Kings Real Estate

What will make a house more expensive?

Agenda

- Understanding the problem
- What is the data?
- What is the conclusion?

What is the problem?

Kings Real Estate is a big commercial real estate looking to purchase some properties but before buying they want to know what features of a house will make it more expensive than another.

Data

The dataset I have used to create my model is the King's County dataset that includes data for over 2000 house sales. These include the following categories:
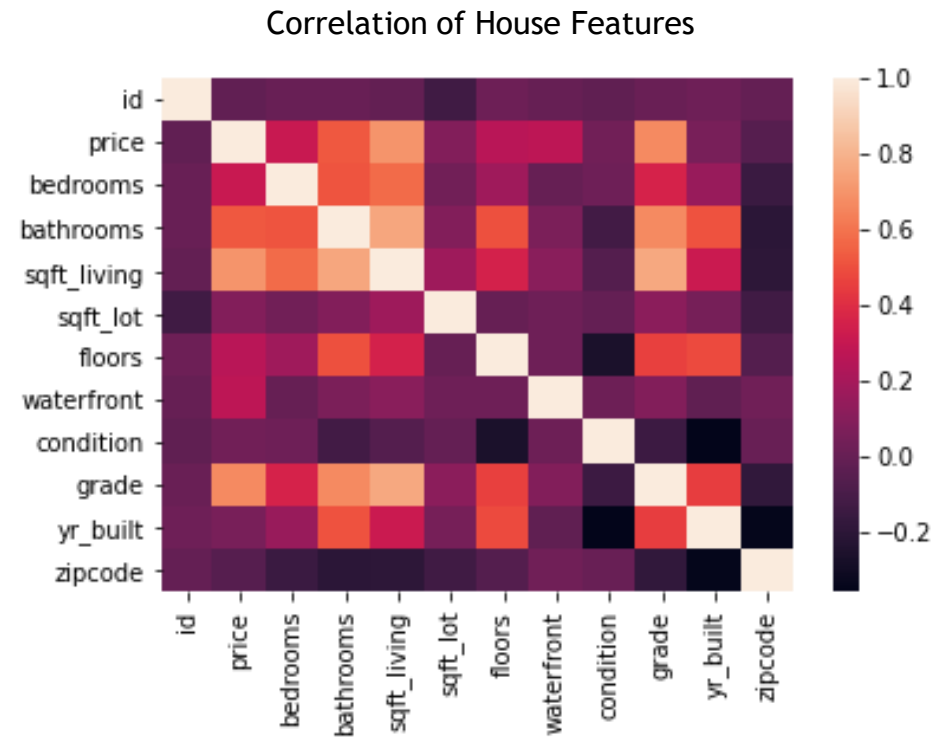
- price
- no. of bedrooms
- no. of bathrooms
- sqft living area
- sqft of the lot
- no. of floors

- waterfront
- views
- condition
- grade
- sqft above ground
- sqft of the basement

- year built
- year renovated
- zipcode
- latitude
- longitude

Modelling

Using this heat map I was able to find that the highest correlating feature to the price of a house was the sqft of the living area.
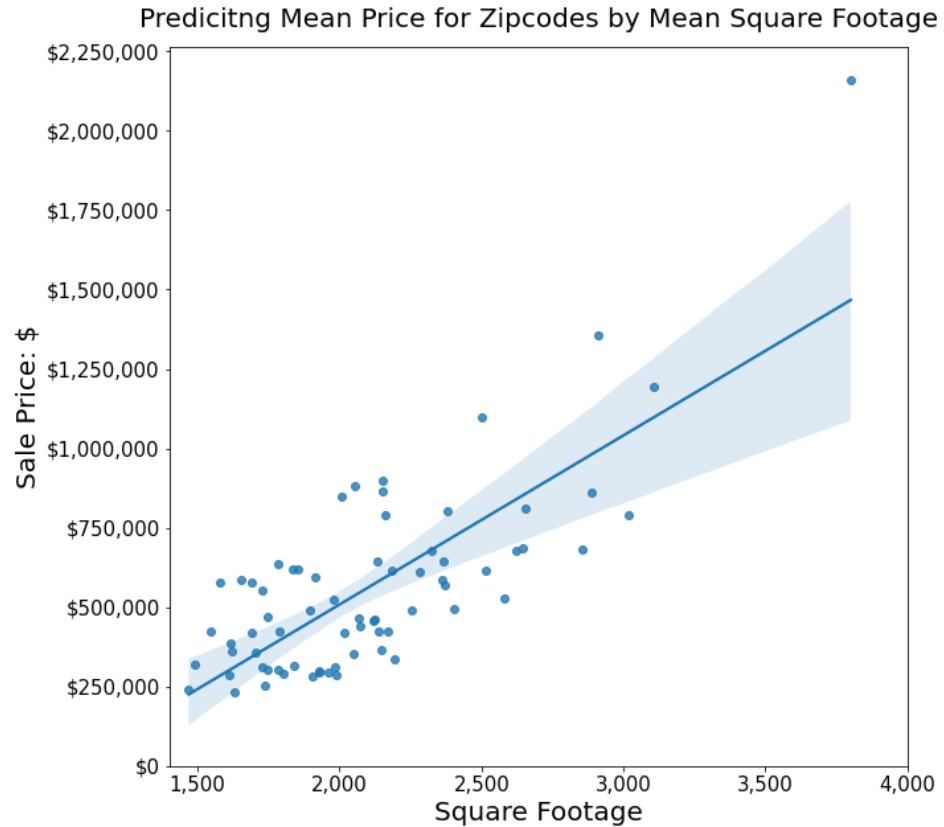
This was followed by the grade of the house and the no. of bathrooms.

The no. of bedrooms and bathrooms also correlate to the sqft of the living area.

Correlation of House Features

Regression Model

From this data I was able to create this regression model showing the predicted price of a house with a certain sqft of living area.

Predicitng Mean Price for Zipcodes by Mean Square Footage

Conclusions

From my investigations I conclude that 3 of the main features that correlate with the pricing of a house are:

- ▶ Sqft of the living area
- ▶ No. of bathrooms
- ▶ No. of bedrooms

Thank you

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