# King County Housing Prices

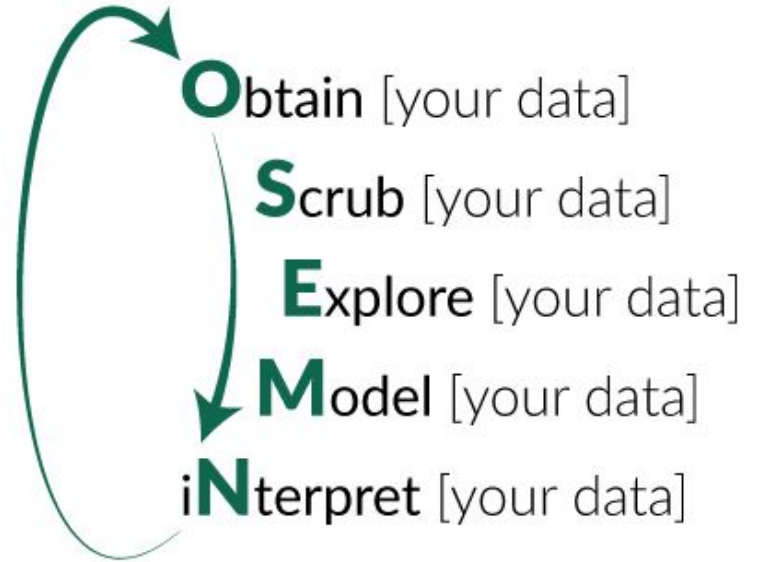Linear Regression Analysis
Savannah McAmis

# Objectives

- Use exploratory data analysis to gain insight into the KC housing market

- Determine the features of a home that best predict the sale price

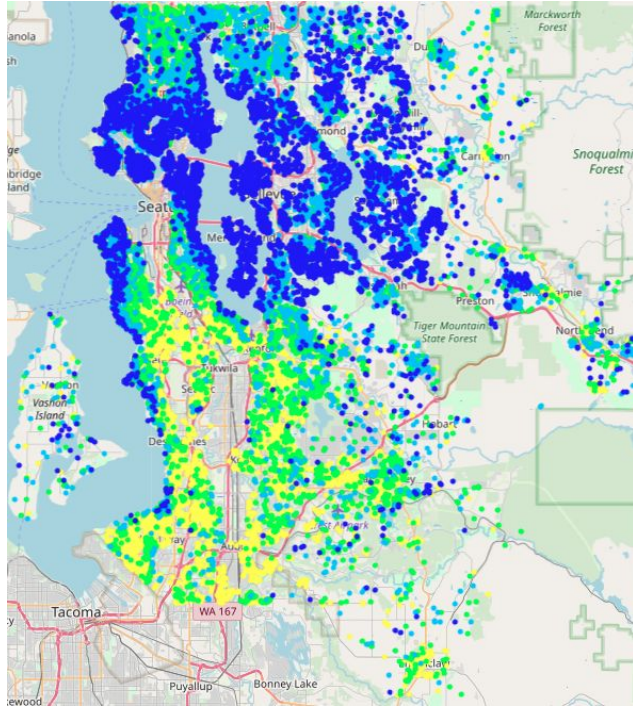- Build a model to predict home prices with the optimal predictors

