



House Sales Data Analysis for Kings County

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

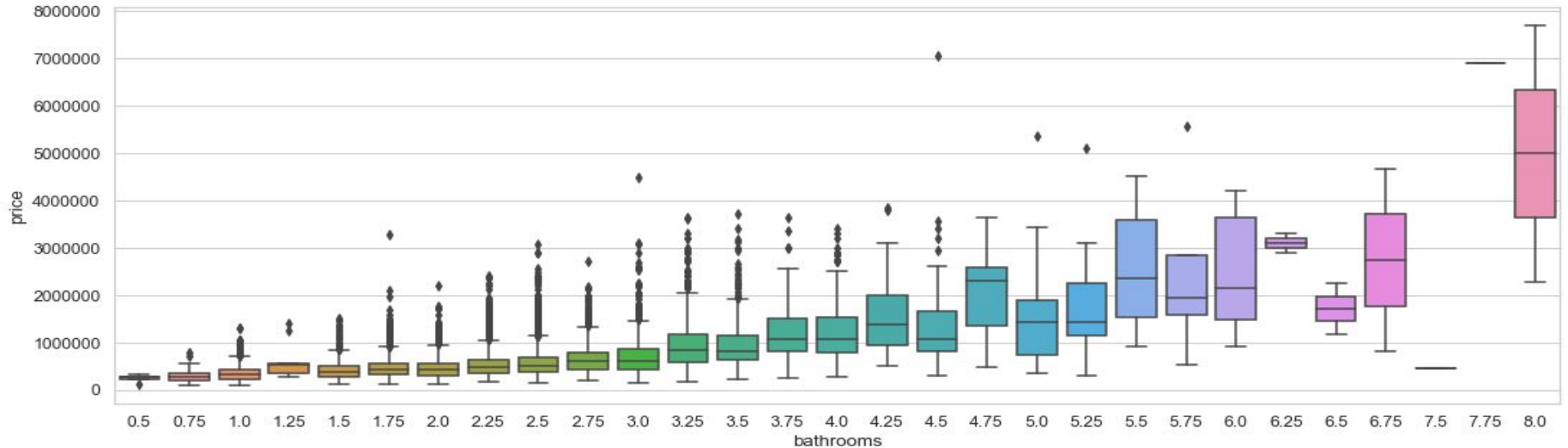


Three Factors that Affect House Prices

1. Bathroom
2. Grade
3. Bedrooms

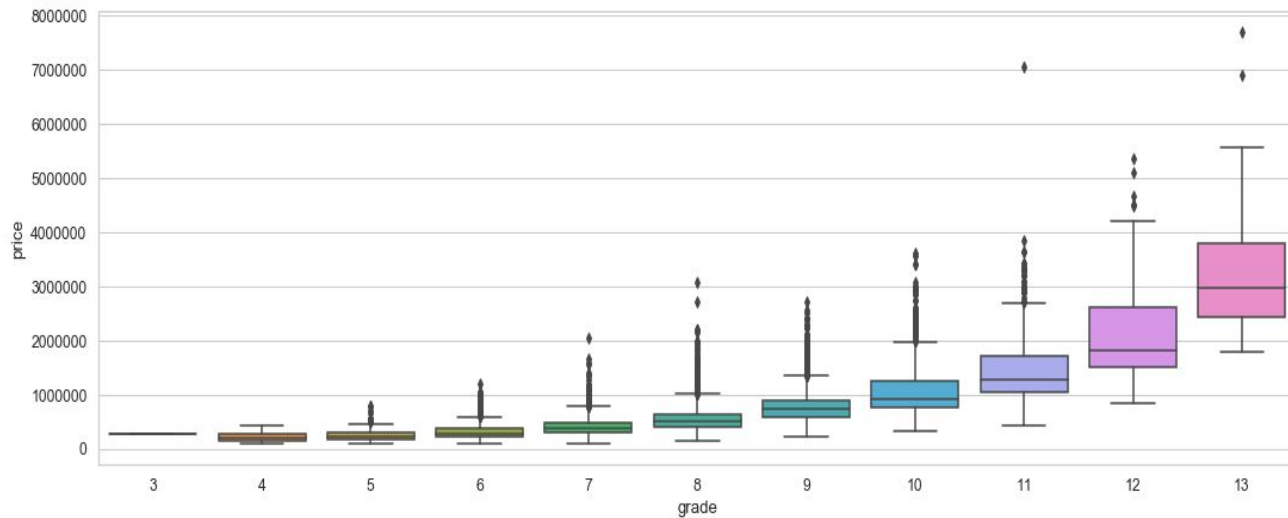
Affects Price: Size of the house

Price increases as you get to 2.5 bathrooms and up.



