

# King County House Analyzation

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# Outline

- Business Question
- Data
- Recommendations



# Business Question

What would be the best features to focus on to improve the price of your house in order to sell it at a good price?



# Data

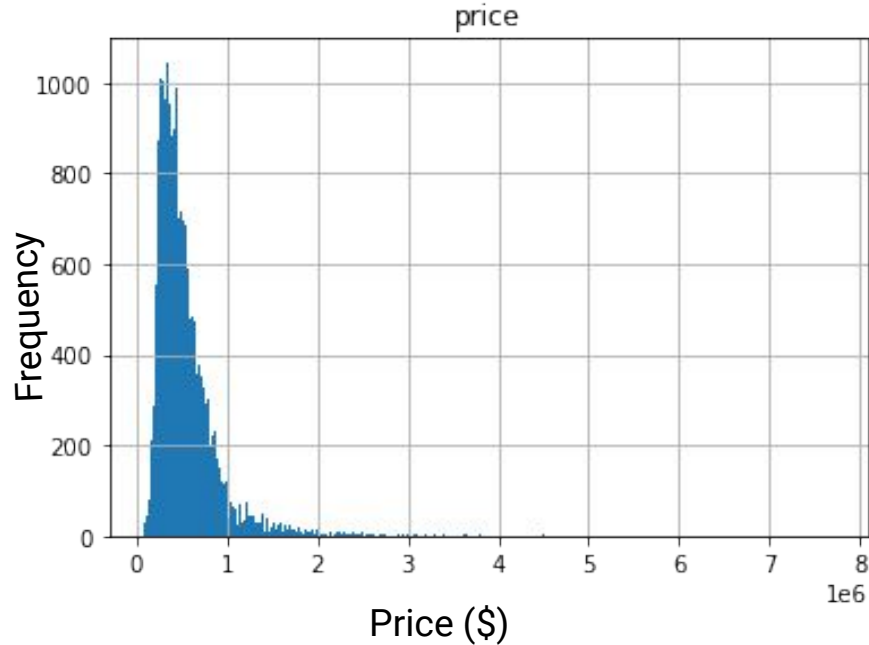
- King County (Seattle, WA) Housing Data
  - Clean and manipulate data to work for our purposes
  - Create visualizations
  - Create and test models to predict best category to focus on
  - Obtain results/recommendations