# Methodology

- Obtain and clean the data

- Explore the data through visualizations

- Build and test the regression model

- Analyze the results

**O**btain [your data]

**S**crub [your data]

**E**xplore [your data]

**M**odel [your data]

i**N**terpret [your data]
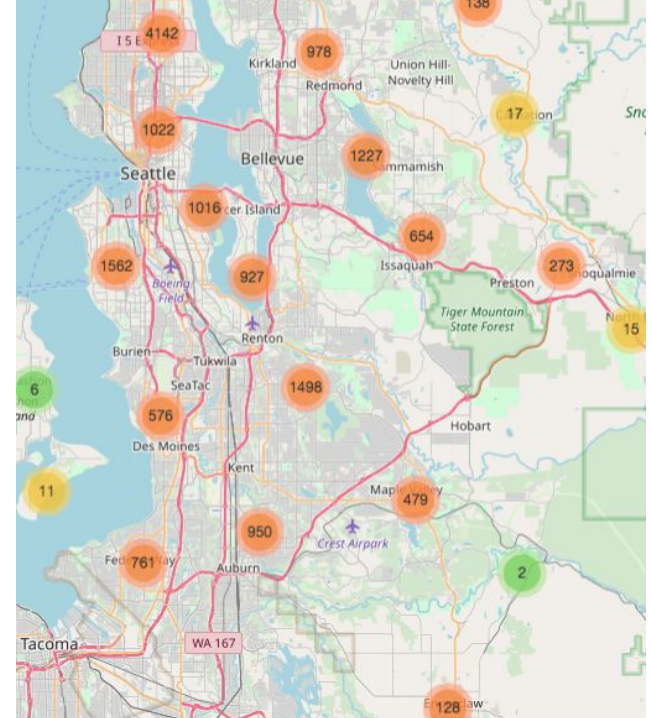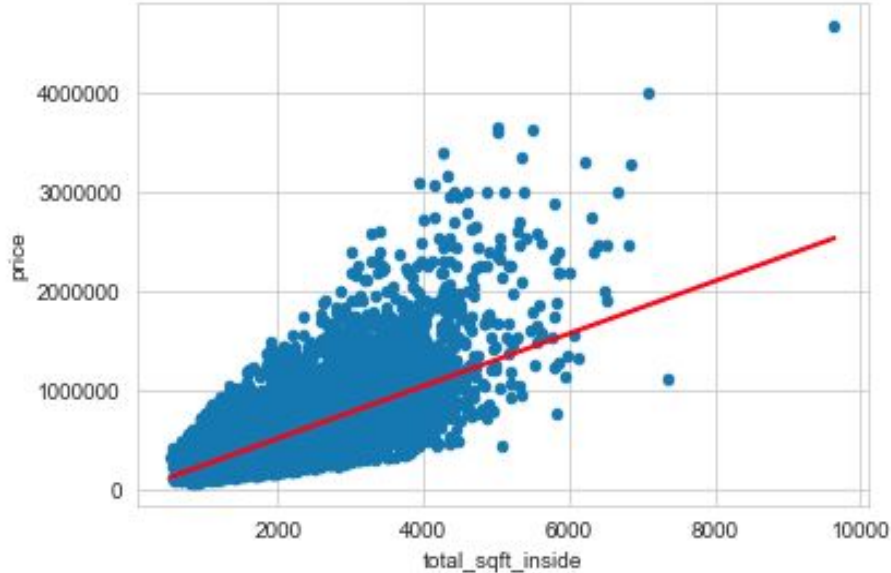
# Location, location, location



Left map

- Price distribution by location
- Blue = most expensive quartile
- Yellow = least expensive quartile