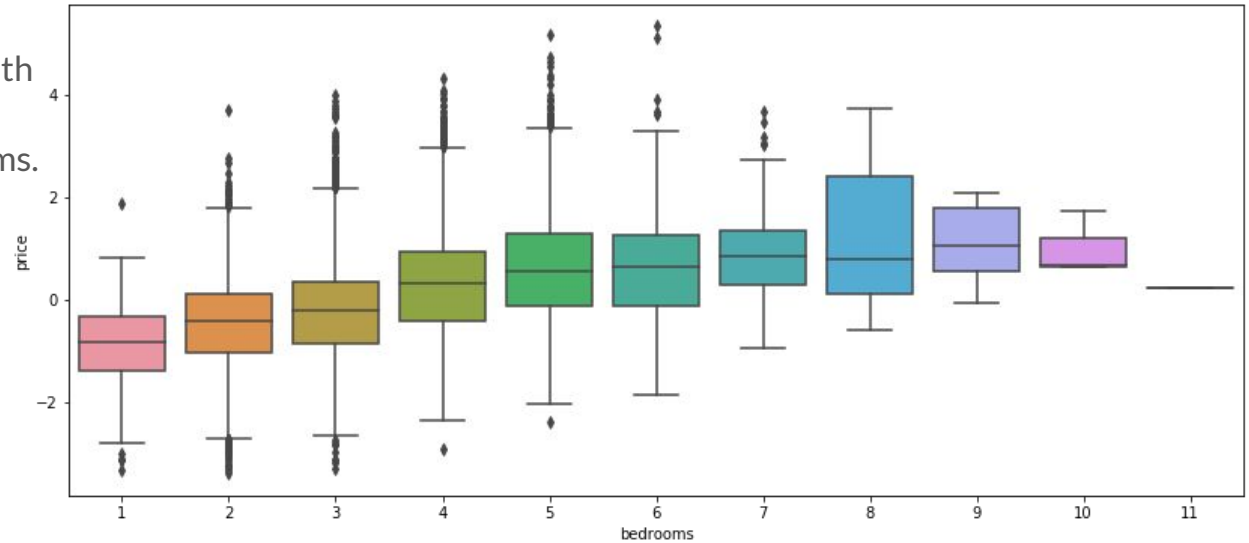
Grade

Improving grade to 6
or more increases
house prices.



Bedrooms

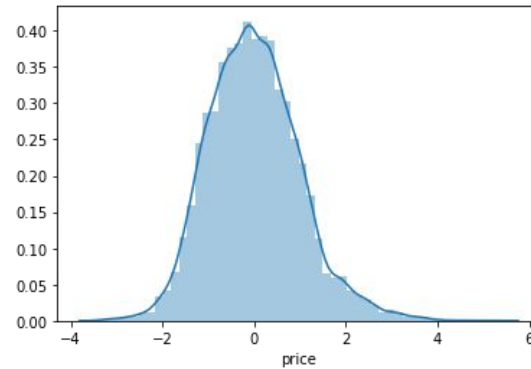
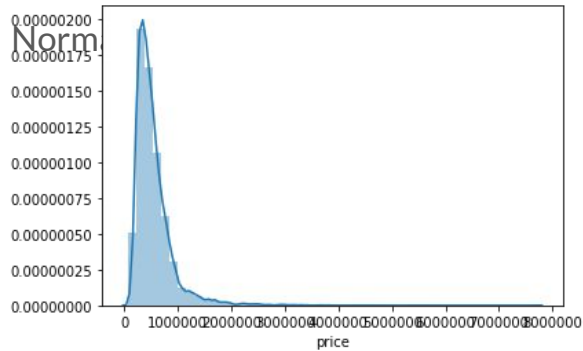
House prices increase with
more number of bedrooms.



