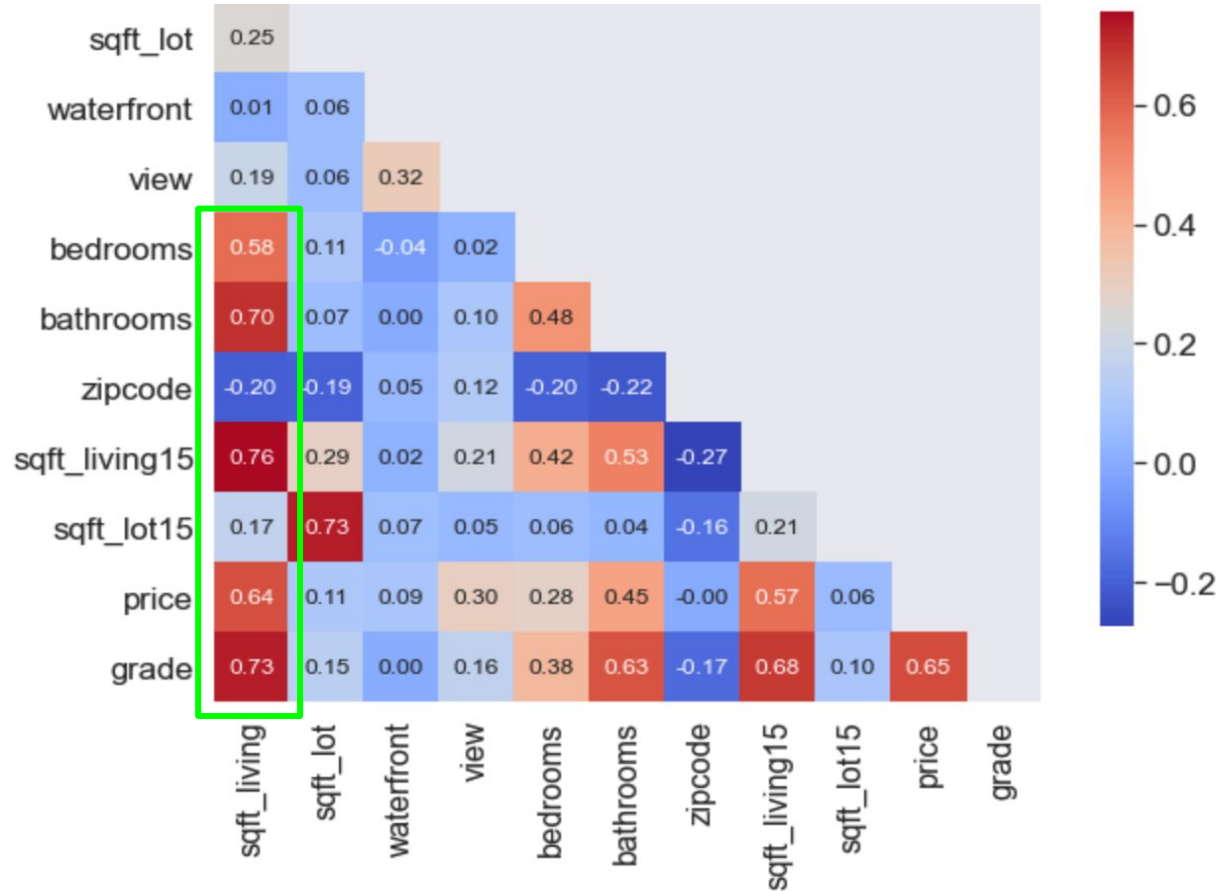


Results: Feature Selection

Relevant Features:

Based on how much of an effect they have on price, the features chosen to look into more:

- Bedrooms
- Bathrooms
- Sqft Living
- Grade



Results: Price

Grade

A scale of 1-12. Grade has a high correlation to the price increase of a house in King County

Liv. Room Sq. Feet

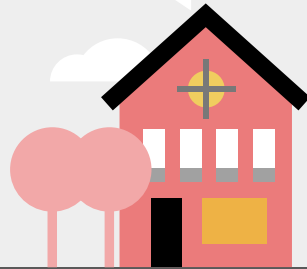
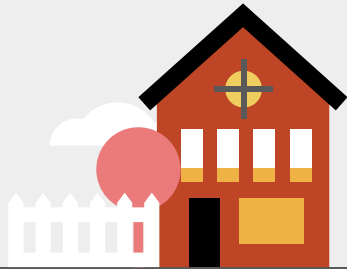
As the size of the living room of a house increases, the price of the house does so as well

Bedrooms

As the number of bedrooms increases, there is a negative effect on the housing price

Price Correlation

Price of the house can be predicted to within \$150,000 of the price



Further Work



1. Data Gathering

Find more housing data,
especially on more
expensive houses



2. Model Engineering

Develop and adapt new
models with different
features and techniques



3. Data Analysis

More EDA (Exploratory Data
Analysis) on features

Thank You

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Happy House Hunting

