



King County Price Predictions

Fried White Rice





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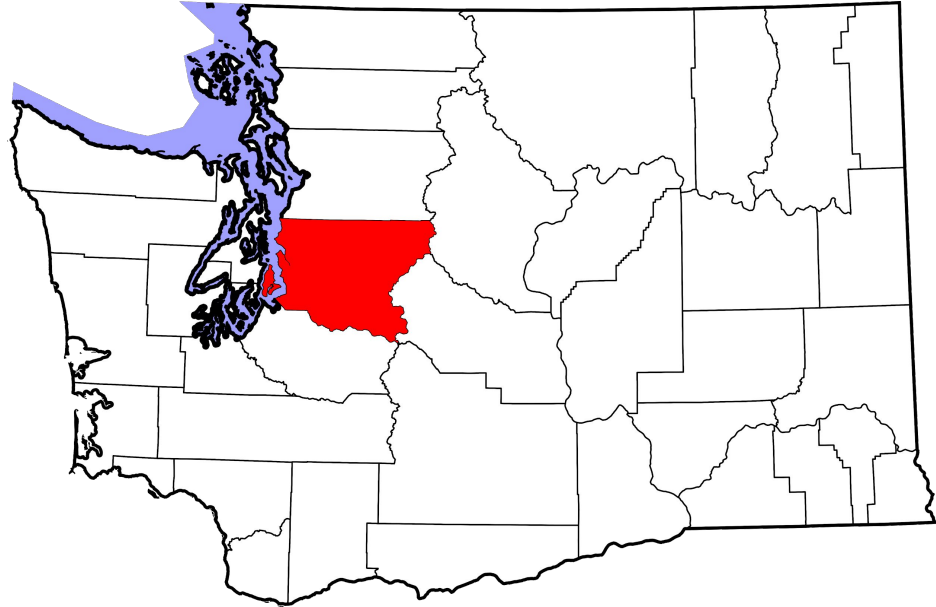


meet our team



Overview

- Linear Modeling
- Predict Price
- Uses House Characteristics
 - Square footage
 - Zip Code
 - Etc.



Outline

- Business Problem
- Data Understanding
- Models
- Recommendations
- Next Steps



Business Problem

- Greater Seattle area real estate market is on the rise
- Potential for capitalization in this growing market
- Modeling can provide an edge in this competitive market





Addressing the Problem

- Existing inventory
- Inventory growth through acquisition
- Inventory growth through new construction



Data Understanding

- King County House Sales Record
 - Provided:
 - Sales Data
 - Sq. ft of homes
 - Bedrooms
 - Baths
 - Etc.

