# Analysis of Residential Sale Price in King County

## MODULE 2 PROJECT

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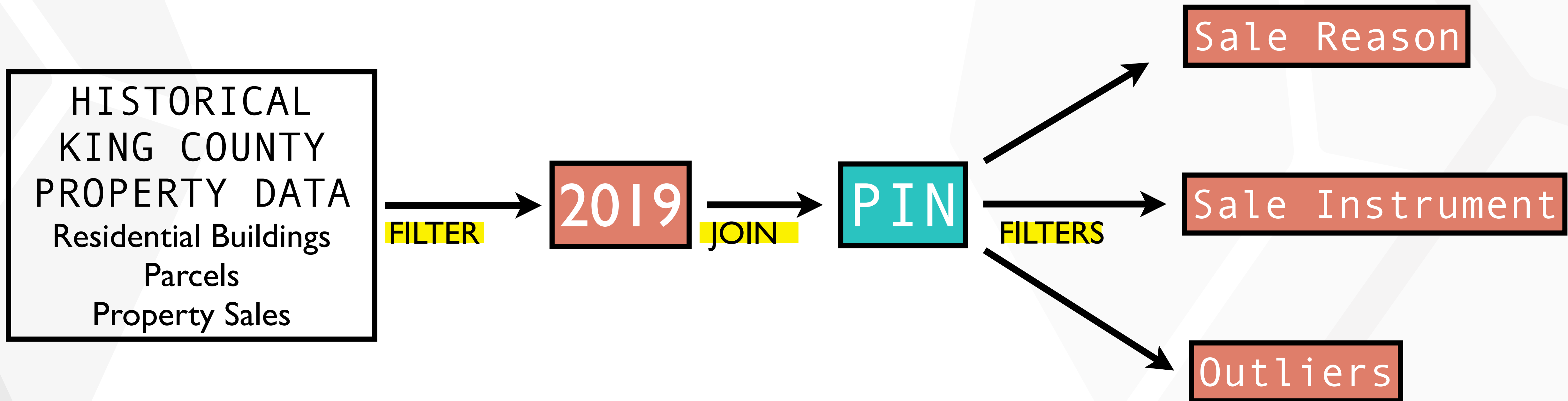
# Overview

**Goal**

Interpret Real Estate data from King County and provide insight on factors that influence residential sale prices

**Audience**

- Homeowners
- Potential Homeowners

# Data Exploration

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- Source: King County Department of Assessments, Property Valuations

# Data Analysis

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- MODELS: Linear Regression (LR) and
  Multiple Linear Regression (MLR)

- METHOD:  Ordinary Least Squares (OLS)

