King County Housing Analysis
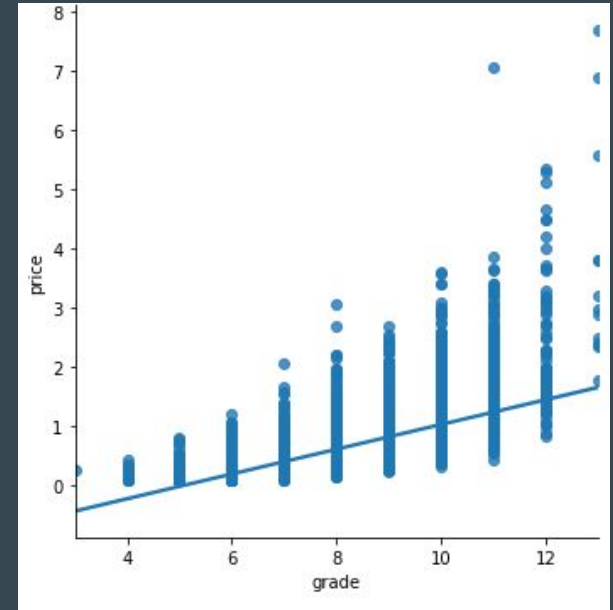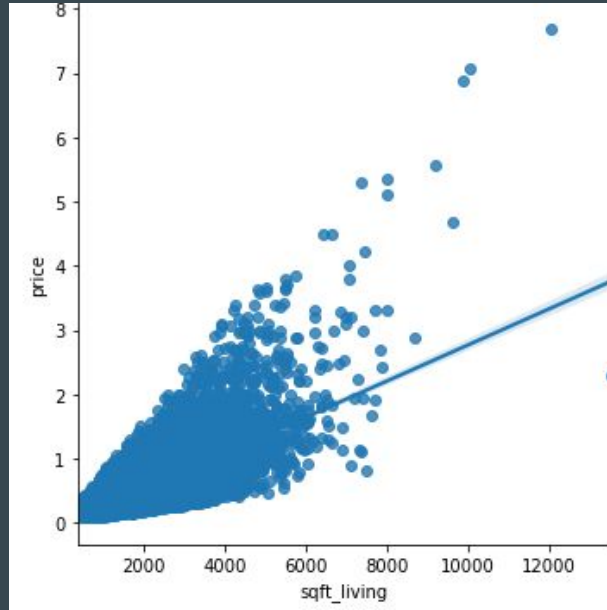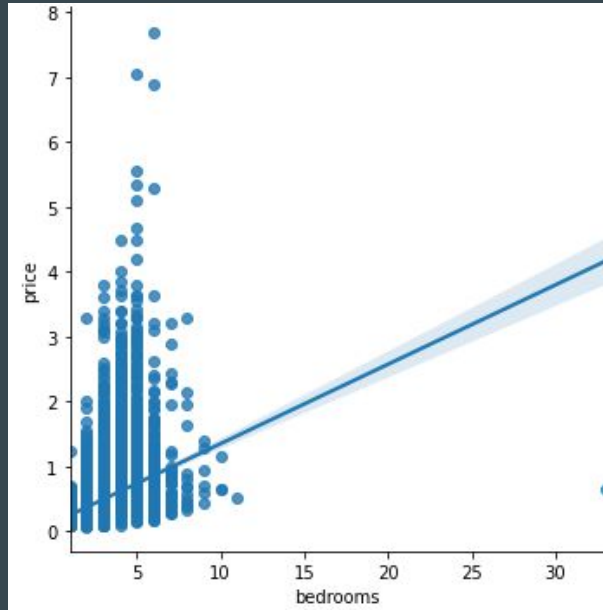
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Project Summary

