**Capstone Project**

**Introduction: Business Problem**

I used to work in the mortgage industry processing and closing residential loans. At that time, I did not know some of the factors that influence house prices or how to determine the correlation between the features and price. I express particular interest in this topic because of my background.

In this project, I would want to explore the determinants of house prices in the Minneapolis housing market. Aside from my personal interest in this topic, the target audience I believe this project will benefit may be mortgage or lending companies, buyers, individual sellers, real estate brokers, and independent contractors (building, remodeling houses) in the Minneapolis housing market.

Regression analysis will be used to determine the effects of the following housing features on prices:

* Number of units
* Number of bedrooms
* Number of bathrooms
* Number of stories
* Lot size
* Below ground area
* Above ground area
* Garage present
* Primary heating
* Construction type
* Exterior type
* Roof type
* Fireplace