

M A R C H 27, 2020



DS Borg Homes

*Finding the Perfect Price For The Perfect
Home*

Our Team

Meet the Team



Takehiro
Yasuoka
Data Scientist



Ezgi Gumusbas
Data Scientist



Boi Moriba
Data Scientist

Our Goal

- *Provide Data Research on the House Market in a Specific Area*
- *Determine the Most Accurate Value of a Home for Both Buyers and Sellers*

Save Time & Money

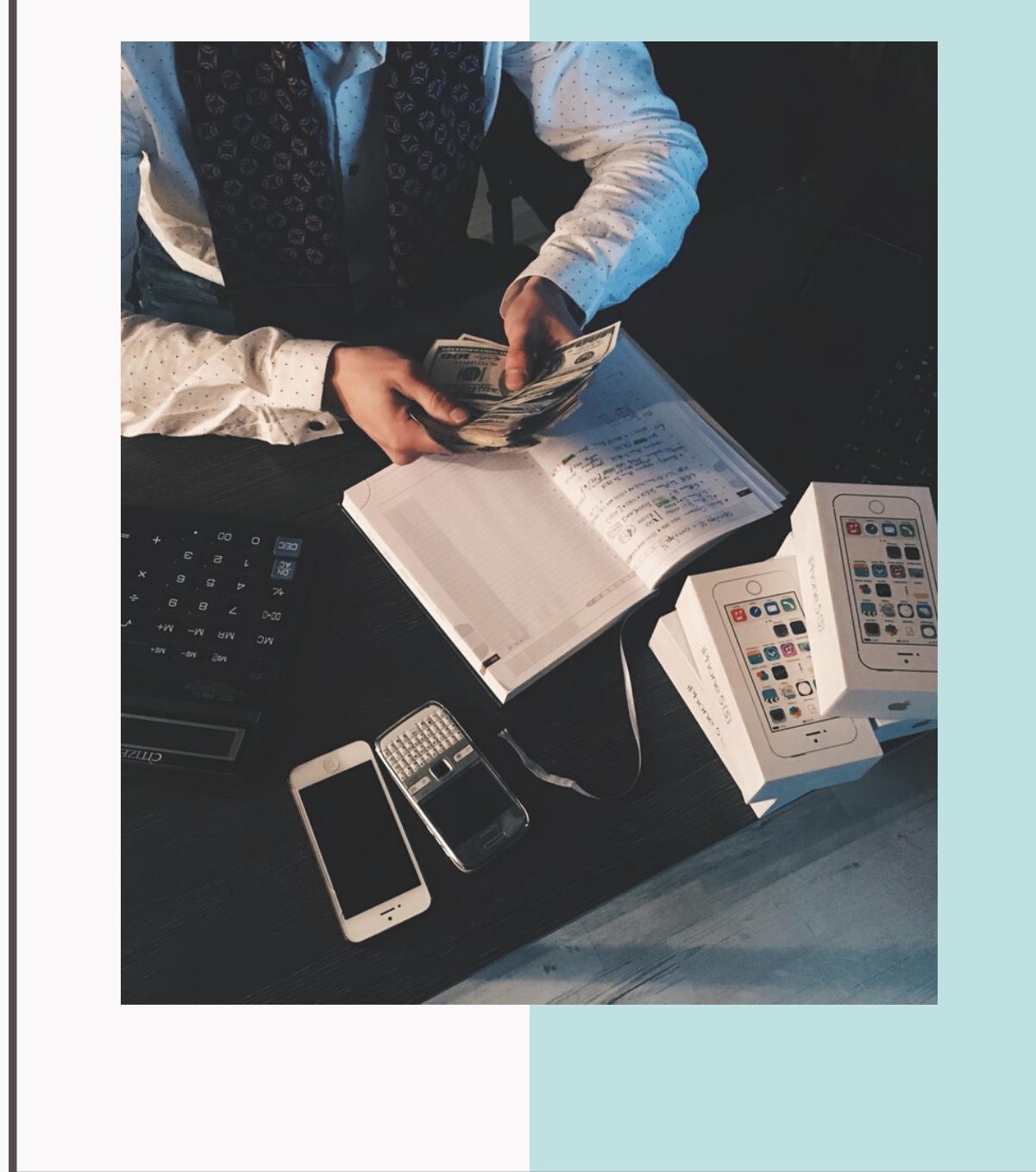
*Skip the research process all together.
Leave collecting information on a
home to us.*

- Bedroom count
- Bathroom count

... Just to name a few

*Save money with our help and get
more bang for your buck.*

All you have to do is budget!!





Reduce Your Frustration

The Problem

*Too often home buyers are over charged
for homes that are worth less than the
selling price.*

*On top of balancing life, home buyers
take on doing research alone.*

This can lead to:

*Miss Information
Information Overload*



DS Borg Homes est. 2018

The Solution

We have designed a model that is able to predict the TRUE value of a home when given a zip code & updated house market information.

