



KING COUNTY HOUSING

Recommendations for Real Estate Investors

OUR CONSULTANTS

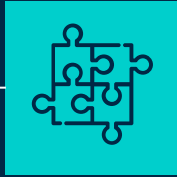


JOANNE DE LEON



JON LADALLA

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PROBLEM & SOLUTION

What variables produce the highest profits in house sales



02

OUR PROCESS

Select features for prime property within King County as well as desirable areas



03

TARGET

To project which houses are target properties for investors

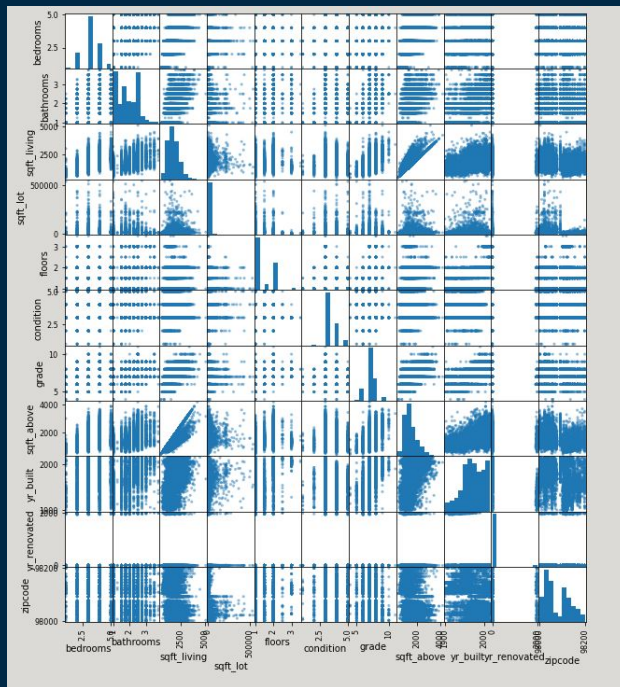
OUR DATA

Our King County Housing Data was gathered from kaggle including over 21k properties with 21 feature columns. Our subset of cleaned data included about 7500 properties with 13 columns.



OUR DATA EXPLORATION

FINDING/CONFIRMING
COLLINEARITY



DETERMINING CATEGORICAL
VARIABLES

UNDERSTANDING THE PROBLEM

CATEGORICAL FEATURES

- Waterfront
- Basement
- Year Renovated
- Zip-code
- Condition
- Grade
- Floors
- Bedrooms
- Bathrooms

CONTINUOUS FEATURES

- Square-foot living
- Square-foot lot
- Year Built
- Price



MARKET RESEARCH

Dep. Variable:	price	R-squared:	0.704
Model:	OLS	Adj. R-squared:	0.699
Method:	Least Squares	F-statistic:	149.1
Date:	Thu, 08 Jul 2021	Prob (F-statistic):	0.00
Time:	15:58:43	Log-Likelihood:	2991.8
No. Observations:	5999	AIC:	-5794.
Df Residuals:	5904	BIC:	-5157.
Df Model:	94		
Covariance Type:	nonrobust		

