



## Zestimates Meeting

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# Agenda

1. Business Problem
2. Utilizing King County, WA data
3. Identifying Key Price Indicators
  - a. Living Square Footage
  - b. Distance From most expensive neighborhood
4. Key Takeaways
5. Next Steps

# Zestimates Are Missing The Mark

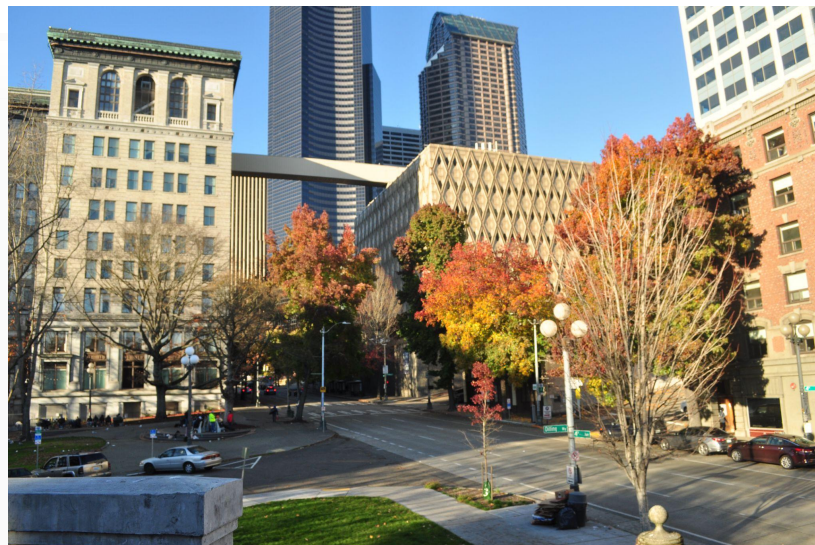
- Current Zestimate values are not accurate at predicting actual home values.
- Undervalued properties are affecting homeowners looking to sell..
- Current Zestimate uses predictors that aren't good indicators of actual home value.



How can we build a more  
accurate model to predict home  
value?

# Utilizing the King County Housing Dataset

- Square Footage
- Zip code
- Bedrooms
- Floors
- Waterfront
- View
- Condition
- Year Built
- Year Renovated
- Latitude and Longitude
- Distance From Seattle

