Kings County Housing Analysis

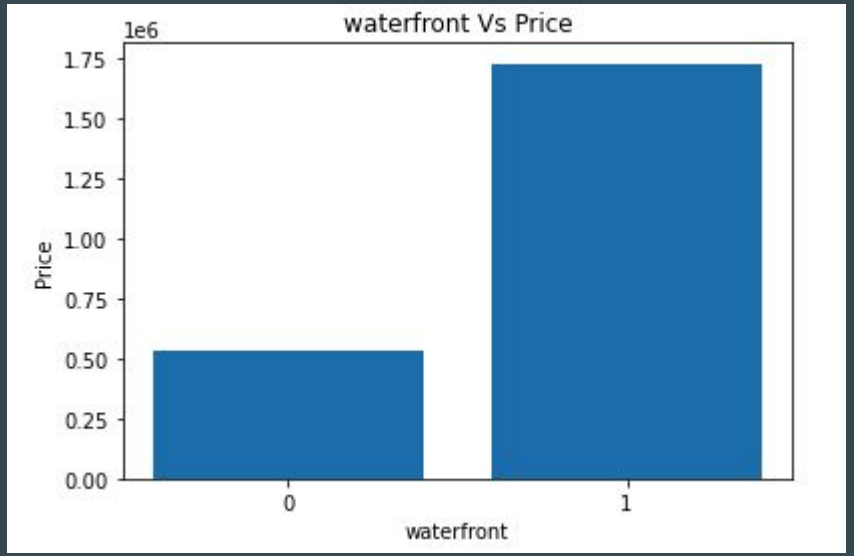
...

Bedrooms

First insight: As bedroom increases, the average price of a home also increased. Thought this was important, so I wanted to include this in the model.

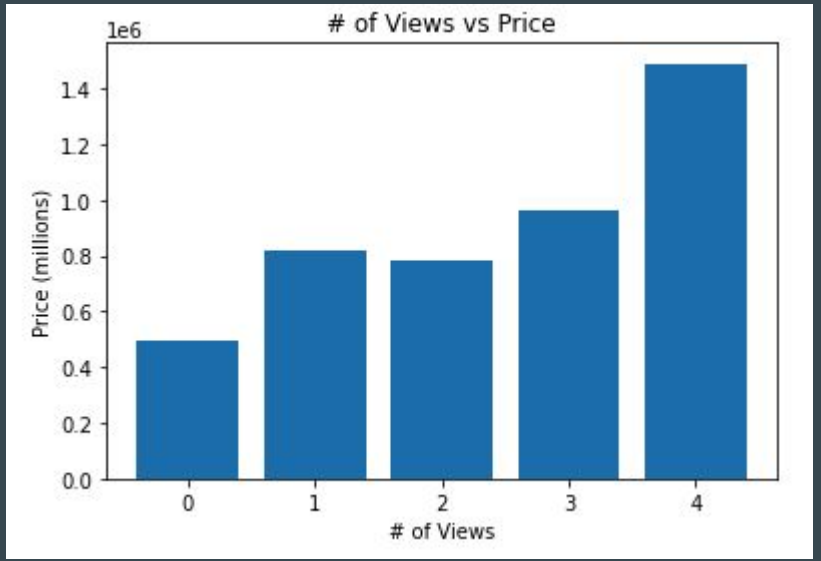
Waterfront

There's a significant difference in average price whether a home has a waterfront view or not.



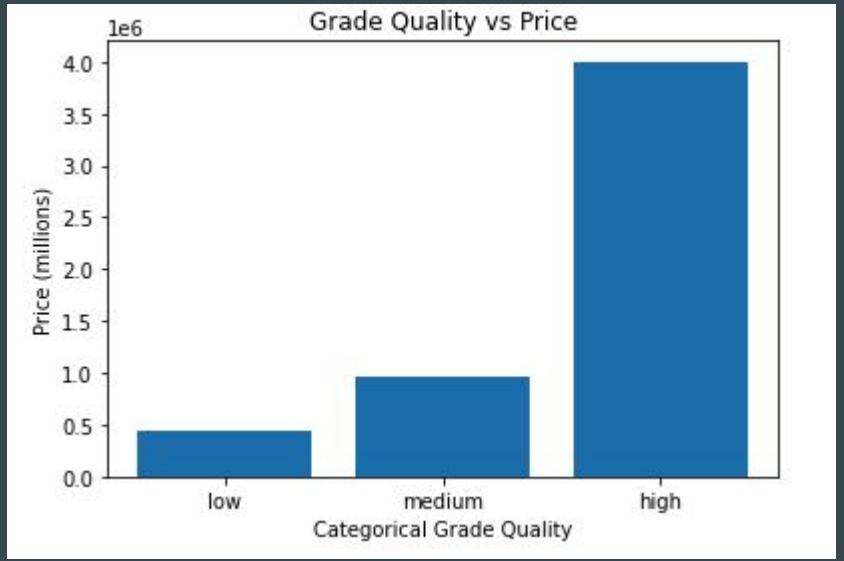
Views

Both if they house has been viewed and the amount of times the house has been viewed both show a strong positive relationship with the average price.