- ACCURACY: Assumption checks

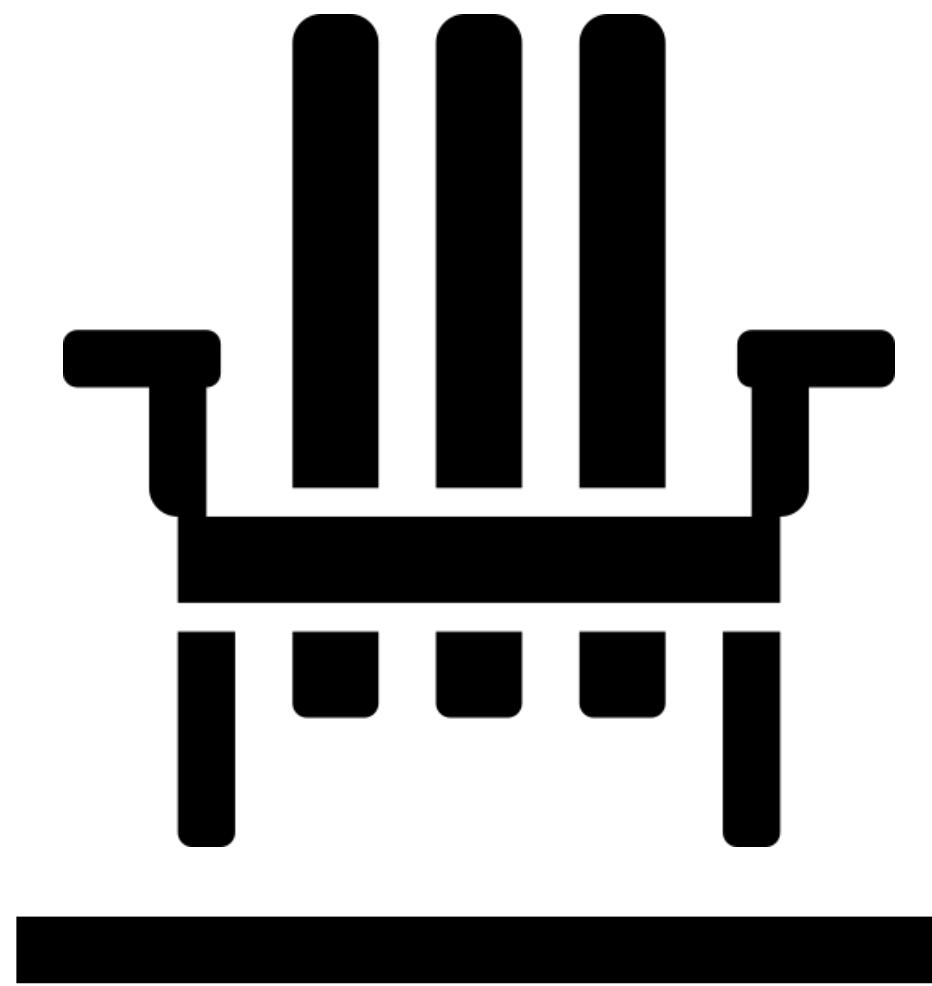INDUSTRY CLAIM

# Higher Square Footage Increases Home Sale Price

# Relationship