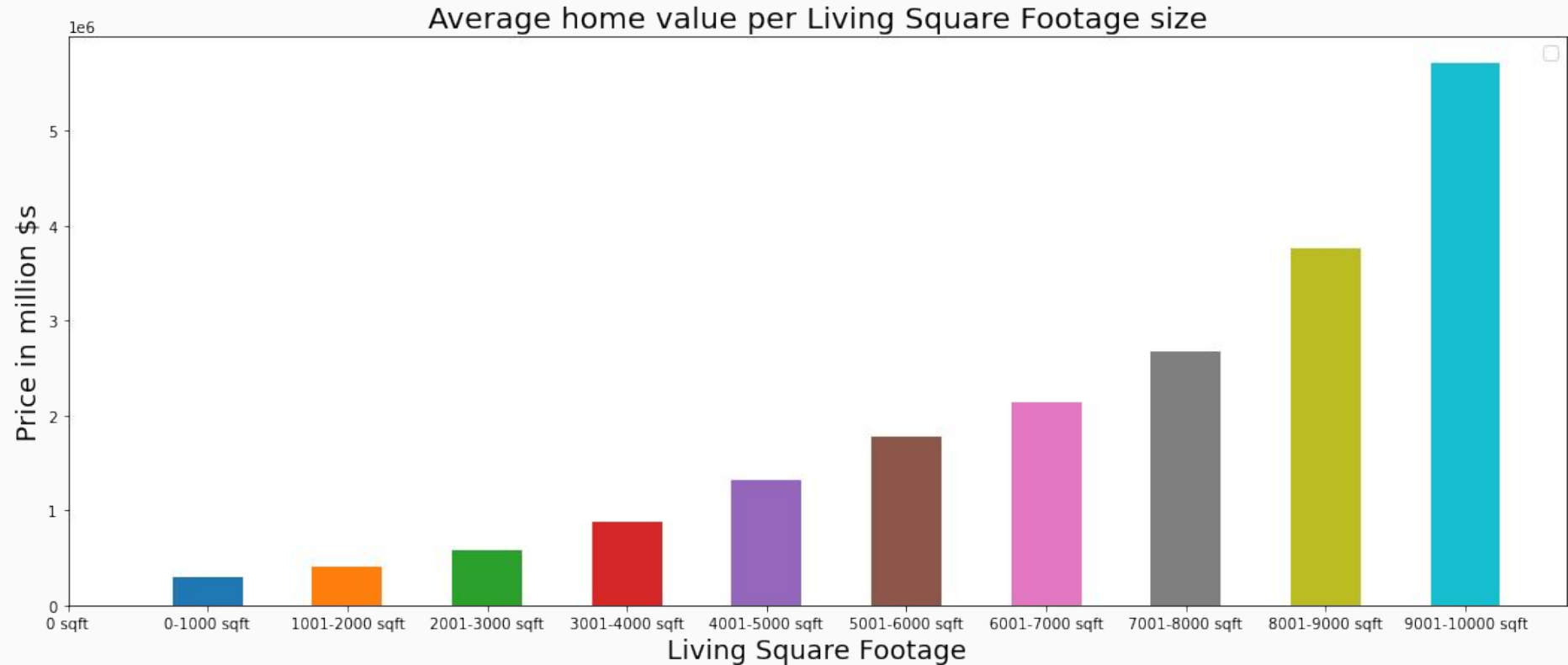


Our New Zestimate Is 82%  
Accurate

# Identifying our model's features

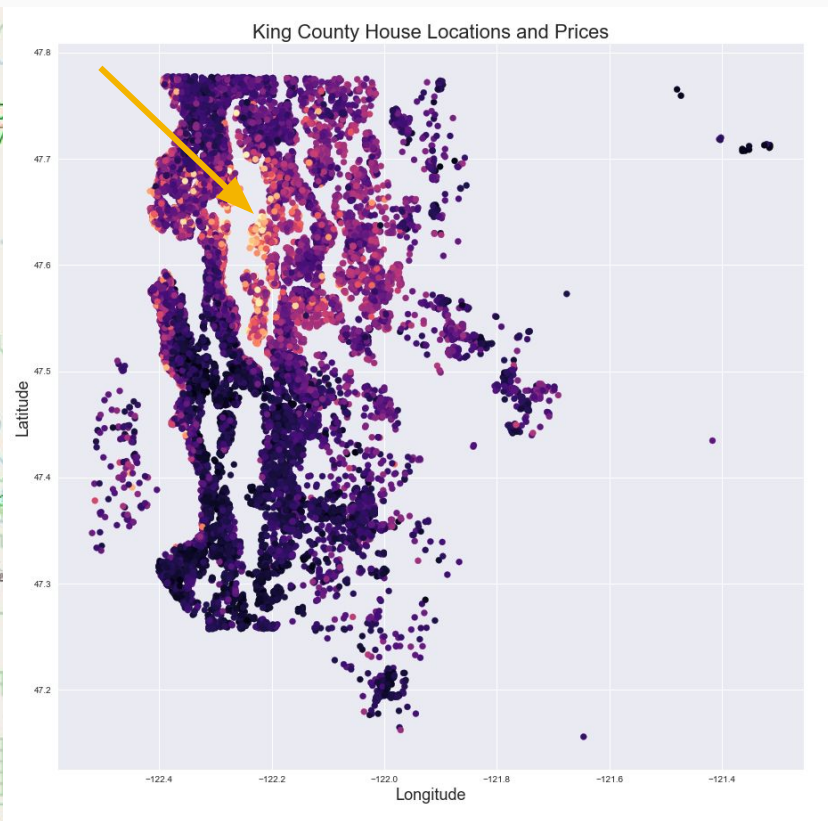
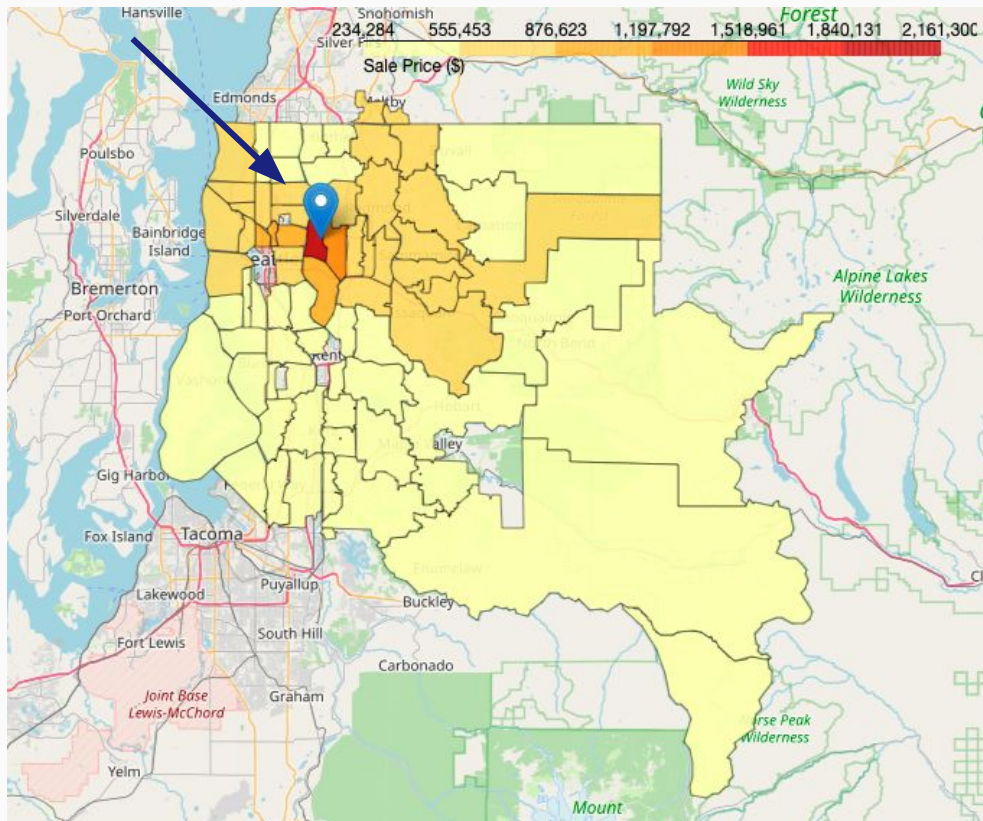


