

A decorative graphic on the left side of the slide. It consists of a blue parallelogram and a light green parallelogram, both tilted at an angle. The blue shape is in the foreground, and the green shape is partially behind it. They are set against a dark blue background with subtle diagonal lines.

King County Prices Project



Goal

Use modeling and statistical methods on property data to develop recommendations homeowners can use to increase the sale prices of their homes.



Data

All analysis is based on 16,323 rows of 2019 property data in the King County House Sales dataset from the King County Department of Assessments.



Methods

SQLite, Python, Pandas, Statsmodels, Numpy, Scikit Learn, and Seaborn were used for data preparation, analysis, modeling, testing, and visualization.





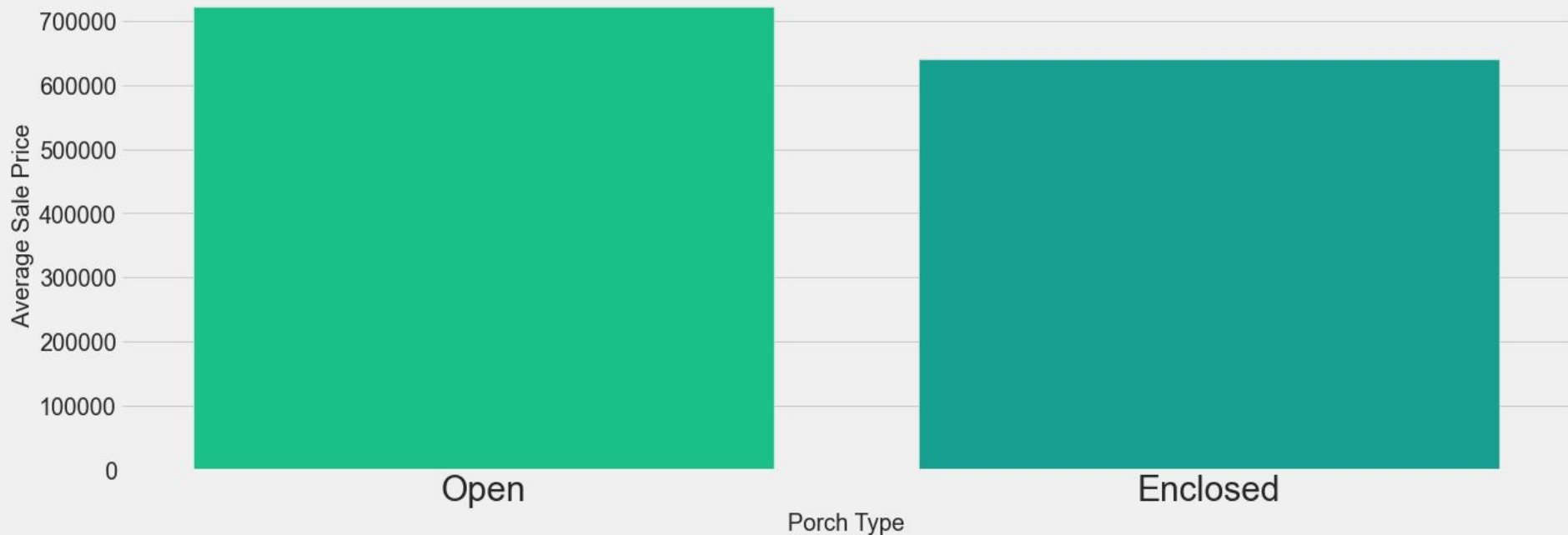
Recommendations

- Convert enclosed porches to open porches.
- Upgrade Electric Baseboard & Floor-Wall heating systems to alternate heating types.
- Upgrade basements to a finished quality level of at least average.



The difference in average sale price is \$82,926.

