

Kings County House Sales

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Overview

What features of a house are a good way to predict the price?

Zipcodes

of bedrooms

Grade

Condition

Sqft of house/ property/basemnt

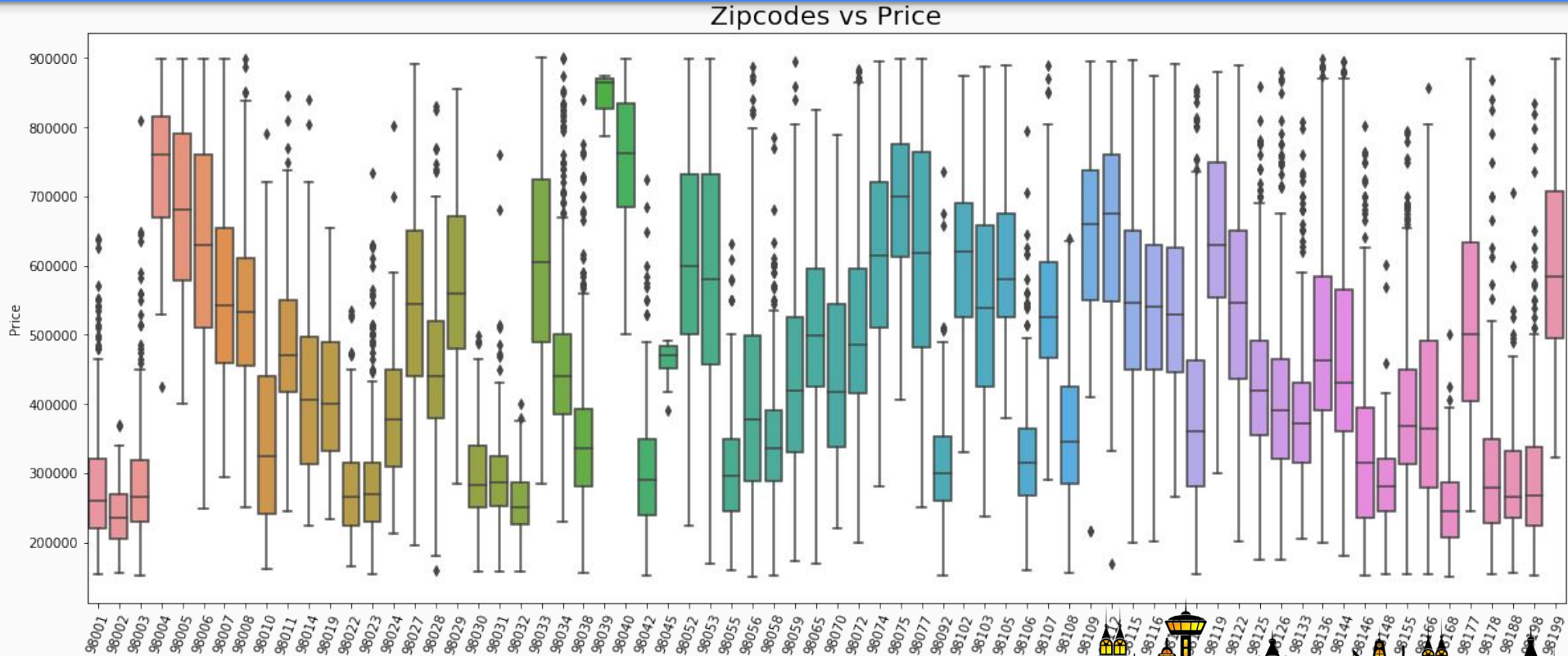
