

KINGS COUNTY HOUSE SALES PREDICTION



19th April 2023

INTRODUCTION

Real estate developers are interested in identifying factors that influence the sale price of homes in King County, as well as developing models to predict the sale price of homes based on these factors.

This information can be used to optimize the design and marketing of new properties, identify investment opportunities, and make data-driven decisions about the development and sale of properties.

PROJECT OVERVIEW

The project seeks to optimize the design and marketing of new properties, identify investment opportunities, and make data-driven decisions about the development and sale of properties.

THE REAL ESTATE BUSINESS

PROBLEM QUESTIONS

- To find the relationship between the **size and quality** of the property and the **sale price** of homes in King county
- To find the relationship between house **neighborhood/location** and the **price**.
- To establish how **accurately we can predict** the sale price of homes in King County based on the **available features**.

THE DATA

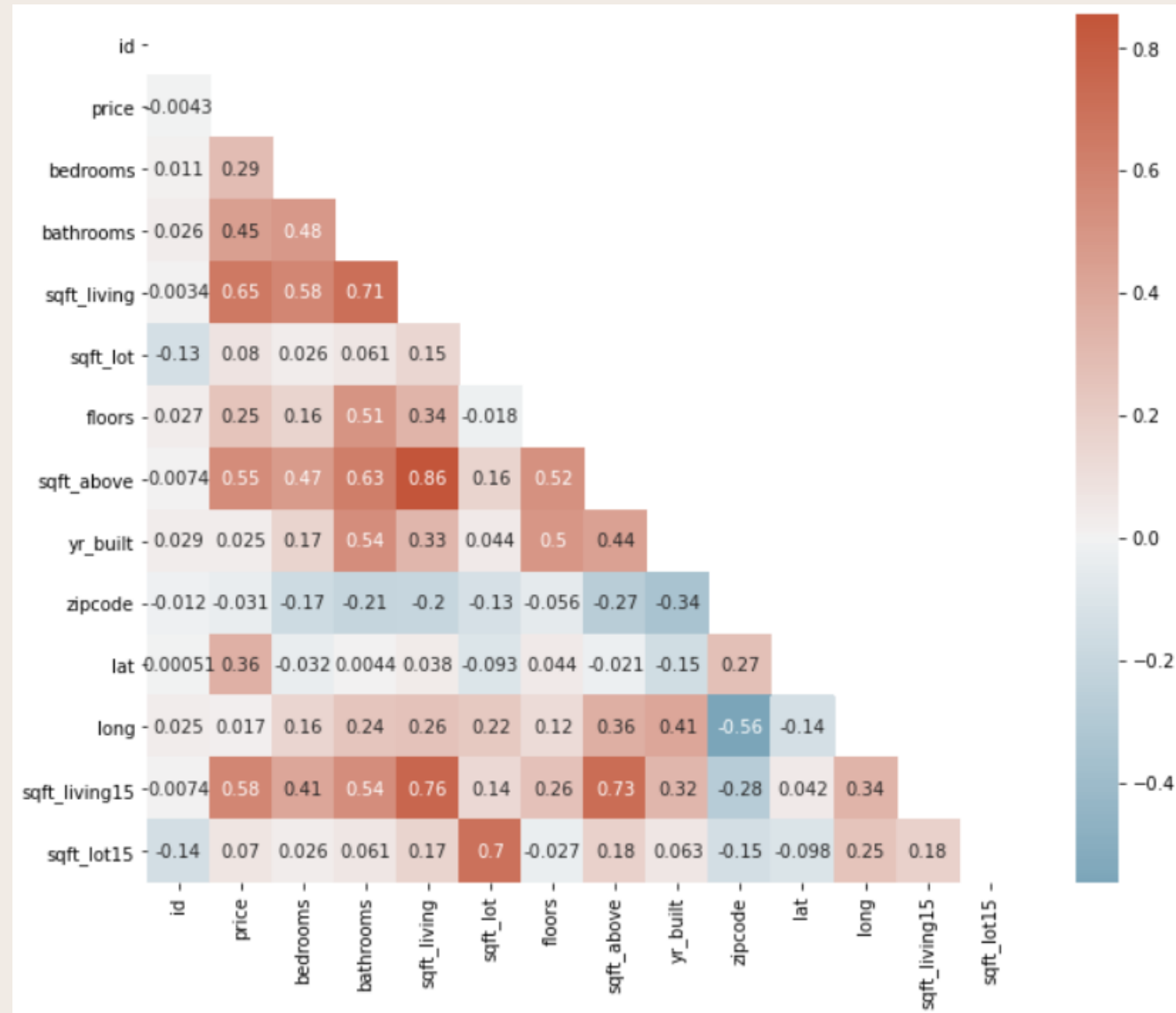
DATASETS USED

This project uses the King County House Sales dataset. It includes information about:

1. The **size of the homes** which is described by the area in square feet of: The lot, the living area, the basement, the area above ground and the number of bedrooms and bathrooms.
2. The **quality of the homes** which is described by the features: condition, grade and the year built.
3. The **neighborhood** around which the property stands which is described by: the zipcode, the latitude and longitude co-ordinates and the size of 15 properties around it.
4. **Additional features** such as: the view and Whether the house is on a waterfront

DATA ANALYSIS

A correlation matrix



Analysis of the correlation matrix:

- The most strongly correlated feature with the target column price is the square footage of the living space.
- This suggests that houses with a larger living area are likely to have higher prices than those with smaller living spaces.

DATA ANALYSIS

Analysis of the size/quality of the home and the sale price

Analysis:

DATA ANALYSIS

Analysis of the neighborhood/location and the price

Analysis of the chart:

RECOMMENDATIONS

MAIN OBJECTIVE

The main objective of the project is:



Size and Quality

Explained here



Location

Explained here



Confidence

Explained here



Thank You. Any questions?

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