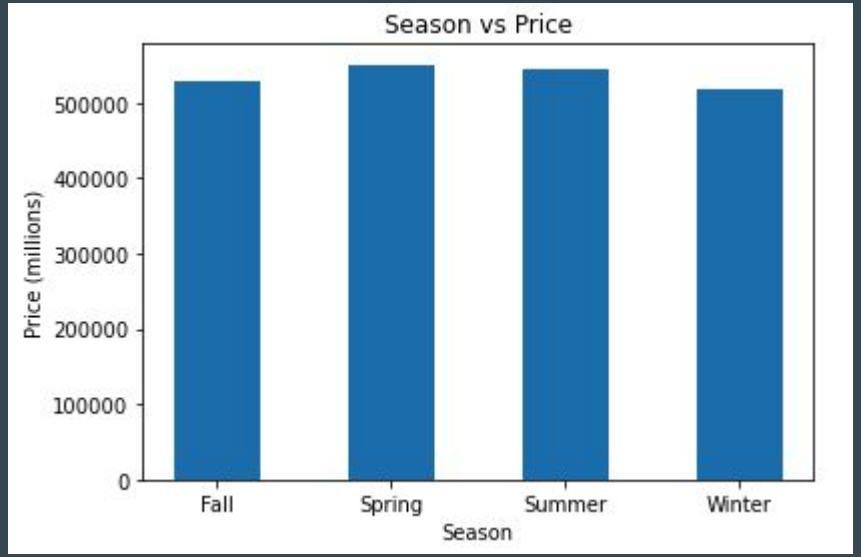
Grade Quality

If the grade given to the housing unit is high, the average price tends to be high as well.



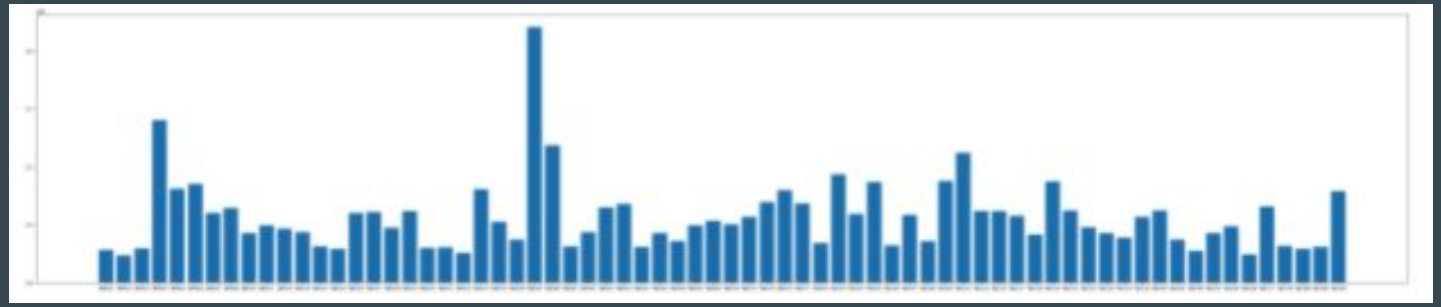
Seasons

Hard to see but there is a difference in average price and seasons where Spring is the highest, Summer is next, Fall, and then Winter.



Zip Codes

Lastly, the average price across Zip Codes is different as well so this should be a factor in our model as well.



Results

Using this model, about 71% of the target variable price can be explained by these features.

OLS Regression Results

Dep. Variable:	price	**R-squared:**	0.714
Model:	OLS	**Adj. R-squared:**	0.713
Method:	Least Squares	**F-statistic:**	522.1
Date:	Wed, 02 Jun 2021	**Prob (F-statistic):**	0.00
Time:	04:23:22	**Log-Likelihood:**	-2.3345e+05
No. Observations:	17212	**AIC:**	4.671e+05
Df Residuals:	17129	**BIC:**	4.677e+05
Df Model:	82		
Covariance Type:	nonrobust		