

KING COUNTY HOME PRICES

Linear Regression Analysis:
Creating a model for predictions

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TARGETS



Find top three predictors
for price (+/-)



Determine effect of
waterfront view on price



Determine effect of multiple
levels on price

DATA AND SCOPE



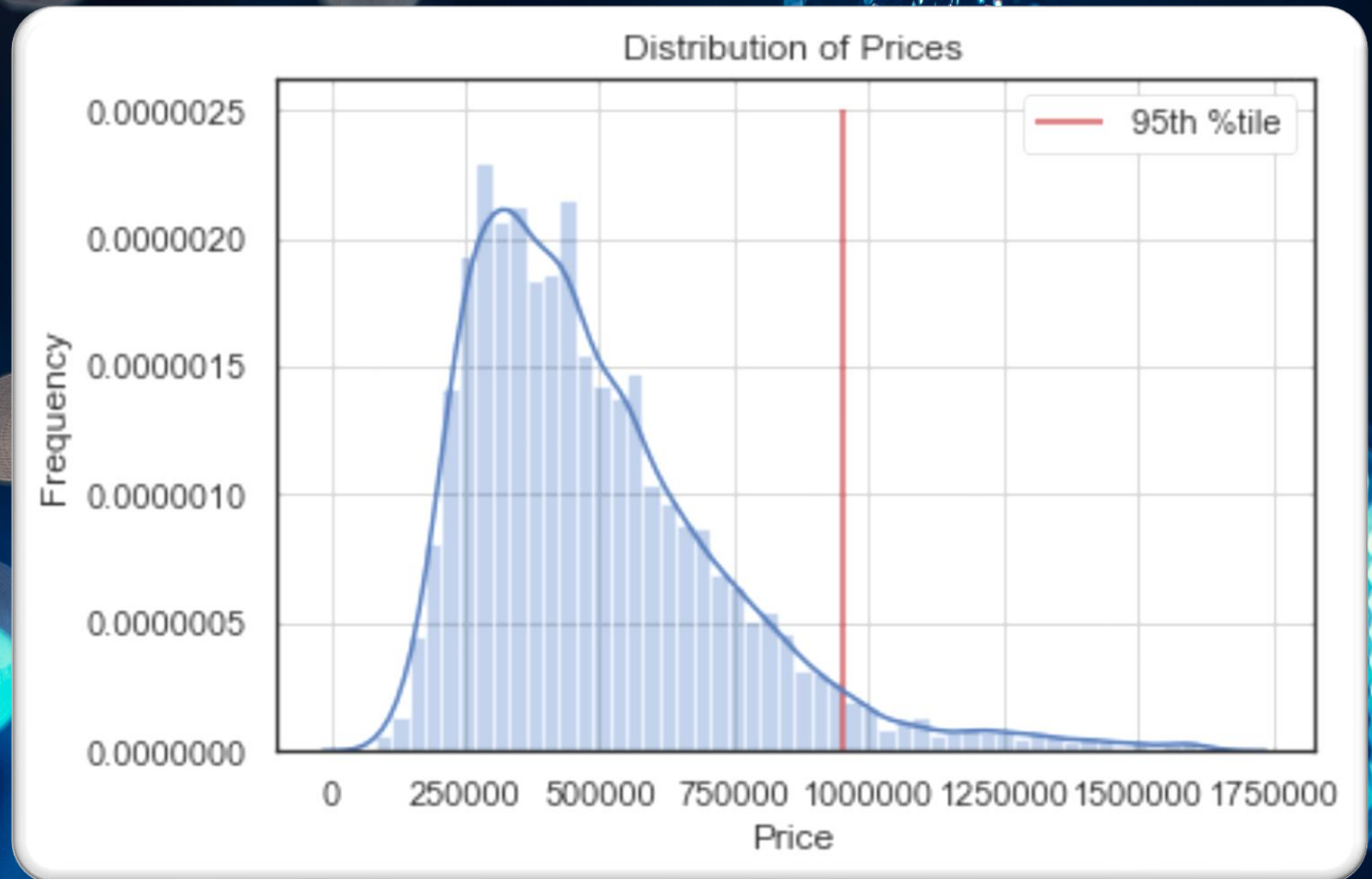
Analyzed data of homes sold in King County, WA from 2014-2015



11 different features were investigated

- Amount of rooms and their designation
- Square footage inside and out
- Waterfront view and zip code
- If home has more than one level
- Condition of the home (two different measures)
- Year built

