

# House Sales Data Analysis for Kings County

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Which features best predict sale prices of homes in Kings County,  
WA?

# Which factors affect house prices?

Location

Grade

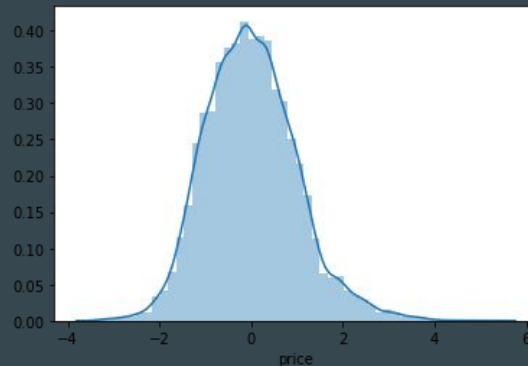
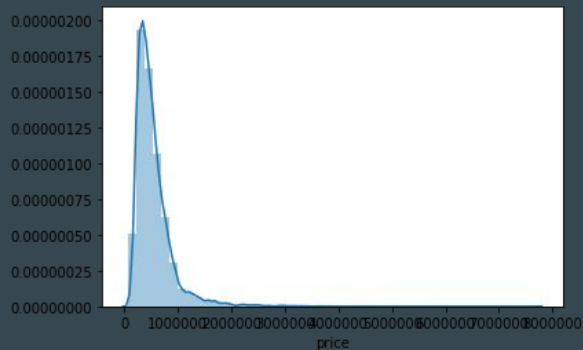
Square Footage

# Data Cleaning

Checking for nulls

Dropped columns that were unnecessary

Normalizing data

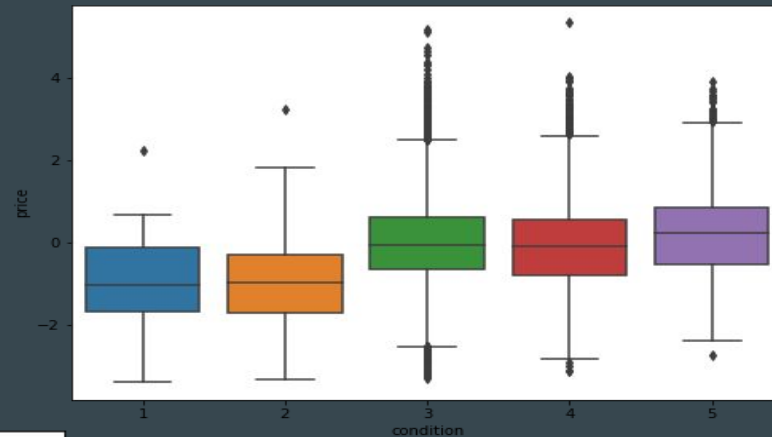
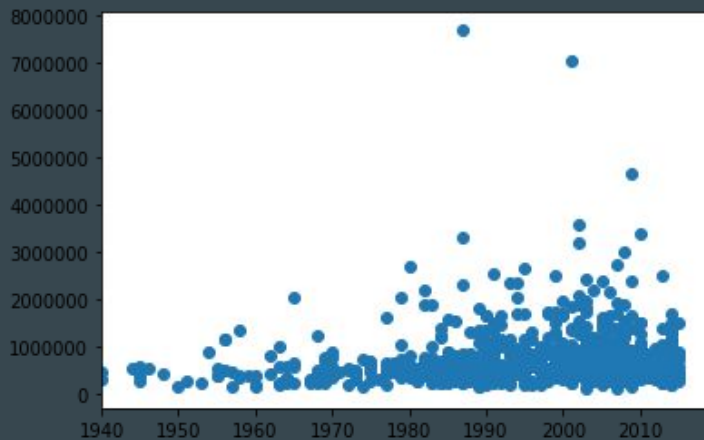


# Dropped Features

Year Renovated

Lat & Long

Condition



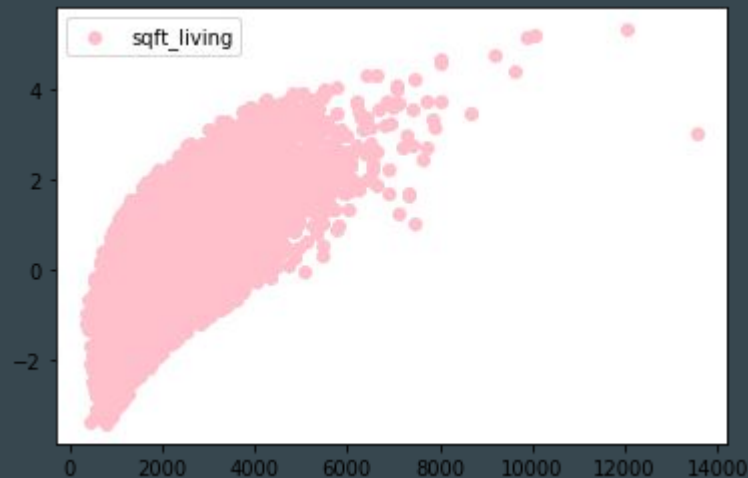
# Findings

Year built does not show much effect on price

Location (zip)

Grade

Square footage of the living area



# Model

Created dummy variables

Stepwise Selection

85% of the variability of prices for the properties are explained with the R-squared

<b>Dep. Variable:</b>	price	<b>R-squared:</b>	0.855
<b>Model:</b>	OLS	<b>Adj. R-squared:</b>	0.854
<b>Method:</b>	Least Squares	<b>F-statistic:</b>	1054.
<b>Date:</b>	Sun, 26 Jul 2020	<b>Prob (F-statistic):</b>	0.00
<b>Time:</b>	00:28:43	<b>Log-Likelihood:</b>	-9744.6
<b>No. Observations:</b>	21533	<b>AIC:</b>	1.973e+04
<b>Df Residuals:</b>	21412	<b>BIC:</b>	2.070e+04
<b>Df Model:</b>	120		
<b>Covariance Type:</b>	nonrobust		

# Recommendations

Improve grade

Location- largest impact.

Sway people to better areas- buy in better area so when you sell

# Future Work

More of outside of the house:

More in dept of location

Waterfront

Neighborhood



Thank You