

KING COUNTY HOUSE PRICE ANALYSIS

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Overview and Business Understanding

- The King County House Dataset contains a wealth of information about the price, size, location, time, condition, and other features of houses in King County, Washington.
- The purpose of this project is to inform you the Real Estate Stakeholders what affects the values of homes in King County House Sale using a linear regression model.

SELLING YOUR HOUSE FAST?

We Buy Houses!

- *Any condition*
- *Any situation*
- *Any problem*



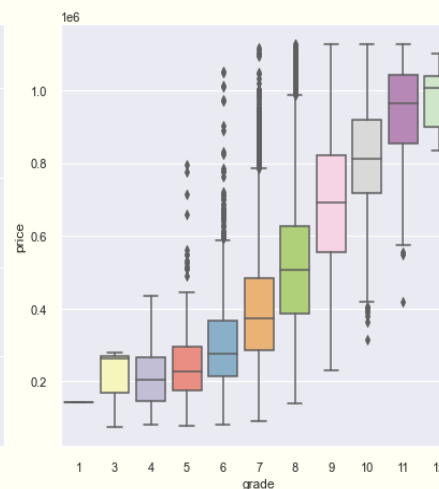
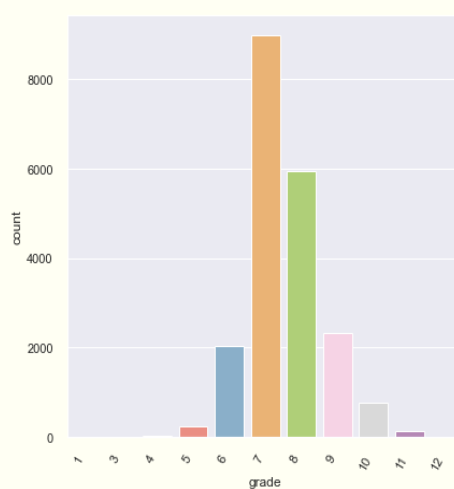
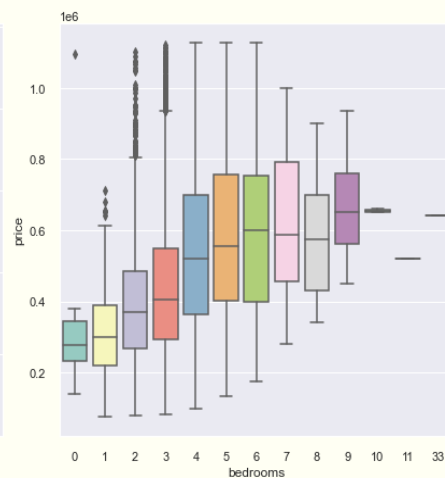
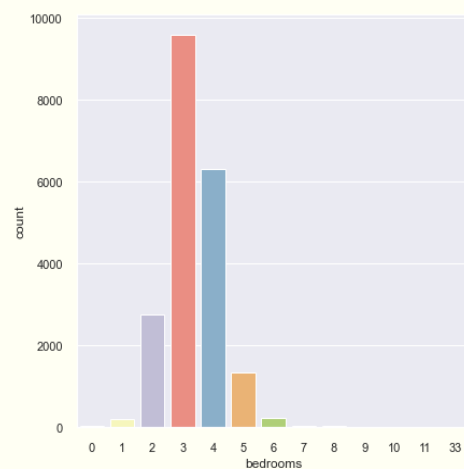
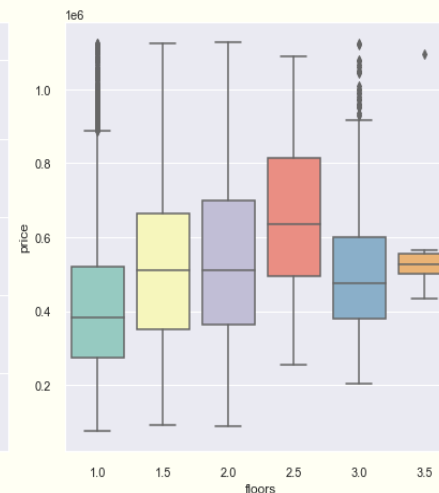
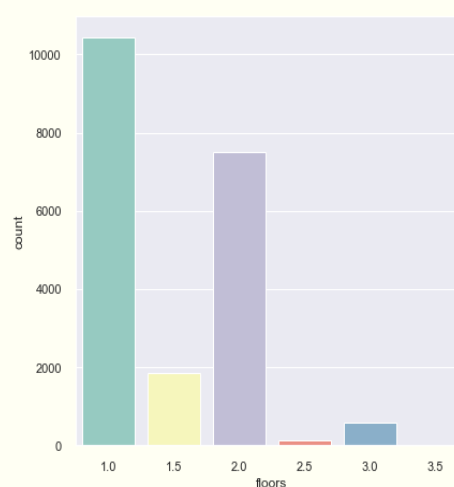
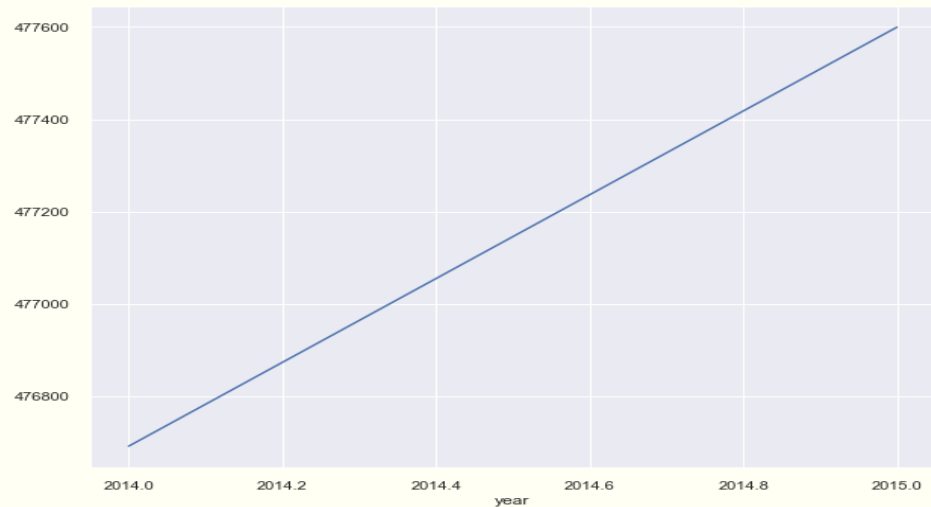
What to look for