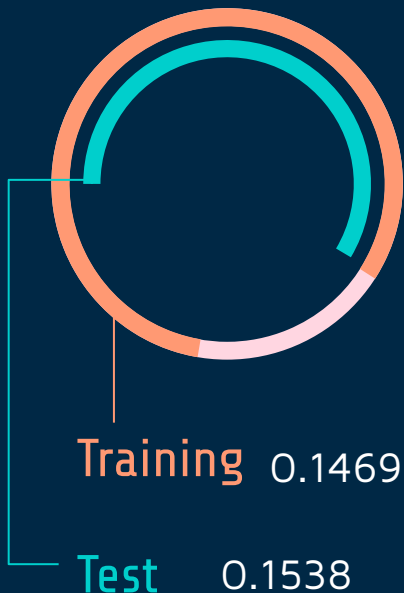
DROPPING

TRANSFORMING

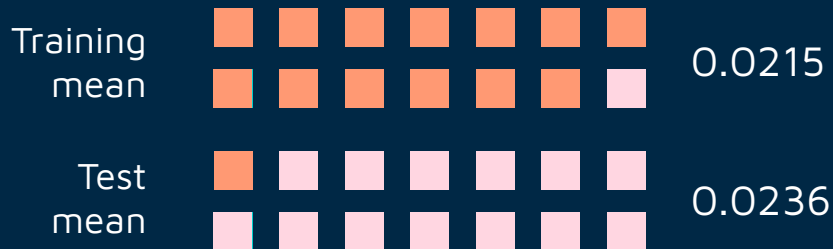
STANDARDIZING

ADDITIONAL METRICS

RSME



SQUARED ERROR



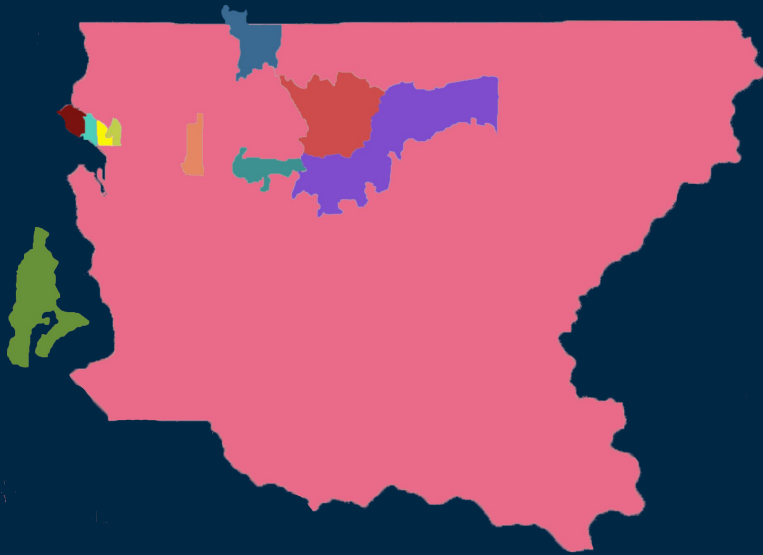
X_train is a Dataframe with 5999 rows and 32 columns
Y_train is a Series with 5999 values
The training mean squared error: 0.021594720268445198
The test mean squared error: 0.0236629112791493
The Training RSME: 0.14695142145772255
The Test RSME: 0.15382753696238827

The background is a dark blue field decorated with various geometric elements. There are numerous small squares in white, orange, and teal, some of which are solid and others are outlines. Thin white vertical lines of varying lengths are scattered across the composition, creating a sense of depth and movement.

OUR RECOMMENDATIONS

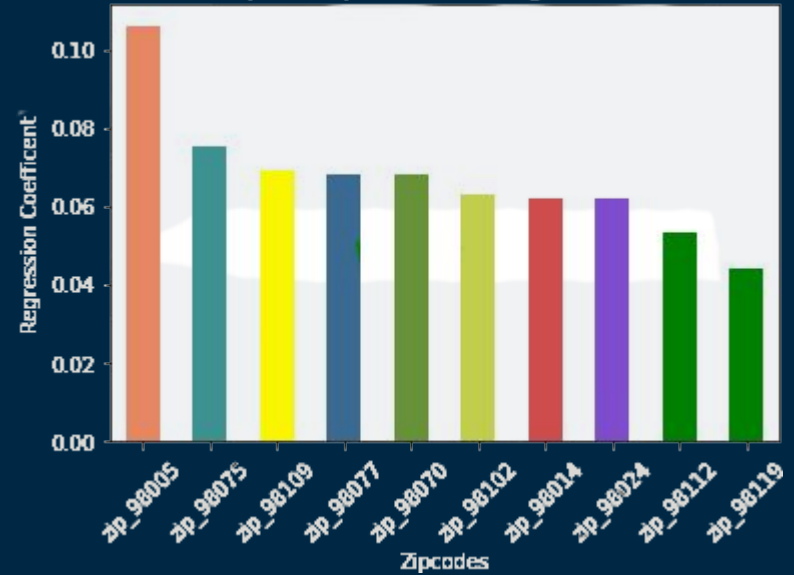
ANALYSIS

ZIP-CODES



TOP TEN ZIP-CODES

Top Ten Zipcodes Affecting Sale Price



Thank You

https://github.com/jojodeleon/king_county_housing/tree/main

