

FLATIRON SCHOOL



KING COUNTY HOUSING MODEL

Presented by Jonathan Pakele Jr.

Covered Today

A brief outline

Objectives of my notebook

Data Overview

Model

Recommendations

Thank you



Objectives

GOAL OF TESTING

Finding most valued traits of a house

RUNNING TESTS

Finding accuracy of my model's predictions



Data Overview

KING COUNTY (WA) DATA

This data set is real world information on housing data, given by Flatiron School

21, 143 INITIAL RECORDS

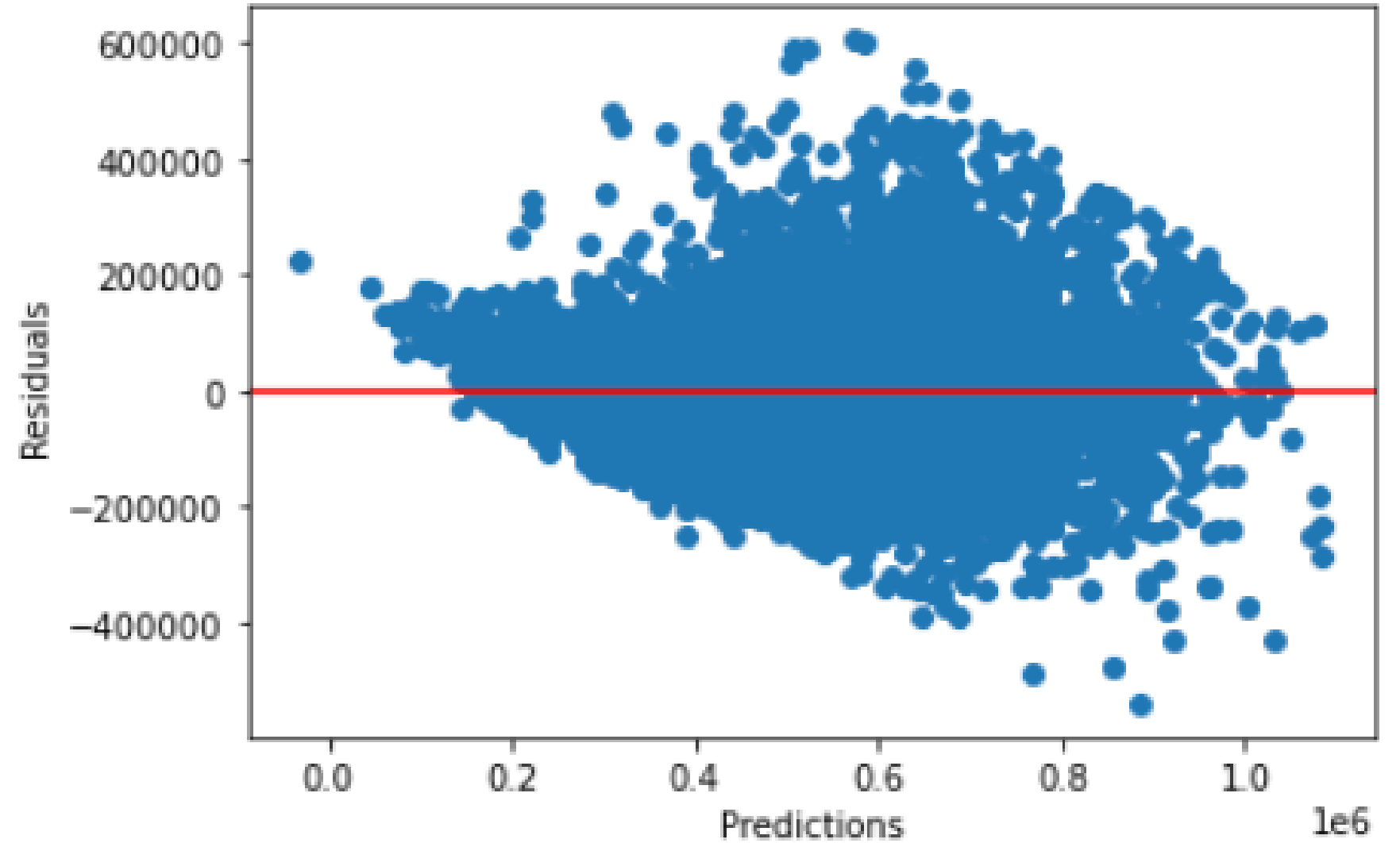
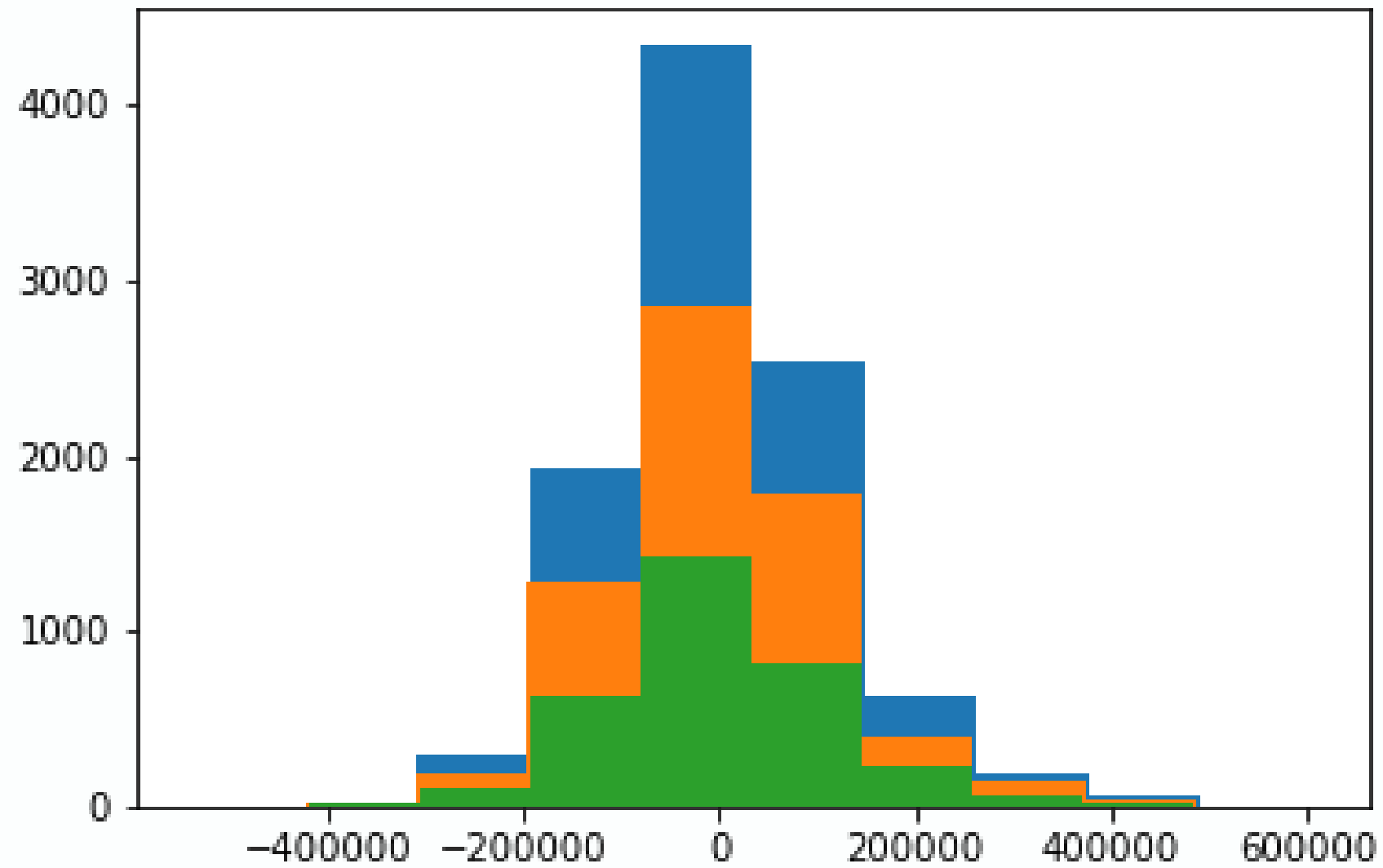
This is each instance of a home being sold within the county lines.

454 RECORDS EXCLUDED

These records we removed for being incomplete or erroneous.

HOUSE ATTRIBUTES

Most data per record was purely on the house traits. No factors outside of the physical home.



Approximately:

69% Explainable Variance

\$117,124 Predictable Margin of Error

Model Overview



What my Final model can do

FINANCIAL PREDICTION ON HOME VALUE

Average margin of error is \$117,124.95

ADVICE ON HOME

Model can determine what traits of a home are most sought after and provide advice on home improvements for selling a home.

Improving the Model



NEIGHBORHOOD

HOME AGE

CLIMATE

SAFETY RATINGS

PROXIMITY TO CITY

Thank you

Questions?



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