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?
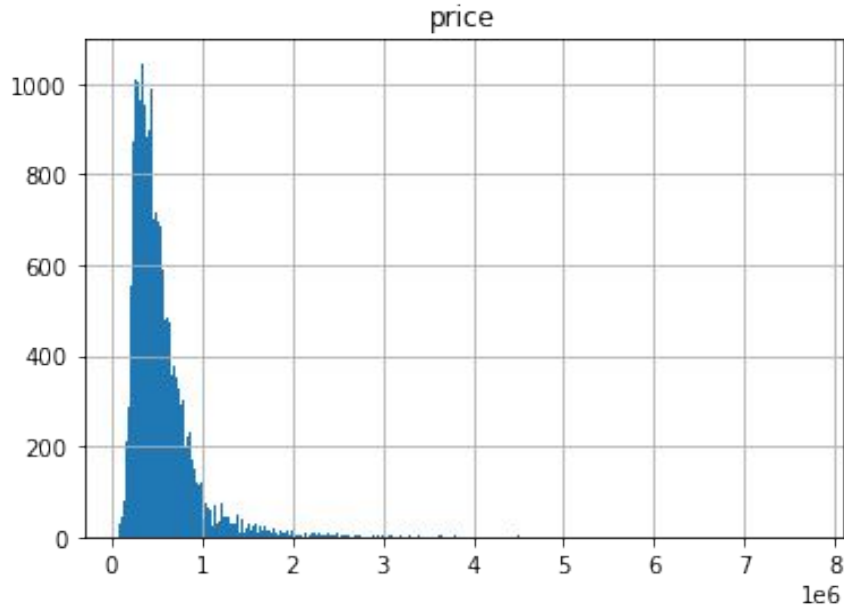
Data

- 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
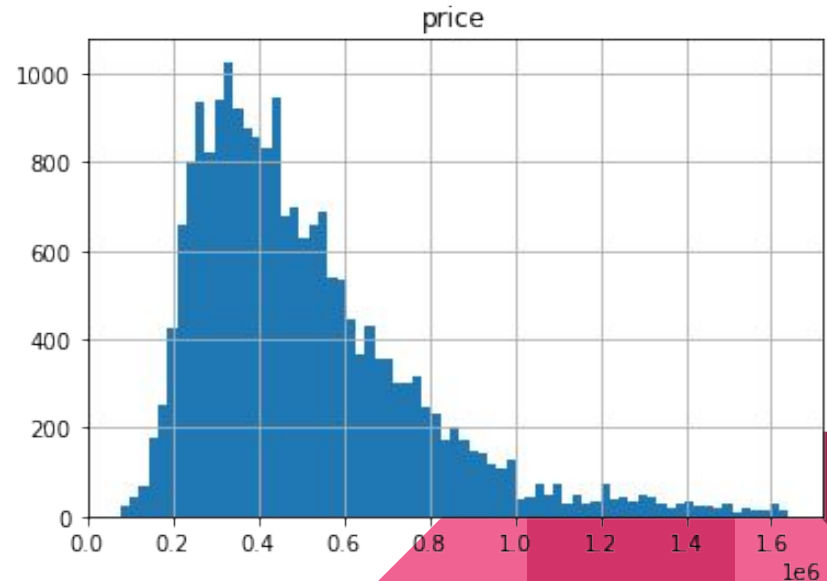 - Obtain results/recommendations

