

House Sales Data Analysis for Kings County

...

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

Which factors affect house prices?

Location

Grade

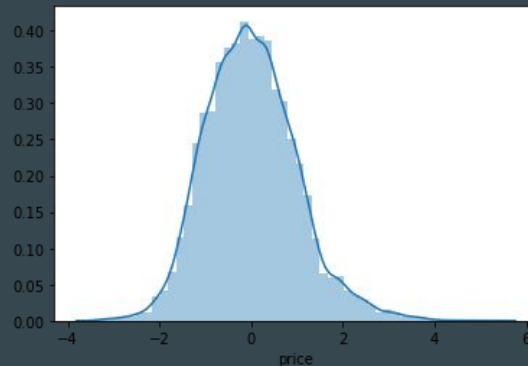
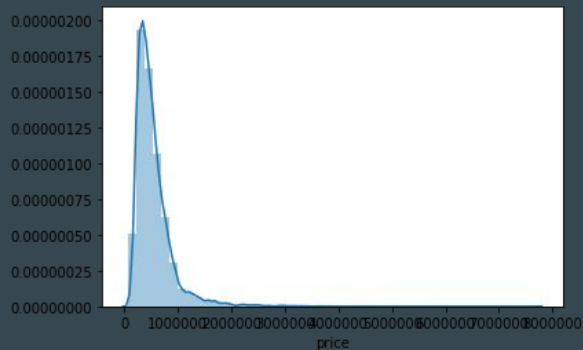
Square Footage

Data Cleaning

Normalizing data

Checking for nulls

Dropped columns that were unnecessary

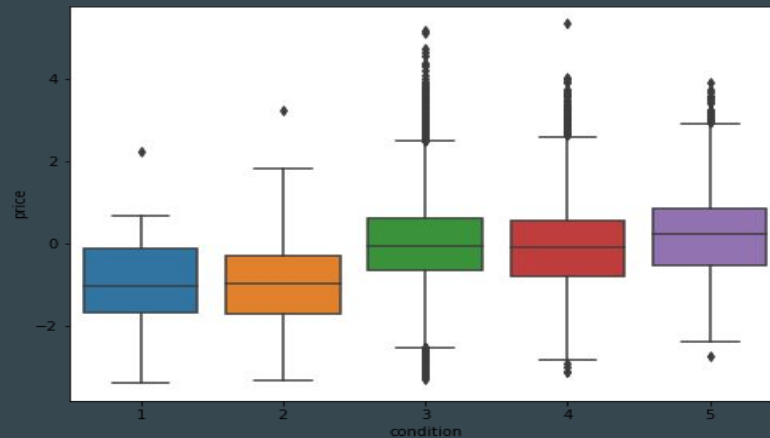
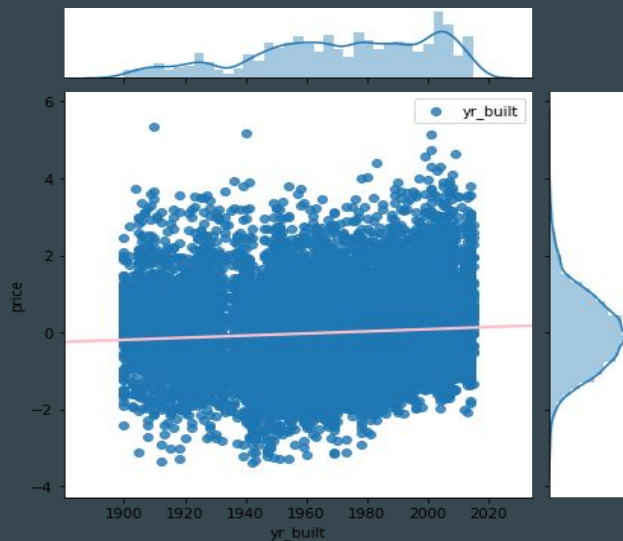


Dropped Features

Year Renovated

Year Built

Condition



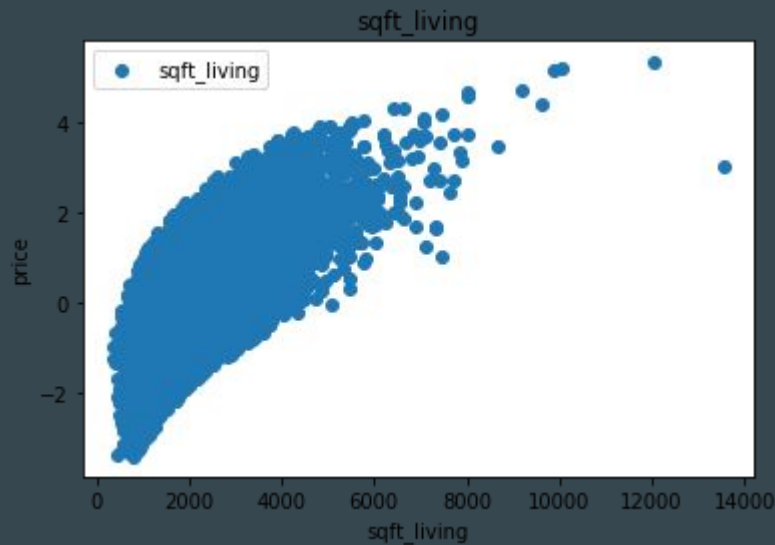
Findings

Year built does not show much effect on price

Location

Grade

Square footage of the living area



Model

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

The mean error is still high when applying the model to a test data

~around \$500k which is higher than the mean price of the properties in the data set

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