Year Built

Month

Floors

Model One: Zip code, month,
floors

Zipcode vs price

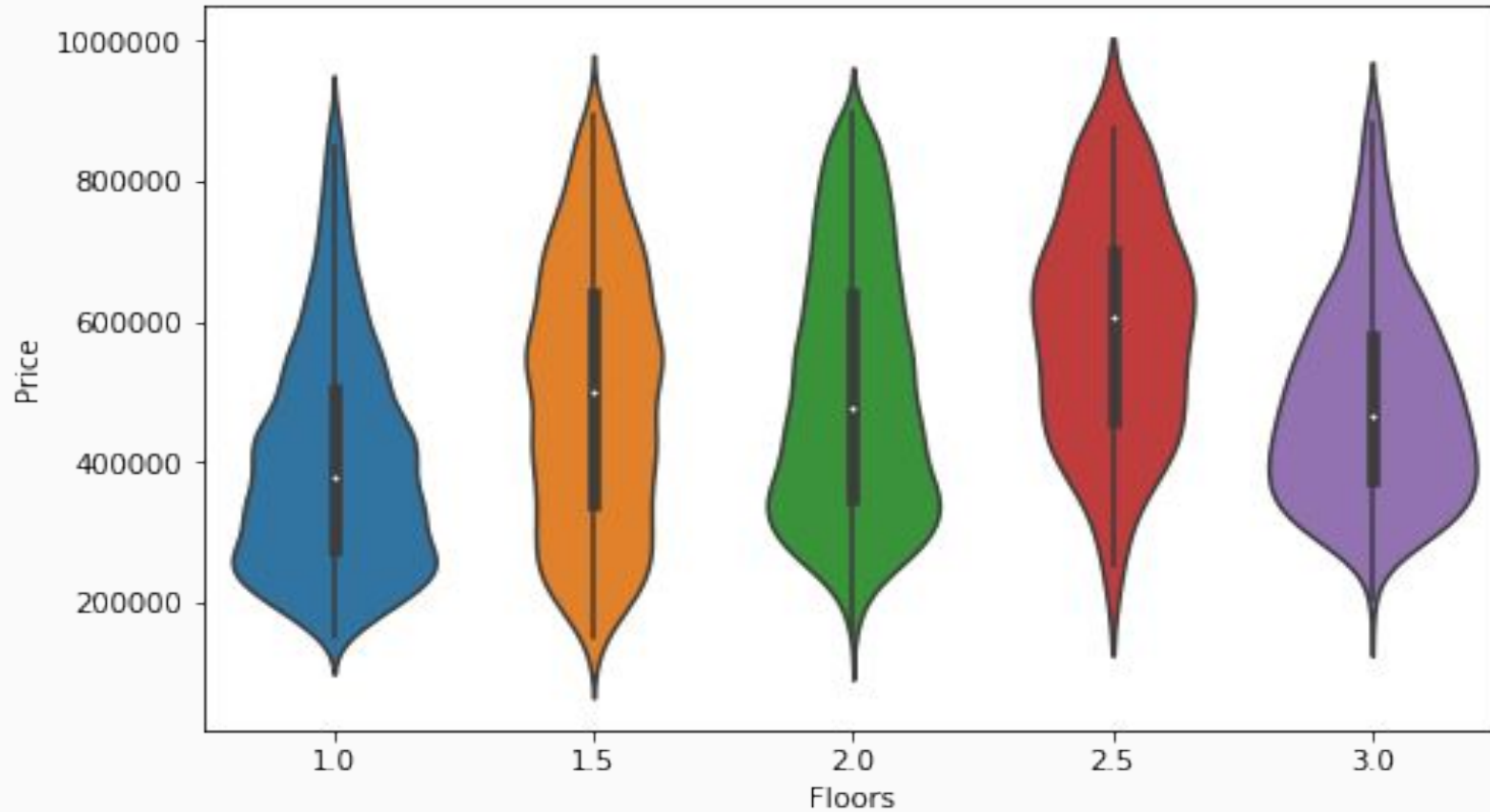


- Some zip codes have higher selling prices of houses than others.
- There are some relationships between the zipcode and the price.

