

King County Real Estate

A MULTIPLE LINEAR REGRESSION
MODEL ANALYSIS

BY JOE SANCHEZ



INTRODUCTION



KING COUNTY OFFERS
970,301 HOUSING UNITS



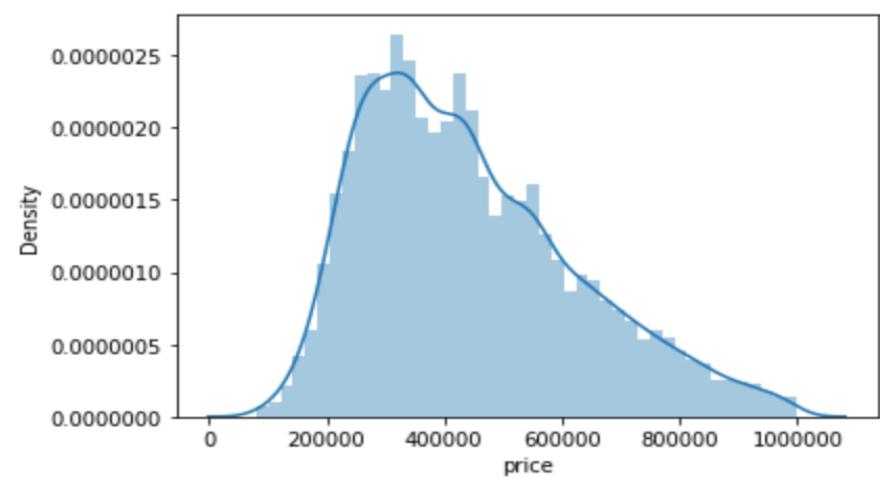
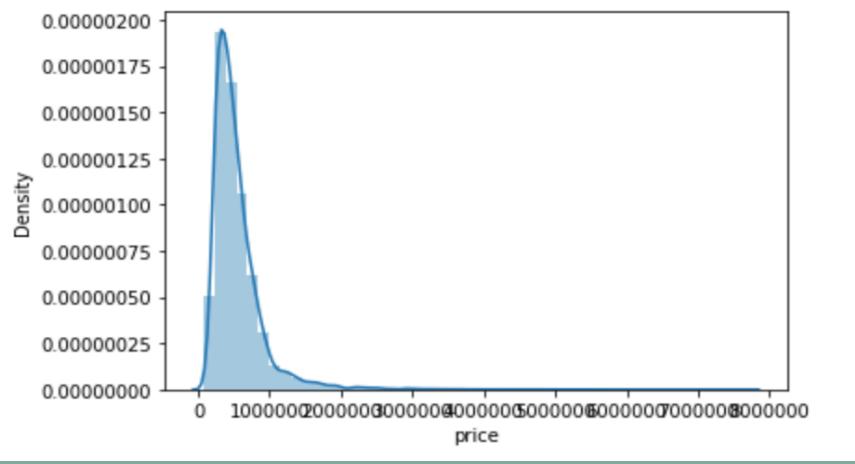
MODEL IS TESTED ON A
SAMPLE OF 14,208 HOUSING
UNITS