Between Sale Value and Total Square Footage
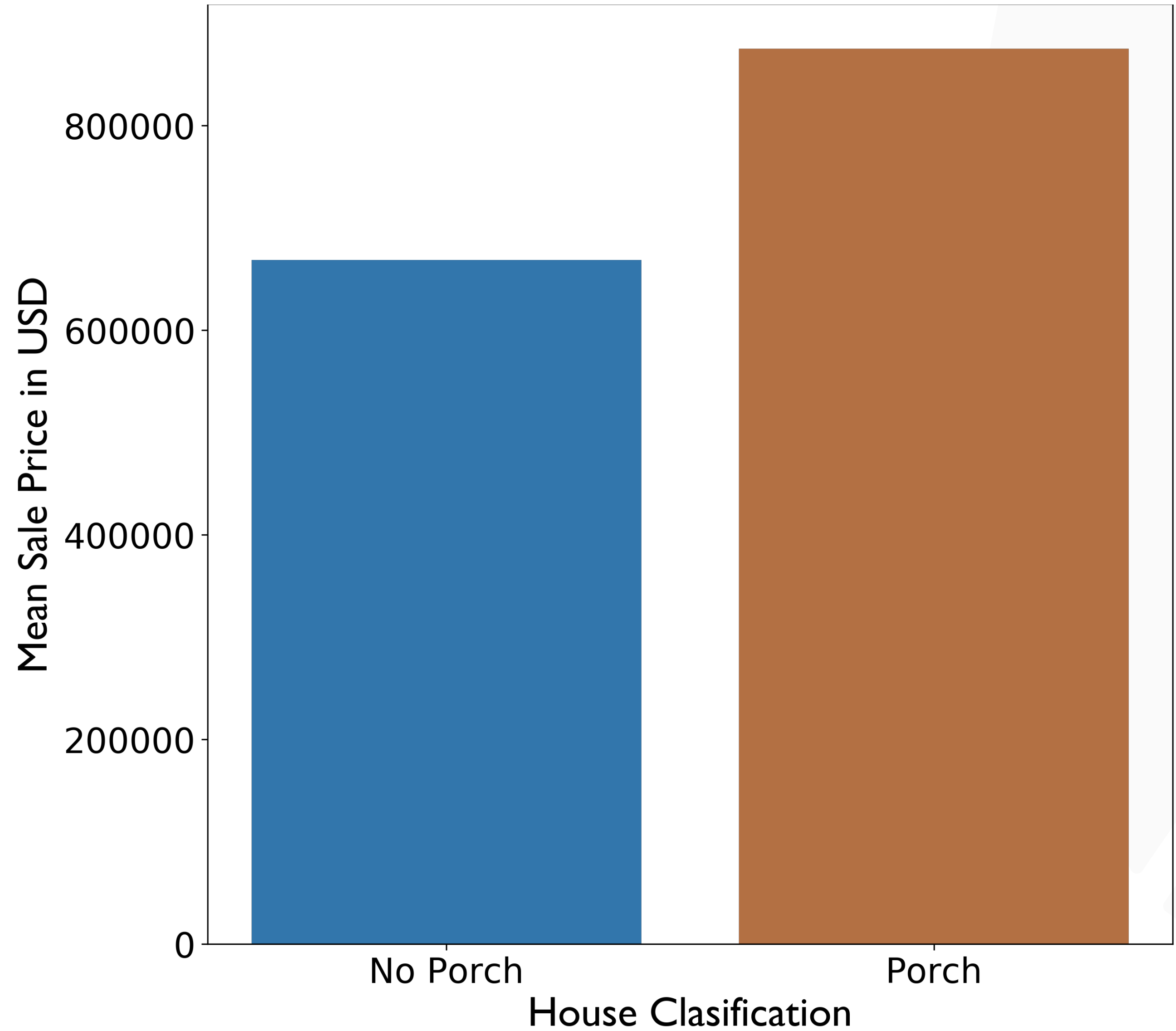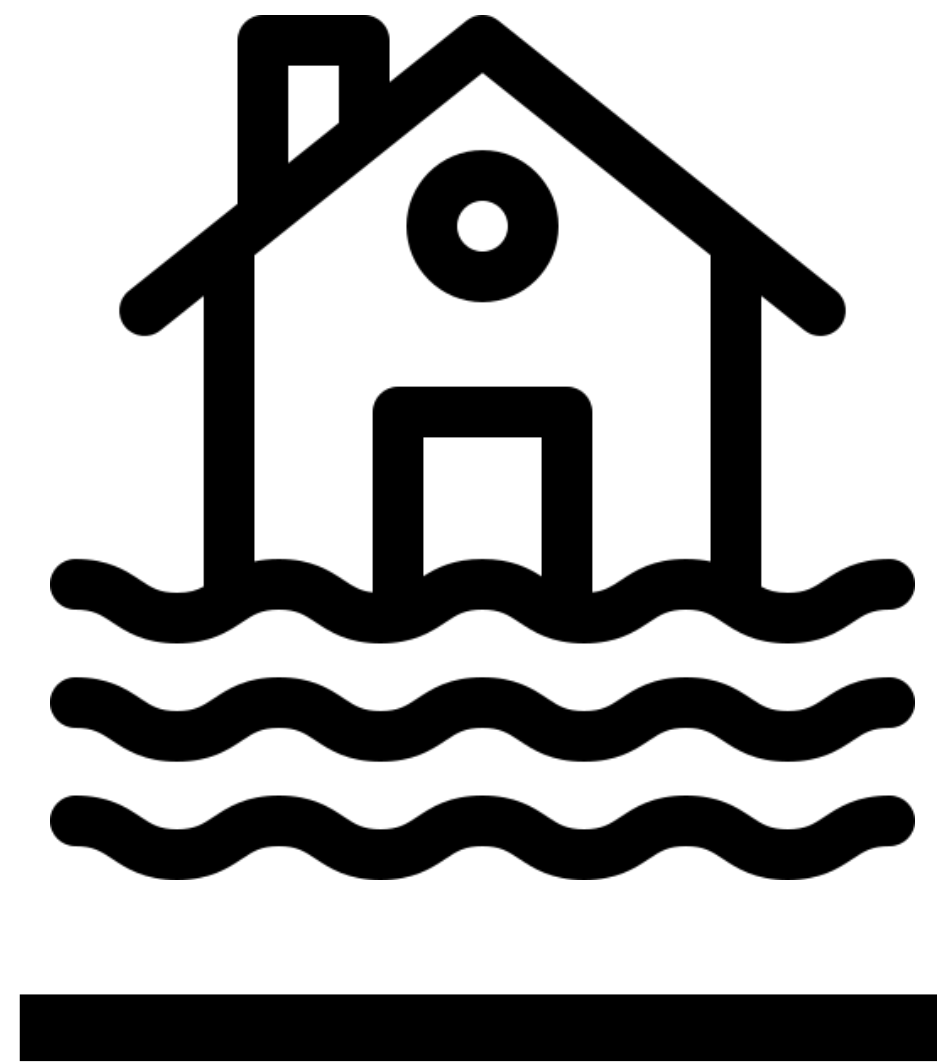## For King County Homes in 2019