This limits the time a buyer/seller has to use for researching the house market.

This also gives the buyer/seller a chance to budget for home purchase or calculate profits.

The Data

King County House Sales dataset

That data used consisted of homes bought during 2014 & 2015.

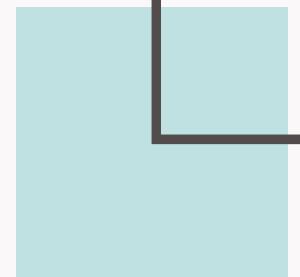
You could find how many floors a home had, or even if there was a basement or not.



The Approach

The Approach

Clean & explore data



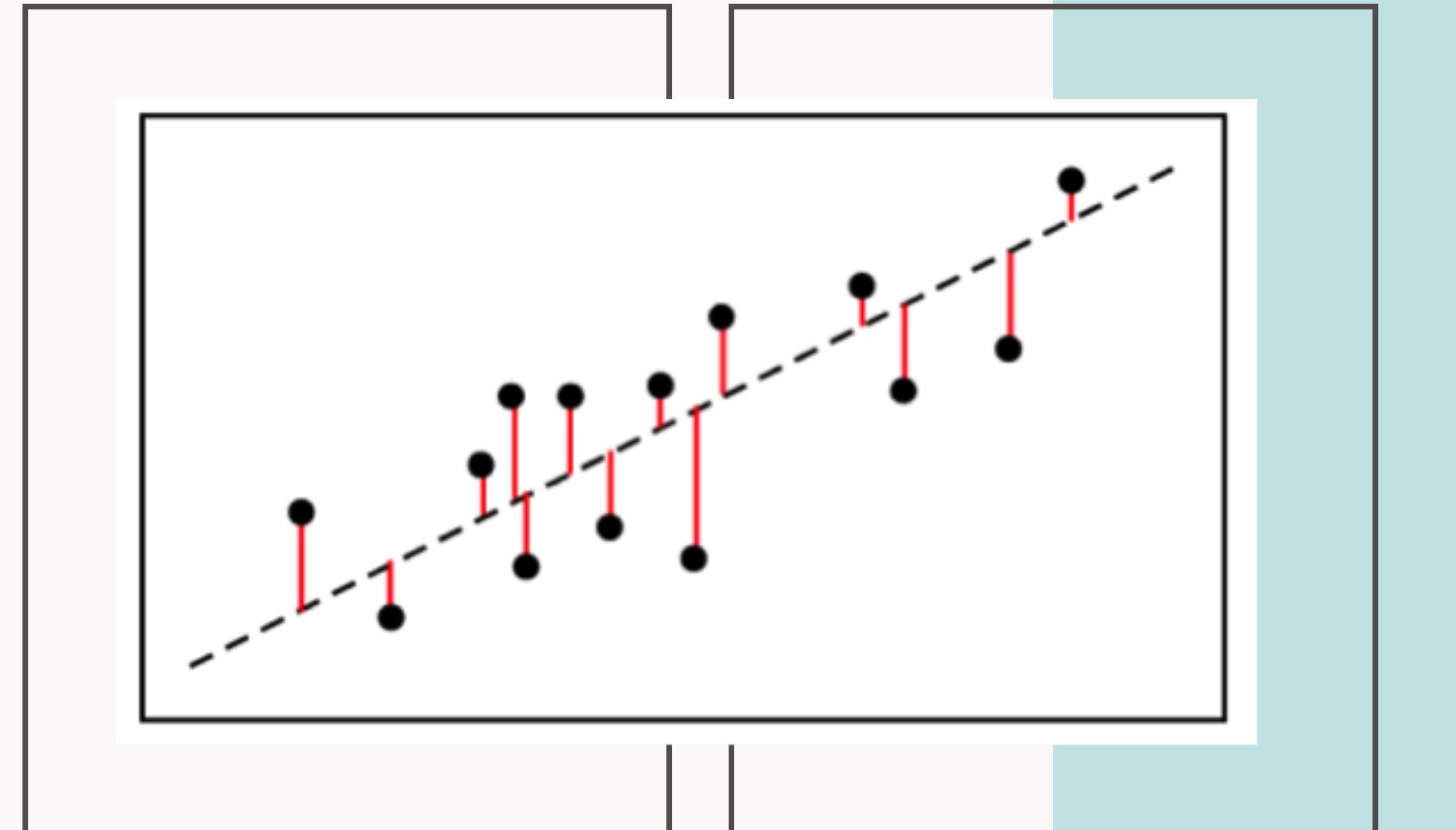
Choose how we would score our model

Choose a Baseline Model

Find the model that scored the best on our metric

R-SQUARED SCORING METRIC

A measurement that determines how far away a prediction of a price, is from the average price of a home in a certain area.