Data Cleaning

Checking for nulls

Dropped columns that were unnecessary



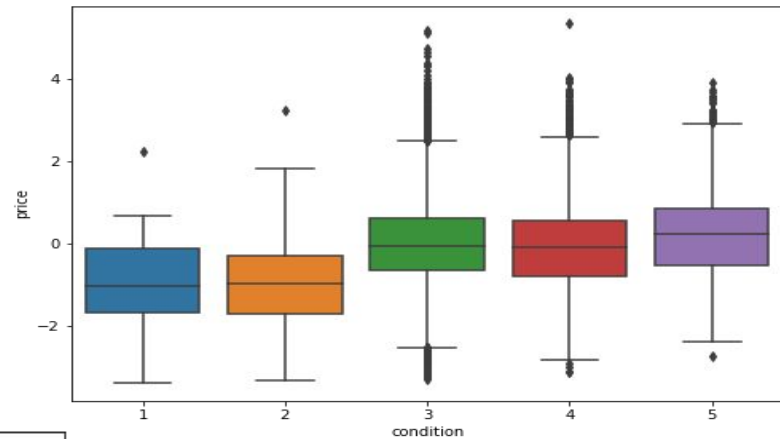
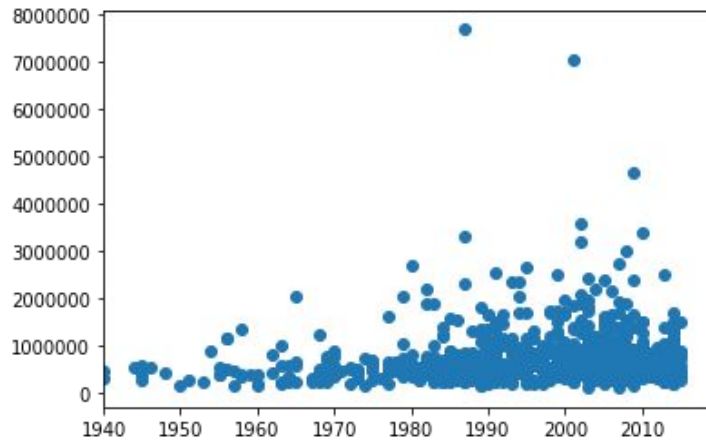


Dropped Features

Year Renovated

Lat & Long

Condition





Model

Created dummy variables

Stepwise Selection

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

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



Recommendations

For seeing increase on house value:

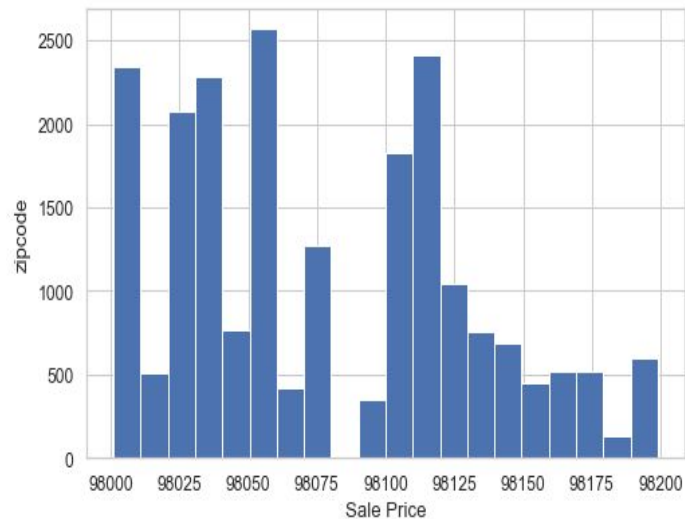
- Grade should be at least a 4
- At least 3 bedrooms
- Have at least 2.5 bathrooms

Future Work

Explaining house price variations per zip code (ex: 98025)

Look more at exterior features, such as waterfront

More in depth into specific neighborhoods.





Thank You