

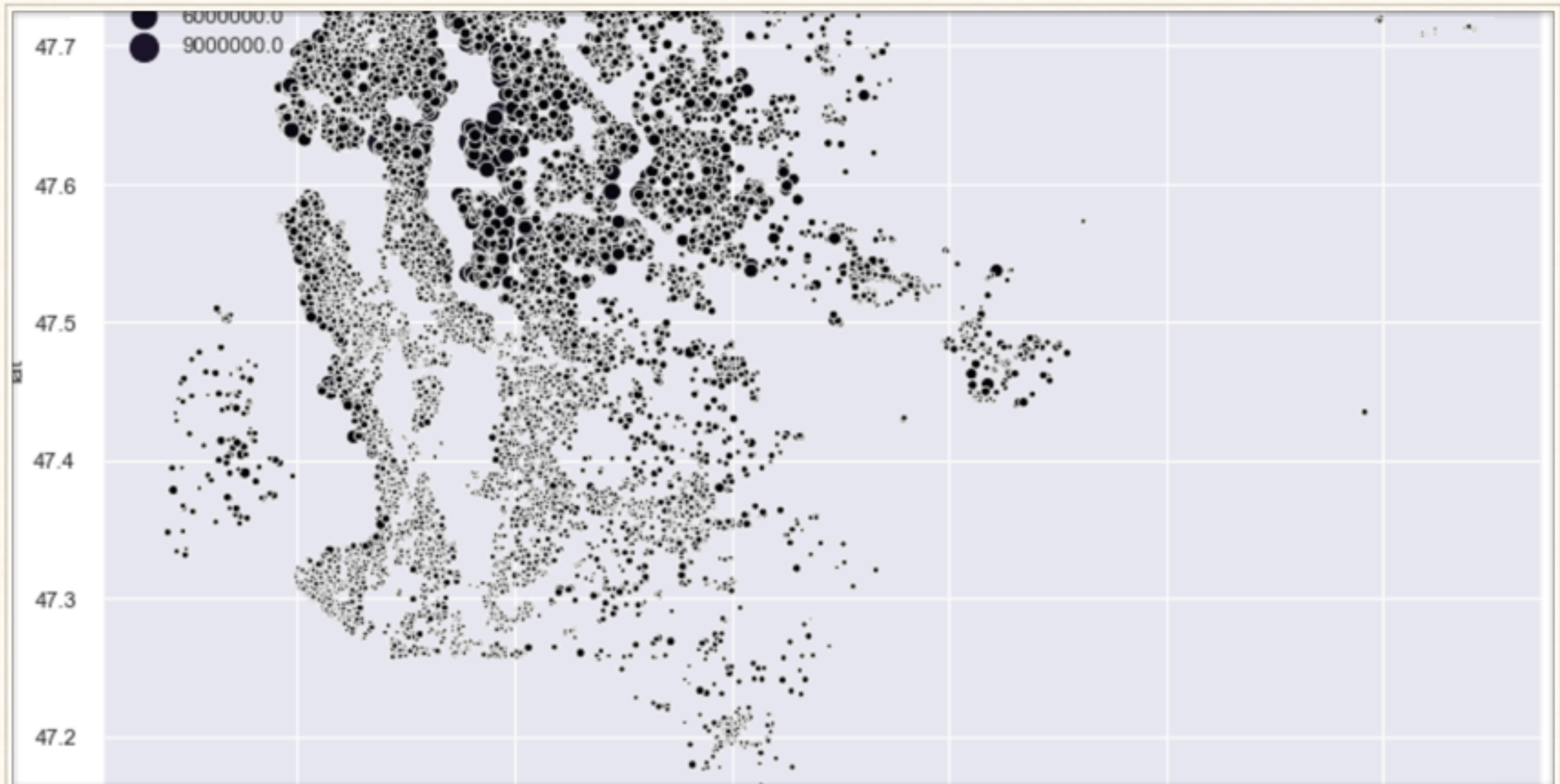
HOUSING PRICES IN KING COUNTY

STATISTICAL ANALYSIS – ROBERT FUSTERO



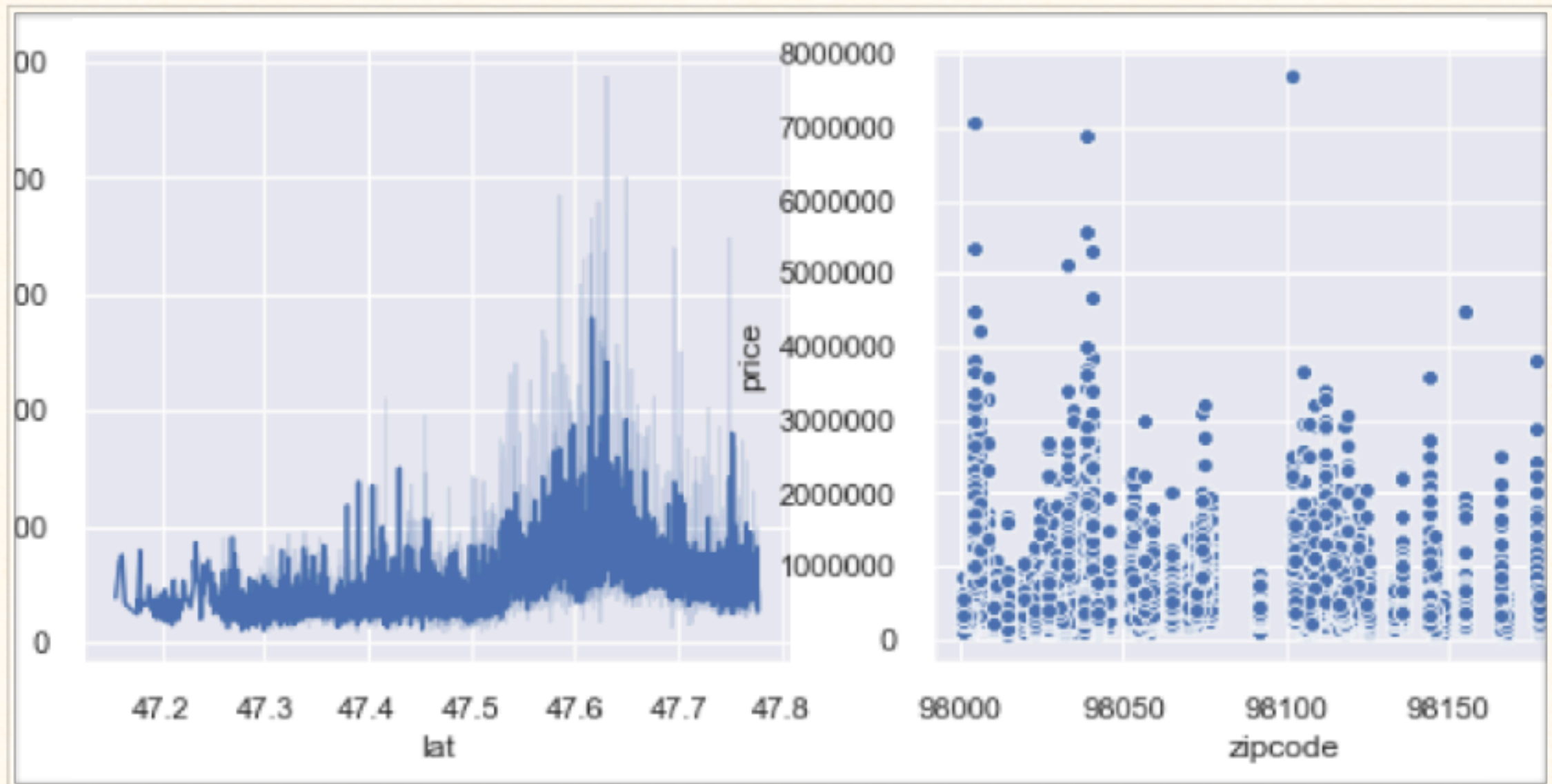
HOUSING PRICES

THIS IS A MAP OF THE HOMES WHERE THE SIZE OF THE DOT REPRESENTS THE PRICE