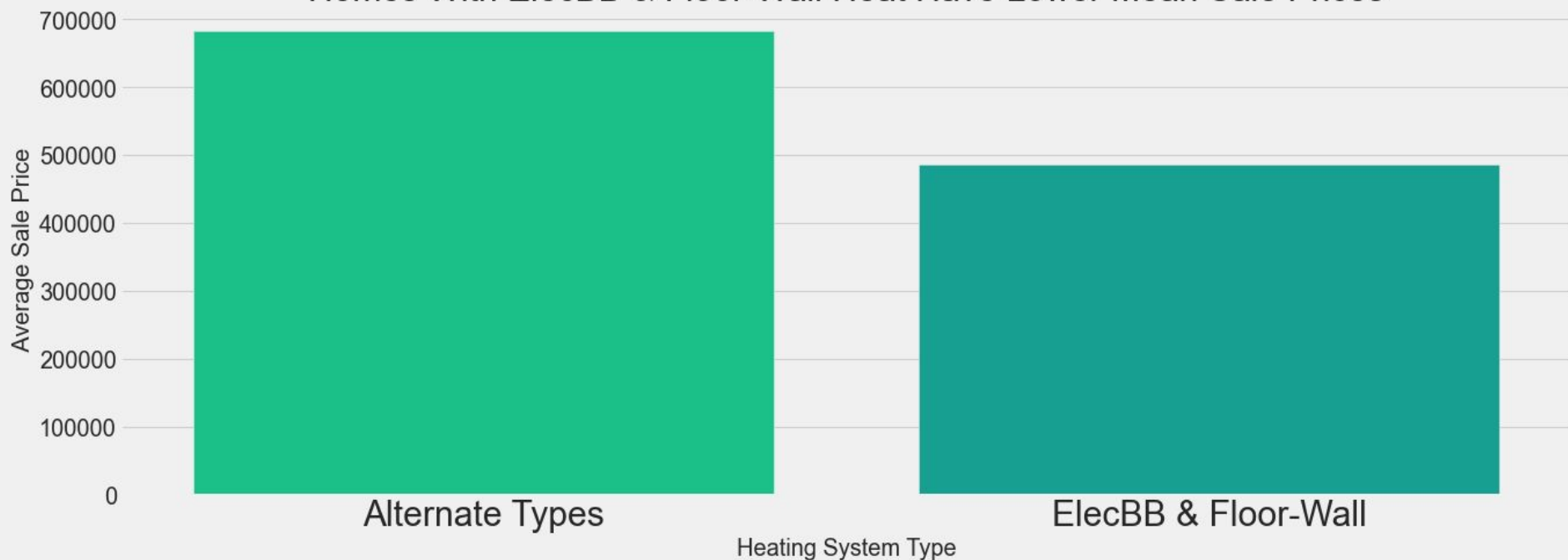
Homes With Strictly Open Porches Have Higher Mean Sale Prices





The difference in average sale price is \$197,538.

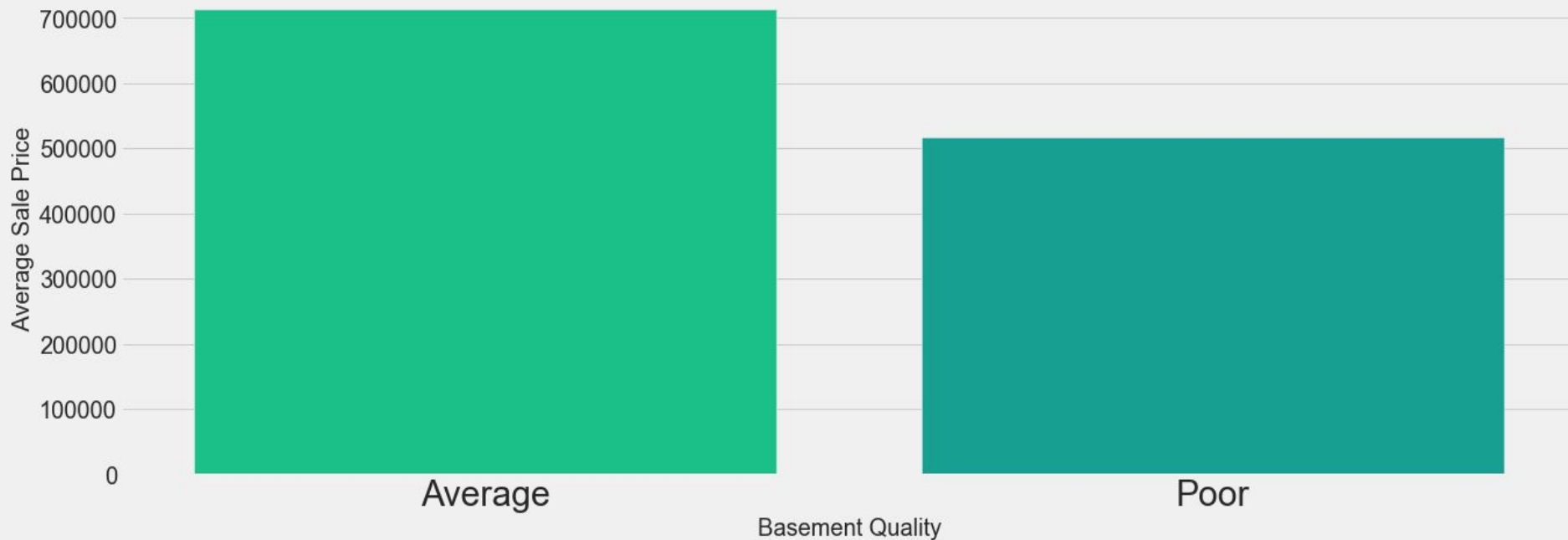
Homes With ElecBB & Floor-Wall Heat Have Lower Mean Sale Prices





The difference in average sale prices is \$197,879.

Homes With Average Quality Finished Basements Have Higher Mean Sale Prices





Next Steps

- Continued data analysis and model adjustment.
- A look into the set of mixed porch homes.
- Exploration into the alternate heating systems.
- Quantification of the basement quality levels.



Thank You!

Email: jeffrey.h.watson@protonmail.com

GitHub: @jeffrey.h.watson