KC Housing Market: What Affects the Price?

Dylan Karman
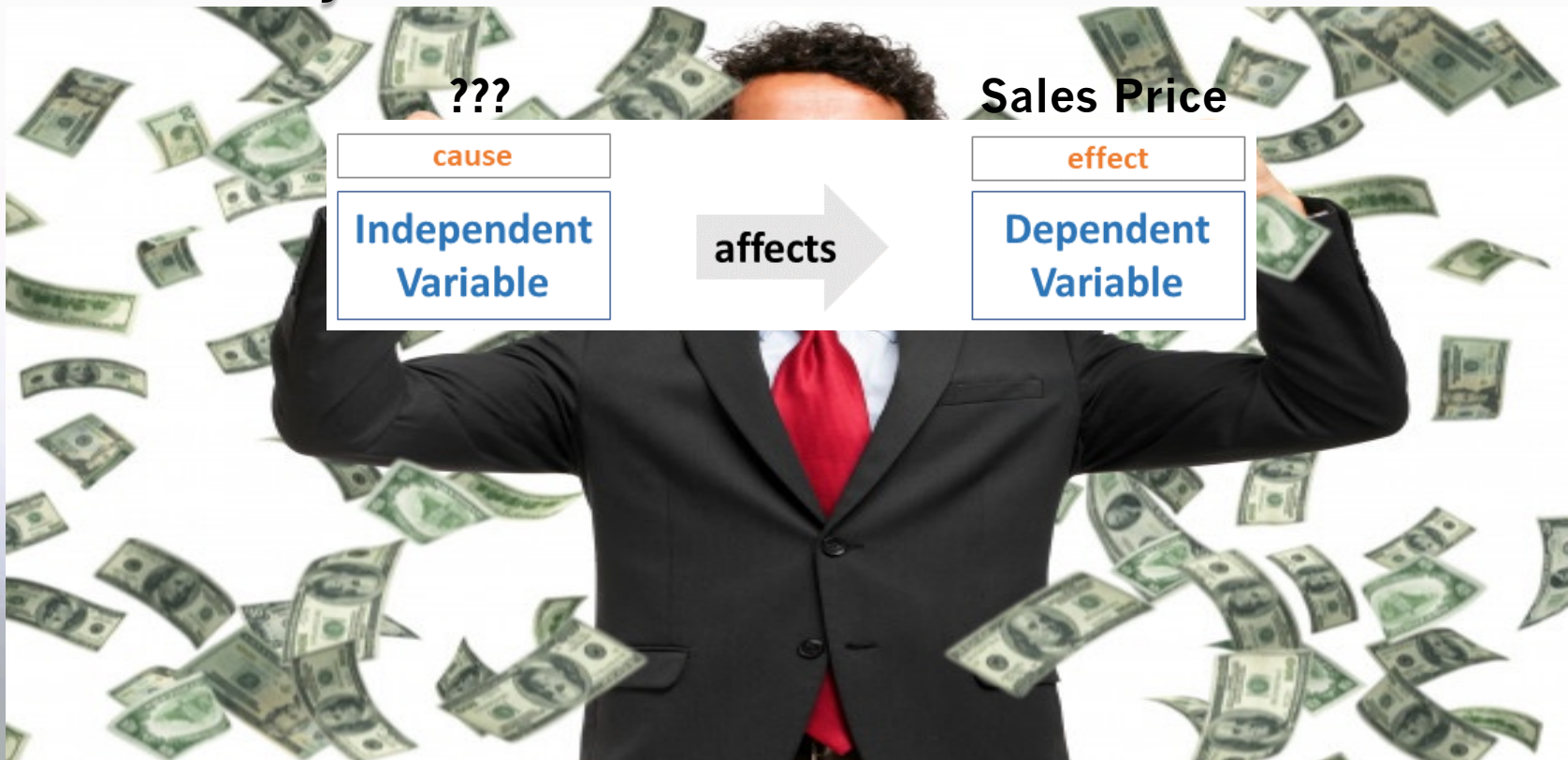**Data Scientist**
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Problem Statement

What are the variables that influence the sales price of a house in King County, USA?

Business Value

With this information we can gather the variables that contribute positively to the price of a house, and predict future housing prices, **saving/earning** your business **time and money!**