THE MODELS

GAMS

Linear
Regression

Lasso

Ridge

The Results

The Results

For the whole King County we scored 90% when predicting the price of a home that was close to the average price of a home.

How The Model Performed In 5 Cities

99% Medina

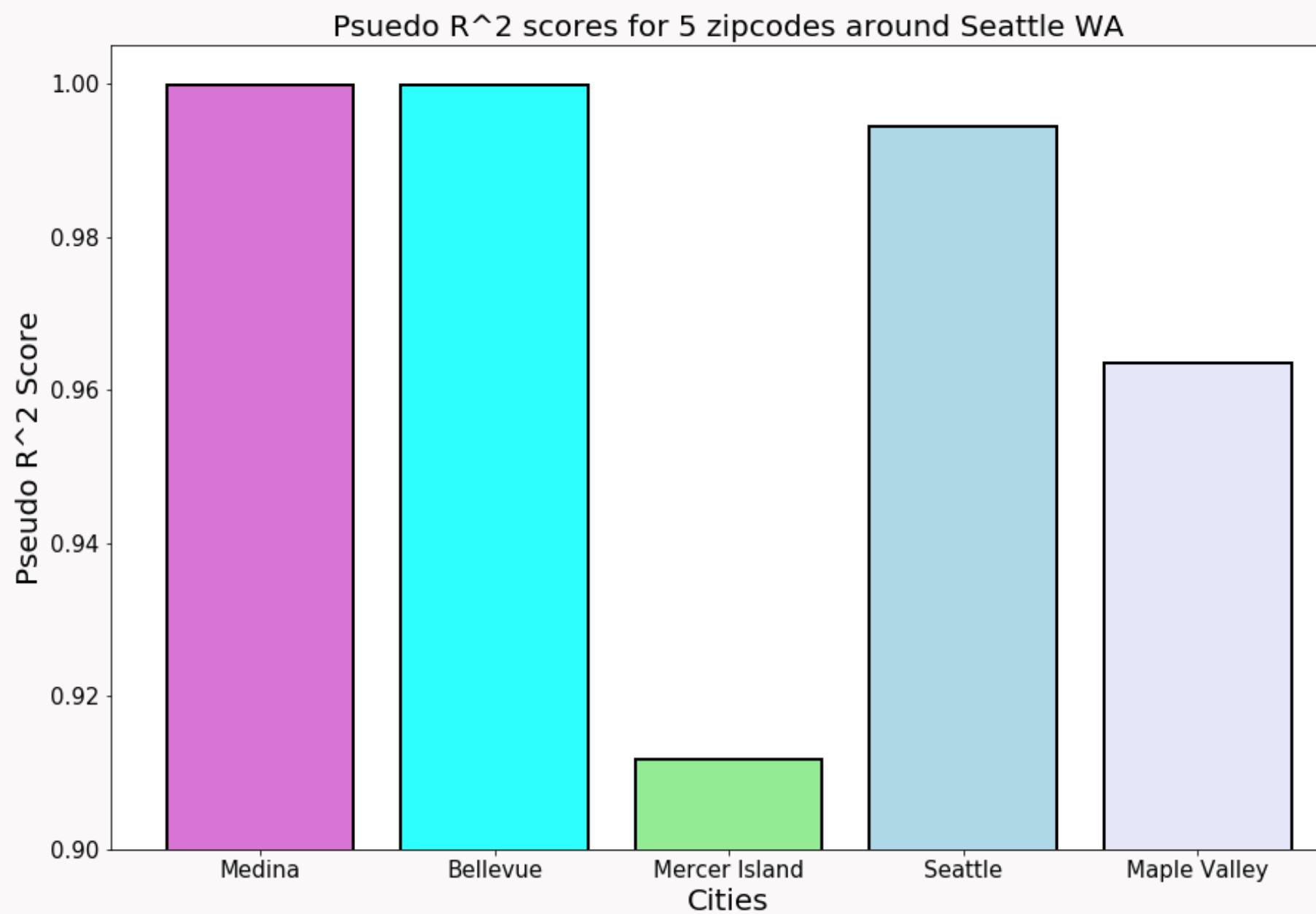
99% Bellevue

91% Mercer Island

99% Seattle

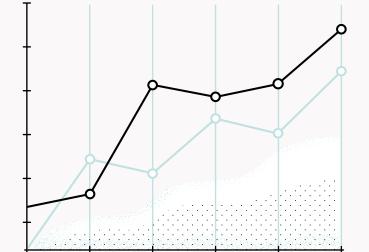
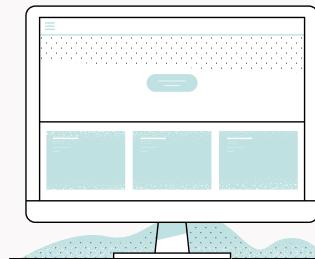
96% Maple Valley