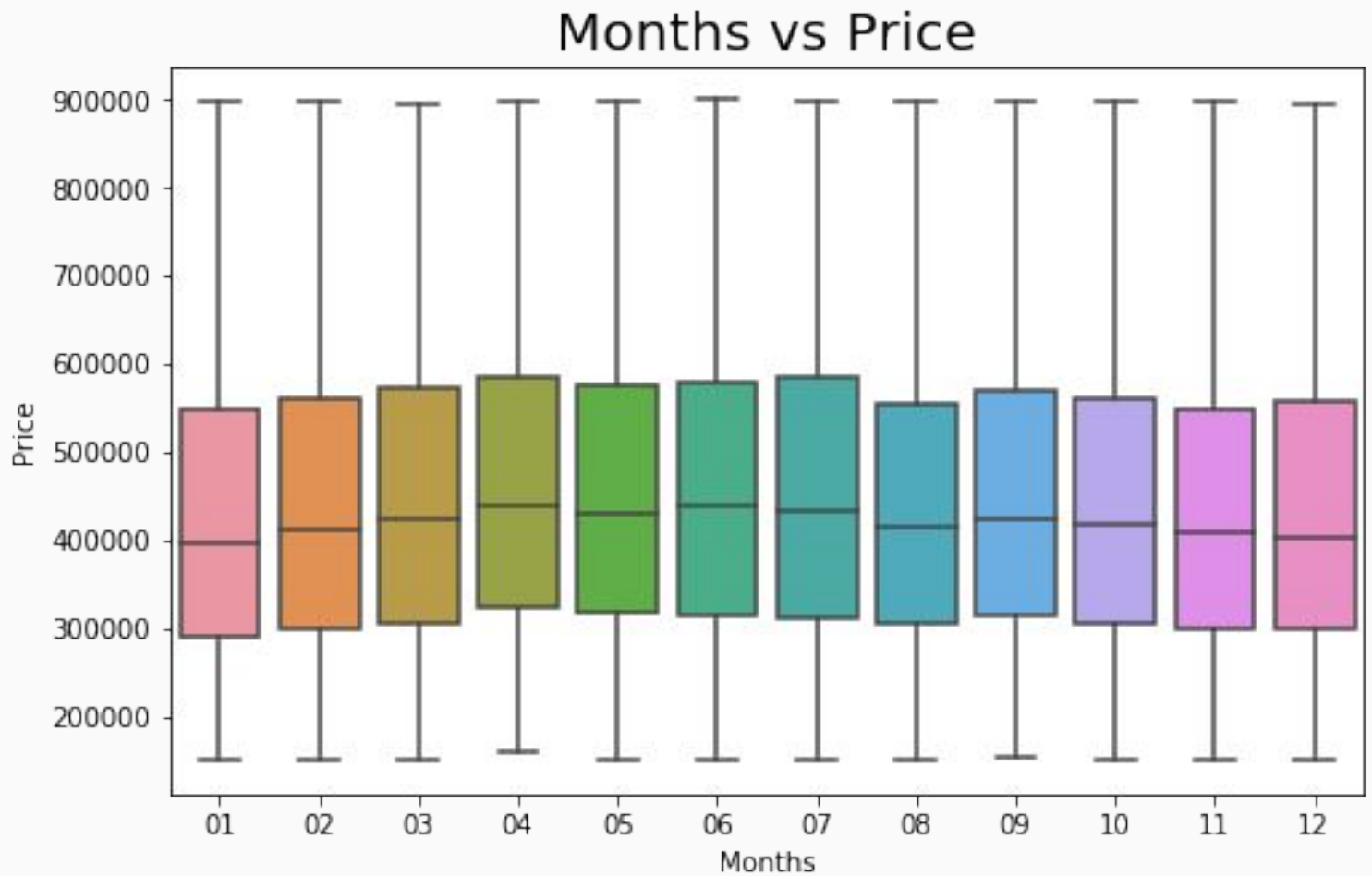




Floors vs Price



The number of floor in a house have a slight effect on the price of the house.



There is a much less significant effect on the month sold and price.

Model 1: How well can zipcode, # of floors and month predict price of house?

- Categorical features have small coefficient (effect) on the price alone
- Together categorical features have a bigger chance of predicting the price of homes

There is a 93% chance of predicting the price with these features in this model.