# Histogram for Price

We decided to standardize the price by 3 standard deviations

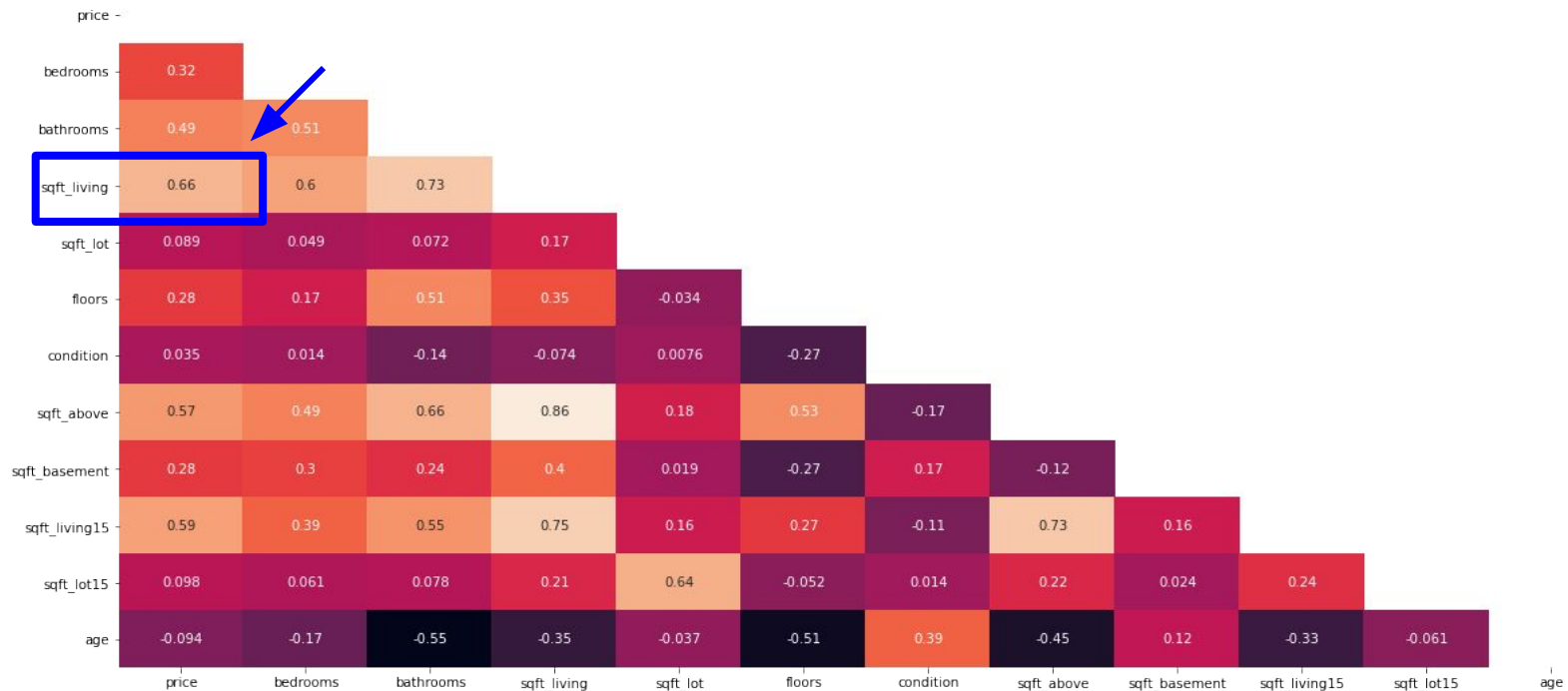
Before



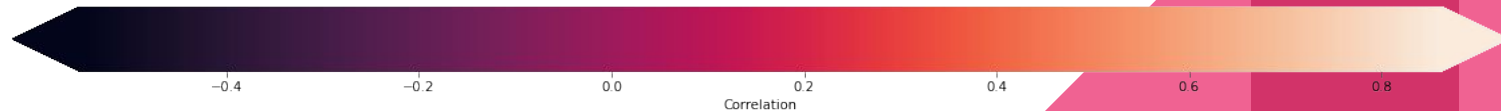
After



Heatmap of Correlation Between Attributes (Including Target)



Correlation between 'Price' and 'sqft\_living' seems to be the strongest with .66



# Recommended Features

## Sqft\_living - footage of the home

- For 1 standard deviation of sqft\_living increase, the sale price would increase by approximately \$169,628

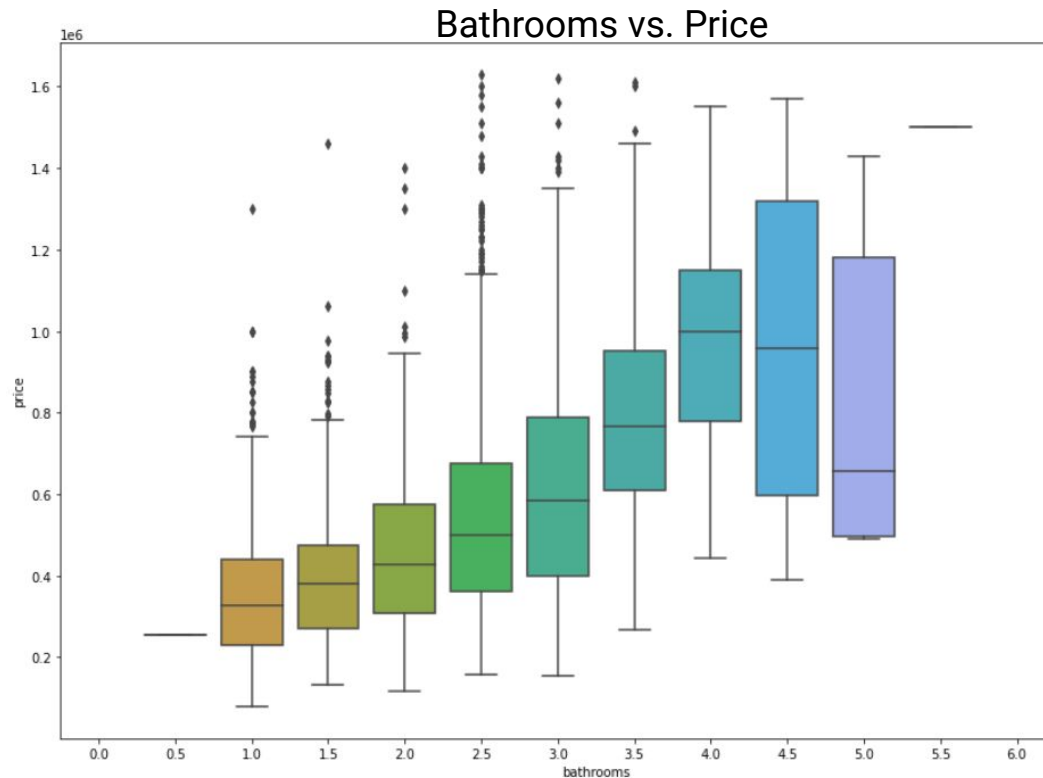
## Bathrooms - number of bathrooms

- For 1 standard deviation of bathroom, the sale price would increase by approximately \$32,503



# Recommended Features (cont.)

- Add a bathroom to increase the price of the house
  - If there is no space for extra sqft\_living, adding a bathroom will increase the price





## Next Step...

- Location-specific correlations(i.e. Income vs. zipcode)



# Thank you

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