Right map

- Geographic distribution of house sales
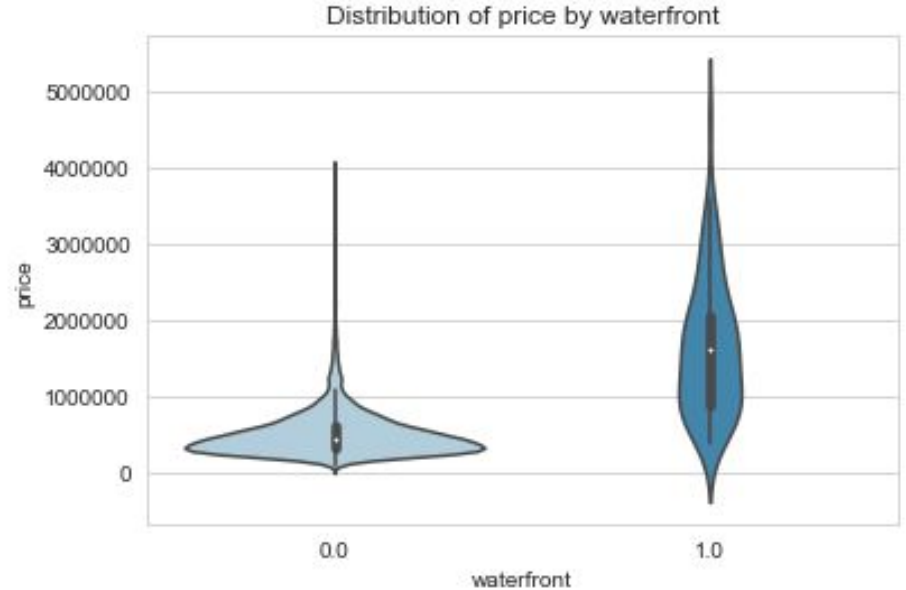
# Effect of house size on price



- Overall positive relationship

- Size of home affects price more than size of lot

- The larger the home, the harder it is to predict price with linear regression

# Results of Modeling

Best predictors of price

- Total square footage of the home

- Location (especially waterfront)

- Age of home
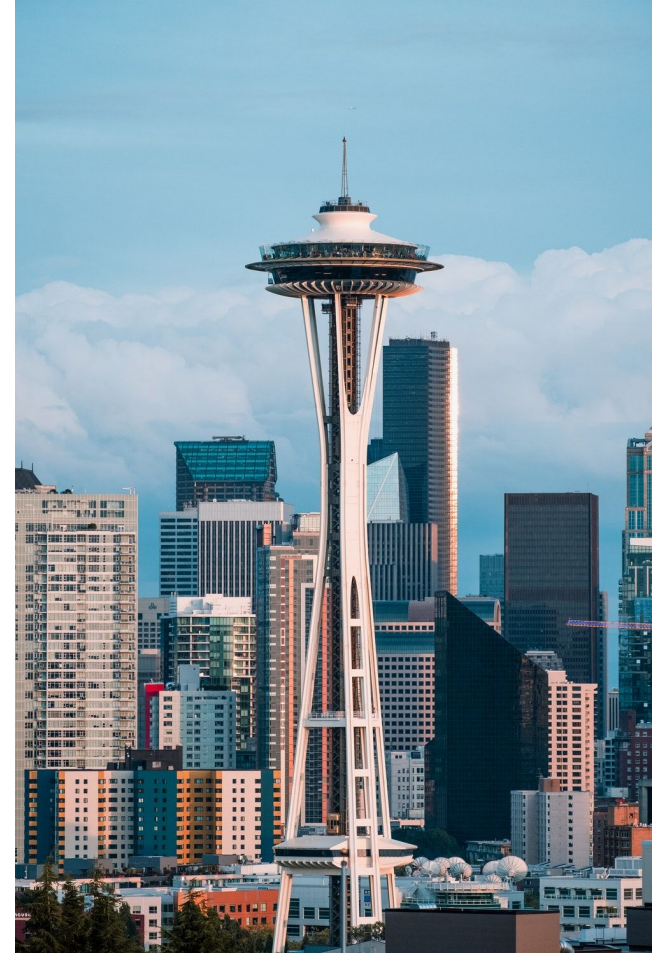
Distribution of price by waterfront

# Future Investigations

- Analyze location by zip code

- Incorporate grade or condition of home

- Use feature selection methods

Image sources:
https://www.racialequityalliance.org/wp-content/uploads/2016/10/assessors_social-1.jpg
https://images.unsplash.com/photo-1542223616-9de9adb5e3e8?ixlib=rb-1.2.1&ixid=eyJhcHBfaWQiOjEyMDd9&w=1000&q=80

# Thank you

Are there any questions?