

# bnittalee / KC-Housing-Price-Project

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## King County Housing Prices: A Multiple Regression Analysis



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### Overview

Compass Real Estate wants to host a class for homeowners who are interested in selling their home. This analysis will be focusing on the King County House Sales dataset to find information on ways to increase the value of their home.

### Questions

1. Which features are most highly correlated with price?
2. Which feature has the strongest correlation with the value of a home?
3. Does grade or condition of a house contribute to the value of a home??

## Data

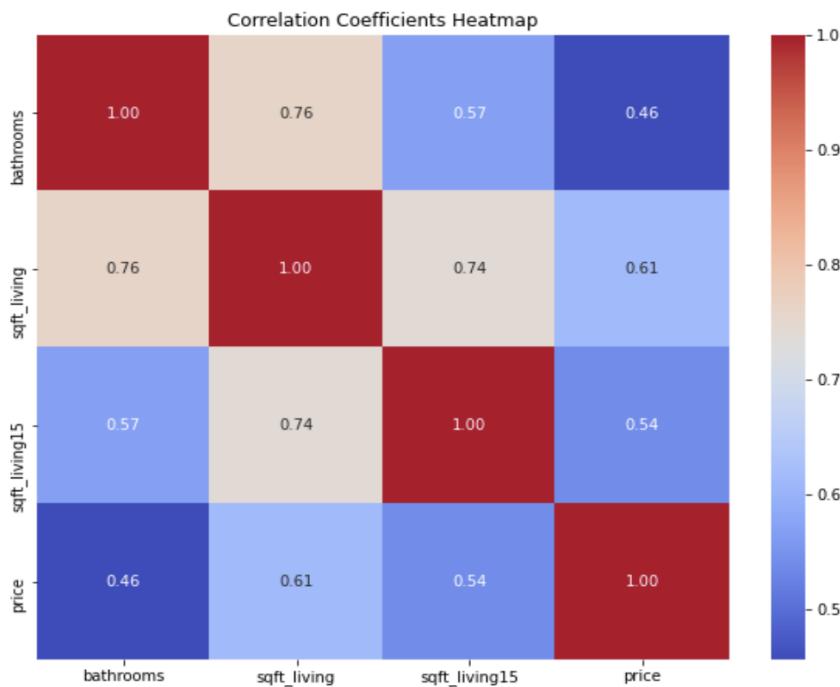
The King County Housing Data Set includes information about the size, location, condition, and other features of houses in Washington's King County. The dataset and variable descriptions can be found on [Kaggle](#).

## Methods

Methods included preprocessing the data, performing a train-test split to create a linear regression models with price as the target variable.

## Results

The heatmap and the scatterplot matrix of the correlation coefficients between the the value of a home and features (bathrooms, sqft\_living and sqft\_living15, helps visualize the correlation with price. According to the correlation coefficients, sqft\_living has the strongest linear relationship with price while the number of bathrooms is the lowest.



## Recommendations

If homeowners are able to, they should expand the square footage of their home and build additional bathrooms. Another focus is the grade or construction quality of the home. Homes with higher design quality have more value. And the condition of the home should have no signs of damage or repair.

## Limitations and Next Steps

There was a lot of preprocessing and variables we had to perform log transformations on variables to satisfy regression assumptions. Therefore, the model may not accurately predict a home's value. A future analysis could include looking at data in other counties and using an updated dataset. King County is also a huge county and it would be better to narrow down different areas within King County to get better results.

### For more information

For additional information, contact Brittney Nitta-Lee at [bnittalee@gmail.com](mailto:bnittalee@gmail.com)

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