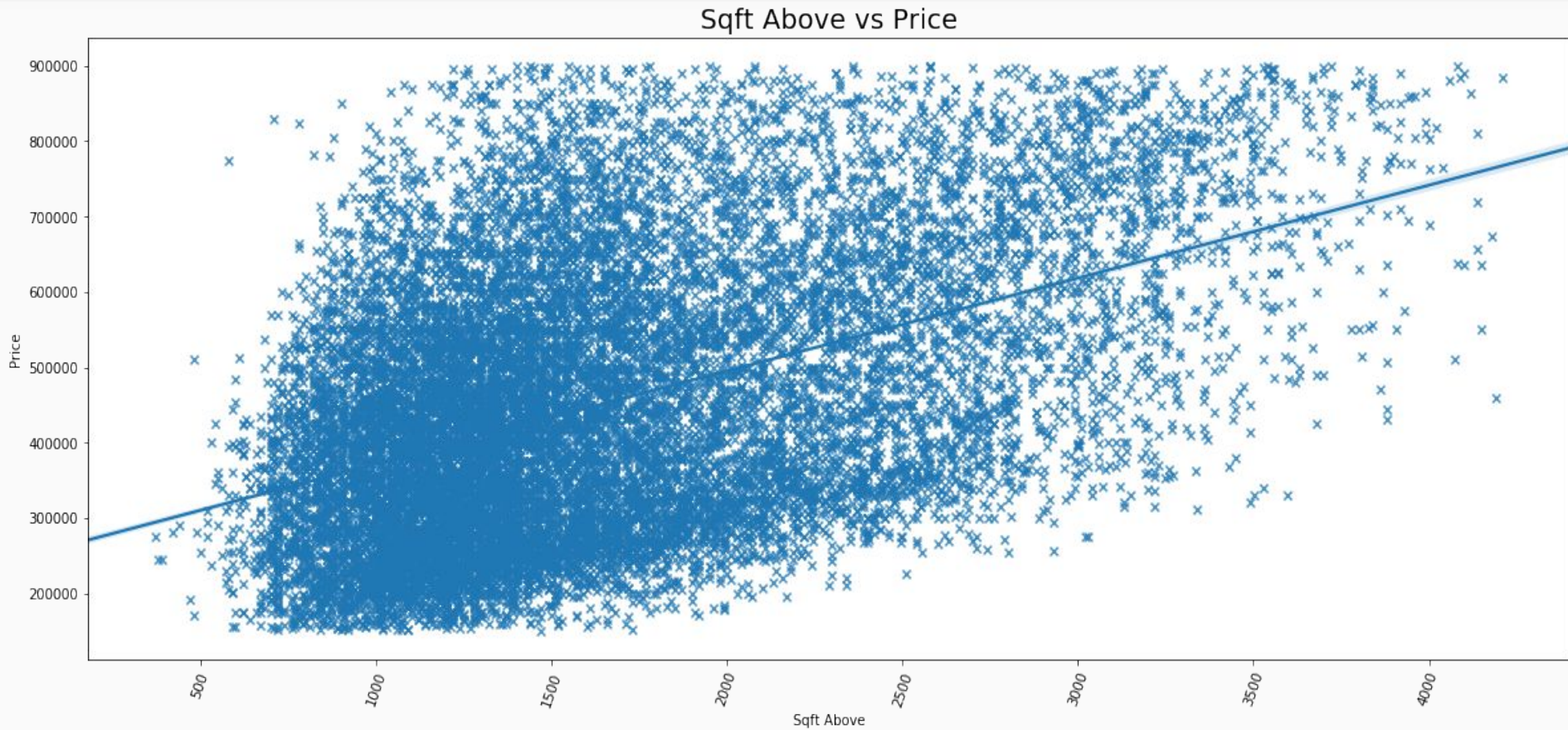


There is a \$117, 000 margin of error

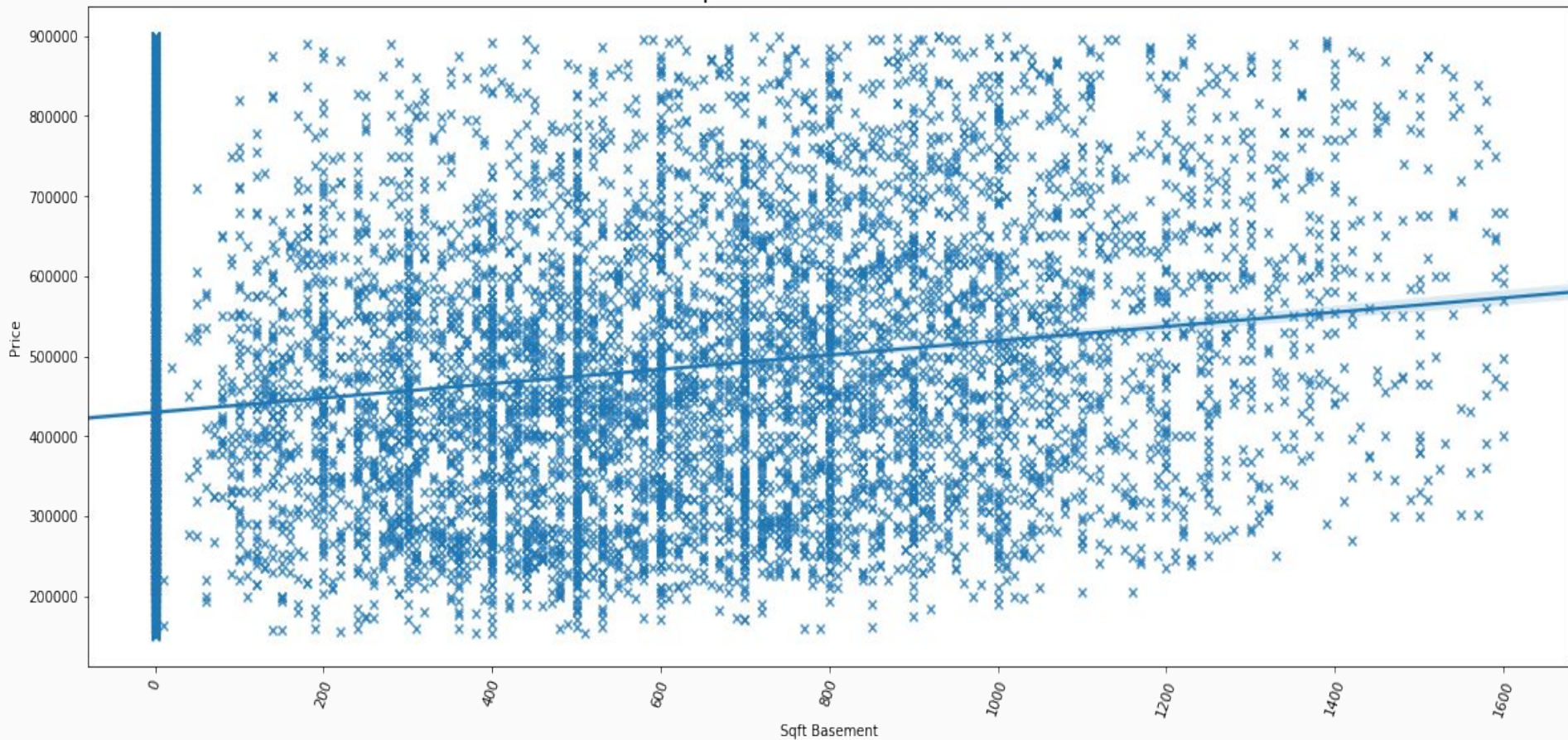


Model Three: Square foot above
and squarefoot below

Square foot Above



Sqft Basement vs Price



Square Foot Basment

- Basement coefficient - 229.20
- Square foot above coefficient - 213.41

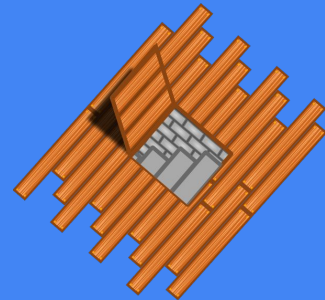


Model 3: How well does square foot of the basement and the squarefoot of the house predict the price?

There is a 89% chance of predicting the price with these features in this model.



There is a \$145, 000 margin of error



Goals for next meeting

1. Get more information on waterfront/views homes
2. Get more information on the missing basement values
3. Create new features to use for better overall predictability