- Trying to provide value in the real estate space
- Extract valuable information from housing data
- Can we predict how much a home will sell for based on factors such as its square footage, year it was built, etc?
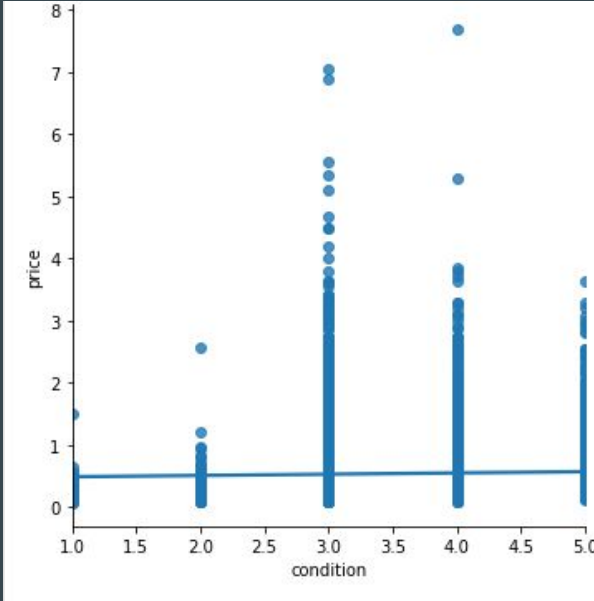
Questions and Potential Insights

- Expected Home Price?

- Potential Renovations?

Initial Looks

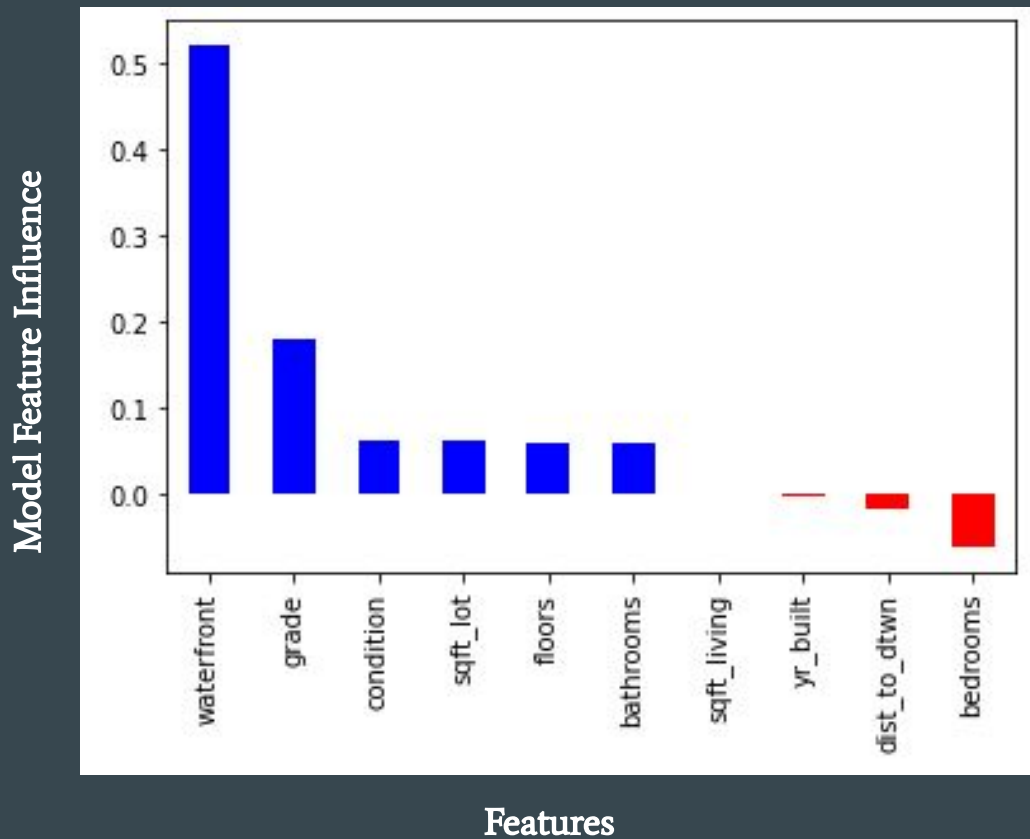- A Positive Correlation means that as _____ increases, generally _____ does as well.