- Does the grade have any impact on house prices?
- Does the number of bedrooms have any impact on house prices?
- Are waterfront houses priced higher?
- Does the months have any impact on house prices?



Data Analysis

Year average Price



Average price home: 540,000

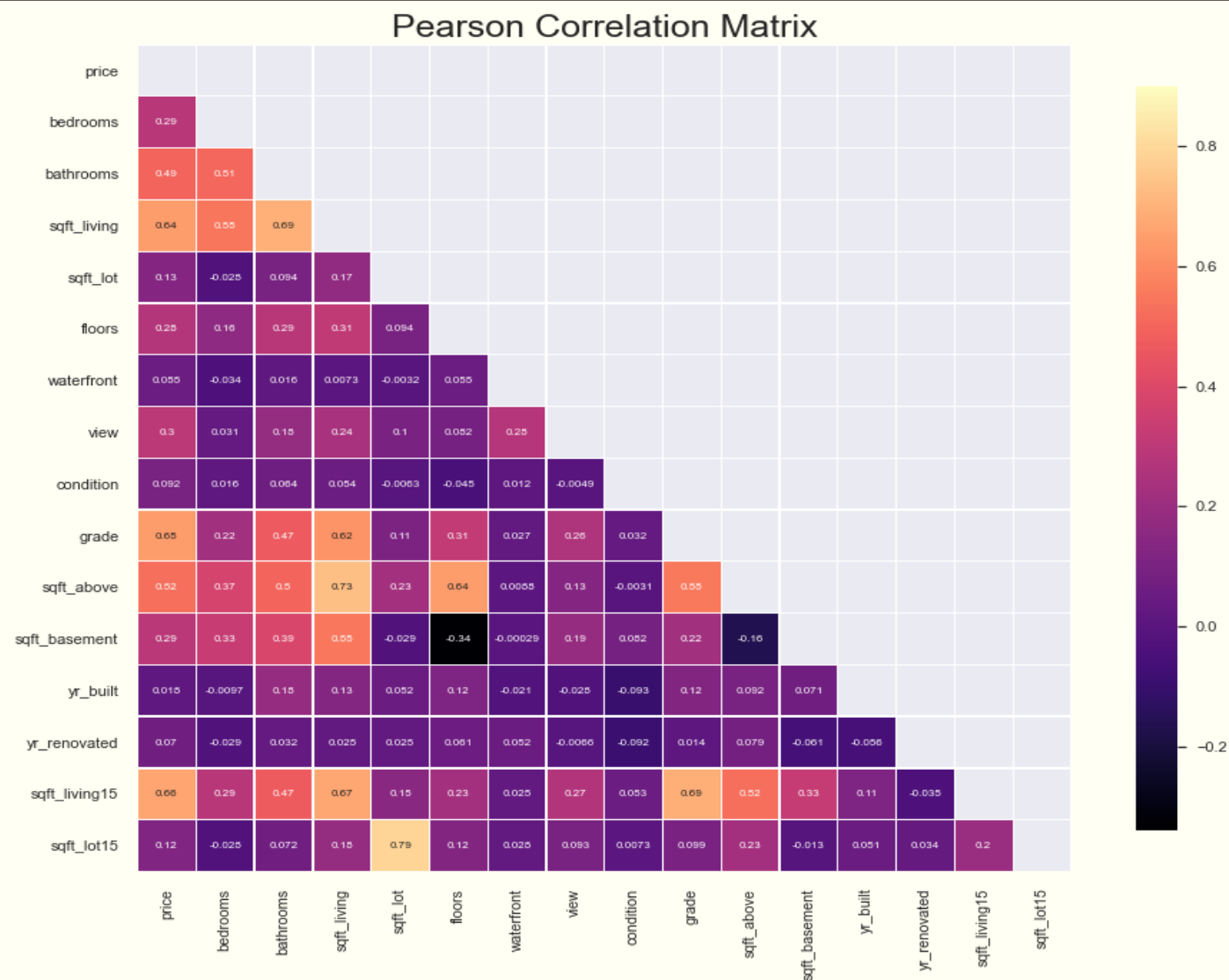
Average floors numbers: 1 to 2

Average Bedroom numbers : 3 to 7

Average Grade: 7 to 8

The most significant influence on house prices

- ✓ Square feet living
- ✓ Waterfront
- ✓ Grade
- ✓ Square feet above

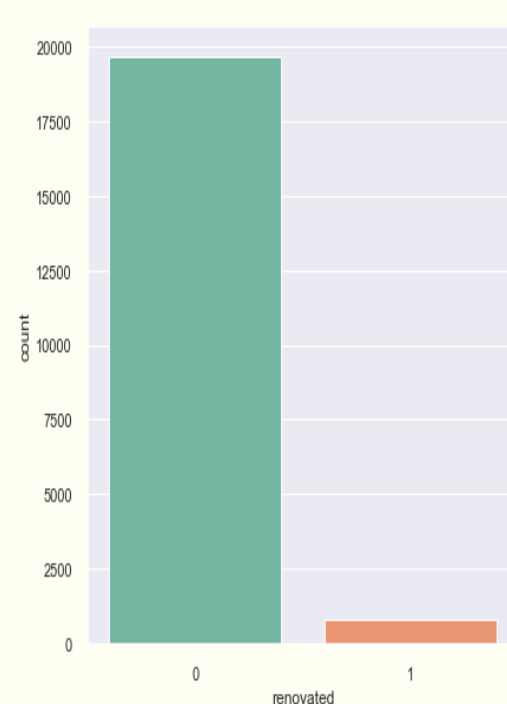
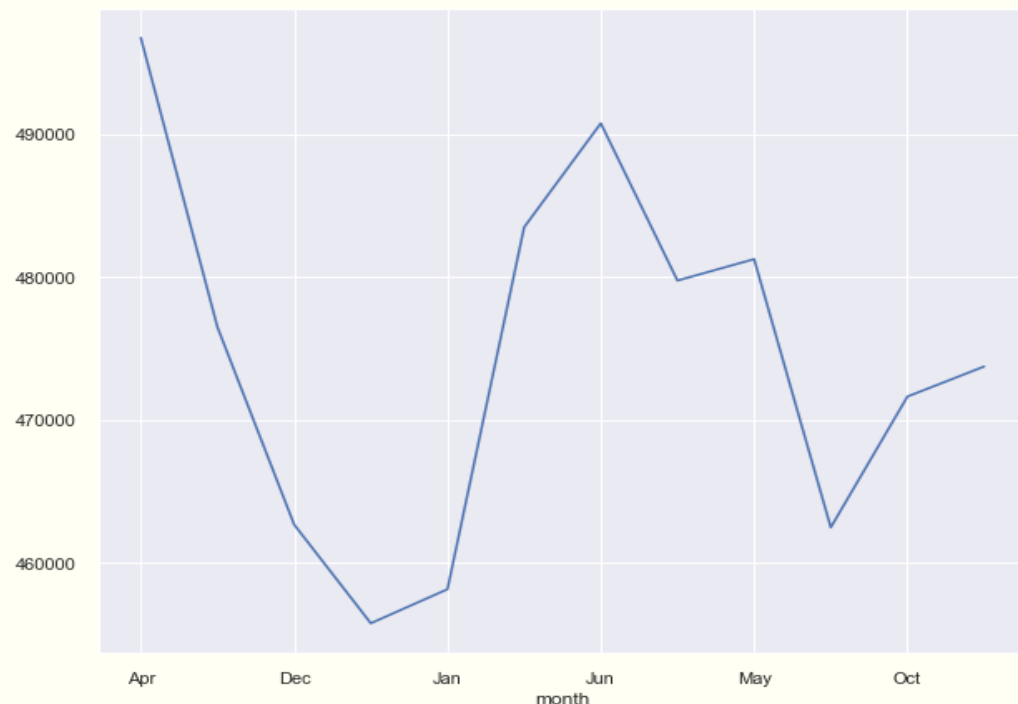


Factor Influencing House Prices

Prices rose significantly in April, May, and June, while the winter months saw lower prices.

19,701 unrenovated houses against 766 refurbished buildings. The plot below indicates that renovated properties are pricey.

Months relationship with Price



Conclusion

- Since the model can only explain 0.764-0.711% of the variance in house prices (R-squared), there is still some room for error.
- The projections will need to be double-checked to verify they make sense given what is known about the house.



RECOMMENDATION

- List your homes in April or May since data shows around the spring to summer months increase in house sales prices
- Look into homes that can be renovated or upgraded.
- Waterfront homes are market desirables and can increase prices and maximize profit

Next Step

Future work would need more insight into how zip code influenced house prices; are the number of houses in specific zip codes have higher sales prices?

To determine the validity of the data further, I will use the polynomial regression model.



THANK YOU

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