??? **Sales Price**

cause → affects → effect

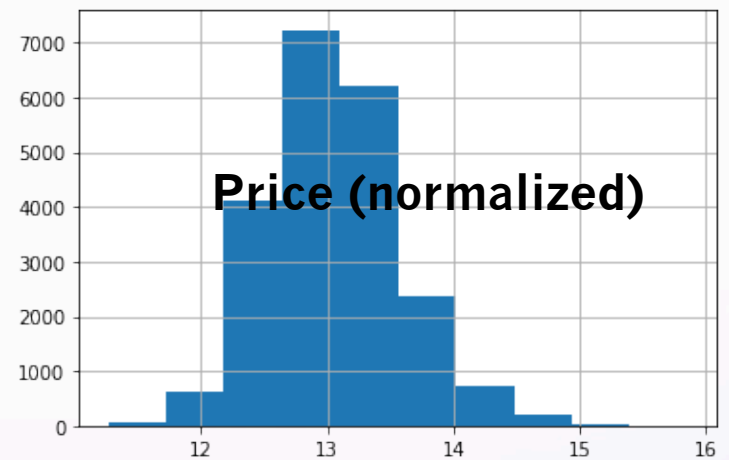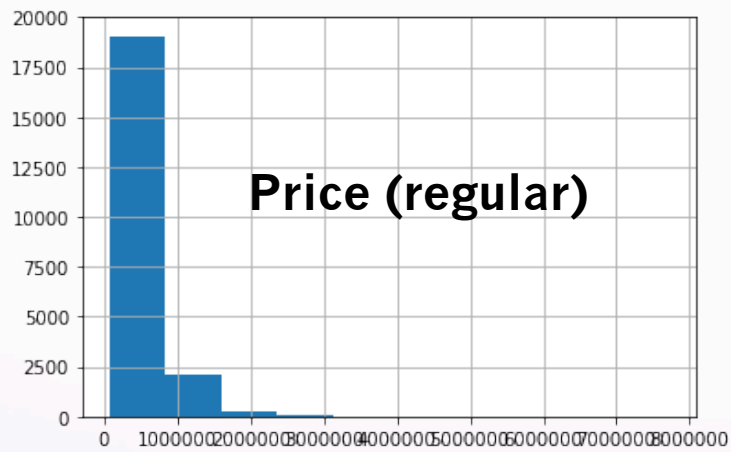Independent Variable → Dependent Variable

Methodology
Data Set

The Data Set included variables from different houses in the area:
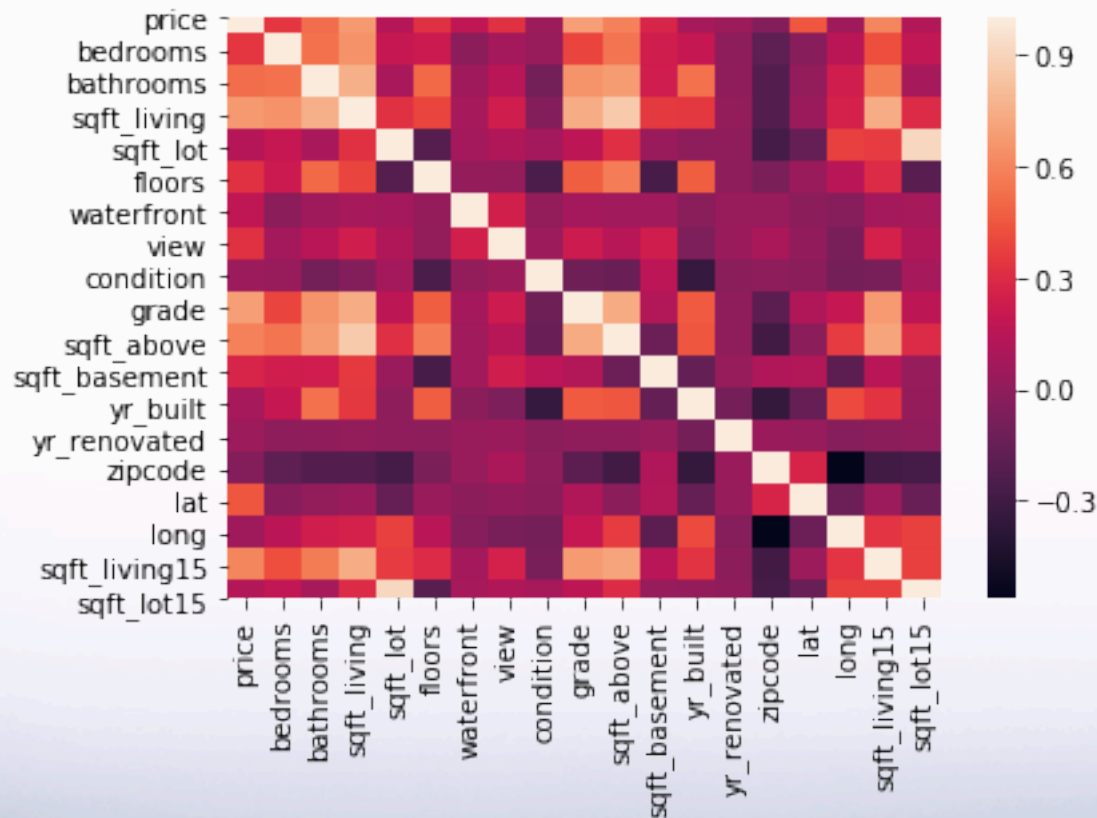
- **No. of Bathrooms**
- **No. of Bedrooms**
- **Price**
- **Sq ft. House**
- **Sq ft. Lot**
- **Longitude**
- **Latitude**
- **Etc.**

Methodology

Data Normalization

Price (regular)

Price (normalized)

Methodology

Heat Map/Correlations

Findings

- **All of the variables in the data set positively affect the price.**

- **After running the model, I can predict the housing prices in KC with 77% accuracy.**

Future Work

- **If I had more time with this data, I would:**

  - **Gather more variables**
  - **Drop more columns**
  - **Normalize the data more**
  - **Check other cities housing markets to see if there are trends**

Thank You!

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