Histogram for Price

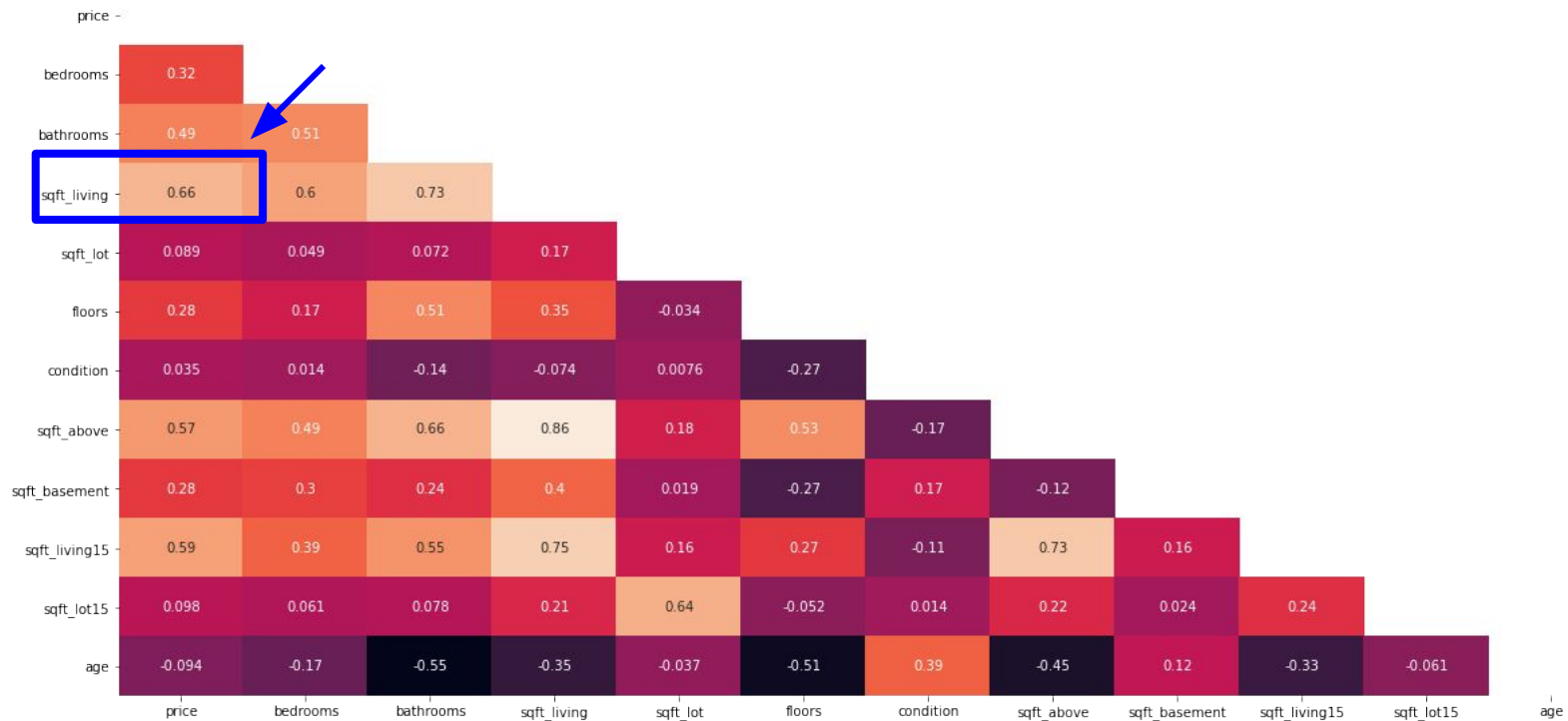**We decided to standardize the price by 3 standard deviations**
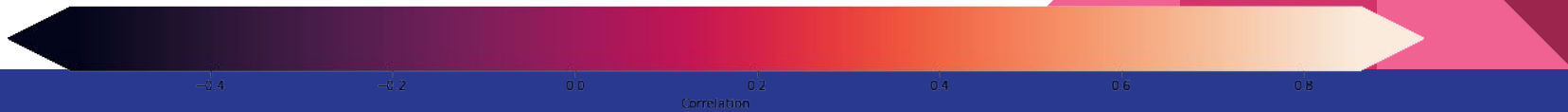
Before

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
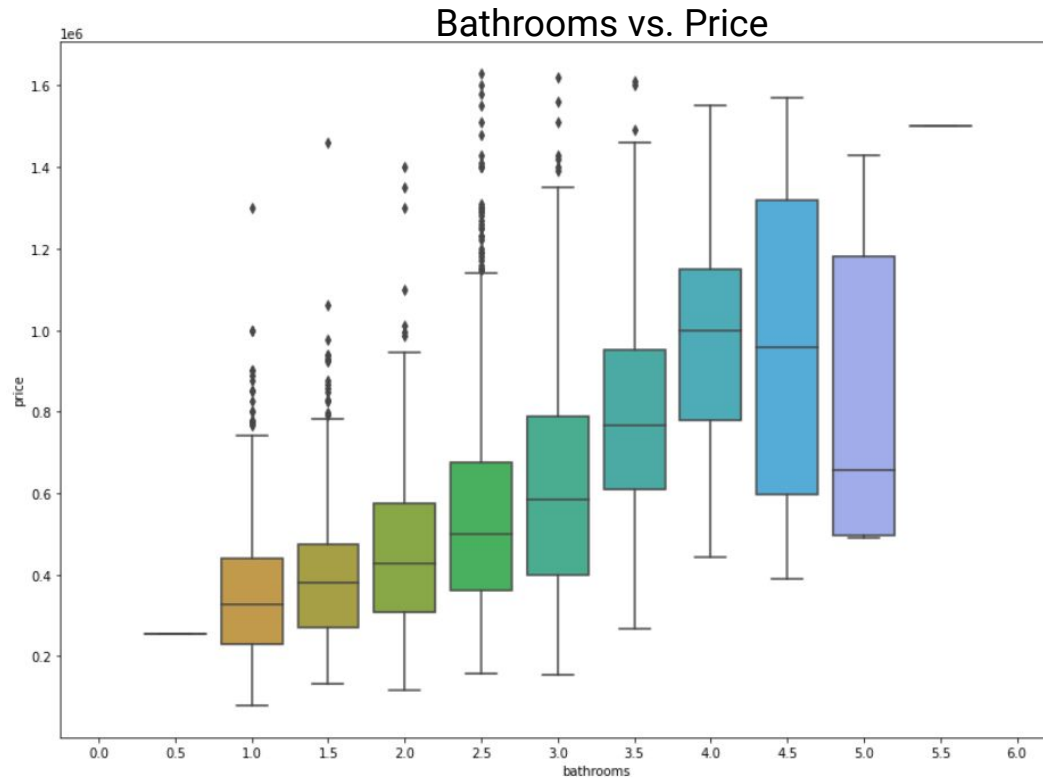
Bathrooms - number of bathrooms

- 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

Bathrooms vs. Price

Next Step…

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

Thank you

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