Findings Summary

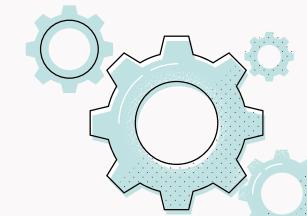
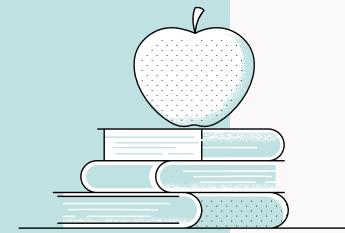
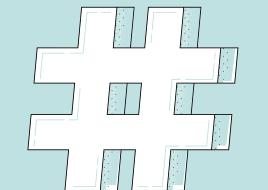


Future Improvements

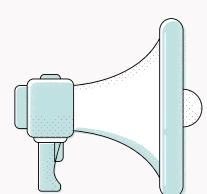
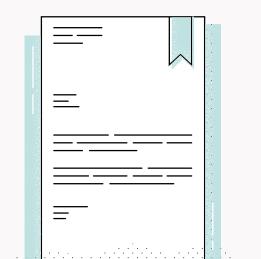
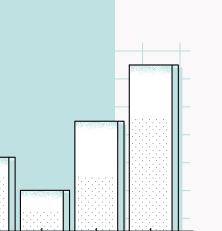
Collect data for the most recent years



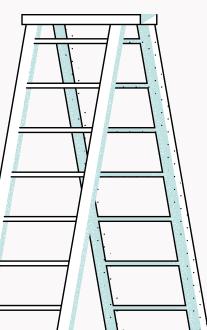
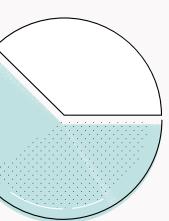
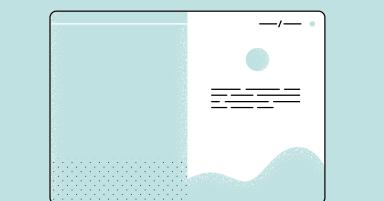
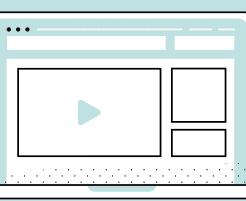
Build models for each zip code



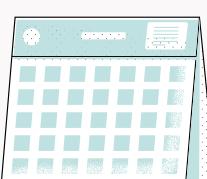
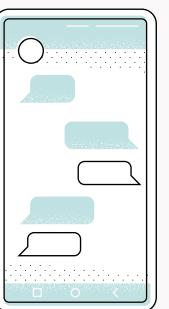
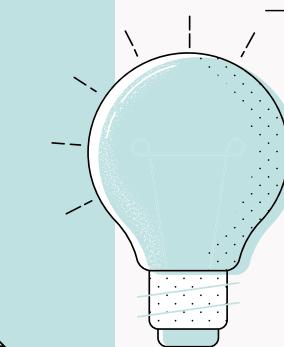
Divide zip code into subsets for future analysis



Collect house market information after COVID-19 Recovery phase has ended



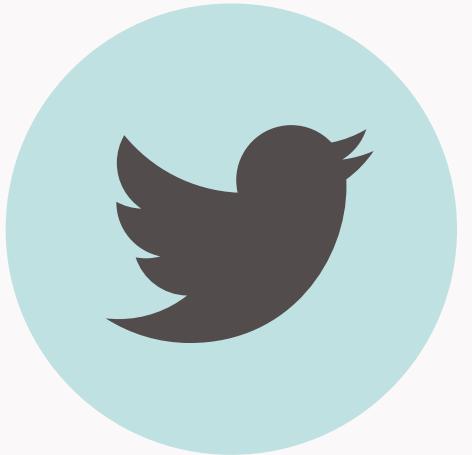
Adding more feature engineering to our baseline model





Any Questions?

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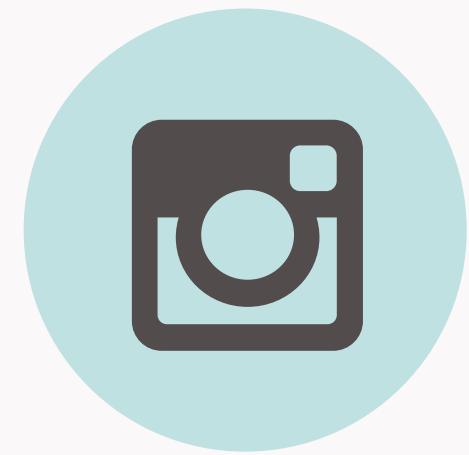
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