FINDINGS

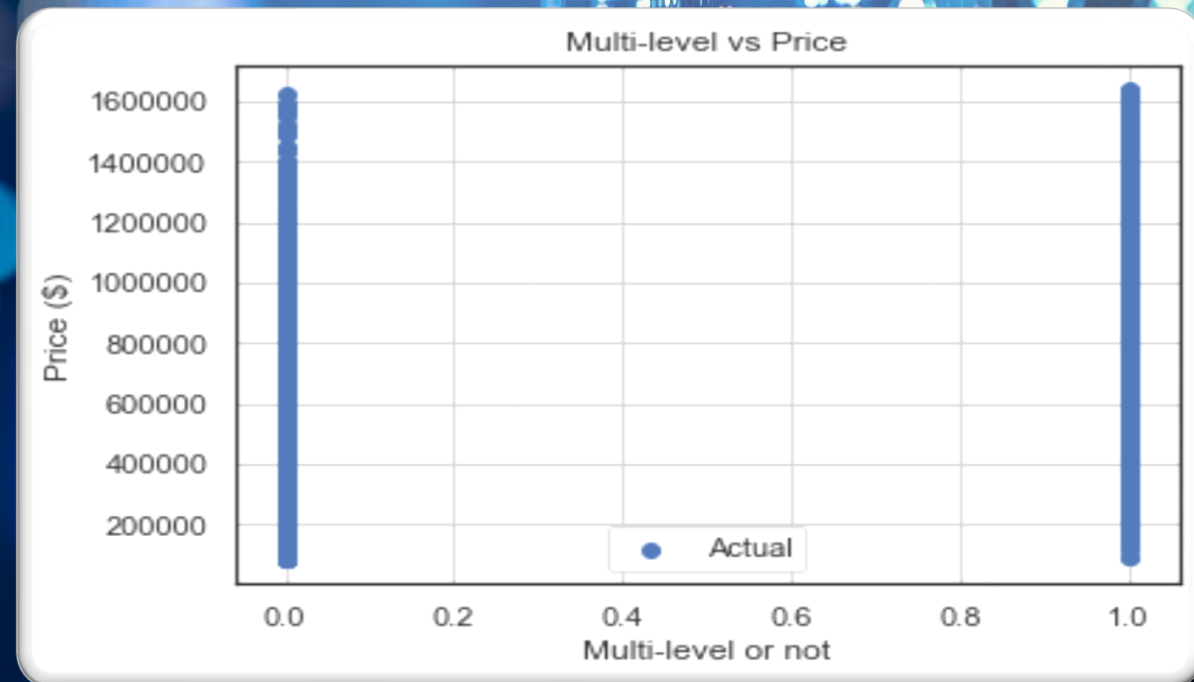
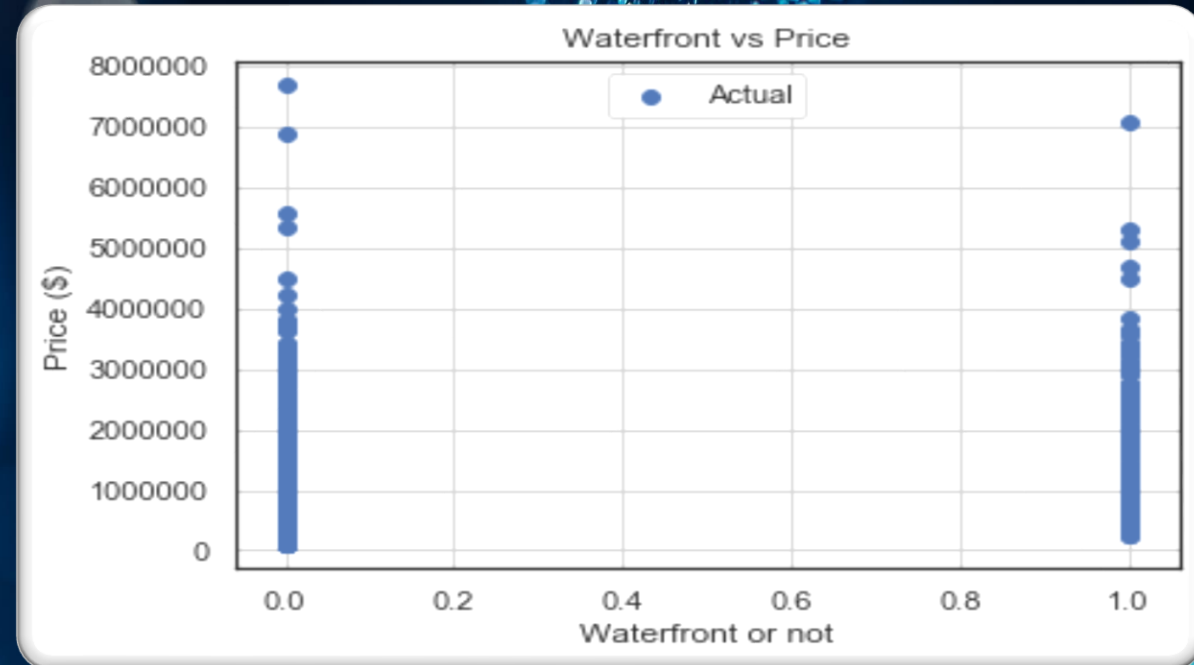