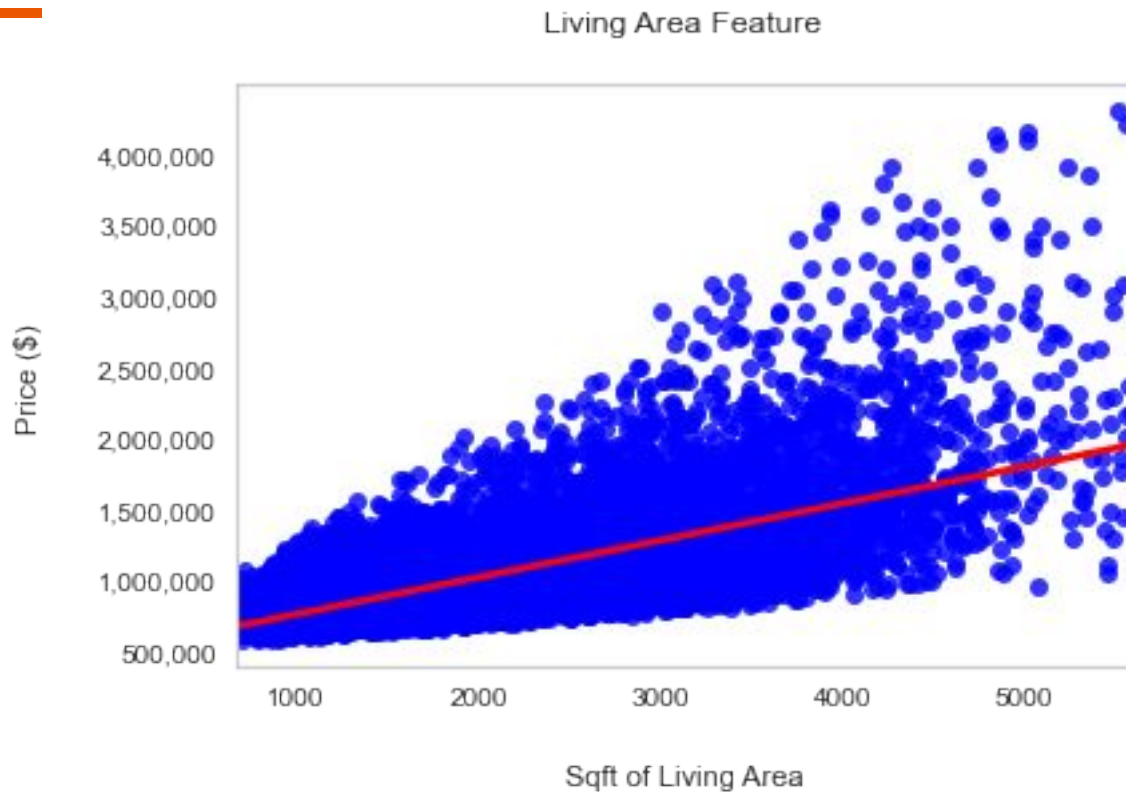


Information

- King County is 1st in population in the state of Washington
- 2020, Seattle was the fastest growing city in America
 - (Seattle Times)
- One of the fastest growing cities in the 2010's
 - (GeekWire)