R^2: 0.385
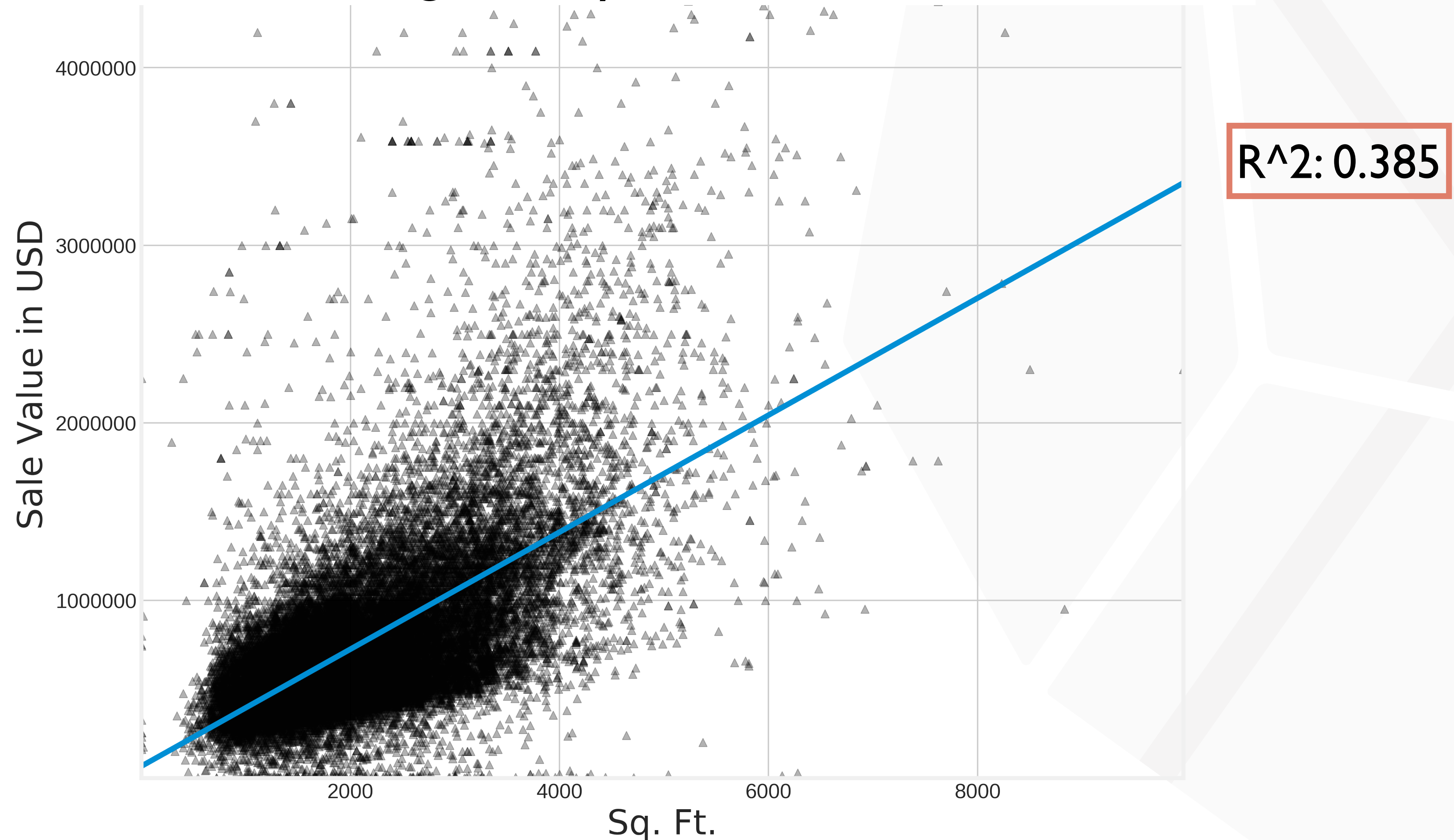
INDUSTRY CLAIM

# Having a Porch Increases Home Sale Price

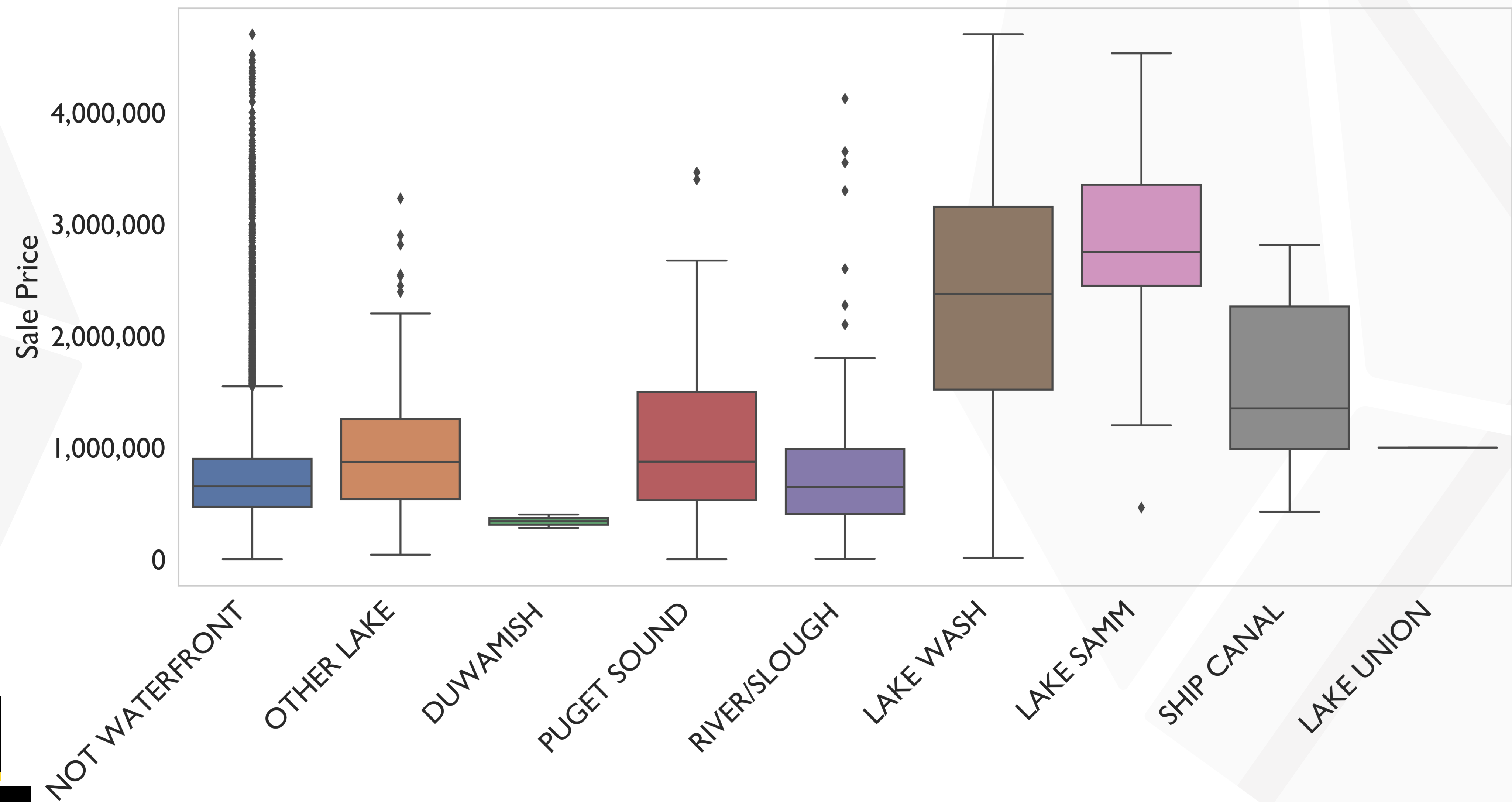