

King County House Sales Project

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Client: De'cent Limited

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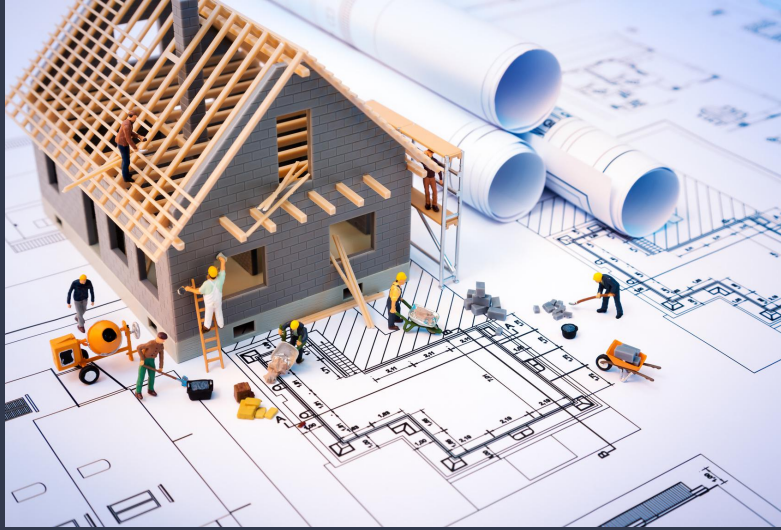


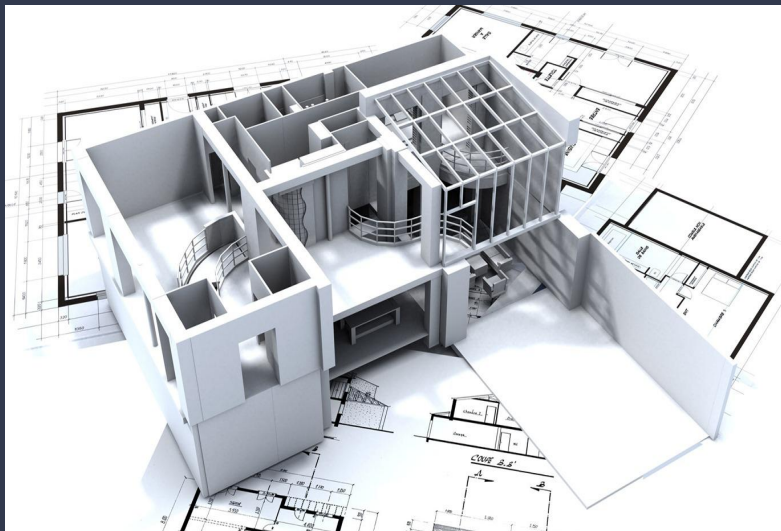
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Project Overview

- De'cent is a Design and Construction Company.
- One of the company's main goal is to bring the outside experience inside to improve the overall ambiance while maintaining comfort in the homes.
- Recently the company has had an increase in the number of clients requesting a good view from their houses, especially the bedrooms.



Project Overview

- This aligns perfectly with the company's goal, however they are concerned that the change in design to achieve a good view might affect the house prices.
- They require the insights from their data indicating how much the view ratings affect the house prices.



Objectives

The main goal of the project was to identify:

- The impact of view ratings on the house price
- The impact of number of bedrooms on house price



Data

- The data provided contained various attributes of the houses that were sufficient for the analysis.
- Upon exploration of the data aside from the view rating we identified another attribute called waterfront.
- Waterfront is a specific type of view which we could also use for our analysis.