Initial Looks

- Condition?
- Not what we expected!
- Similar to Grade?

Prediction Model Results

Home Features Influence on Price

- Red = negative correlation
- Most influential features on our model?
- Waterfront, Grade, and Square Footage of the Lot
- Our final model averages approximately 27% off from actual retail sell value
- Performance improved with our addition of "Distance to Downtown" data engineered feature

Recommendations
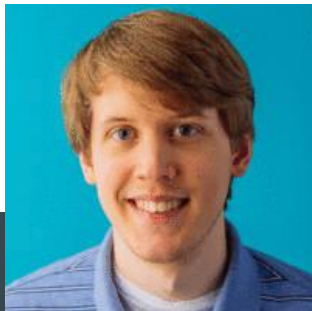
Home Features Influence on Price
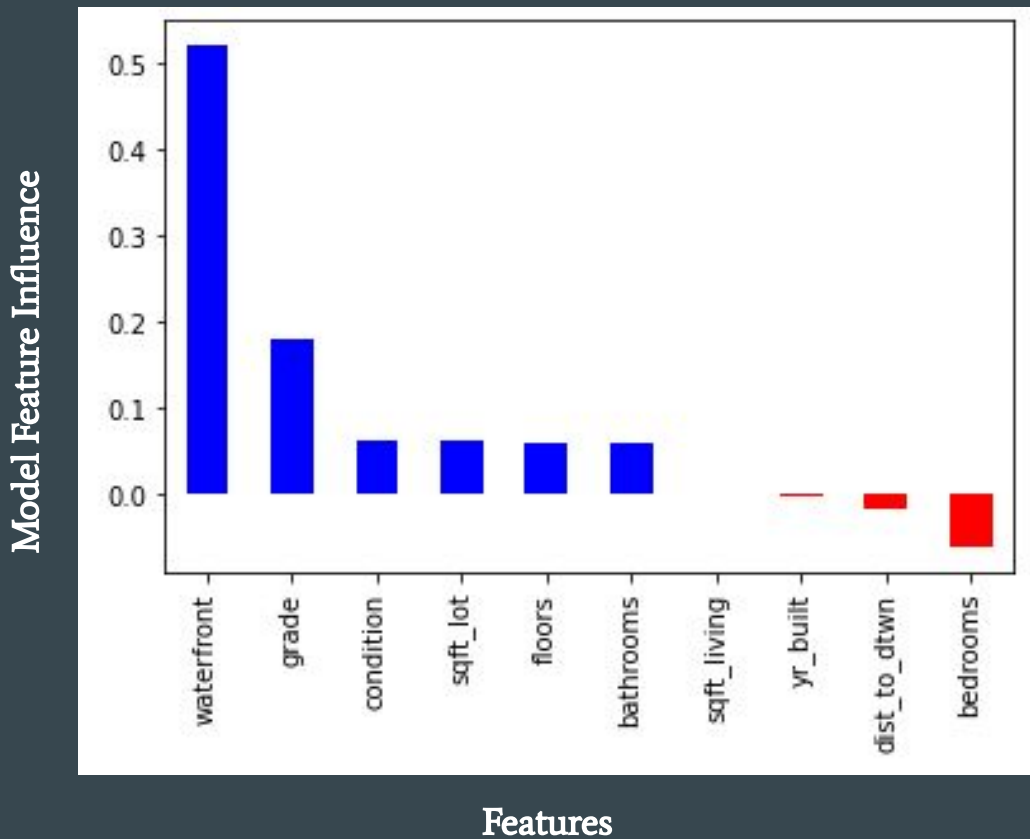
- Increase "Grade"
- Consider adding a bathroom to your home
- Avoid adding new bedrooms (counterintuitive?)

Future Work

- Very large dataset- many more features to explore
- Not all available features were used in every model
- Modeling process is iterative
- Models could be improved many more times
- Additional datasets beyond just King County?

Thank You!

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