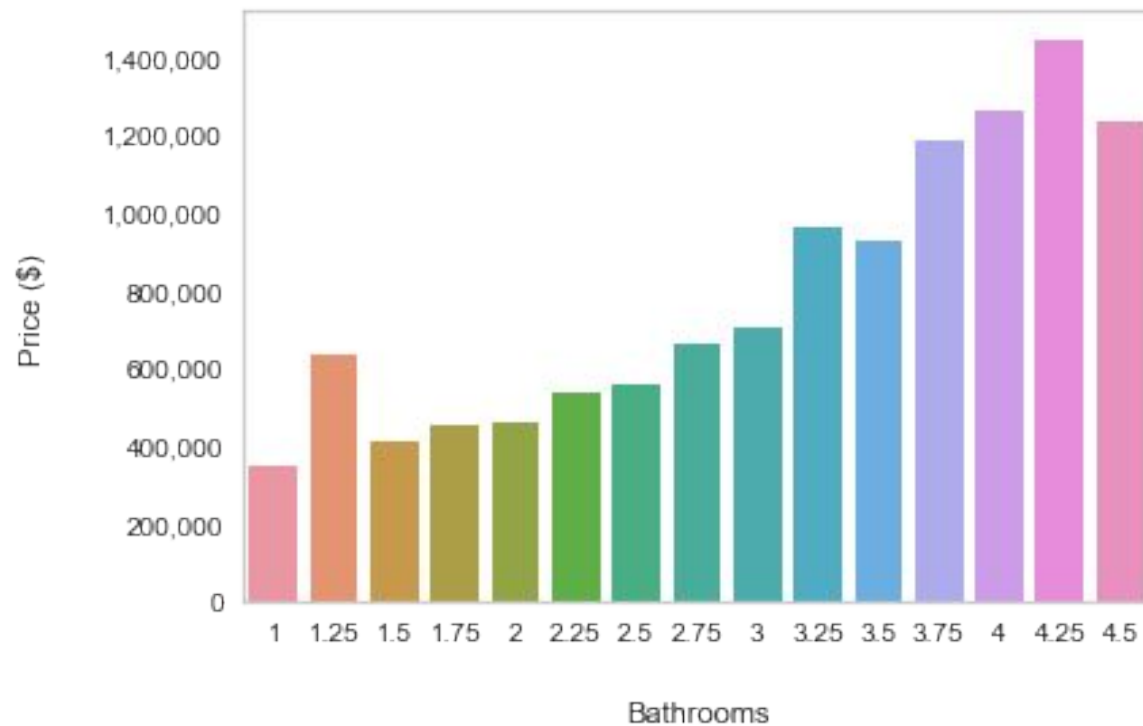


Inferential Models



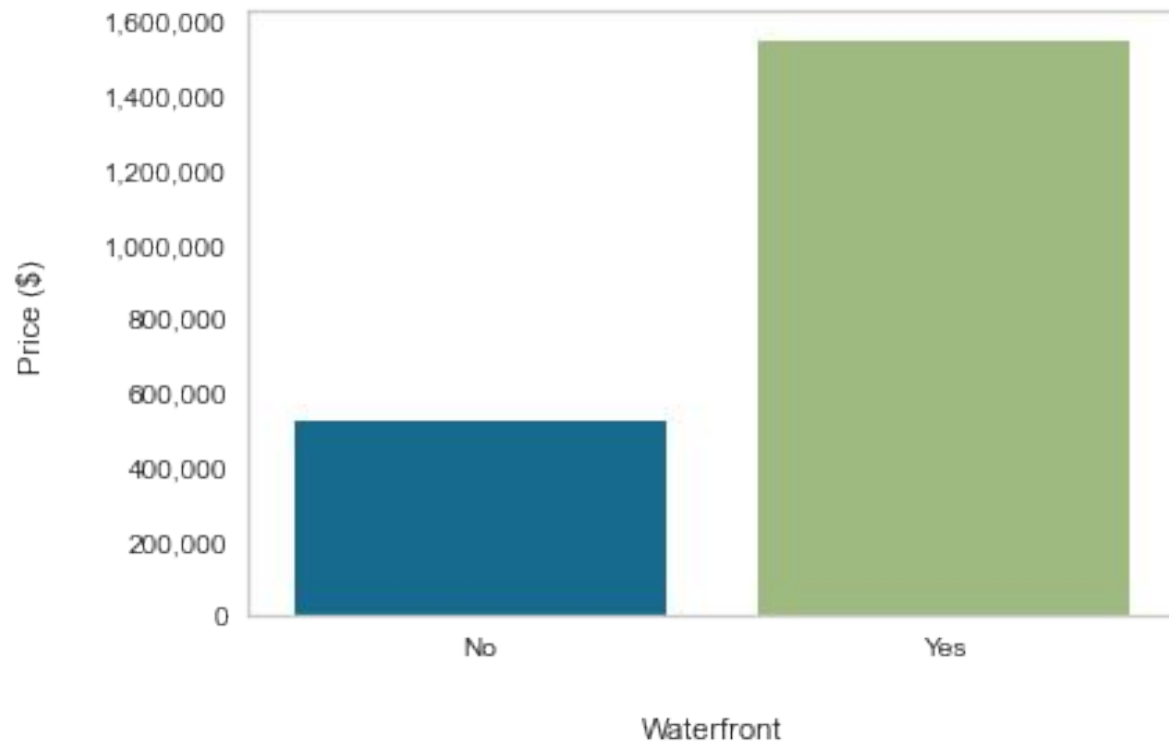


Bathroom Feature



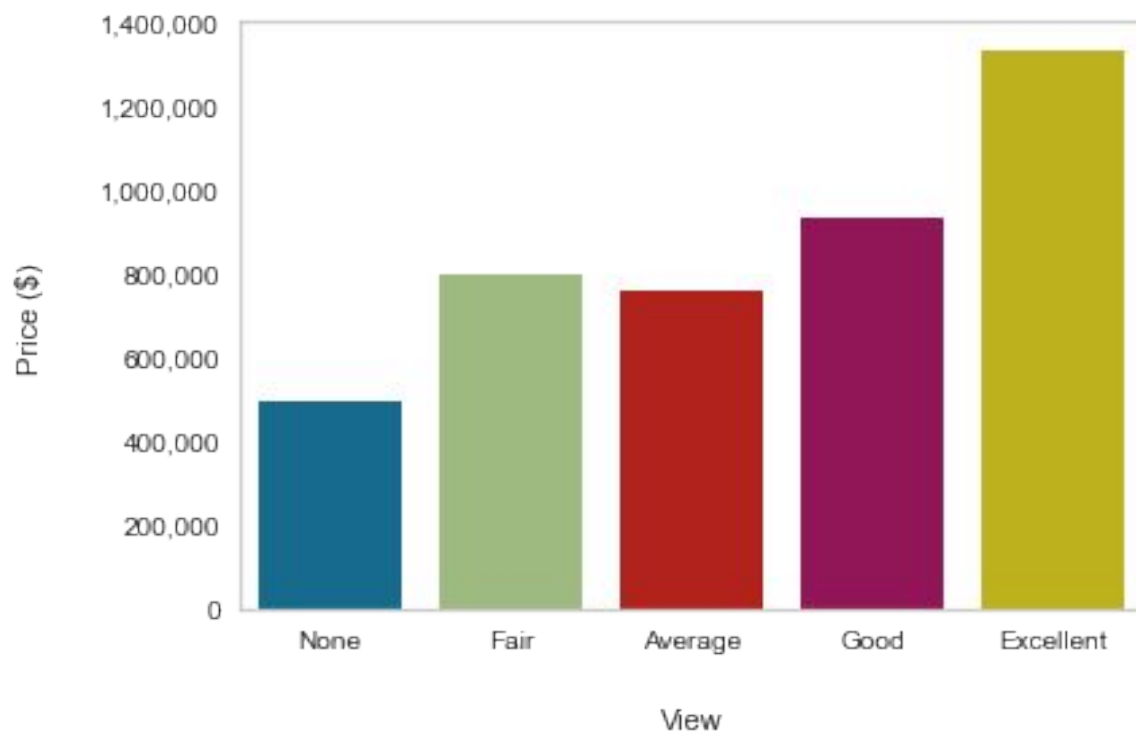


Waterfront Feature



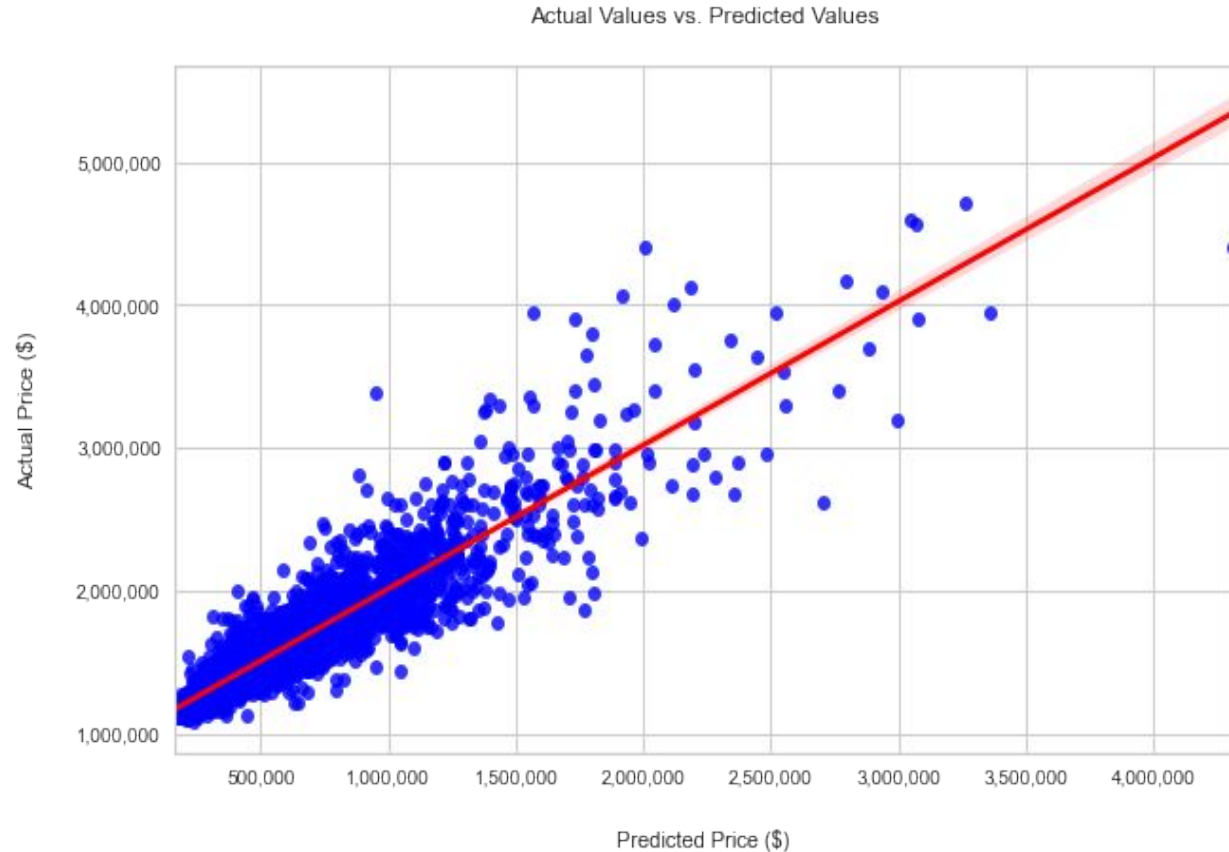


View Feature



Predictive Model

- Features:
 - Sq. Ft Living
 - Sq. Ft Living 15
 - Bathrooms
 - Views
 - Waterfront
 - Zip Code
 - Qualities
- RMSE: \$131,810





Recommendations

- Use model to accurately price current inventory
- Use model to find undervalued houses
- Use model to find the best features to include in new home builds



Next Steps

- Implement inflation and market changes.
- Increase granularity of location data
 - Implement cluster data analysis
- Introduce new variables to model





THANK YOU

QUESTIONS





Sources

- [GeekWire](#)
- [Seattle Times](#)
- [Github Repo](#)