

# King County House Dataset

A Brief presentation for the analysis of the king count data set.

# Feature Selection

- There were total 21 fields in the dataset including price.
- Based on the R-squared values
- Made a filter of price up to 2 mil

# Reason to select the range up to 2Mill

The screenshot displays the Zillow website interface. At the top, navigation links include 'Buy', 'Rent', 'Sell', 'Mortgages', 'Agent finder', and 'More'. A search bar contains 'king county wa'. Below the search bar, filters are set to 'Recently Sold', '\$2M - \$8M', '0+ Beds', 'Home Type', and 'More (1)'. A 'Save Search' button and 'Saved Homes (0)' are also visible. The main content area is titled 'King County WA Recently Sold Homes' with '502 results'. A map on the left shows the search area with yellow pins. The right side features a grid of home listings, each with a photo, sale date, price, and details. A sponsored advertisement for Progressive is also present.

**Zillow** Buy Rent Sell Mortgages Agent finder More [List your rental](#) [Advertise](#) [Sign in or Join](#) ?

king county wa [Recently Sold](#) [\\$2M - \\$8M](#) [0+ Beds](#) [Home Type](#) [More \(1\)](#) [Save Search](#) [Saved Homes \(0\)](#)

Only showing 500 homes. Zoom in, or use filters to narrow your search.

### King County WA Recently Sold Homes

502 results.

[Homes for You](#) [Newest](#) [Cheapest](#) [More](#)

Sold 01/28/2019

**SOLD: \$2.75M**

Price/sqft: \$550 • 5 bds • 6 ba • 4,993 ...

3411 96th Ave SE, Mercer Island, WA

Sold 01/25/2019

**SOLD: \$2.90M**

Price/sqft: \$738 • 3 bds • 5 ba • 3,927 s...

315 Ward St, Seattle, WA

Sponsored

Visit website

**Switch and you could save**

Customers who switch save an average of \$668 on car insurance. **PROGRESSIVE**

Sold 01/23/2019

**SOLD: \$2.11M**

Price/sqft: \$639 • 3 bds • 3.5 ba • 3,30...

12417th Ave E, Seattle, WA

Sold 01/22/2019

**SOLD: \$2.48M**

Price/sqft: \$585 • 4 bds • 3 ba • 4,226 ...

9045 NE 26th St, Clyde Hill, WA

Sold 01/18/2019

**SOLD: \$2.20M**

Price/sqft: \$628 • 5 bds • 5 ba • 3,500 ...

4042 91st Ave SE, Mercer Island, WA

Sold 01/17/2019

**SOLD: \$2.65M**

Price/sqft: \$544 • 5 bds • 4.25 ba • 4,8...

