

KVZ Realtors

King County Home Sales Analysis




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Outline

- Business Problem
- Data Understanding
- Analysis
- Conclusions



GETTING
YOUR HOME
READY TO
SELL!

Business Problem

KVZ Realtors

- **New in Washington**
- **Know the home sales prices in King County**
- **Help clients to improve their house before placing for sale**

Question:

What are the most important features that will improve the price of the house?

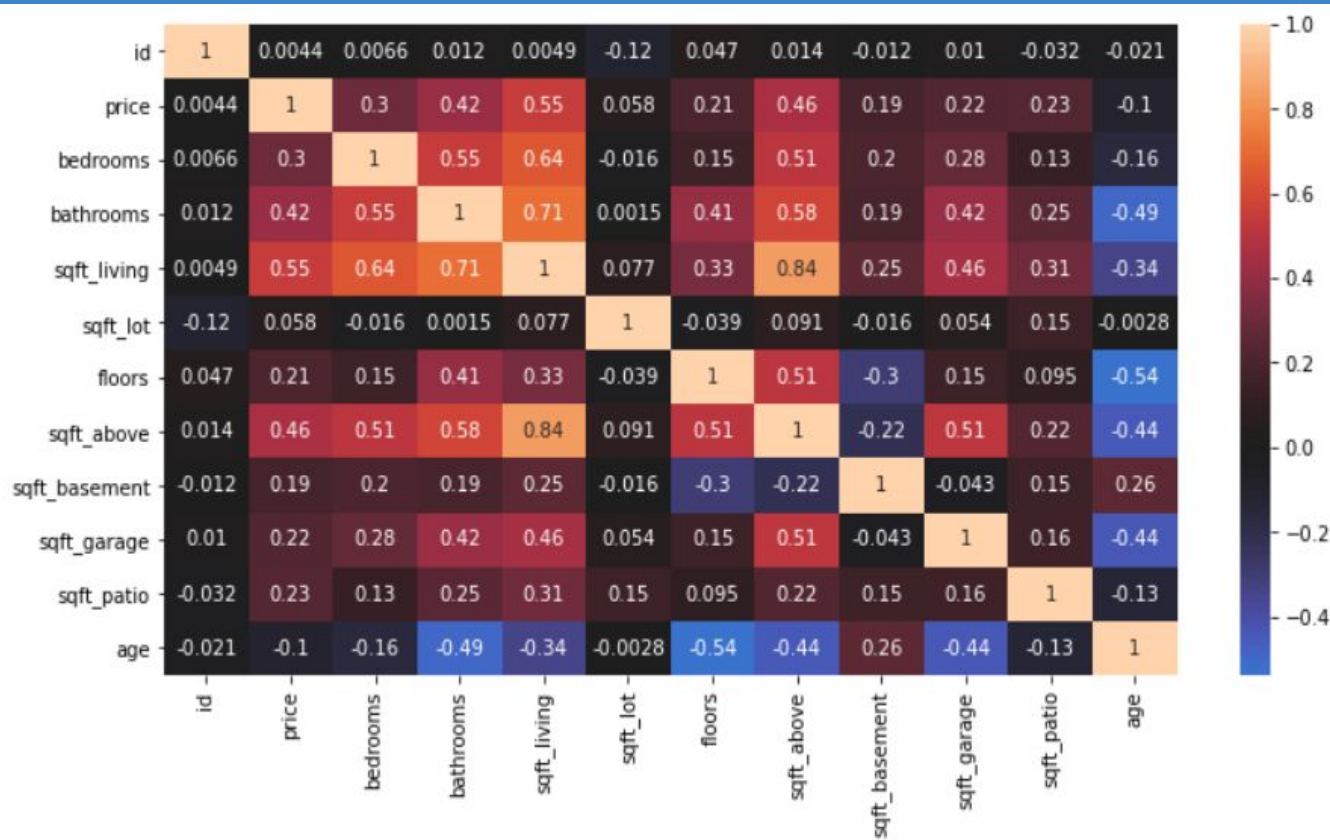
Data Understanding

King County House Sales between 2021-2022

The dataset includes 30'155 values. Each dataset has information about:

- Price
- Sale date
- Square footage of living space
- Square footage of the lot
- Number of bedrooms, bathrooms, floors
- If the house is near a waterfront ect...

Analysis



Most important features:

1. sqft_living
2. sqft_above
3. bathrooms
4. bedrooms
5. Sqft_sqft_patio

Analysis (modeling)

Linear regression to predict the price.

- Linear approach for modelling the relationship between a dependent and independent variables.
- Start with a baseline model
- Improve it until R-Square has a good percentage

R-square started from 37% and ended the analysis at a 72.6%

Conclusions

1. Square footage of living space in the house.

2. Number of bathrooms (> 5)

3. Square footage of the patio

4. Notable mentions:

- View
- Green belt
- Heat_source_oil/Solar
- Zip Code areas:
 - 98005
 - 98006
 - 98007
 - 98008
 - 98033
 - 98040





Questions?



Thank you!
Welcome to King County!