MEDIAN HOUSING COST IS
\$549,200

LIMITATIONS

Targeting Middle Class Demographic



Houses cost under 1 Million

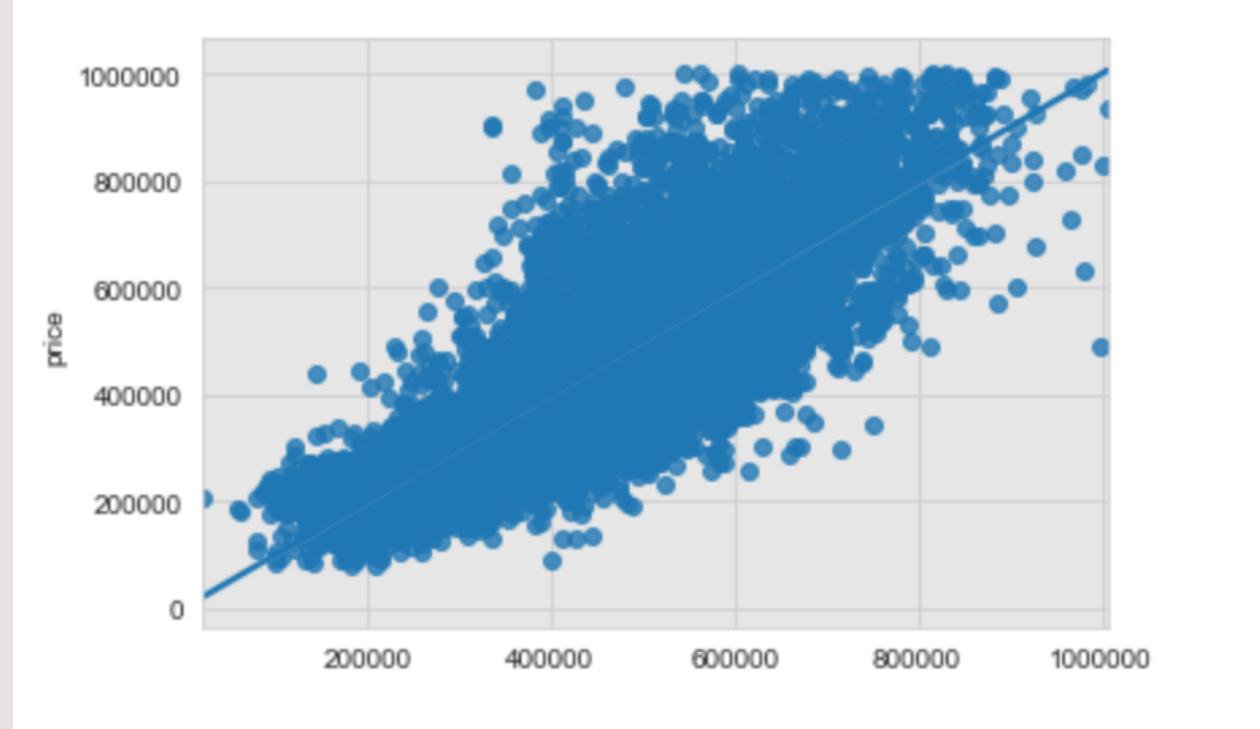
Less than 7 bedrooms

Less than 6 bathrooms

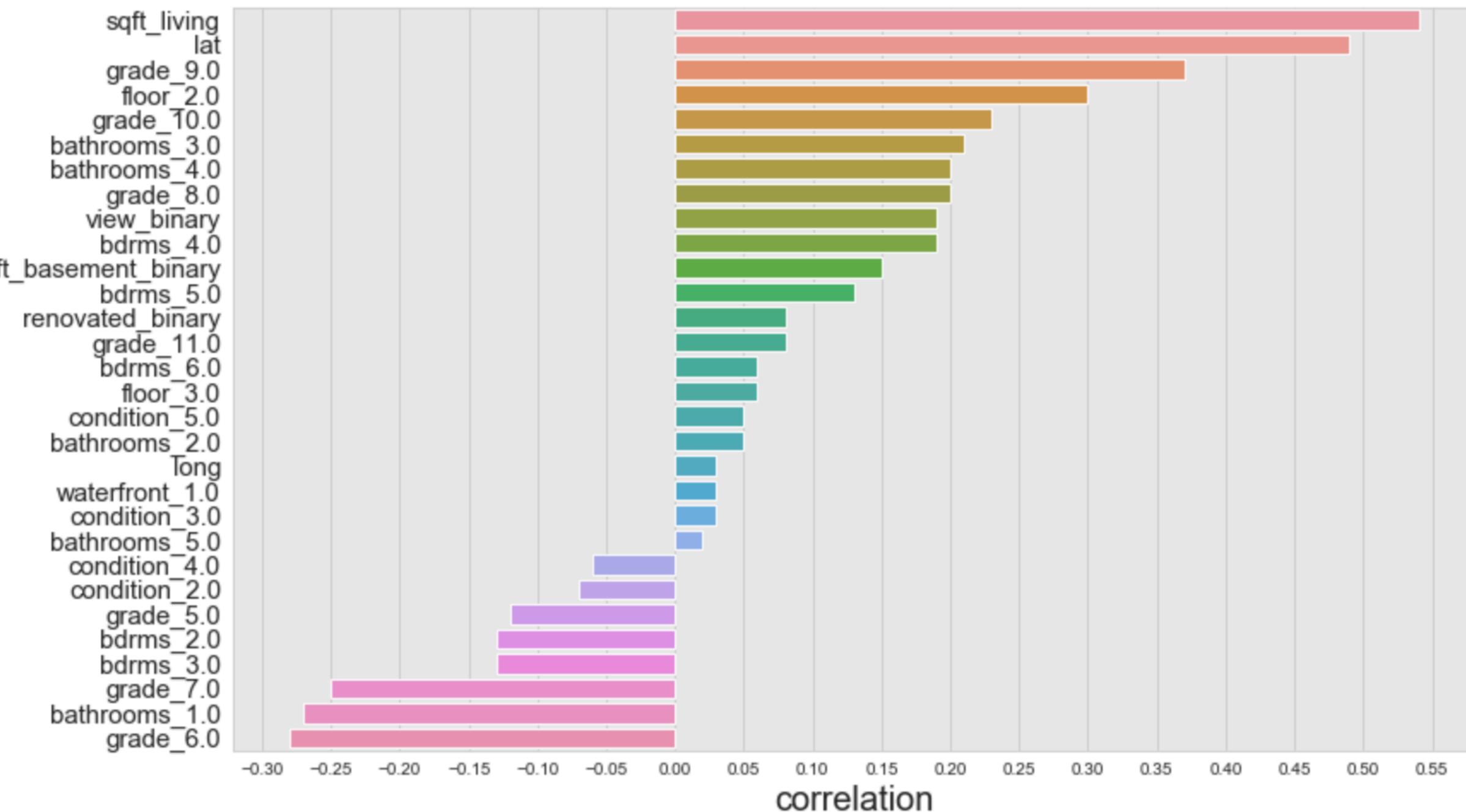
Less than 3 floors