King County Mean Sale Price of Houses with a Porch vs Without
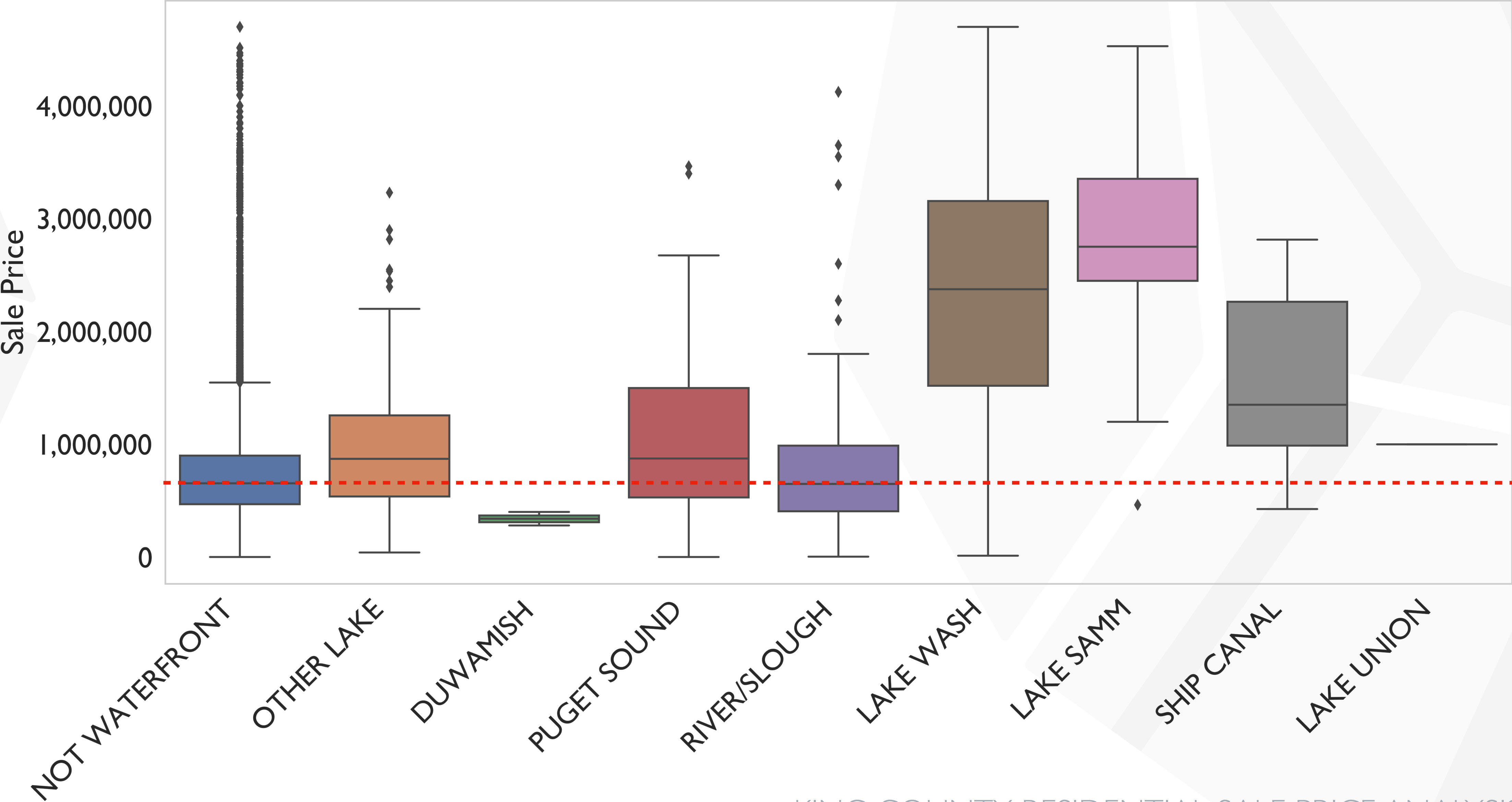
INDUSTRY CLAIM

