# HOUSE DATA ANALYSIS

Exploring influential factors in house pricing.

# Overview

- Delve into the King County House sales dataset, a comprehensive repository of housing sales information in King County, USA.

- Our aim is to provide precise insights to assist homeowners and real estate agencies in making informed decisions regarding property valuation and understanding market trends.
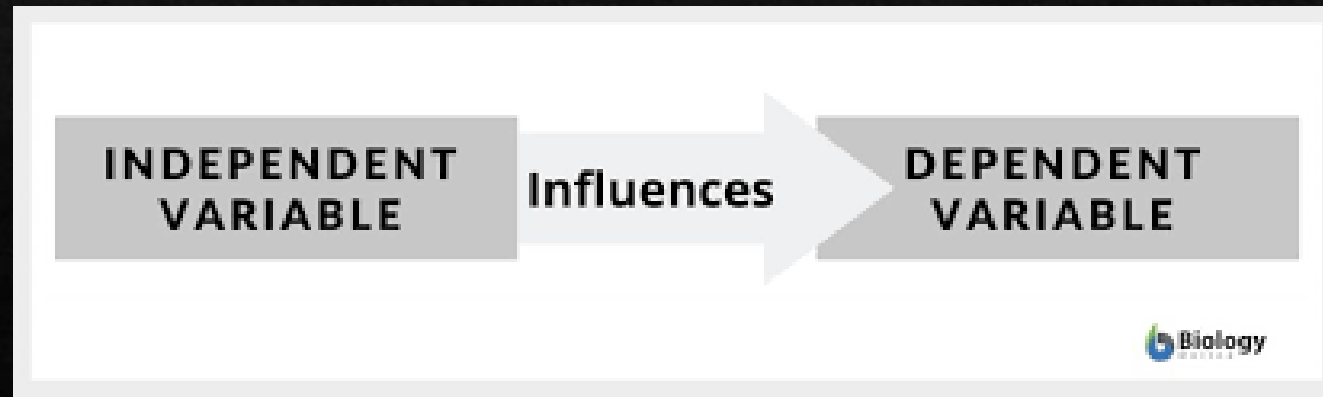
# Business understanding

◈ We are tasked with developing a predictive model to provide insights for homeowners and real estate companies.

◈ By analyzing property features such as year built , living space and number of bedrooms our model aims to offer accurate predictions, aiding decisions on property valuation and market trends.

# Data understanding

◈ In our analysis, the variable we aim to predict is property price.

◈ We utilize predictive variables such as the number of bedrooms, year built and living space to estimate this target variable.

Process of Data Analysis

# Regression Results

The following provide insights into how various features are related to the price of the house:

- Larger living spaces, both above ground and in the basement, contribute positively to housing prices.

- Properties with a waterfront view command higher prices compared to those without.

- Newer properties tend to have lower prices compared to older properties. Newer isn't always pricier

# Results cont...

◈ Larger lot sizes are associated with lower housing prices, indicating that buyers may value space differently based on their preferences and needs.

# Recommendations

◈ Priority should be given to properties with waterfront views or larger living spaces.

◈ Newer properties could be considered for affordability and investment opportunities compared to older ones.

◈ Renovation of older houses could increase the prices of houses.

◈ Real estate agents and homeowners should factor in living space, basement, and views when pricing properties.

# Next steps

◈ Stay informed on market trends to make informed decisions regarding property purchases or sales.

◈ Further data collection to provide a more comprehensive understanding of the housing market dynamics.

# THANK YOU!