# Square Footage Has The Biggest Impact On A Home's Value





# Home Values Decrease As You Move Further from the most expensive ZIP code



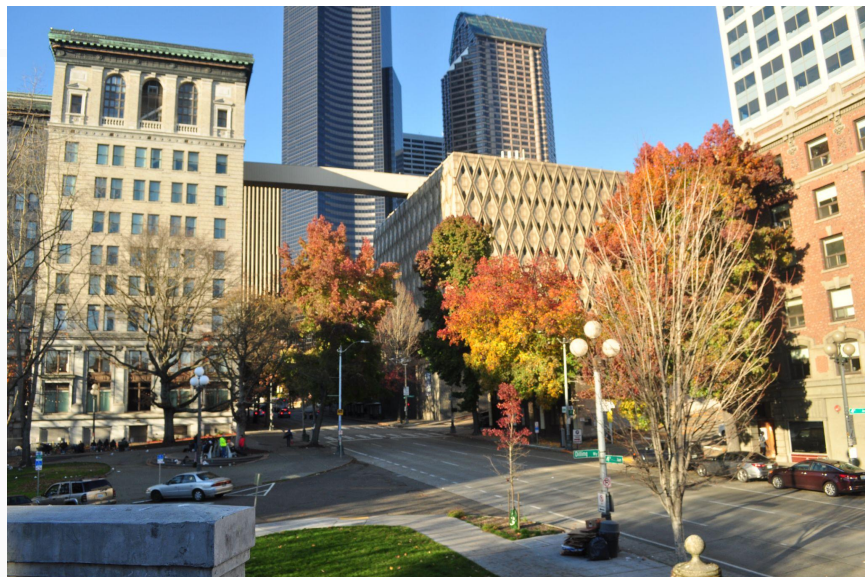
## Key Takeaways

- A house's living space area is the most significant indicator of sale price
- Sale price tends to decrease as distance from our most expensive Zip Code- **Medina, WA** increases.



# Next Steps

- Scaling our improved Zestimate
  - Applying the model to currently listed houses in King County
  - Testing and expanding new estimator to all big cities in the United States
  - Test the estimators accuracy in rural areas



# Thank You

Checkout the full project on [Github](#)



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