Less than 6,000 square footage

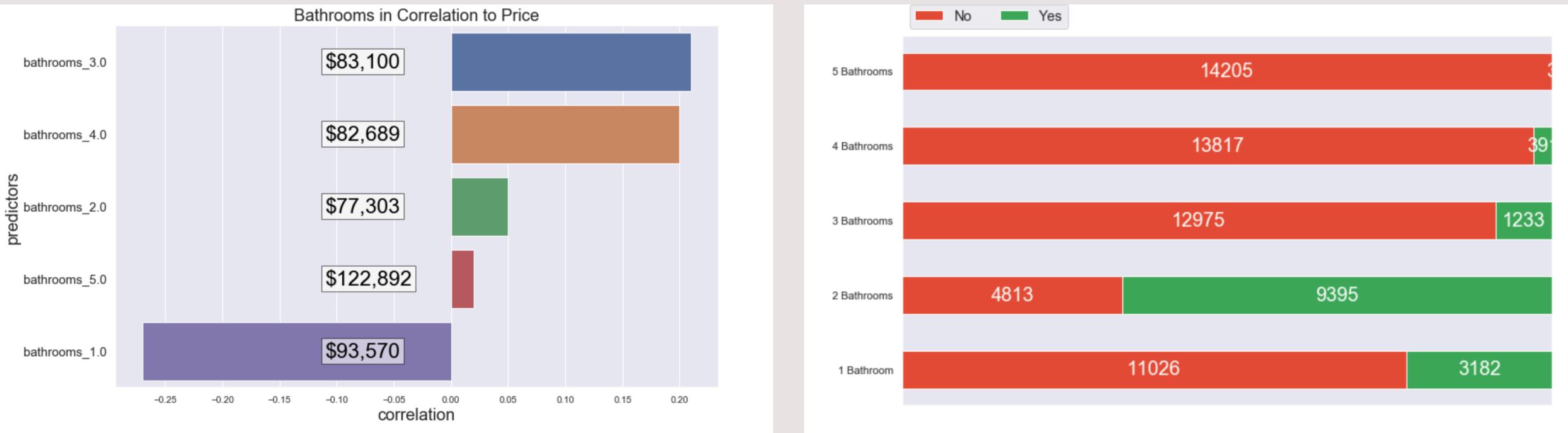
MODEL RESULTS USING MULTIPLE LINEAR REGRESSION