# Having a Waterfront Increases Home Sale Price
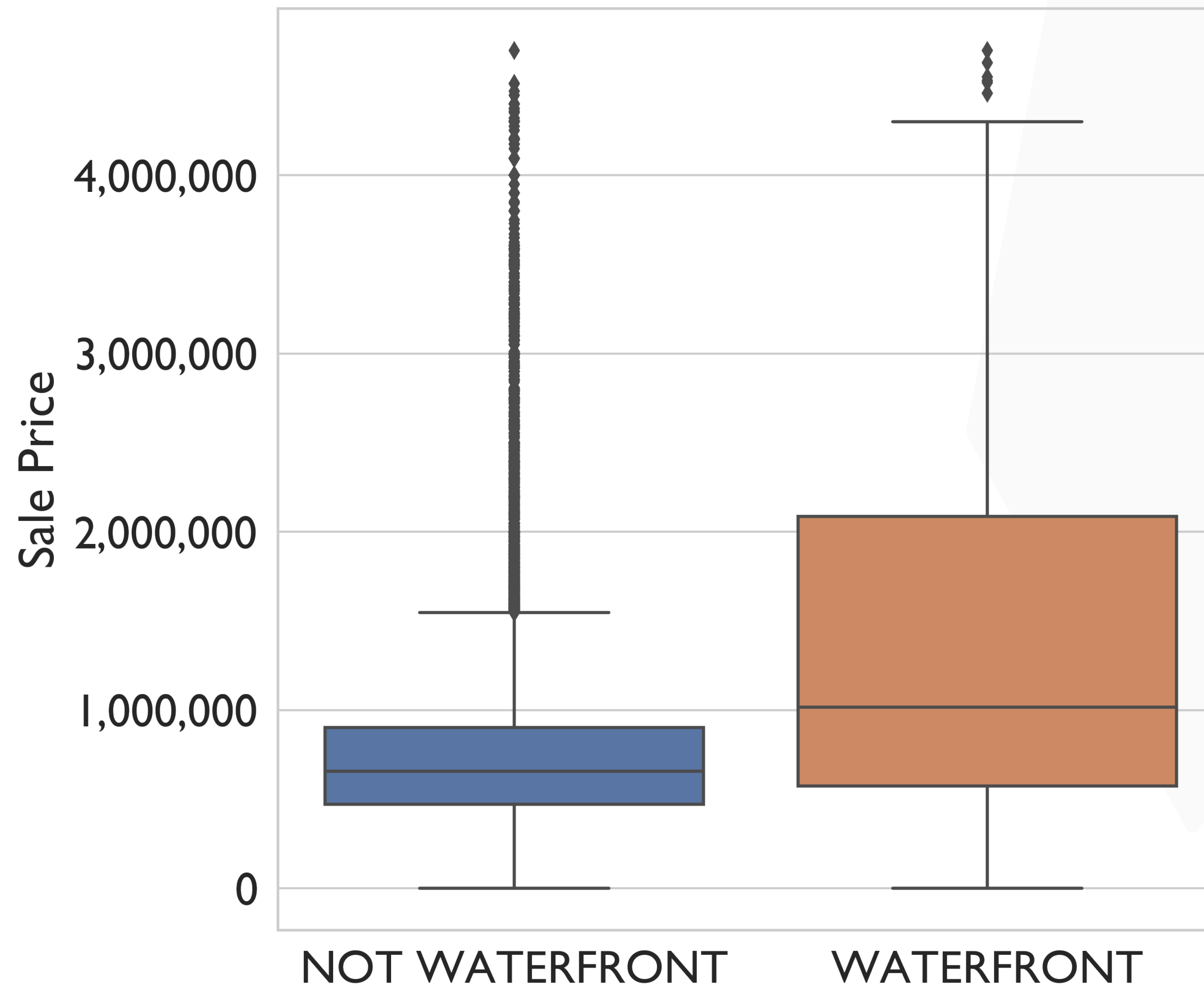
JS CM MEF

# 2019 Waterfront Residential Housing Sale Price (by Location)

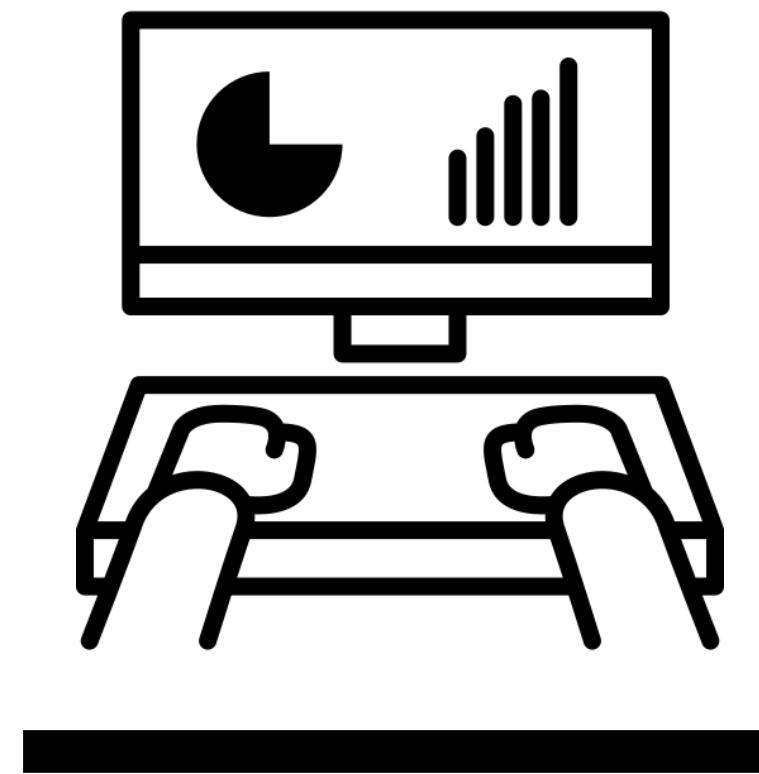# 2019 Waterfront Residential Housing Sale Price (by Location)



KING COUNTY RESIDENTIAL SALE PRICE ANALYSIS

# 2019 Waterfront Residential Housing Sale Price

# Is there a statistical