

*LDLS Inc.*

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# Helping Homesellers in Kings County Find the Real Value of Their Home

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An analysis for predicting  
home prices and values

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# The Problem

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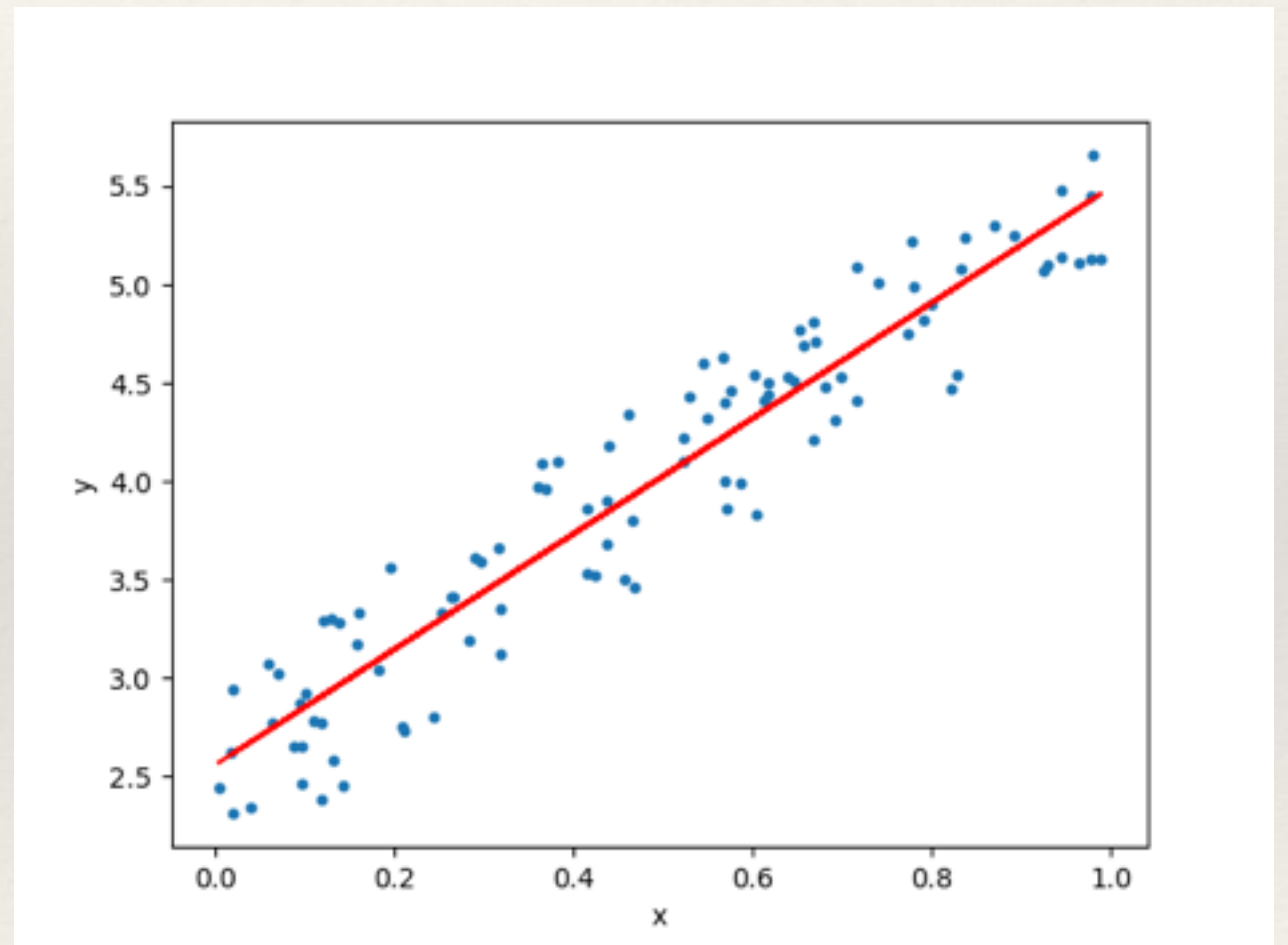
- ❖ Unlike many assets in America, there are so many quantitative and qualitative factors that can go into the value of a home
- ❖ Everything from the square footage of the basement to the quality of the view of the house property can impact the value of a house
- ❖ This leaves thousands of homeowners in Kings County unable to find the true value of their homes in an easy, accessible way

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# The Approach

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- ❖ We used data science to create a formula that estimates the value of a home by taking all the different factors to estimate the value of the home
- ❖ Using a technique called linear regression, we create a line estimate that can estimate the value of each home





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# Factors Considered

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- ❖ We considered many different variables for our model
  - ❖ Location - Zipcode, Latitude, and Longitude
  - ❖ Property - Square footage of the lot, waterfront, and view
  - ❖ Home - Bedrooms, Bathrooms, Square footage of living, floors
  - ❖ Quality - Year built, any renovations, condition, and grade

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# Significant Factors

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- ❖ Location was important: both zipcode and latitude and longitude
- ❖ Waterfront and view were found to be important factors but not the actual square footage of the lot
- ❖ All of the factors from the house were important: square footage, bedrooms, bathrooms
- ❖ Age ultimately was not important, but condition and grade were

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# Results

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- ❖ We have a model that can account for 83% of the value of your home with a few basic pieces of information
- ❖ The other 17% is from factors we can't account for, these could be factors like history of the property, style, and other intangible qualitative factors.