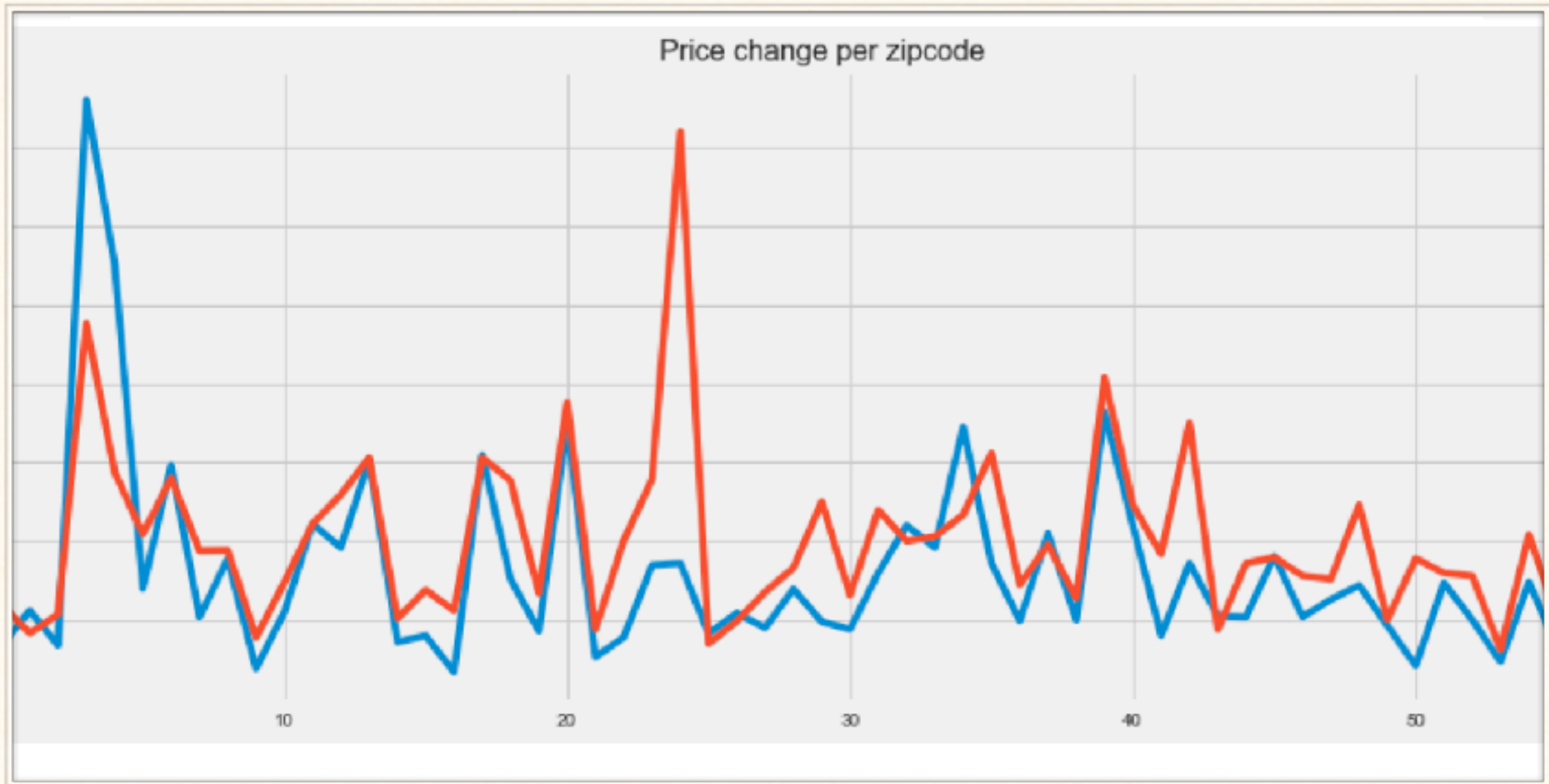
CLIMATE AND ZIPCODE

LOCATION IS IMPORTANT IN CONSIDERING THE PRICE OF A HOUSE



RESOLD HOUSES PER ZIP CODE

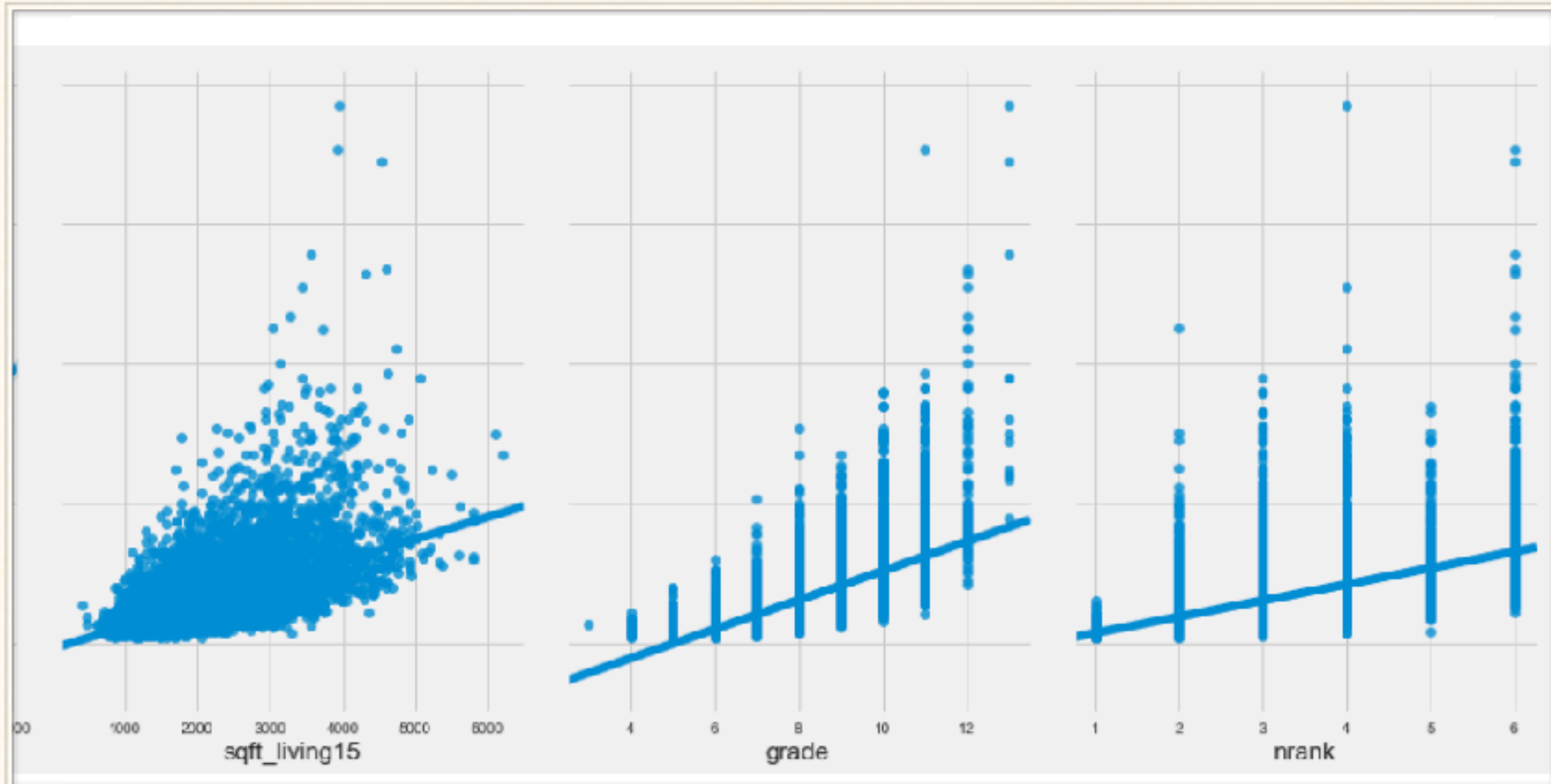
SOME HOUSES SOLD FOR A HIGH PROFIT AND SOME HOMES LOST MONEY



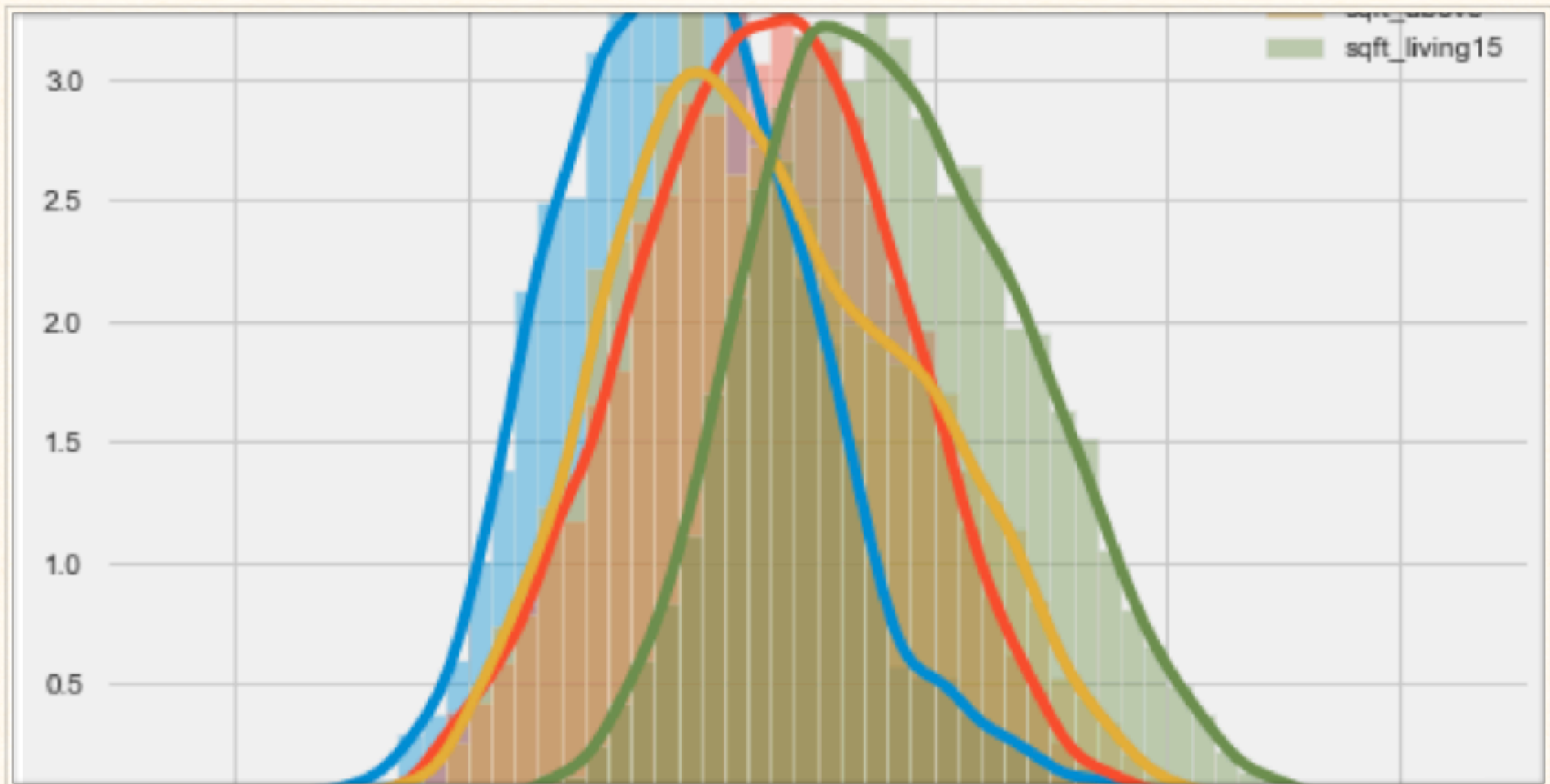
WHAT THE DATA SHOWS

- ❖ The home that made the most profit was purchased in a good neighborhood for much less than the average value. It made a profit of \$529950
- ❖ The home that lost money was a bigger house purchased in a worse neighborhood. It ended up losing -\$400000

LINEAR REGRESSION



SCALING/NORMALIZING



MODELING

- ❖ With an accuracy of 84% the model predicted home prices well.
- ❖ The two values that correlated with price the most are the neighborhood rank and size of the house

CONCLUSION

- ❖ The size of the house and the neighborhood it's in are the two biggest factors that influence price.
- ❖ If you want to flip a home - it's a good idea to look at the average home value of the zipcode. Buy low sell high is still applicable in house selling.