model that accurately represents the housing prices in King County?

Q-Q Probability Plot

| | |
|---|---|
| **R-Squared** | 0.35 |
| **Features Included** | Square Footage Waterfront Porch |

# Q-Q Probability Plot
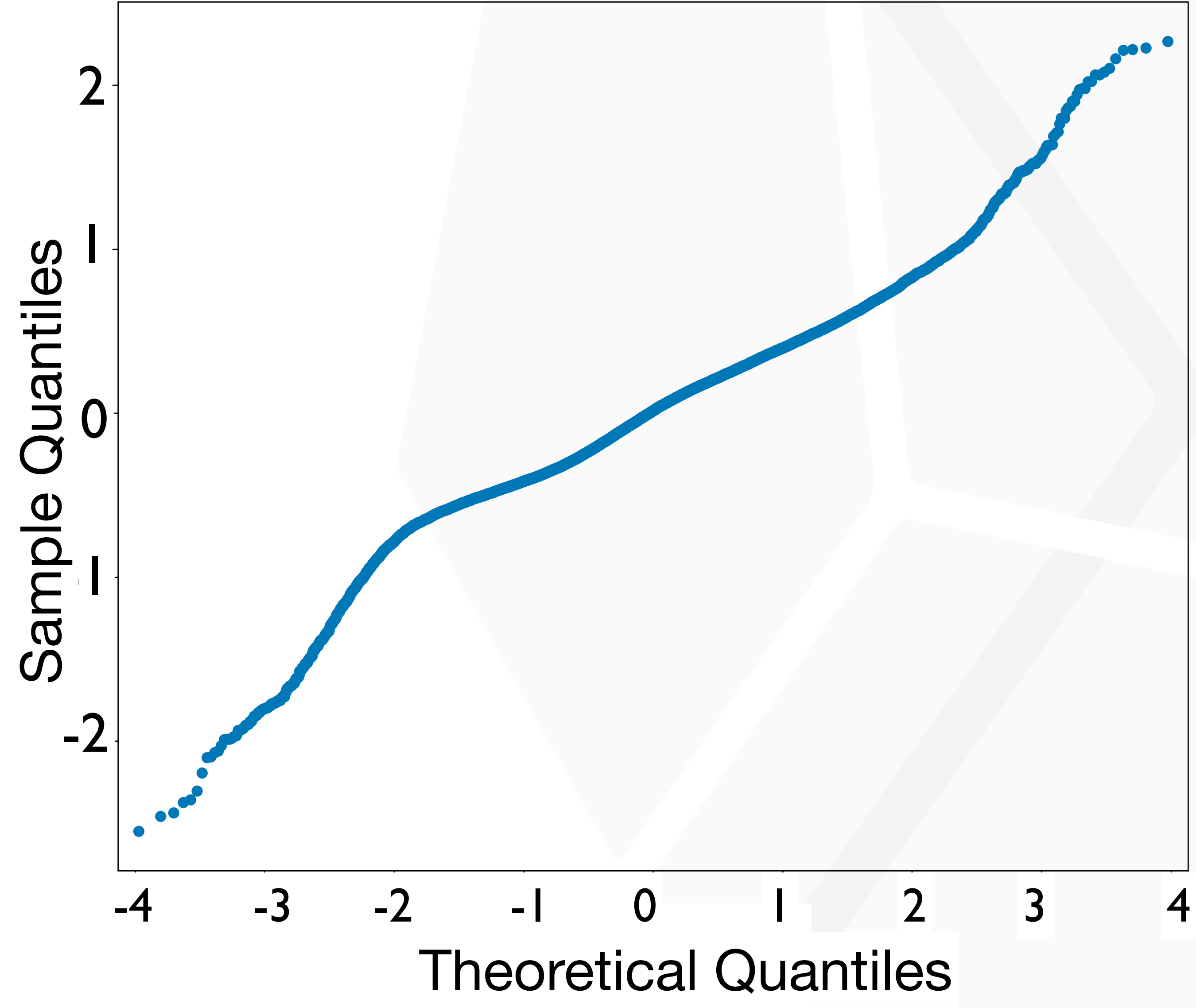
## Assumptions Were Met

| | |
|---|---|
| **R-Squared** | 0.35 |
| **Features Included** | Square Footage Waterfront Porch |



