



King County Housing Prices

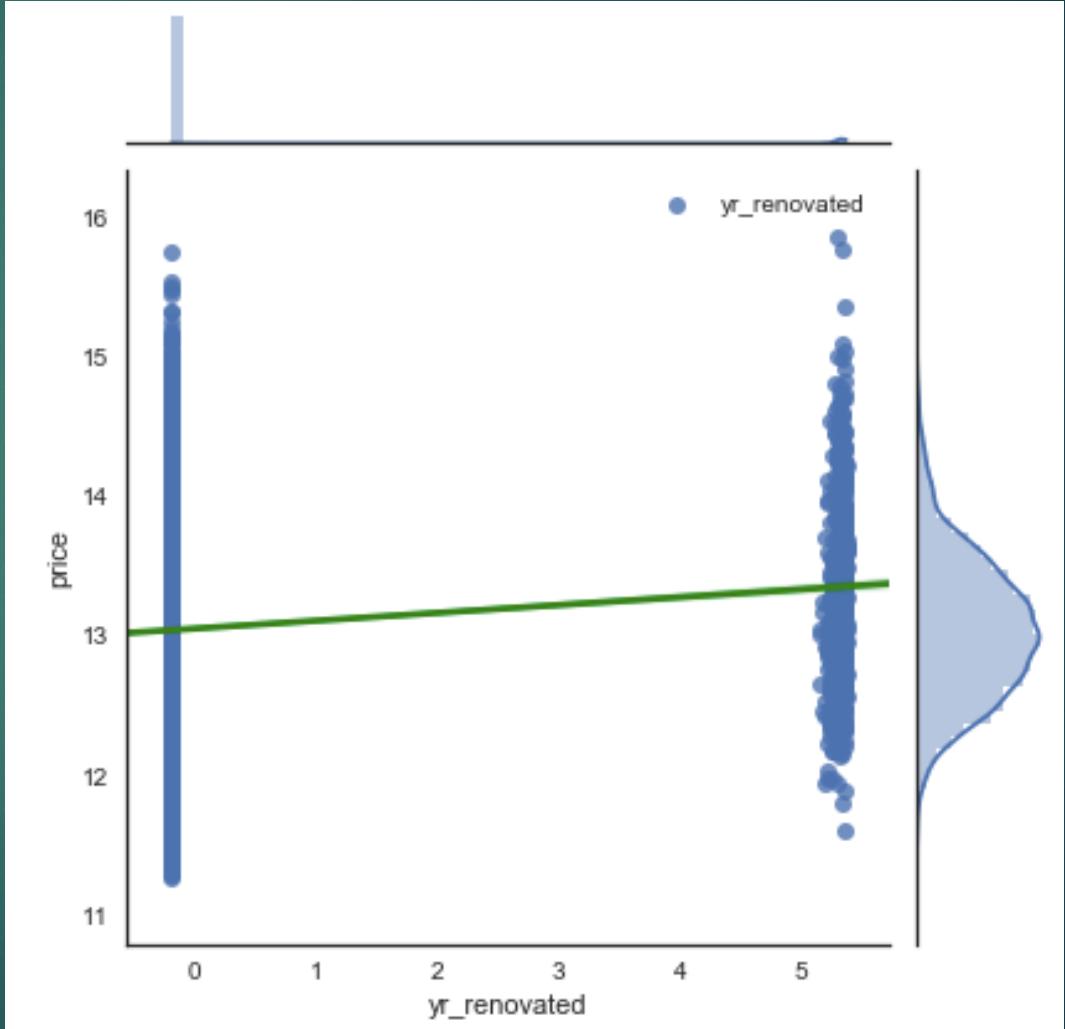
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Methodology Overview

- ▶ **OSEMiN** Framework:
 - ▶ **Obtain:** Create a DataFrame of the housing market with relevant variables
 - ▶ **Scrub:** Clean the data so it can be modeled properly (deal with null values/encoding)
 - ▶ **Explore:** See how the data is distributed & transform so our model is interpretable
 - ▶ **Model:** Find what variables are most important and fit a model to achieve our goals
 - ▶ **iNterpret:** Draw conclusions