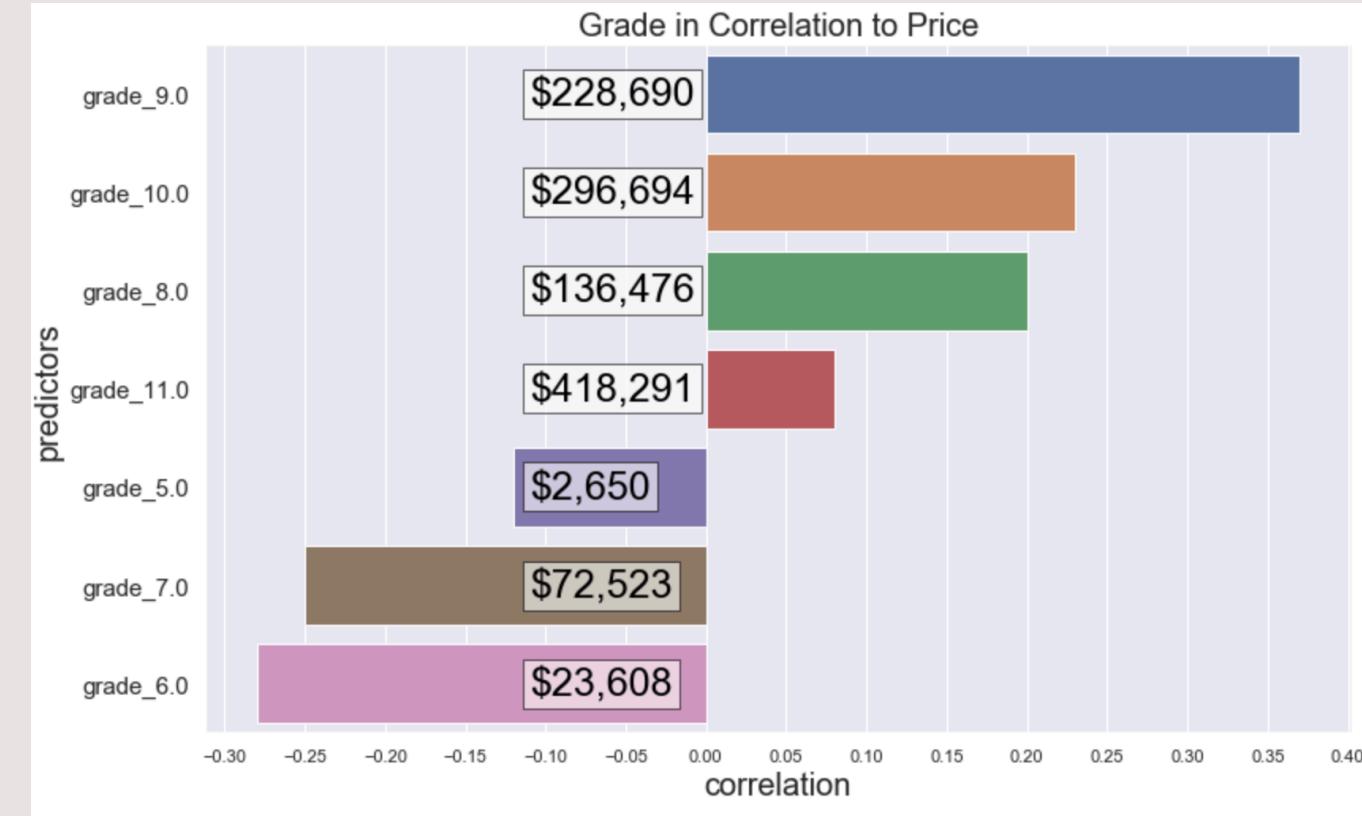
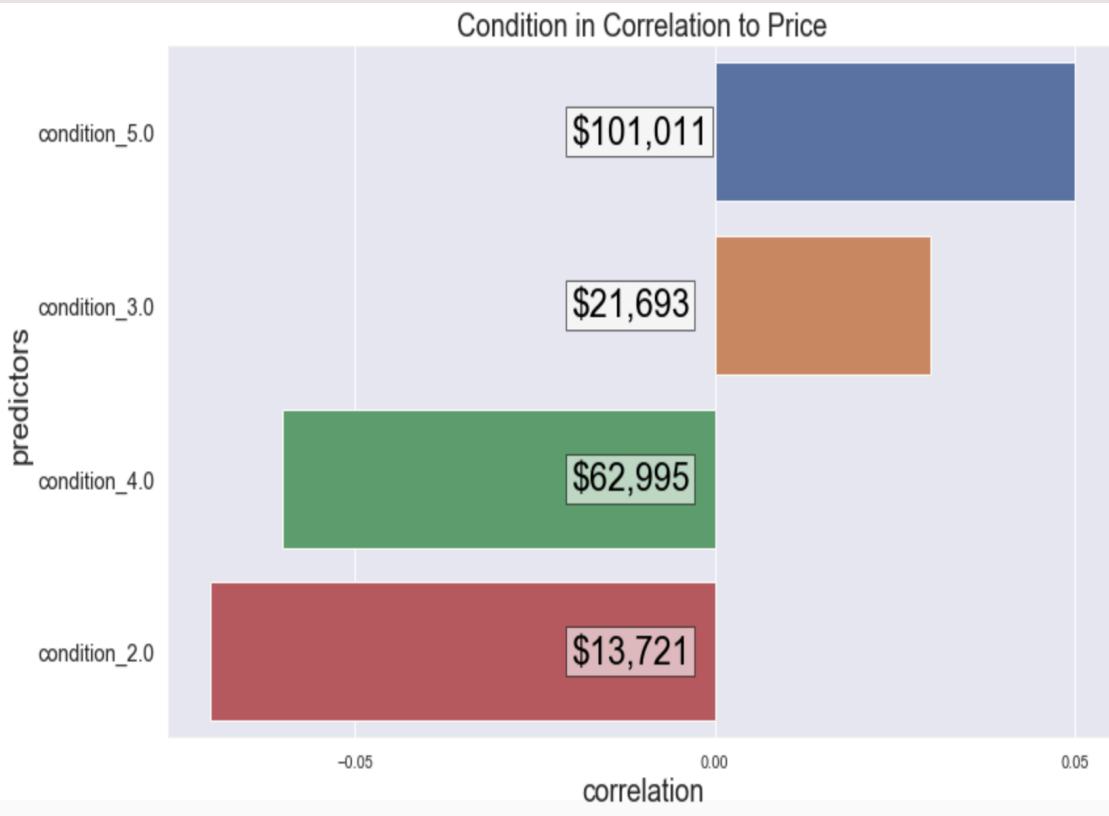
Predictors in Correlation to Price



