Throughout our data analysis, we construct various models which predict housing prices. Additionally, we are able to make several conclusions regarding the importance of different factors. In our best models, the zipcode variable is consistently the most influential predictor. This implies that the area in which a house is located has great influence over its value. In practice, this also means it is more informative to compare a house to similar houses nearby rather than to houses located in other areas.

Along with zipcode, square feet also appears important in predicting price. It should come as no surprise that the size of a house informs the value, and larger houses generally cost more than their smaller counterparts. The floorspace of a home is more important in predictions than the size of the lot on which the home is located. This may be due to the fact that large lot houses are often located in rural areas, where land is cheaper. Such a relationship makes lot size less important than house square footage.

One last variable which we find to be consistently important across our top models is number of bathrooms. This metric is consistently more important than number of bedrooms in terms of predictive accuracy. Although this may be surprising, it should be noted that number of bathrooms and number of bedrooms likely both increase and decrease together. The number of bathrooms is important for home pricing, nonetheless.

Although these factors are undeniably important in predicting the price of a home, we must admit that the average error in each prediction is relatively high. Our model will undoubtedly distinguish a mansion from a row house and can probably determine if a property is woefully underpriced or overpriced, but I do not believe it is powerful enough to detect minute errors in house pricings. This is due to a myriad of factors but mostly because house pricing is

very complex.  However, I do believe with the addition of more housing data, we will be able to construct more accurate models in the future.