

REAL ESTATE  
HOUSING  
PRICE IN KING  
COUNTY



# Context

- OVERVIEW
- BUSINESS UNDERSTANDING
- DATA UNDERSTANDING
- MODELING
- REGRESSION RESULTS
- RECOMENDATIONS
- CONCLUSION

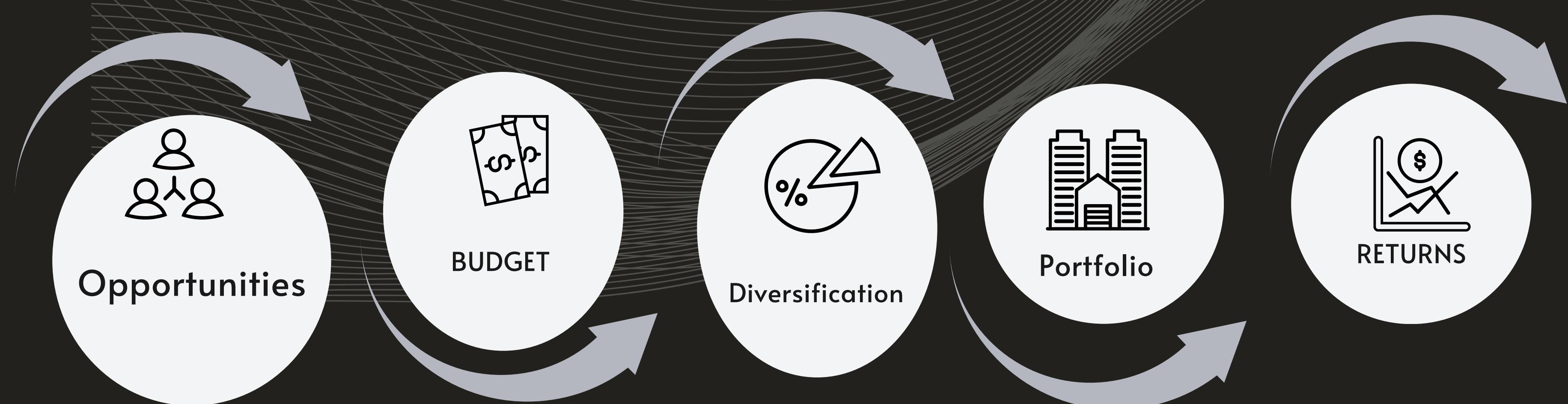


# OVERVIEW

- This project is set to utilize advanced techniques such as feature importance ranking, outlier detection, and interaction effects analysis to enhance prediction accuracy and provide actionable insights for stakeholders.

# BUSINESS UNDERSTANDING

- The real estate market is seeking ways to maximize their returns on property investments. By developing a predictive model for house prices, stakeholders can gain insights into the factors influencing property values, enabling them to make informed decisions about real estate market and housing effectively and optimize their investment strategies.



# DATA UNDERSTANDING

- Analyze various features of real estate data, like square footage, number of bedrooms, and location, to understand their impact on property prices.
- Correlations and patterns within the data to uncover trends and insights that can help stakeholders understand what drives property values



# MODELING

1. Ability to handle nonlinear relationships. Transform raw data into features that can improve the performance of models. Eg missing values, encoding categorical variables, creating new features, and scaling numerical features.
2. Train the models on the training dataset and evaluate their performance using suitable metrics such as R-squared, Mean Squared Error (MSE), and Root Mean Squared Error (RMSE) & cross-validation to ensure reliable evaluation



# REGRESSION RESULTS

- Variables with larger coefficients and lower p-values are typically more important predictors.
- A positive coefficient for variables like bathrooms, sqft\_living, waterfront, etc., suggests that an increase in these variables leads to an increase in house prices, while a negative coefficient for variables like bedrooms, yr\_built, etc., suggests the opposite.

# RECOMMENDATIONS

- Prioritize features with the highest impact on house prices, such as square footage, number of bedrooms, and bathrooms, for property valuation and investment decisions.
- Additionally, determining the optimal balance between renovation costs and potential value appreciation

# CONCLUSION/NEXT STEP

- Continuously monitor the performance of the models and strategies in real-world scenarios, collecting feedback and data to assess their effectiveness and make necessary adjustments.
- prioritize renovations that yield the highest returns

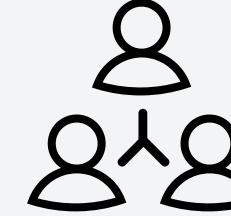


**THANK YOU**

**REAL ESTATE  
HOUSING PRICE IN  
KING COUNTY**



**www.kc\_housing\_king county.com**

 **Group\_9**

Gerente General