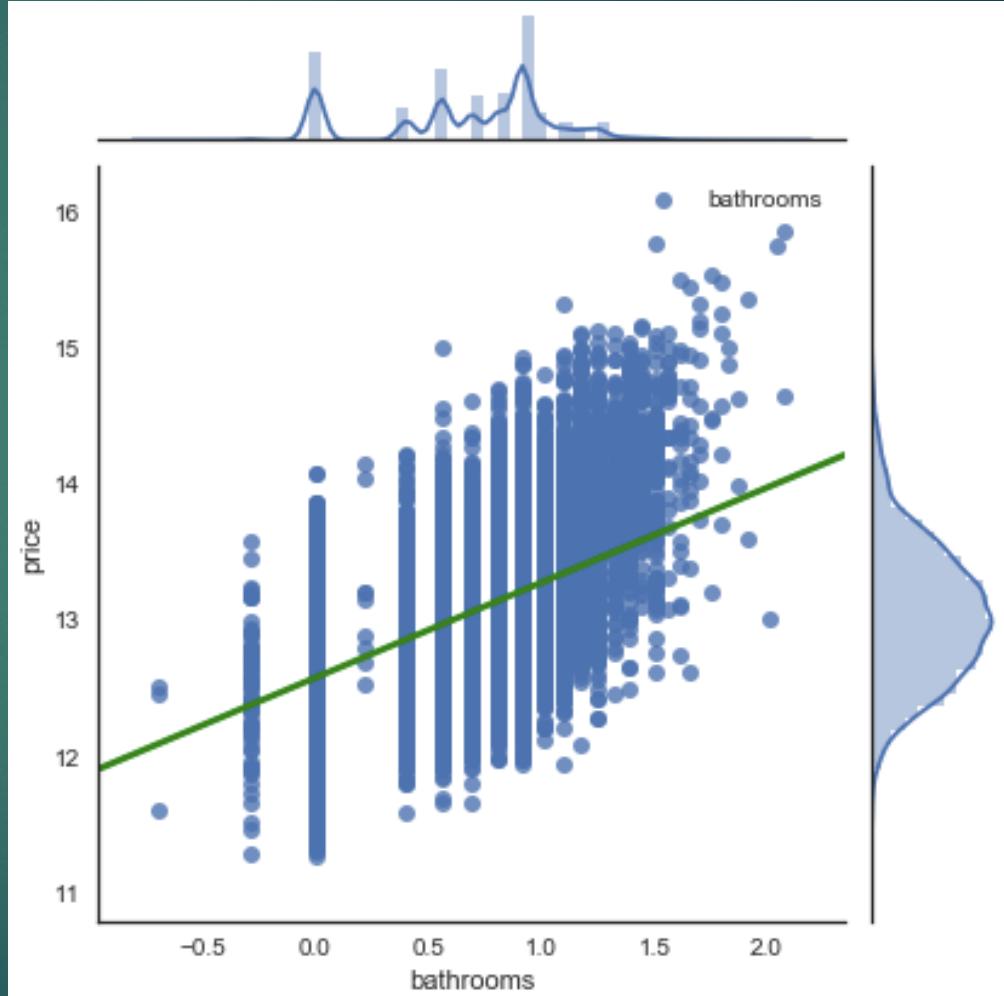
What We Found:

- ▶ Renovation:
 - ▶ Not used in our final model and has little correlation with price
 - ▶ Homes that were not renovated were listed at generally similar prices as those that were



What We Found:

- ▶ Bathrooms:
 - ▶ Used in our final model
 - ▶ More bathrooms = Higher sale price



More Findings:

- ▶ Most influential factor:
 - ▶ Zipcode – If you're in 98039, you're lucky. If you're in 98023, not so much.
 - ▶ Being in 98039 increases your home's value by 95% while being in 98023 decreases it by 39%



Recommendations:

- ▶ Do not renovate. This will be costly and not greatly impact your sale price
- ▶ Instead, add a bathroom!



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