- 95% of the data falls under \$950,000 with the remaining data causing the skew

FINDINGS

- No apparent difference here.

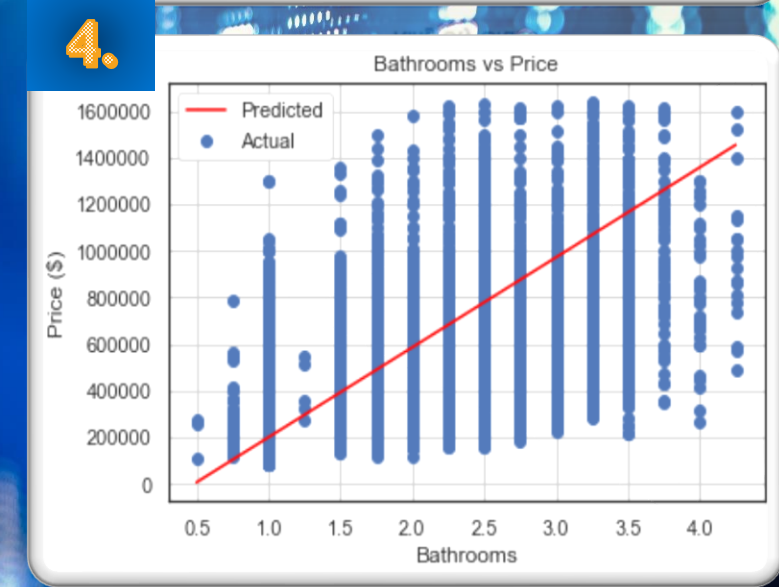
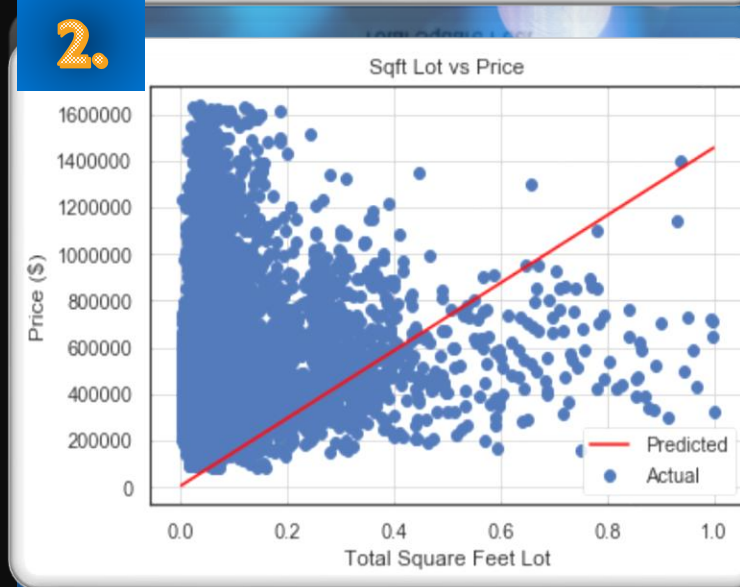
- Nor here.



FINDINGS

Positive predictors ranked:

1. Square footage of living area*
2. Square footage of lot*
3. King County Grade
4. Number of bathrooms



*The x-values are scaled between 0 and 1. They represent the min and max values within the data

CONCLUSIONS



Top three
positive
attributes

Living/lot Area
(ft²)
Zipcode
King Cty. Grade



Negative
attribute

Condition of
home (non-King
Cty.)



There were not enough
highly negative attributes to
have a top three

RECOMMENDATIONS



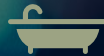
Living area square footage should be primary

Lot area if applicable



Condition of the home is important

Remodel and retool



If one wants to add a room...

Add a bathroom!



If you can choose what zip code, do that first

FUTURE WORKS



With more time
I would

Do more to
remove the
skew on
current data



Also...

Try to collect
data relevant
to crime and
schools for
the zip codes



THANK YOU