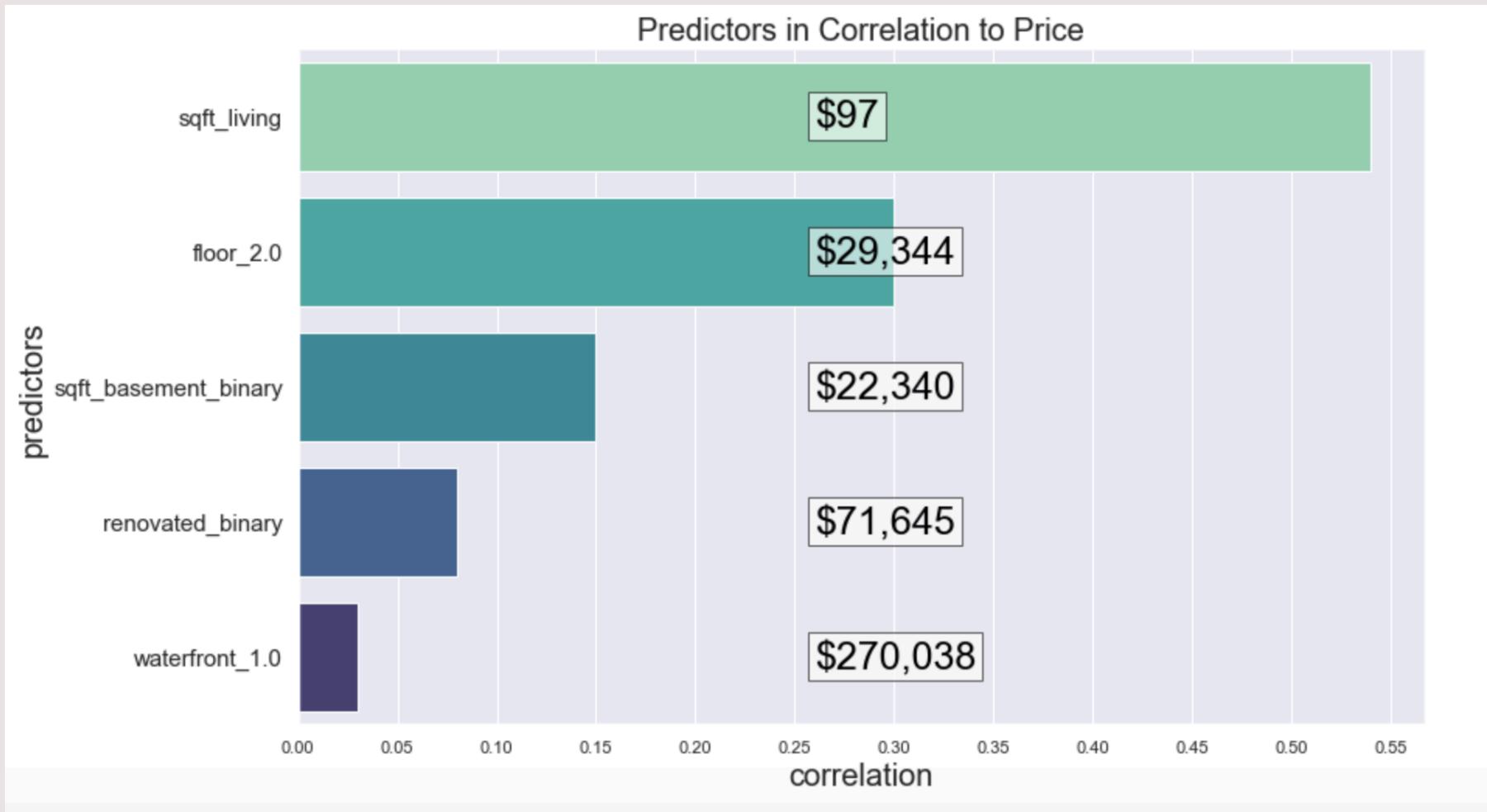
HOW DOES THE NUMBER OF BATHROOMS IMPACT HOUSING PRICE?



WHAT IS THE DIFFERENCE BETWEEN GRADE AND CONDITION ? HOW DOES THIS AFFECT PRICE?

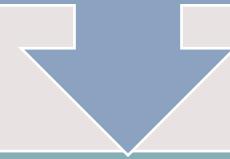


WHAT ARE THE MOST SIGNIFICANT FEATURES REAL ESTATE AGENTS NEED TO KNOW ABOUT?

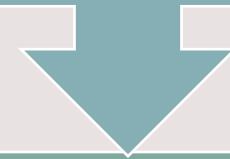


RECOMMENDATIONS

Lat and Long are both individual columns of the dataset. Combining these two columns respectively may result in significant results.



Date is included for each house. The date intel's when the house was bought. Further analysis may prove beneficial to the R^2 value.



Zip code was also included with each house. Although it's not common for home buyers to research zip codes specifically, the feature may show underlying significance to the overall model.

FUTURE WORK

Dummy variables were used to dive deeper into the categorical columns



Choosing a test size was based off a basic rule of thumb, using 25% as a test size

THANK YOU!

