



Data Science

Module 1 Project

Chelsea Power



King County Housing, USA (2015)

What factors influence the price of a house in this area?

How does location impact housing?

What factors have little to no influence on the price of a house in this area?



The most influential factors on housing price

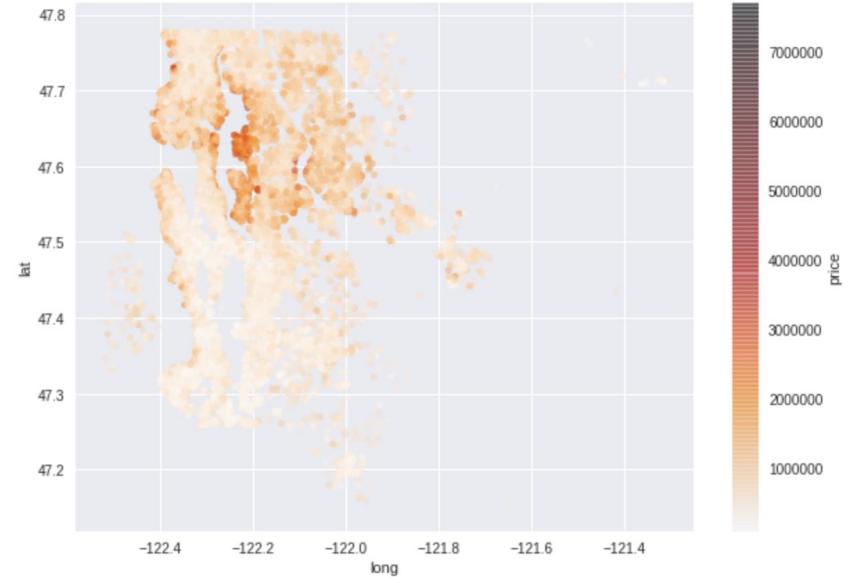




Definitions

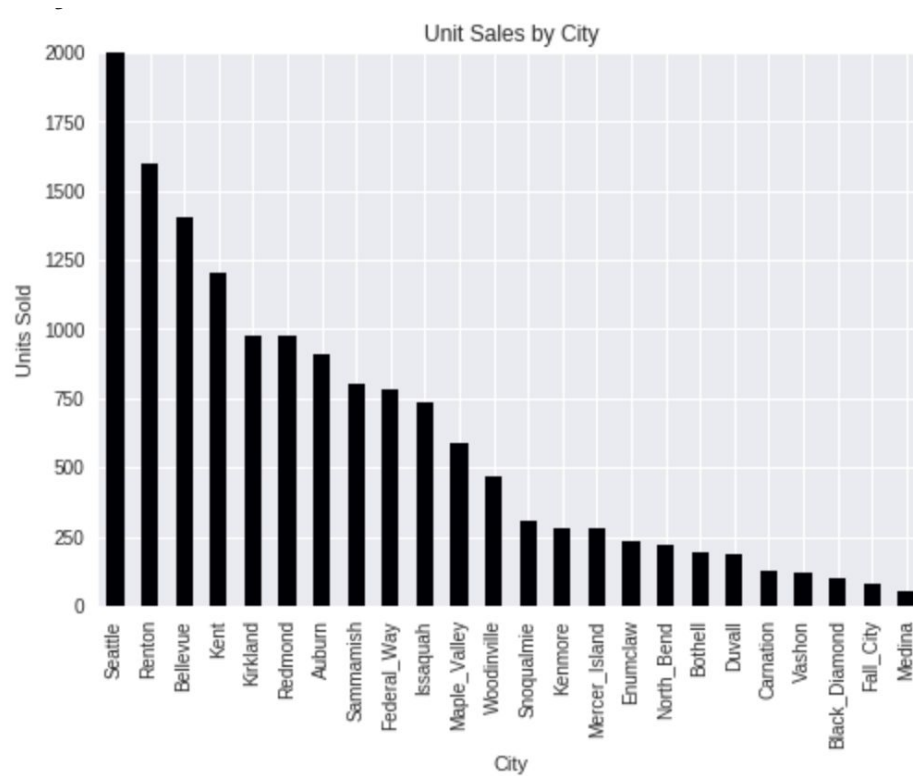
- **yr_built** - The year the house was initially built
- **sqft_above** - The square footage of the interior housing space that is above ground level
- **sqft_living15** - The square footage of interior housing living space for the nearest 15 neighbors

How does location impact housing?





How does location impact housing?





The least influential factors on housing price



Grade



View



Conclusion

The most influential variables were selected because they have the most direct impact on price and do not have an influential relationship to each other.

The heatmap price chart and city ranking by sales show how area impacts the housing price.

The least-influential variables were selected because they have no influential impact to each other and/or do not have a strong/direct impact on price.



Next Steps

Additional analysis can be conducted on the best time of the year / season to buy a house based on the number of sales per zip code.