JS CM MEF
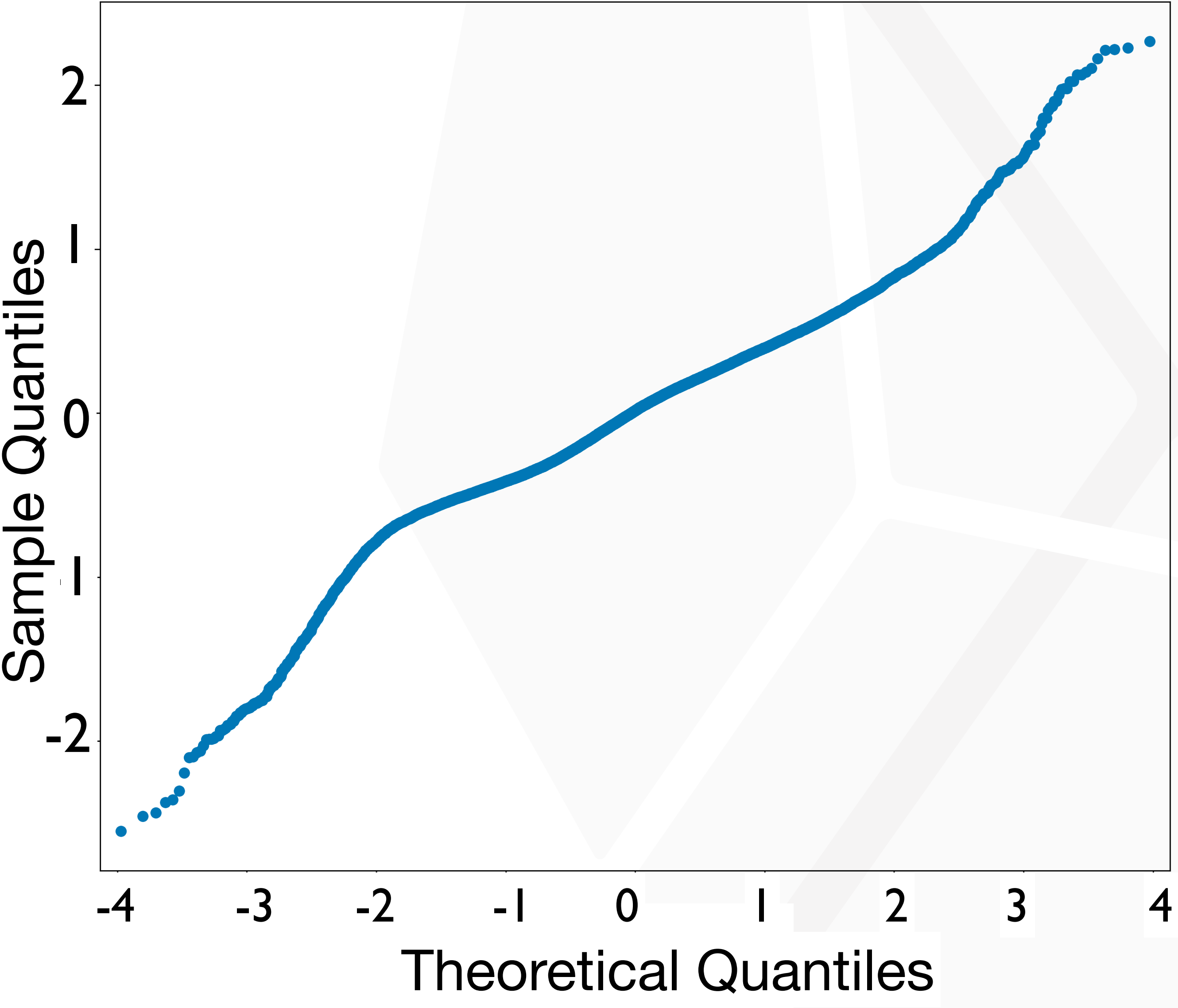
# Recommendations

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- Assess key features of the home
- Use the model to get a theoretical Sale Price
- Compare that to the listed price

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# Next Steps

- Continue to optimize the model - Zip Code
- Look into proving/disproving additional claims
- Bring in additional data from Dept of Assessment

# Contact Information

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KING COUNTY RESIDENTIAL SALE PRICE ANALYSIS