Sold 01/16/2019

**SOLD: \$2.20M**

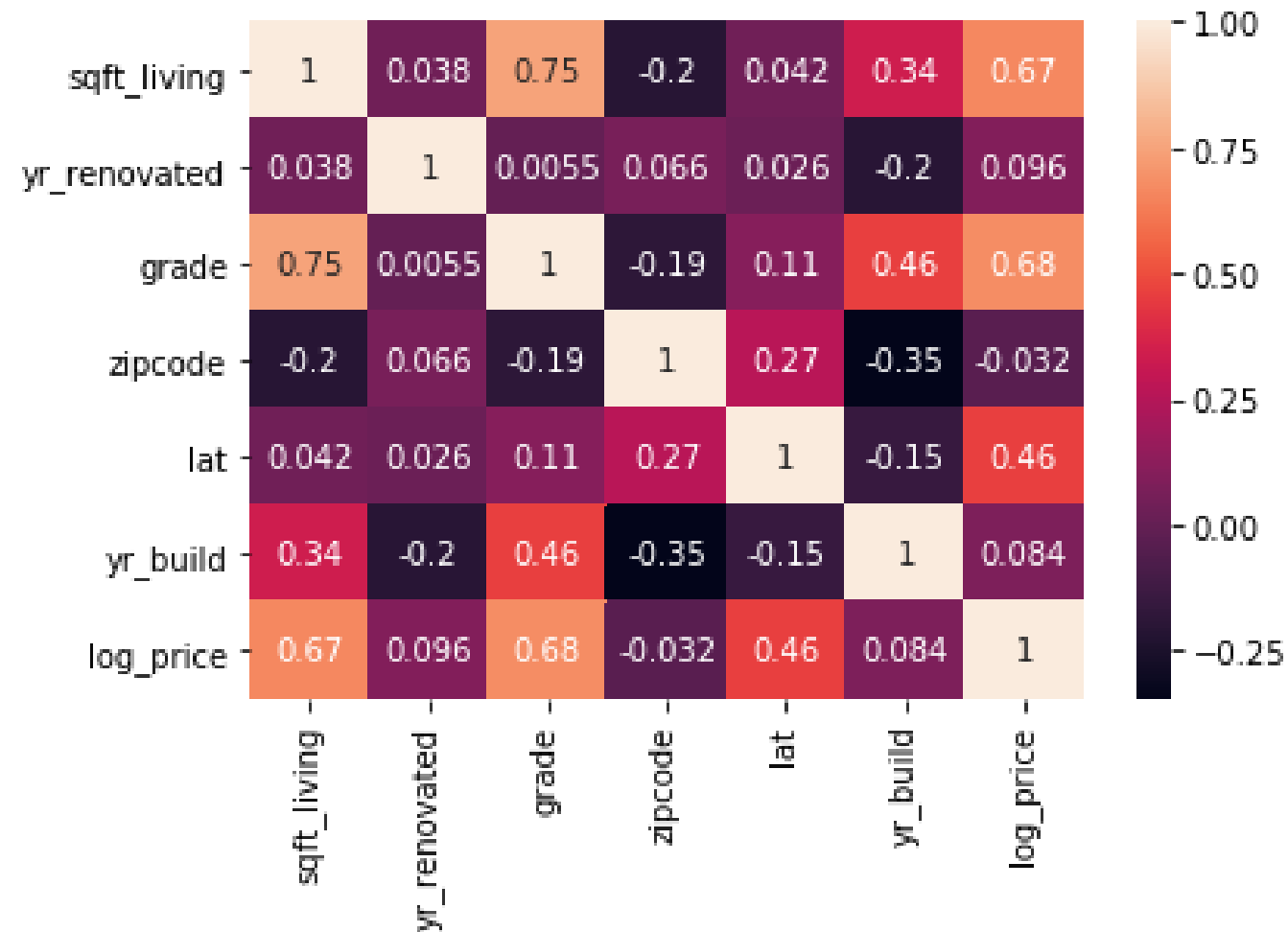
Price/sqft: \$528 • 5 bds • 5 ba • 4,157 s...

# R Square value

## OLS Regression Results

<b>Dep. Variable:</b>	log_price	<b>R-squared:</b>	0.716
<b>Model:</b>	OLS	<b>Adj. R-squared:</b>	0.716
<b>Method:</b>	Least Squares	<b>F-statistic:</b>	8974.
<b>Date:</b>	Wed, 30 Jan 2019	<b>Prob (F-statistic):</b>	0.00
<b>Time:</b>	10:06:00	<b>Log-Likelihood:</b>	-2096.7
<b>No. Observations:</b>	21399	<b>AIC:</b>	4207.
<b>Df Residuals:</b>	21392	<b>BIC:</b>	4263.
<b>Df Model:</b>	6		
<b>Covariance Type:</b>	nonrobust		

# Heatmap



# Train-test-Split

- Test # 1

- Removing sqft\_living
  - Trained MES
    - 0.08698825027764386
  - Test MES
    - 0.0903335895730355

- Test # 2

- Removing grade
  - Trained MES
    - 0.08698825027764386
  - Test MES
    - 0.0903335895730355

# Current Model Accuracy

- Base on the Current test and train MES this model has currently 71%.