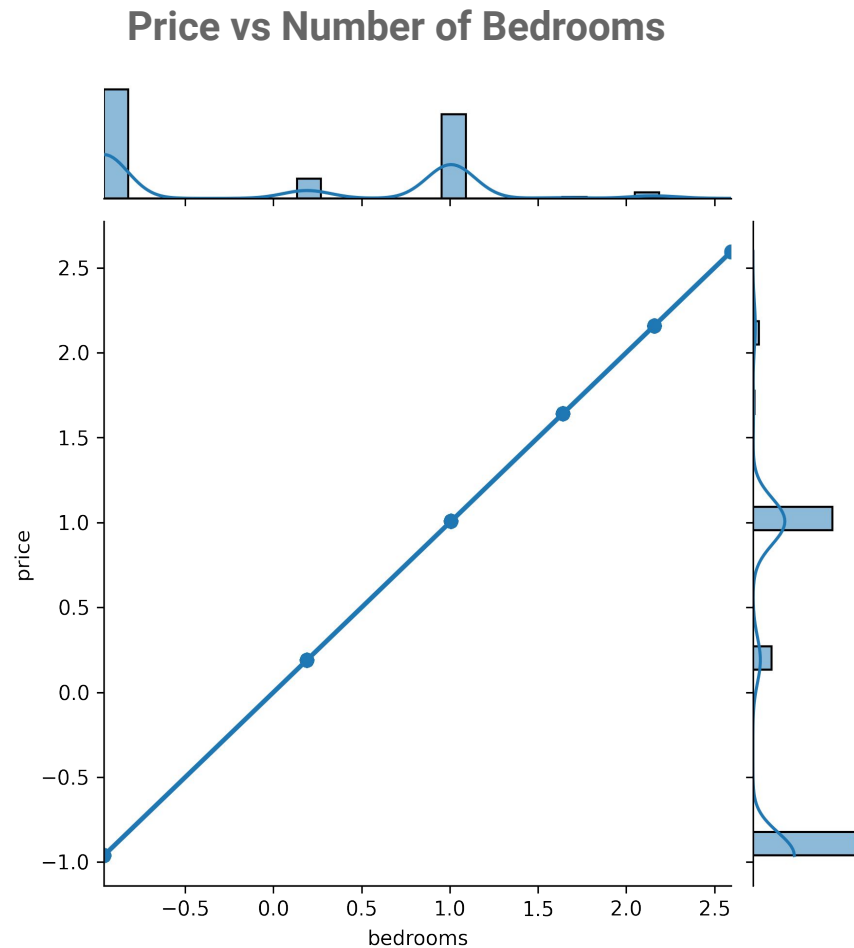
Methodology

The process was as follows:

1. Business Understanding
2. Data Understanding
3. Data Preparation
4. Modeling
5. Evaluating

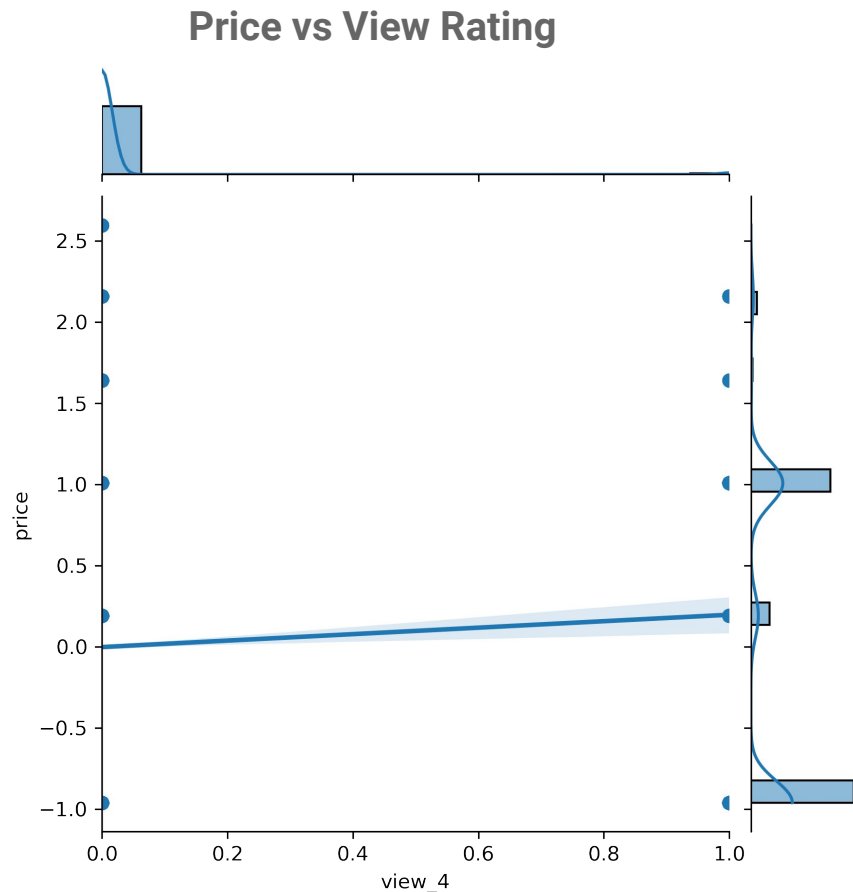
Results

There was a strong positive correlation between the house price and the number of bedrooms.



Results

There was a positive correlation between the price and the view. The highest view rating of 4 caused a 0.2 increase in the house price.



Conclusion

- The house price slightly increases as the view rating of the house increases. However it is to a very small scale.
- The company can design homes with with great views for their clients without having to worry about a huge increase in price.
- A waterfront view would also be a great place to start for the type of views.